ARLINGTON PROFESSIONAL OFFICES

6501-B Arlington Expressway
Jacksonville, Florida 32211

23,598 SF MULTI-TENANT OFFICE INVESTMENT

OFFERING MEMORANDUM

THE OPPORTUNITY

Existing Income With Embedded Mark-to-Market Upside

The Arlington Professional Offices building combines current cash flow with identifiable upside from legacy rents, near-term lease rollover, and lease-up of existing vacancy.

The property is approximately 86% occupied and benefits from 110 parking spaces, flexible CCG-2 zoning, and a diversified suite configuration serving professional users.

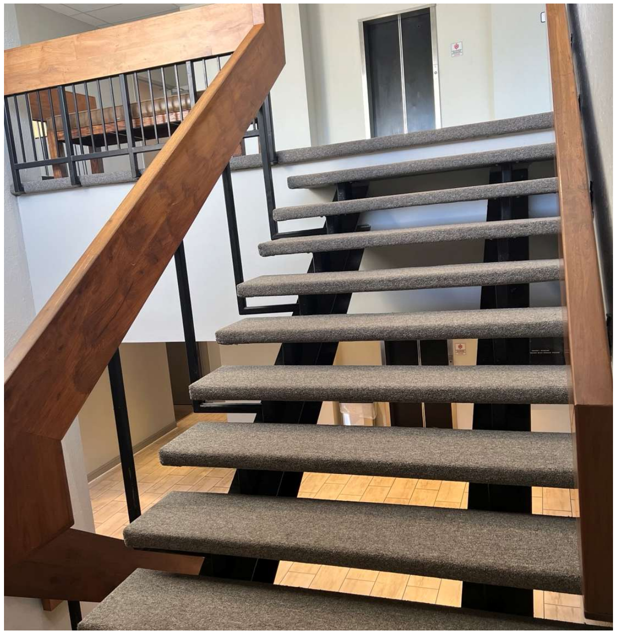
A new owner can pursue higher rents, stronger lease terms, improved expense recoveries, and occupancy growth while preserving income from the existing tenant base.

~86%
CURRENT OCCUPANCY

$243.6K
SCHEDULED ANNUAL RENT

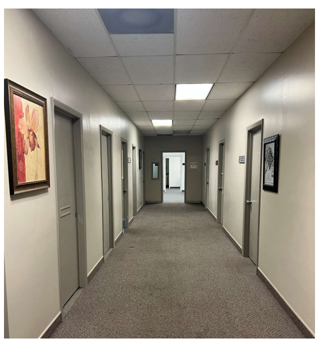
3,296 SF
AVAILABLE SPACE

NEAR-TERM
ROLLOVER UPSIDE



ESTABLISHED CASH FLOW AT A COMPELLING BASIS

Investment Snapshot



23,598 SF
BUILDING SIZE

~86%
OCCUPANCY

±3,296 SF
AVAILABLE AREA

4.7 / 1,000 SF
PARKING RATIO

LEGACY RENTS
MARK-TO-MARKET
UPSIDE

±$120,000
CURRENT NOI

$1.745 MM
ASKING PRICE

±$74
PRICE / SF

Investment framing

A multi-tenant office investment positioned to combine current cash flow with achievable value creation through leasing, tenant retention, and selective suite modernization.

INVESTMENT HIGHLIGHTS

Embedded Mark-to-Market Rent Opportunity

Legacy in-place rents create a meaningful path to NOI growth while existing occupancy supports current cash flow.

86%	$243.6K	3,296 SF	Near-Term
Current Occupancy	**Scheduled Annual Rent**	**Available Space**	**Rollover Exposure**
Existing cash flow during execution	Current rent-roll income	Near-term lease-up opportunity	Selective mark-to-market potential

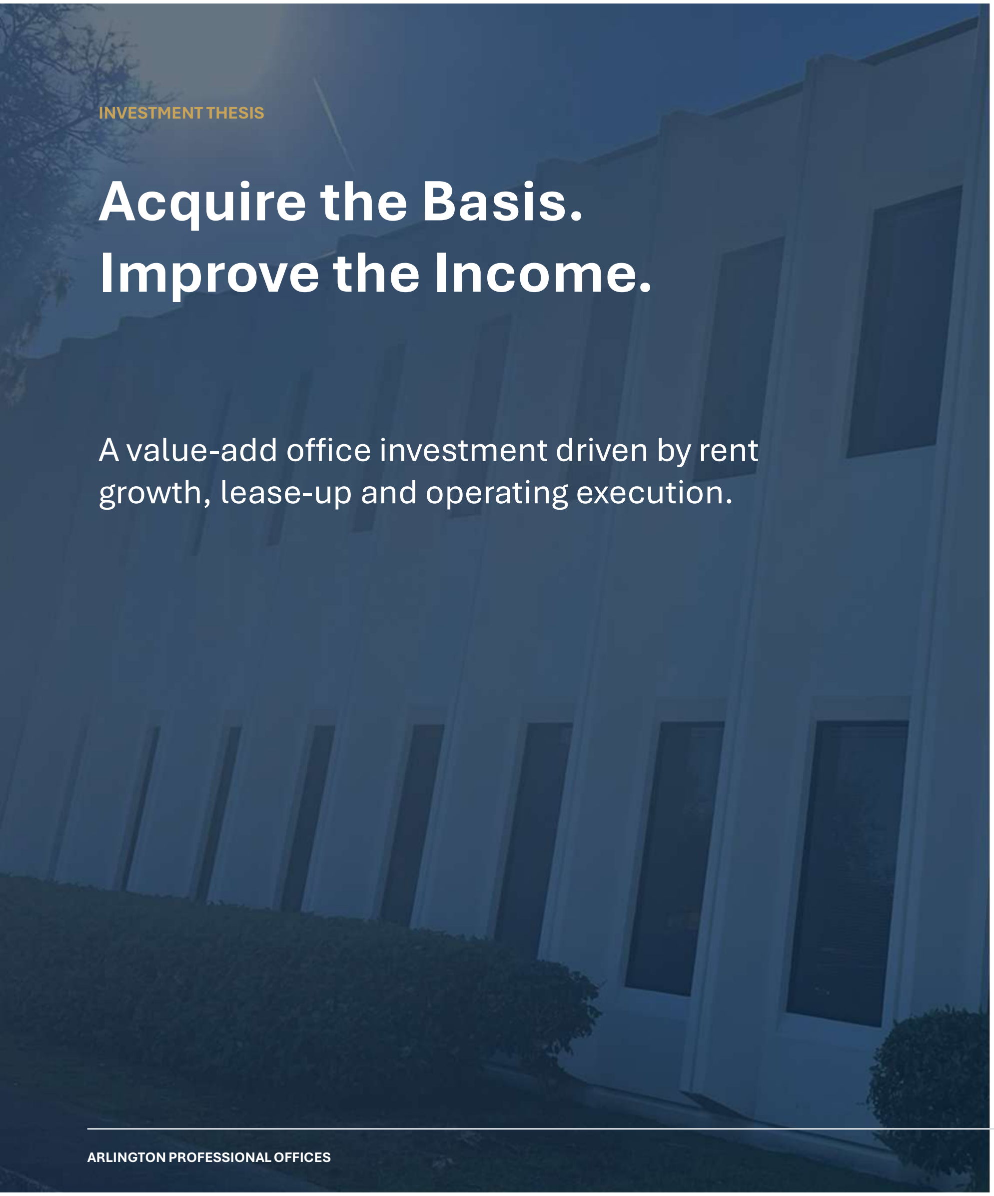
LEGACY RENT ROLL. FORWARD INCOME OPPORTUNITY.

