

MEDICAL OFFICE

Mount Dora, Florida

- National Tenant - NOI = \$155,870
- Leased thru June 30, 2030
- Two additional 10-year options
- 2% annual rent bumps
- Built 2007 – 6000 SF – Absolute NNN
- Ample parking – 85 shared spaces
- Zoned C-1, Lot Size 36,142 SF



3615 Lake Center Drive, Mt Dora, FL

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\$2,225,000





Modern medical suite with successful long-term medical tenant. Akumin is the nation's No. 2 largest provider of radiology services and a national leader in comprehensive outpatient radiology and oncology solutions, servicing 48 states. Here's an opportunity to have a solid Absolute NNN deal with rent bumps for current and future cash flow.





Tenant Summary

Akumin is the nation's No. 2 largest provider of radiology services and a national leader in comprehensive outpatient radiology and oncology solutions, servicing 48 states. As a trusted partner for hospitals, health systems, and physician groups, their solutions offer both fixed-site outpatient diagnostic imaging services through a network of imaging locations, as well as outpatient radiology and oncology services to about 1,000 hospitals and health systems across 48 states.

- **230+ fixed-site outpatient imaging clinics**
- **Serving 23 of the 30 largest U.S. health systems**
- **#2 overall radiology services provider**
- **#1 provider of PET/CT services**
- **#2 provider of MRI services**
- **#2 provider of radiation therapy services to U.S. hospitals**



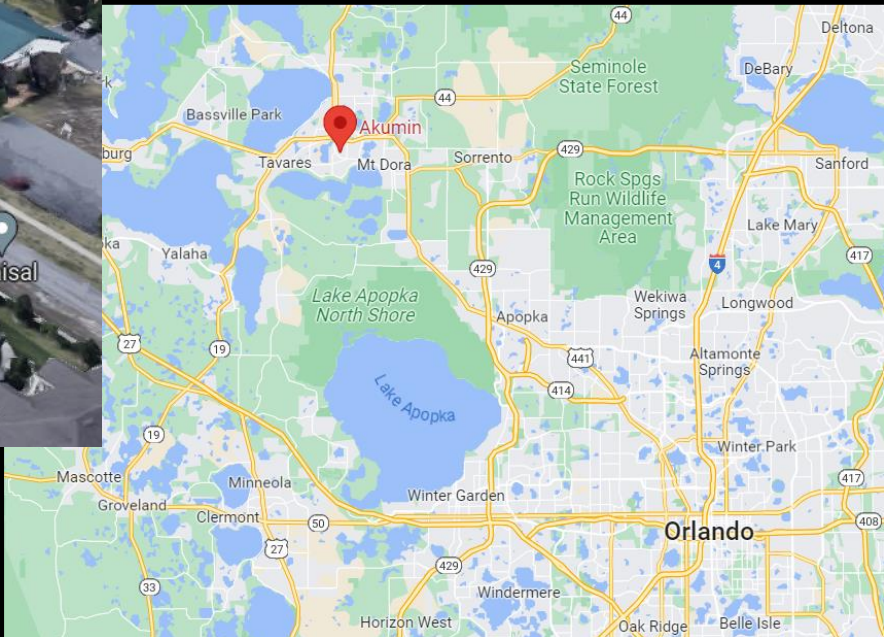
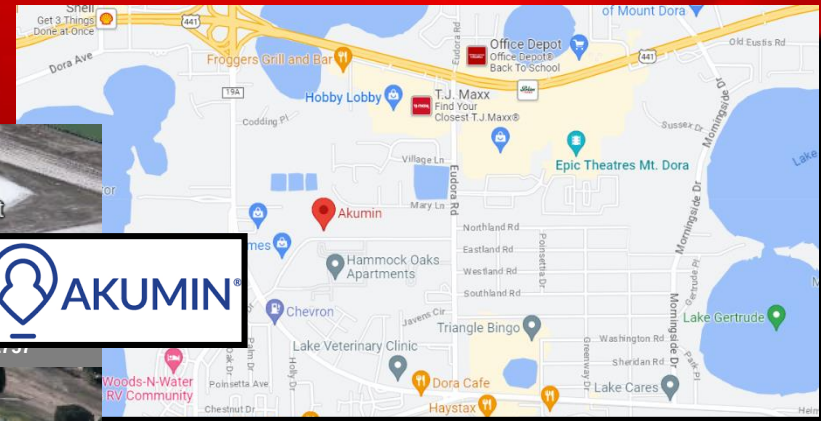
Financials

Financials

3615 Lake Center Drive
Absolute NNN through 12/30/2030

| | 7/1/24 – 6/30/25 | 7/1/25 – 6/31/26 | 7/1/26 – 6/31/27 | 7/1/27 – 6/31/28 | 7/1/28 – 6/31/29 | 7/1/29 – 6/31/30 |
|----------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Monthly Income | | | | | | |
| Rent Increase 2% every 7/1 | \$12,989.19 | \$13,248.97 | \$13,513.95 | \$13,784.23 | \$14,059.92 | \$14,341.12 |
| Reimbursed Income | | | | | | |
| Lake Town Center POA | \$1,371.00 | \$1,398.42 | \$1,426.39 | \$1,454.92 | \$1,484.01 | \$1,513.69 |
| Florida Dep't of Revenue | \$849.10 | \$866.08 | \$883.40 | \$901.07 | \$919.09 | \$937.48 |
| Insurance | \$307.50 | \$313.65 | \$319.92 | \$326.32 | \$332.85 | \$339.50 |
| Property Taxes | \$1,354.43 | \$1,381.52 | \$1,409.15 | \$1,437.33 | \$1,466.08 | \$1,495.40 |
| Subtotal | \$3,882.03 | \$3,959.67 | \$4,038.86 | \$4,119.64 | \$4,202.03 | \$4,286.07 |
| Monthly Income | \$16,871.22 | \$17,208.64 | \$17,552.82 | \$17,903.87 | \$18,261.95 | \$18,627.19 |
| Reimbursed Expenses | | | | | | |
| Lake Town Center POA | \$1,371.00 | \$1,398.42 | \$1,426.39 | \$1,454.92 | \$1,484.01 | \$1,513.69 |
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| Monthly NOI | \$12,989.19 | \$13,248.97 | \$13,513.95 | \$13,784.23 | \$14,059.92 | \$14,341.12 |
| Annual NOI | \$155,870.28 | \$158,987.69 | \$162,167.44 | \$165,410.79 | \$168,719.00 | \$172,093.38 |





Akumin Outpatient Imaging



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