The current rent roll reflects legacy lease economics rather than the property's full income potential. A new owner can pursue higher rents, improved lease terms and stronger expense recoveries as leases renew—without relying on redevelopment or cap-rate compression.

VALUE-CREATION SEQUENCE

Existing Cash Flow → Lease-Up → Rent Mark-to-Market → NOI Growth

Value creation can come from improving the economics of the existing rent roll—not from a speculative repositioning.



INVESTMENT THESIS

Acquire the Basis.
Improve the Income.

A value-add office investment driven by rent growth, lease-up and operating execution.

A Clear, Operational Business Plan

1. **Attractive Physical Basis**
   Acquire a 23,598-SF reinforced-concrete office asset at approximately $74/SF.

2. **Existing Income From Day One**
   Approximately 20,302 SF is leased, supporting cash flow during execution.

3. **Embedded Rent Upside**
   Reset legacy rents, improve lease terms and strengthen expense recoveries as leases renew.

4. **Lease Existing Vacancy**
   Capture near-term revenue from the current 3,296 SF availability.

5. **Grow NOI—Not Just Value by Cap Rate**
   Increase yield through income growth rather than assuming cap-rate compression.

Low Basis → Existing Income → Rent Mark-to-Market → NOI Growth

Multiple Levers for Rent and NOI Growth

1. **Lease existing vacancy**

   Target engineering, healthcare administration, insurance, nonprofits, and professional services.

2. **Mark rents toward market**

   Use renewals and month-to-month flexibility to improve rent and lease term where supported.

3. **Modernize selectively**

   Paint, ceiling tiles, lighting and flooring improve leasing velocity without overcapitalizing.

4. **Improve lease structure & recoveries**

   Evaluate utility allocation, CAM, expense recoveries and lease form economics.

5. **Strengthen identity**

   Seize office building's visibility with enlarged monument signage / pylon to enhance tenant marketing.

6. **Preserve optionality**

   Leverage CCG-2 zoning and parking to pursue best risk-adjusted tenant demand.

Investor takeaway: upside is driven by lease execution, rent growth and operational improvement—not speculative redevelopment.

SECTION 2

THE PROPERTY

Prominent siting, durable construction and a highly functional multi-tenant office platform.

60,000 AADT • ±290’ FRONTAGE • 110 PARKING SPACES

6501-B Arlington Expressway | Jacksonville, Florida

PROPERTY PLATFORM

How the Property Functions

A practical multi-tenant office platform designed to support varied professional users.

Visibility → Parking → Arrival → Flexible Suites → Diversified Income

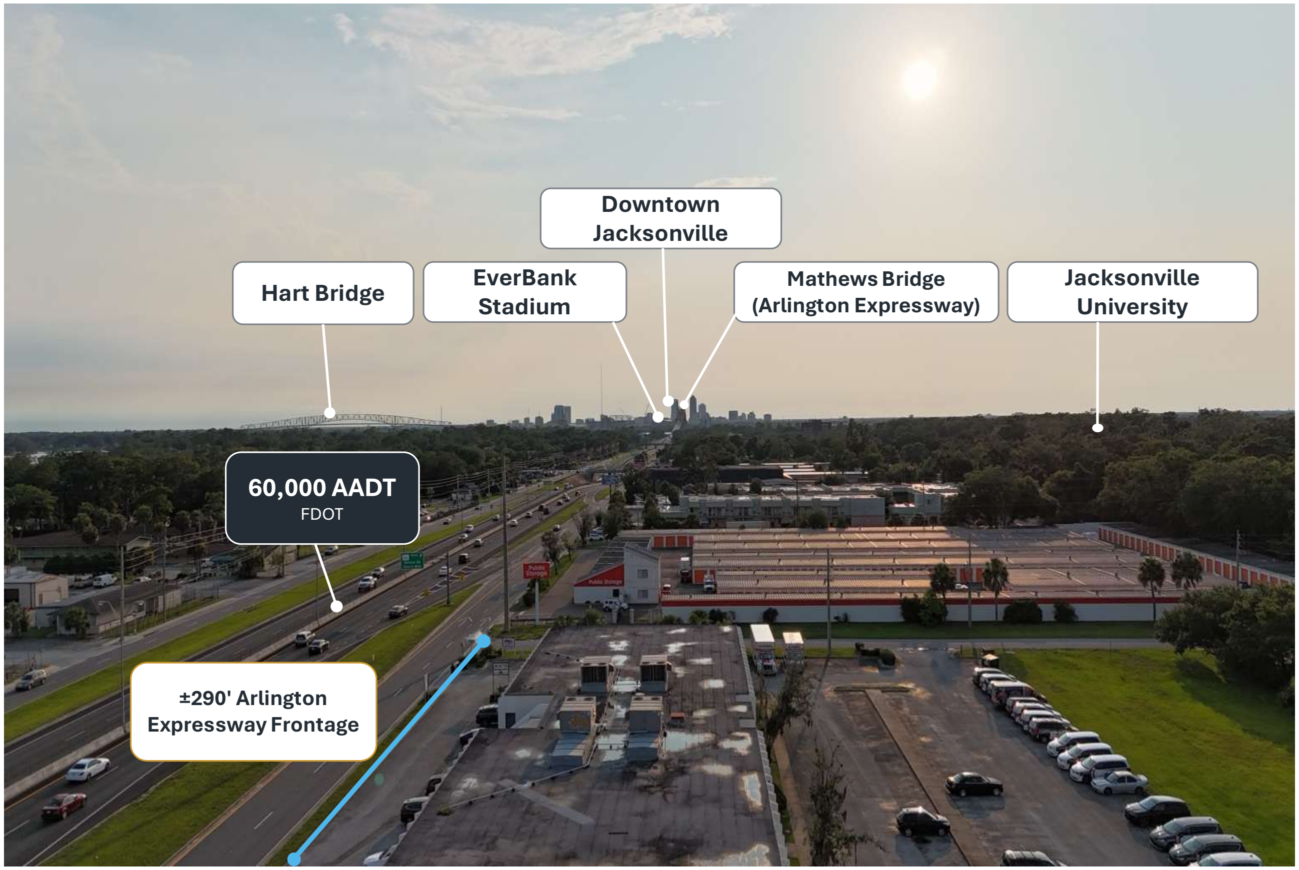
VISIBILITY	PARKING	ARRIVAL	SUITES	INCOME
±290’ frontage	110 spaces	Professional entry	Multiple layouts	Multiple tenants

- Accommodates both traditional private-office and open-workspace layouts
- Supports incremental leasing rather than dependence on a single tenant
- Combines expressway visibility, convenient parking and professional common areas
- Preserves future-use flexibility through broad CCG-2 zoning

SITE & ACCESS

Prominent Siting Along Arlington Expressway

Visibility, frontage and corridor access are core elements of the asset’s leasing proposition.



ACCESS STORY

A visible, connected office location

60,000	±290’
AADT	**Frontage**
FDOT	Arlington Expy

- Regional visibility: Downtown, Mathews Bridge, EverBank Stadium and Jacksonville University
- Tenant identity: Monument signage and ±290’ of frontage
- Convenient access for employees, clients and visitors

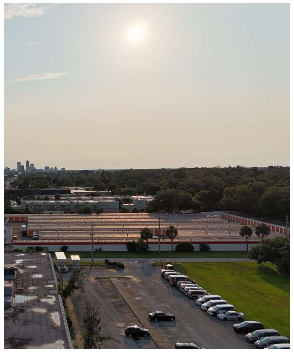
Traffic count: Florida Department of Transportation.

PARKING & ARRIVAL

Parking Capacity That Supports Tenant Flexibility

A high parking ratio and a clear arrival sequence support tenant functionality.

110	4.7
Parking spaces	**Spaces / 1,000 SF**
Approximate	Approximate

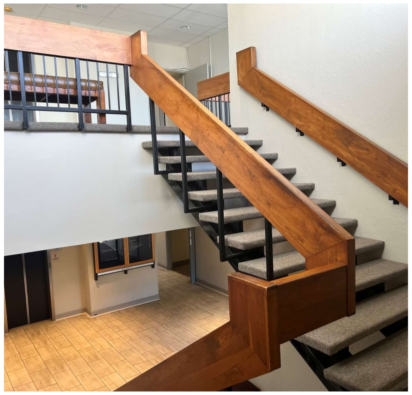


This three-sided parking lot provides practical capacity for professional users with employee, visitor and customer demand—an important differentiator versus constrained urban office alternatives.

BUILDING EXPERIENCE

A Professional Environment From Arrival to Suite Entry

The building combines durable construction with functional common areas and multiple suite types.



DURABLE ASSET QUALITY

Reinforced-concrete construction

The property's reinforced-concrete construction provides a substantial physical platform and a sense of permanence that distinguishes it from lighter-construction office inventory.

- Elevator-served two-story building
- Professional common corridors and lobby
- Private-office and open-workspace configurations
- Prominent central entrance and building identification

CAPITAL IMPROVEMENTS

Documented Ownership Investment

The asset has benefited from meaningful historical building investment.

$251,919 RECORDED BUILDING IMPROVEMENTS

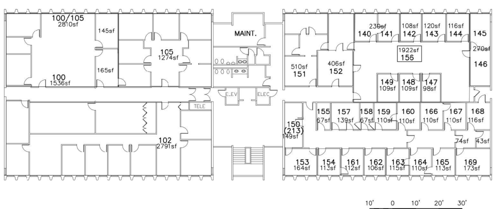
- **2005** Roof replacement
- **2018** HVAC replacements (4 units)
- **2019** Common-area renovations
- **2019** Exterior paint
- **Other** Fire doors and suite-specific improvements

SUITE FLEXIBILITY

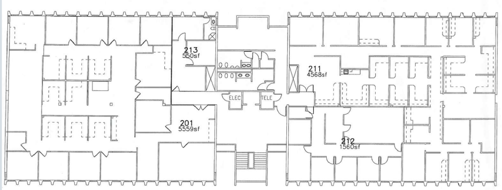
Flexible Suite Environment

Multiple configurations support a broad range of professional users and occupancy strategies.

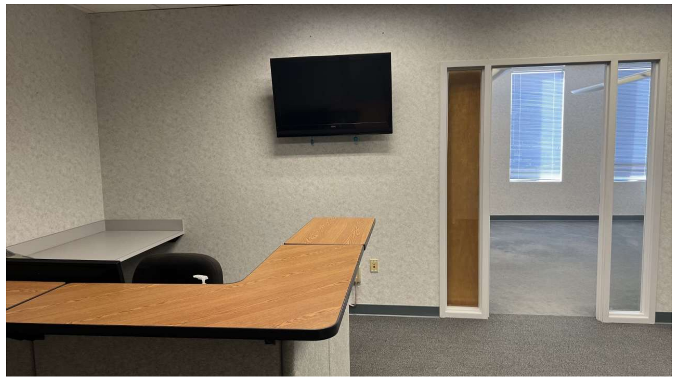
FLOOR PLANS



ARLINGTON PROFESSIONAL BUILDING—1ST FLOOR
SCALE: 1/16" = 1'-0"



ARLINGTON PROFESSIONAL BUILDING—2ND FLOOR
SCALE: 1/16" = 1'-0"



SUITABLE USER TYPES

- Engineering and technical services
- Healthcare administration
- Insurance and financial services
- Government contractors
- Nonprofits and associations
- Education and training users

Suite flexibility allows ownership to lease space incrementally, retain tenant diversification and respond to multiple demand profiles.

Floor plans are conceptual and should be independently verified.

SECTION 3

TENANCY & INCOME PROFILE

Diversified occupancy with clear paths to stronger cash flow.

23,598 SF
Total leasable area

86.0%
Current occupancy

$243.6K
Scheduled annual rent

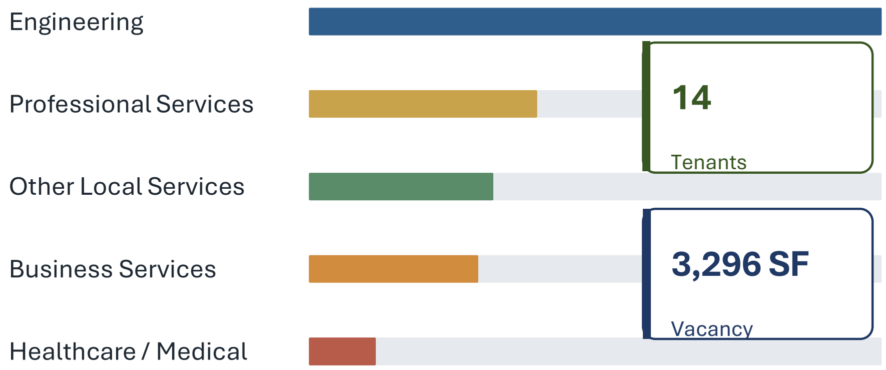
6501-B Arlington Expressway | Jacksonville, Florida

TENANT MIX OVERVIEW

Multi-tenant income base across professional services

The property generates rental income from multiple suites and service categories, reducing reliance on one operating business.

LEASED SF BY CATEGORY



14
Tenants

20,302 SF
Leased area

3,296 SF
Vacancy

86.0%
Occupancy

WHAT THE MIX COMMUNICATES

- Professional users already operate successfully in the building.
- Engineering tenancy provides an anchor to the current income stream.
- Smaller suites support incremental leasing and tenant diversification.

RENT ROLL SUMMARY

The income profile is led by engineering and professional service users

The current rent roll provides in-place cash flow while revealing meaningful rent-reset potential across near-term rollover.

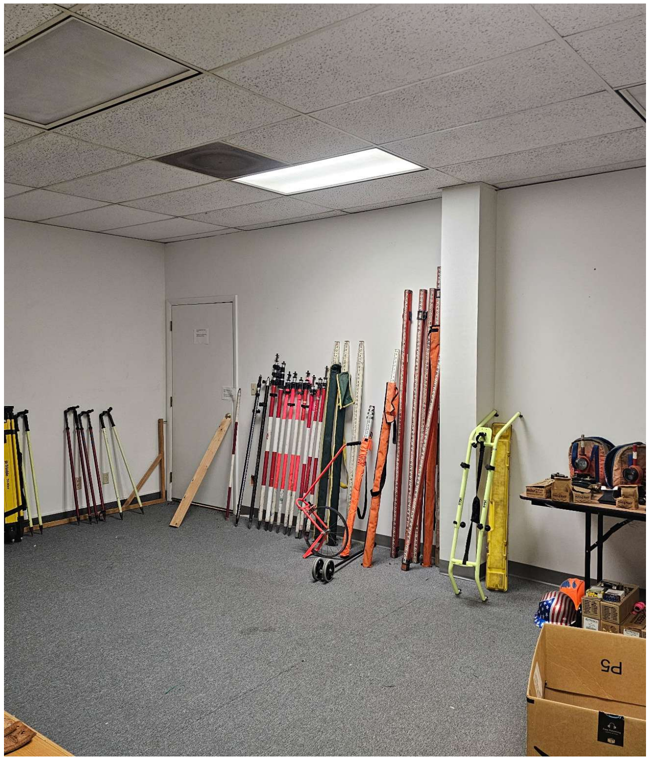
Tenant	Suite	SF	Annual Rent	Status
MV Cummings Engineers	211	4,569	$59,730	2026
Kiester Webb Structural Engineers	201	5,000	$55,000	2026
Business Front	100/105	2,804	$44,700	Month-to-month
BV Associates	102	2,791	$23,539	Month-to-month
KNA Accessories	212	1,872	$12,000	Month-to-month
ECM Group	213	1,000	$12,000	2029

Scheduled rent shown reflects rent roll dated 5/1/2026.

$243,569
Scheduled annual rent

$59,730
Largest tenant rent

5,000 SF
Largest tenant SF



EMBEDDED RENT GROWTH

Legacy Rent Roll. Forward Income Opportunity.

Current in-place economics provide cash flow today and a visible path to higher revenue through selective renewals, stronger lease terms and vacancy lease-up.

CURRENT AVG. RENT

$12.00/SF

Legacy in-place economics

ILLUSTRATIVE TARGET

$15.00/SF

Subject to market support

POTENTIAL RENT LIFT

+$61.0K

Across currently leased area

NEAR-TERM LEASED AREA

95.1%

MTM or 2026

THE INVESTMENT THESIS

The building does not require a speculative repositioning.
It requires disciplined renewal and leasing execution that moves legacy rents toward supported market economics.

Existing Cash Flow → Selective Rent Resets → Lease-Up → NOI Growth

EXECUTION PRIORITIES

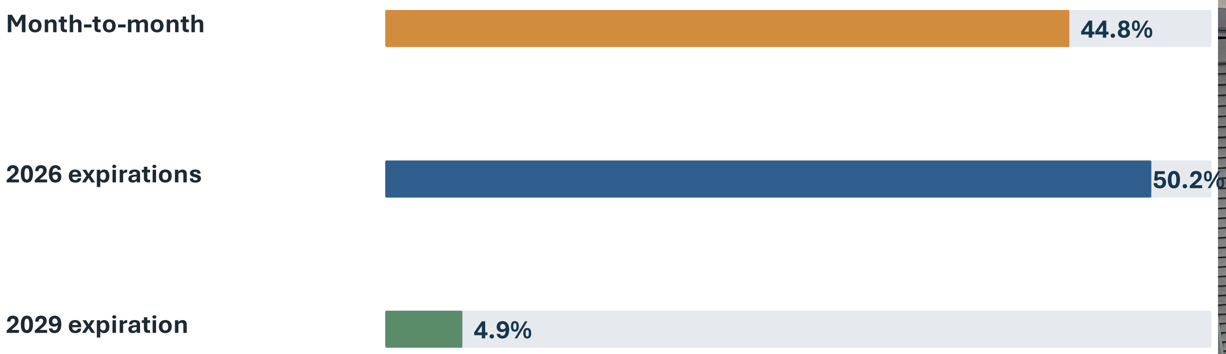
- Market improved units at $15/SF target.
- Pursue rent growth selectively as leases renew.
- Improve expense recoveries with base-rent resets.
- Protect occupancy and account for TI/LC and downtime.

Illustrative rent-growth scenario only. The $15.00/SF target should be validated with current lease comparables and is not a forecast or guarantee.

LEASE EXPIRATION PROFILE

Near-term rollover creates broad mark-to-market flexibility

Approximately 95% of leased area is month-to-month or expires in 2026, creating a meaningful—but manageable—opportunity to reset rents and lease terms.



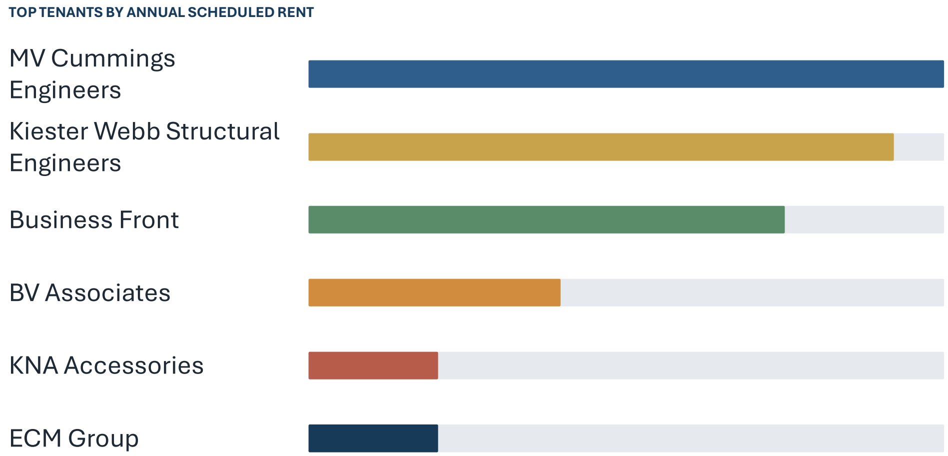
Mark-to-market takeaway

The rollover profile is a central value-creation lever: ownership can pursue higher rents, improved recoveries and stronger lease terms while retaining existing cash flow during execution.

DIVERSIFIED INCOME BASE

Multiple tenants. Multiple revenue streams.

The rent roll is anchored by engineering users but supported by smaller local service tenants across the building.



24.5%
Largest tenant share

47.1%
Top 2 tenant share

65.5%
Top 3 tenant share

Presentation guidance

The income base should be presented with discipline: engineering users are meaningful contributors, while the broader suite mix provides multiple incremental leasing and renewal opportunities.

AVAILABLE SUITE OPPORTUNITY

Existing vacancy creates a direct path to revenue growth

3,296 SF
Available area

14.0%
Available share

$49.4K
Potential rent @ $15/SF

The available suite is functional today. Targeted cosmetic improvements and disciplined marketing can support stronger rent capture and establish evidence for future mark-to-market renewals.

LIKELY TENANT TARGETS

- Engineering and technical service firms
- Insurance / financial services
- Healthcare administration
- Nonprofits and associations
- Government contractors and training users

LEASING STRATEGY

Convert legacy lease economics into stronger, durable income

The most credible business plan is incremental, disciplined and focused on converting functional space into stronger income.

1 **Refresh available suites**

Paint, ceiling tiles, lighting and carpet cleaning / replacement where needed.

2 **Package suite with floor plan**

Use photography and suite plans to clarify configuration and reduce friction.

3 **Target users with parking needs**

Focus on professional users that value access, visibility and client parking.

4 **Prioritize near-term rollover**

Address month-to-month and 2026 expirations through selective renewals, rent resets and term extensions.

5 **Reset rent and recoveries**

Move legacy rents toward supported market levels and improve utility and operating-expense recovery where appropriate.

6 **Preserve suite flexibility**

Avoid over-combining suites until leasing demand is confirmed.

Conclusion: Existing income supports the acquisition today; lease-up and selective mark-to-market execution create the upside tomorrow.

SECTION 4

FINANCIALS & UNDERWRITING

Reported performance, normalized operations and an illustrative path to stabilized value.

2025 ACTUALS • NORMALIZED NOI • LEASE-UP POTENTIAL

6501-B Arlington Expressway | Jacksonville, Florida

2025 ACTUALS

2025 Operating Performance

The accounting statements demonstrate meaningful rental revenue and a clear path from book income to property-level NOI.

$260,802	$46,606	$100,272	38.4%
Rental income	**Accounting net income**	**Reported property NOI**	**Reported NOI margin**
2025 actual	After depreciation & financing	Before depreciation & interest	NOI / rental income

What the 2025 statements show

- Rental income exceeded $260,000 for the year.
- Book income understates property-level performance because of depreciation and financing costs, and may differ materially for a new owner.
- Property-level NOI is approximately $100,000 before underwriting adjustments.
- Principal areas for expense management are utilities, repairs and management normalization.

NOI RECONCILIATION

From Accounting Net Income to Property NOI

A transparent reconciliation separates financing and non-cash accounting items from operations.

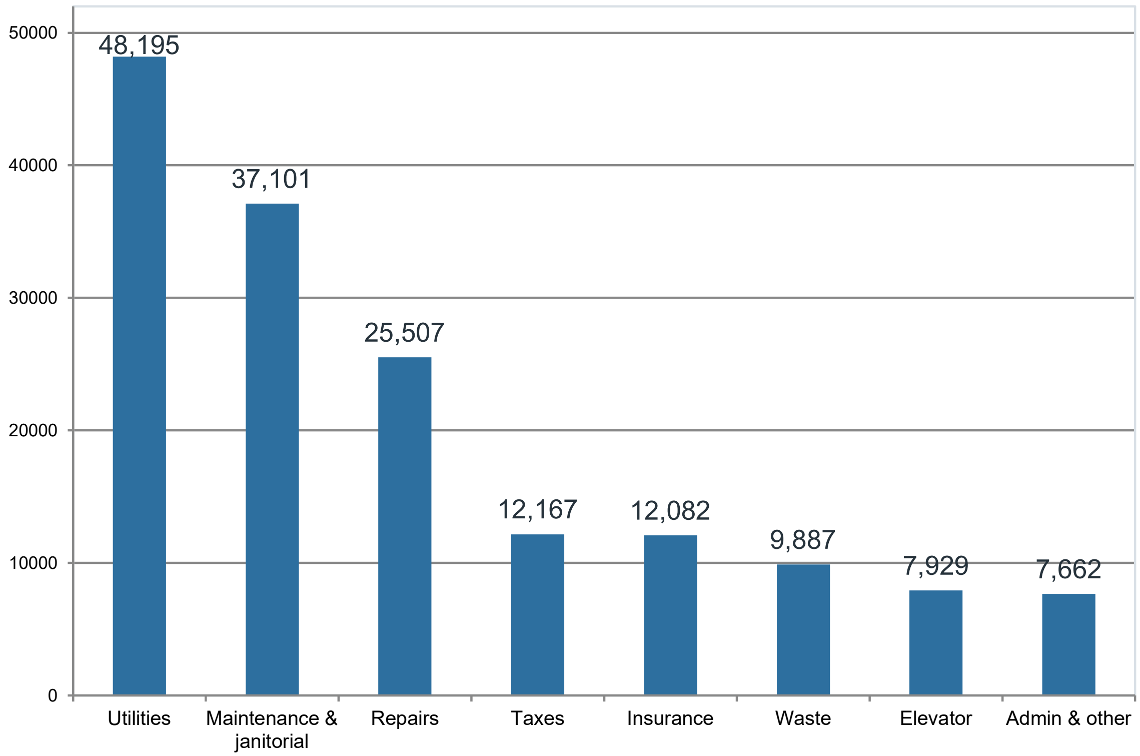
Accounting net income	Add: depreciation	Add: interest expense	Less: net other income	Reported property NOI
$46,606	+ $40,598	+ $13,206	− $137	$100,272

Reported NOI = rental income less operating expenses, excluding depreciation, interest expense and net other income.
Cleanest starting point for investor underwriting.

EXPENSE PROFILE

Where the Operating Dollars Go

Utilities, property operations and repairs account for the majority of reported operating expenses.



UNDERWRITING OBSERVATIONS

- Utilities represent approximately 30% of operating expenses.
- 2025 repairs were approximately $25,500 and may not recur at the same level.
- Expense recoveries and utility allocation should be reviewed lease by lease.

$160.5K
Operating expenses
Excl. D&A and interest

61.6%
Expense ratio
Reported

NORMALIZED NOI

A More Representative Operating Baseline

Illustrative adjustments isolate a normalized run-rate while retaining a market management assumption.

Reported NOI	Add back 2025 repairs	Less management adjustment	Normalized NOI
$100,272	$25,507	– $9,484	$116,295
Starting point	Illustrative nonrecurring adjustment	Assumes 4% of revenue	Illustrative run-rate

$116,295
Illustrative normalized NOI
44.6% margin

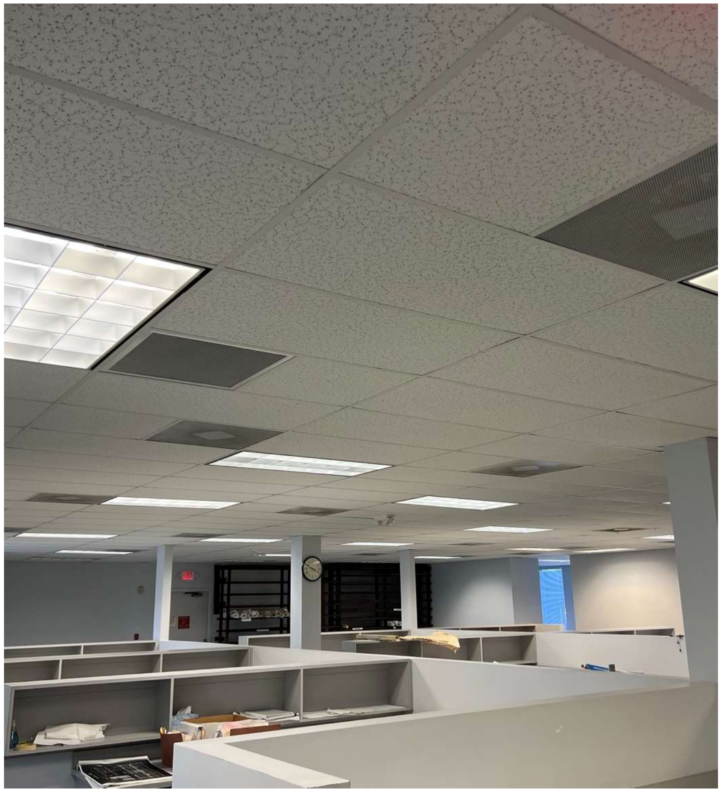
4.0%
Management assumption
Of rental income

$25,507
2025 repairs
Underwritten as nonrecurring

LEASE-UP POTENTIAL

Vacancy Creates a Direct Path to NOI Growth

The current 3,296 SF vacancy can be evaluated at an illustrative $15/SF target supported by current market positioning.



3,296 SF
Available area
14.0% of building

$15.00
Illustrative target rent / SF
Market-supported lease-up case

$49,440
Potential annual base rent
Illustrative at $15/SF

Illustrative stabilization bridge

Normalized NOI	**$116,295**
Incremental NOI from lease-up (75% margin)	**+$37,080**
Illustrative stabilized NOI	**$153,375**

Assumes lease-up at $15/SF and a 75% incremental NOI margin. Excludes tenant improvements, leasing commissions and downtime.

PRICING SUPPORT

Asking Price Supported by NOI Growth

Modest basis today, improving cap rates through lease-up and NOI growth.

ASKING PRICE

$1.745M

~$74/SF basis

Approximate basis on 23,598 SF

IN-PLACE CAP RATE

5.7%

Current in-place income

Based on existing NOI

NORMALIZED CAP RATE

6.7%

Normalized operations

Reflects normalized current operations

STABILIZED CAP RATE

8.8%

Post lease-up yield

After lease-up of 3,296 SF at $15/SF

INVESTMENT TAKEAWAY

The asking price is supported by both a reasonable entry basis and a clear path to stronger returns as vacancy is leased and NOI grows.

WHY THE ASKING PRICE WORKS

- Approx. $74/SF basis for a reinforced-concrete office asset
- Existing income provides immediate in-place yield
- Normalized operations support a stronger current cap rate
- Lease-up of 3,296 SF at $15/SF drives the cap rate to an estimated 8.8%

SECTION 5

MARKET & LOCATION

Jacksonville growth, improving office fundamentals and a rent-reset thesis grounded in current market evidence.

JACKSONVILLE GROWTH • OFFICE MARKET • ARLINGTON RENT CONTEXT

JACKSONVILLE GROWTH

A Growing Metro With a Diversified Employment Base

Population growth and corporate investment continue to expand the region's professional-services and office-using employment base.

ECONOMIC GROWTH RANK

#3

Among large U.S. cities in a 2025 economic-growth study

CORPORATE ACTIVITY

111+

Relocations / expansions assisted by JAXUSA since 2019

DIRECT JOBS

16,000+

Jobs tied to those relocation and expansion projects

CAPITAL INVESTMENT

$6.2B

Regional capital investment tied to those projects

OFFICE-USING EMPLOYMENT DRIVERS

- Finance & insurance: Jacksonville has a deep cluster of banking, fintech and insurance employers.
- Life sciences and healthcare employ more than 50,000 people across major systems and medical institutions.
- Information technology and headquarters functions are supported by the region's diverse corporate base.

INVESTMENT READ

Jacksonville's office demand is supported by a broad economy rather than a single employment sector.

That diversification is particularly relevant to a small-suite, multi-tenant property capable of serving engineering, professional services, healthcare administration, insurance, nonprofits and government contractors.

Sources: JAXUSA Partnership (2025/2026); City of Jacksonville Office of Economic Development.

JACKSONVILLE OFFICE

Office Fundamentals Are Improving

Q2 2026 data show falling vacancy, positive absorption and resilient asking rents, with suburban submarkets capturing the majority of leasing activity.

OVERALL VACANCY

20.5%

Down 170 bps year-over-year; lowest level in three years

YTD NET ABSORPTION

159.5K SF

Positive through Q2 2026

AVERAGE ASKING RENT

$22.96/SF

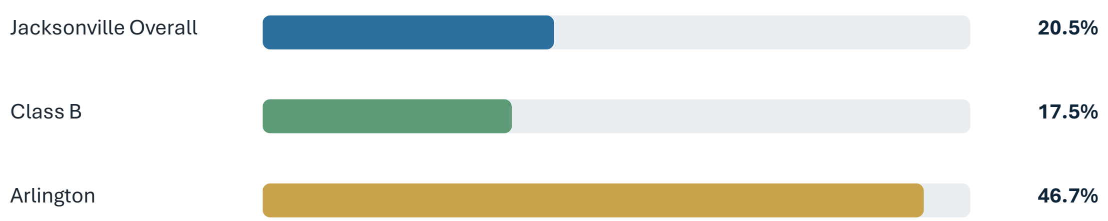
Overall, all classes; full-service asking

SUBURBAN LEASING SHARE

73.9%

Share of YTD leasing activity

VACANCY BY MARKET SEGMENT



WHY THIS MATTERS

- No new office deliveries and no active construction pipeline at quarter-end limit future competitive supply.
- Small- to mid-sized suburban transactions are contributing to improving market fundamentals.
- The subject competes on price, access and parking rather than trophy-office amenities.

Source: Cushman & Wakefield, Jacksonville Office MarketBeat, Q2 2026. Rental rates reflect full-service asking.

The Building Is More Occupied — and Rents Lower — Than Its Submarket

The combination of strong occupancy and legacy rents creates a differentiated mark-to-market story within a challenged Arlington office submarket.

OCCUPANCY COMPARISON

86.0%	vs.	53.3%
SUBJECT OCCUPANCY		ARLINGTON OCCUPANCY

The property is roughly 33 percentage points more occupied than the Arlington office submarket.

This suggests the building has already demonstrated tenant acceptance despite broader submarket vacancy.

RENT POSITIONING

Current in-place average	**$12.00**
Illustrative mark-to-market target	**$15.00**
Arlington average asking	**$17.96**

$15.00/SF is approximately 16.5% below the current Arlington average asking rent.

That makes the $15/SF underwriting case a measured rent-reset assumption rather than a premium-rent scenario.

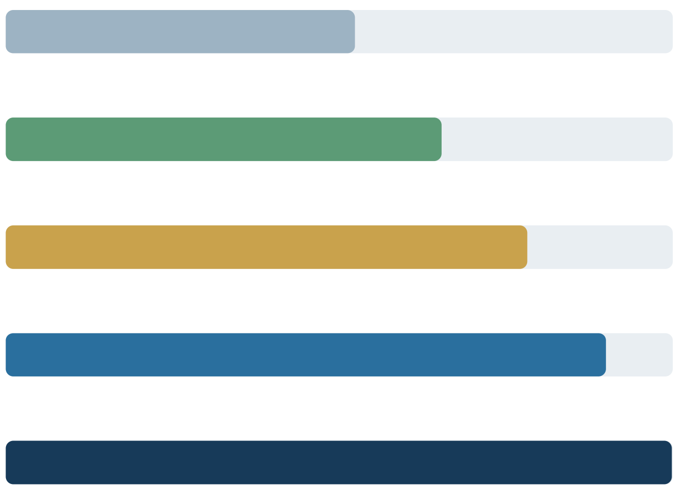
Source: Cushman & Wakefield Q2 2026

RENT CONTEXT

$15/SF Is a Conservative Step Toward Market

Current asking-rent evidence supports a confident mark-to-market narrative without underwriting the property to Jacksonville’s higher-priced office nodes.

ASKING RENT LADDER ($/SF/YR)



Subject in-place average Legacy rent-roll economics	**$12.00**
Illustrative target Proposed mark-to-market case	**$15.00**
Arlington average asking Q2 2026; full-service asking	**$17.96**
Jacksonville Class B Q2 2026; overall average asking	**$20.68**
Jacksonville overall Q2 2026; all classes	**$22.96**

MARK-TO-MARKET READ

25%

Rent growth from $12 to $15

~$61K

Potential annual rent lift across the currently leased 20,302 SF if achieved over time.

The thesis does not require $18–$23/SF rents. It requires disciplined movement from legacy rents toward a still-discounted $15/SF level.

Sources: Cushman & Wakefield, Jacksonville Office MarketBeat, Q2 2026. Illustrative rent lift excludes downtime, concessions, TI/LC and lease-structure differences.

LOCATION

High-Visibility Positioning on Jacksonville’s East–West Spine

The property combines corridor exposure, surface parking and a central east-side position that is difficult to replicate at the current acquisition basis.

CORRIDOR ADVANTAGES

TRAFFIC

60,000

AADT along Arlington Expressway

FRONTAGE

±290 FT

Prominent corridor exposure

PARKING

110

Surface spaces

PARKING RATIO

4.7 / 1K

Spaces per 1,000 SF

Arlington Expressway provides direct east–west connectivity toward Downtown Jacksonville and the Stadium District, while the property remains close to Jacksonville University and The Nexus at Regency.

Sources: FDOT traffic data.

MARKET THESIS

A Stronger Building Inside a Recovering Market

Speculative submarket transformation not needed; its existing occupancy and rent basis already create a measurable path to stronger income.

ARLINGTON REDEVELOPMENT CONTEXT

20-YEAR

Renew Arlington redevelopment framework

- The City created the Renew Arlington CRA to guide redevelopment of major Arlington commercial corridors over a 20-year horizon.
- The associated overlay emphasizes high-quality redevelopment, corridor aesthetics, traffic safety and development flexibility.

INVESTMENT CONCLUSION

1. **Occupancy outperformance**

   86% property occupancy versus approximately 53% Arlington occupancy.

2. **Rent-reset headroom**

   $12/SF in-place average versus $17.96/SF Arlington asking; $15/SF remains below market ask.

3. **Improving macro backdrop**

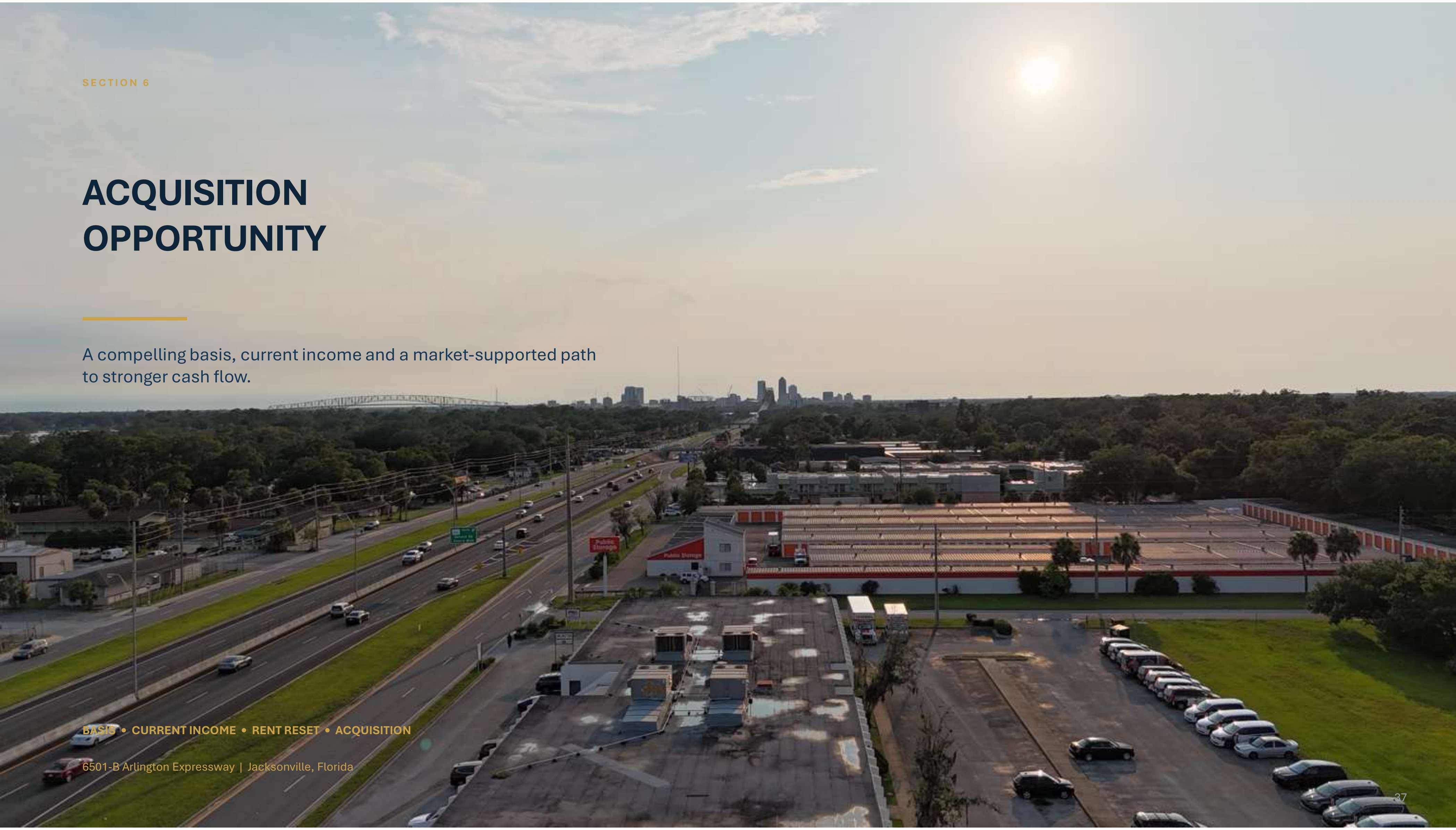
   Jacksonville vacancy is declining, absorption is positive and suburban leasing is leading demand.

4. **Limited new office supply**

   No new office deliveries or active construction pipeline at Q2 2026 quarter-end.

The asset's value-creation thesis is supported by existing occupancy and a conservative path toward market rents—not by cap-rate compression or a wholesale redevelopment bet.

Sources: City of Jacksonville Renew Arlington CRA; Cushman & Wakefield Q2 2026



SECTION 6

ACQUISITION OPPORTUNITY

A compelling basis, current income and a market-supported path to stronger cash flow.

BASIS • CURRENT INCOME • RENT RESET • ACQUISITION

6501-B Arlington Expressway | Jacksonville, Florida

INVESTMENT CASE

A Stronger Asset Than the Headline Submarket

The acquisition case combines a modest physical basis with existing occupancy, embedded rent-reset headroom and highly functional property attributes.

ACQUISITION BASIS

~$74/SF

Asking price of $1.745M

SUBJECT OCCUPANCY

86.0%

Versus ~53.3% Arlington

RENT RESET

$12 → $15/SF

Still below Arlington asking

CORRIDOR VISIBILITY

60,000 AADT

±290’ frontage

WHAT THE BUYER GETS TODAY

- 20,302 SF of leased space and current cash flow
- Reinforced-concrete construction with documented capital investment
- 110 surface parking spaces and professional common areas
- Diversified professional tenant base and flexible suite configurations

WHAT CREATES THE UPSIDE

- 3,296 SF of existing vacancy available for lease-up
- 95.1% of leased area is month-to-month or expires in 2026
- Selective movement of legacy rents toward supported market economics
- Opportunity to improve lease term, recoveries and durability of income

INVESTMENT READ | The building already demonstrates tenant acceptance; the value-add case is income improvement, not a speculative turnaround.

VALUE CREATION

From Existing Cash Flow to Stronger Income

The business plan is straightforward: preserve the operating platform, capture vacancy and use near-term rollover to improve economics selectively.

1 CURRENT PLATFORM

86% occupied

$243.6K scheduled annual rent

20,302 SF leased

Cash flow is already in place.

→

2 NEAR-TERM EXECUTION

3,296 SF vacancy

95.1% near-term rollover

$15/SF illustrative target

Lease-up and renewals create the bridge.

→

3 FORWARD INCOME

Selective rent resets

Improved lease terms & recoveries

Higher NOI and yield

Value is created through better income.

MARK-TO-MARKET EVIDENCE

$12.00/SF in-place → $15.00/SF illustrative target → $17.96/SF Arlington average asking

The underwriting thesis does not require premium rents; $15/SF remains below the current Arlington asking average.

Sources: Cushman & Wakefield Jacksonville Office MarketBeat Q2 2026; illustrative assumptions only.

Acquire the Basis.
Improve the Income.

Arlington Professional Offices combines current income, a modest physical basis and measurable mark-to-market potential within a highly visible Jacksonville office asset.

$1.745M

ASKING PRICE

~$74/SF

ACQUISITION BASIS

86%

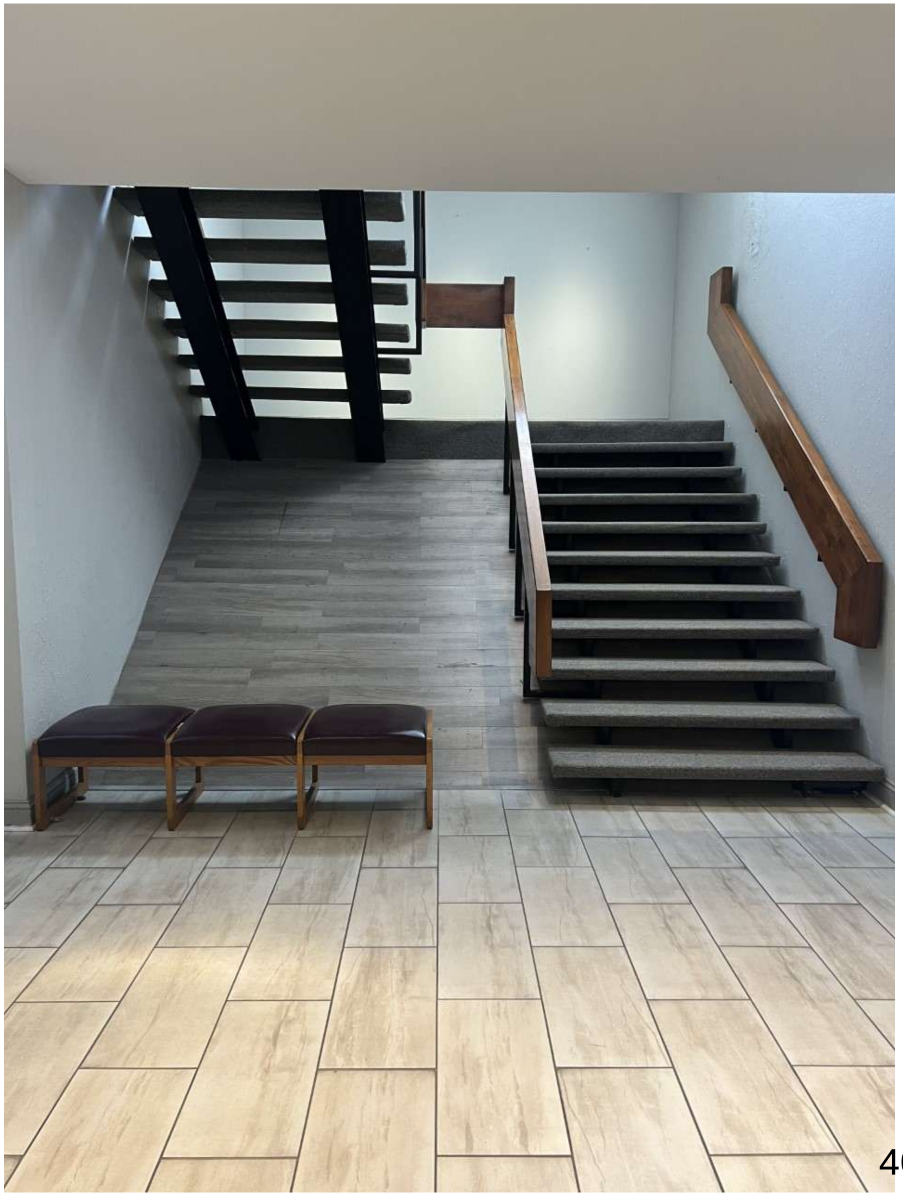
OCCUPANCY

23,598 SF

RENTABLE AREA

Watson Commercial Realty, Inc.

Will Messer | 904-200-1030 | wmesser@watsoncommercial.com



FINAL REFERENCE

SOURCES & DISCLAIMER

Selected references used throughout the Offering Memorandum and important information for prospective purchasers.

PRIMARY SOURCES

Property, financial and market information

- Arlington Professional Offices Rent Roll, dated May 1, 2026.
- Arlington Professional Offices 2025 Profit & Loss Statement and Balance Sheet.
- Ownership-provided property materials, floor plans, capital-improvement records and prior marketing materials.
- Florida Department of Transportation traffic-count data for Arlington Expressway.
- Cushman & Wakefield, Jacksonville Office MarketBeat, Q2 2026.
- JAXUSA Partnership and City of Jacksonville Office of Economic Development materials.
- City of Jacksonville Renew Arlington CRA and related redevelopment materials.

IMPORTANT NOTICE

For discussion and due-diligence purposes only

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable, but has not been independently verified. No representation or warranty, express or implied, is made as to its accuracy or completeness.

Financial projections, market-rent assumptions, cap rates, stabilized NOI and other forward-looking estimates are illustrative only and are not guarantees of future performance. Prospective purchasers and their advisors should independently verify all lease, financial, zoning, physical, environmental, title, tax, legal and financing matters.

This offering is subject to modification, withdrawal or sale without notice. Nothing herein constitutes legal, tax, accounting or investment advice.

$15/SF mark-to-market assumptions are illustrative, not a forecast or guarantee.