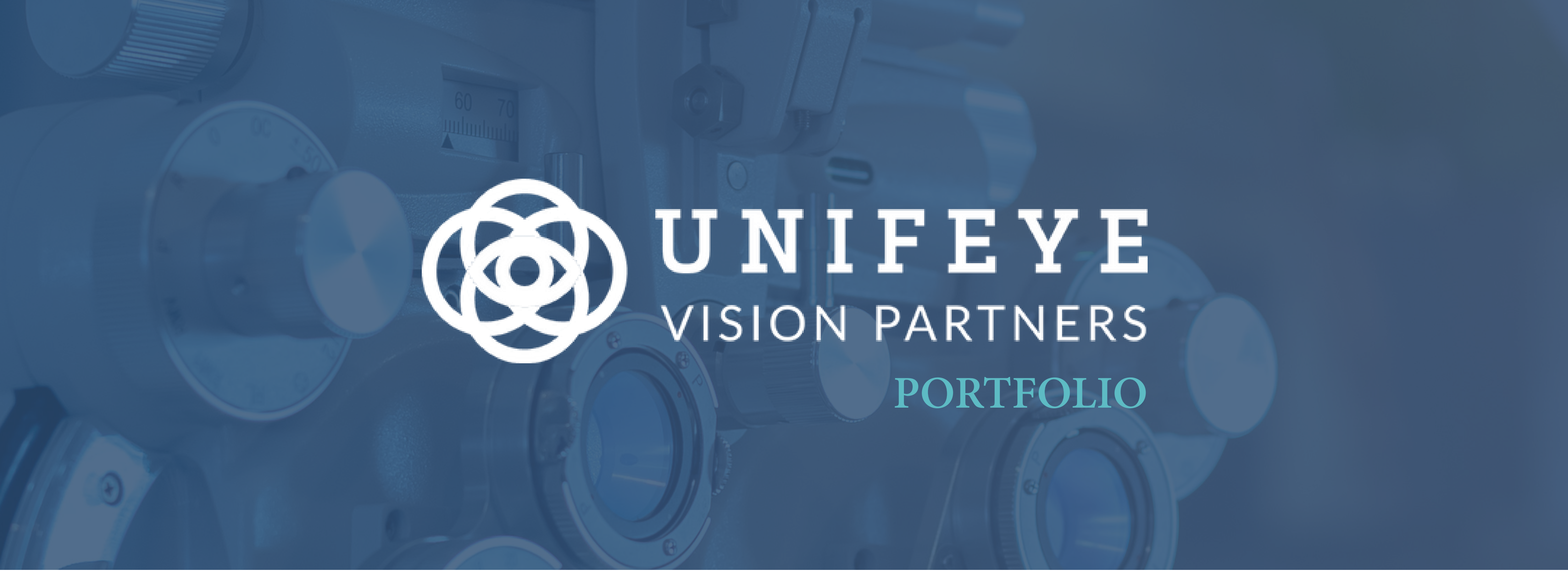

UNIFEYE VISION PARTNERS

PORTFOLIO

2486 N Ponderosa Drive, Suite D110
Camarillo, CA 93010

1200 W Gonzalez Road, Suite 100
Oxnard, CA 93036

INVESTMENT OPPORTUNITY 2-ASSET 4,435 SF MEDICAL CONDOMINIUM PORTFOLIO

UNIFEYE VISION PARTNERS PORTFOLIO

The Unifeye Vision Partners portfolio provides the opportunity to acquire bite-sized coastal Southern California medical assets secured by long-term NNN leases with more than 12.5 years of remaining term. The assets are corporately operated by a best-in-class national ophthalmic platform.

The properties are available individually or as a portfolio.

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EXECUTIVE SUMMARY

INVESTMENT OPPORTUNITY

UNIFEYE
VISION PARTNERS

ERE Healthcare Real Estate Advisors ("ERE") exclusively represents ownership in the sale of a 2-asset medical condominium portfolio (the "Property" or "Portfolio") in Camarillo and Oxnard, California. The assets are available individually or as a portfolio.

Totaling 4,435 square feet, the 2 assets are strategically located in coastal Ventura County, a dense, desirable, and high barrier to entry bedroom community positioned between Los Angeles and Santa Barbara. The county is home to approximately 850,000 residents and anchored by a diversified employment base spanning healthcare, biotechnology, agriculture, advanced manufacturing, and defense, with Naval Base Ventura County alone employing more than 16,000 residents.

The Camarillo asset comprises 4 contiguous condominium units totaling 2,400 square feet and operates as an ophthalmic clinic and ambulatory surgery center directly across from Dignity Health – St. John's Hospital Camarillo. The Oxnard asset is a single 2,035 square foot unit operating as an ophthalmic clinic and boasting frontage on Gonzalez Road, a major arterial thoroughfare. Both suites were renovated in 2024 to the tenant's specifications, allowing the practice to provide high-quality eye care to area patients.

Both assets are leased to Unifeye Vision Partners, a Dallas-based ophthalmic services platform founded in 2017 that today supports 156 providers across 64 clinical locations and 15 ambulatory surgery centers. The platform is backed by Waud Capital Partners, providing substantial capital for ongoing financial security and continued growth.

The properties feature identical long-term leases with no landlord responsibilities, providing a truly hands-off investment opportunity, ideally suited for a 1031 exchange or other long-term investor seeking a stable and passive investment. Both assets sit within professionally managed condominium associations, adding a further layer of oversight and security.

Upon closing of the transaction, the selected purchaser will assume one or both existing leases with the corporate tenant, UVP Management, LLC. The NNN leases feature more than 12.5 years of remaining term and 3% annual increases.

HEALTHCARE REAL ESTATE ADVISORS

LEASES & PRICING

12.67 YEARS
REMAINING TERM*

3%
ANNUAL ESCALATIONS

CAMARILLO

$74,008
NOI*

$1,184,128
LIST PRICE

OXNARD

$62,753
NOI*

$1,004,048
LIST PRICE

6.25%
CAP RATE

* Remaining Term assumes closing on or before October 31, 2026

** NOI is based on the next rent increase, occurring July 1, 2027.

PORTFOLIO SUMMARY

#	Location	Address	Use	Building Size	NOI*
1	Camarillo	2486 N Ponderosa Drive, Suite D110 Camarillo, CA 93010	Ophthalmic Clinic & Ambulatory Surgery Center	2,400 SF	$74,008
2	Oxnard	1200 W Gonzalez Road, Suite 100 Oxnard, CA 93036	Ophthalmic Clinic	2,035 SF	$62,753

12.67 Years
Remaining Term*

4,435 SF
Portfolio Size

$30.84/SF
Average Rental Rate

$136,761
Total NOI**

* Remaining Term assumes closing on or before October 31, 2026
** NOI is based on the next rent increase, occurring July 1, 2027

OPPORTUNITY HIGHLIGHTS

BITE SIZED ASSETS

At 4,435 square feet, the portfolio provides a low price point entry into coastal Southern California medical real estate, ideal for a 1031 exchange buyer.

UNIFEYE
VISION PARTNERS

CORPORATE TENANT

Both properties are leased to Unifeye Vision Partners, a national ophthalmic platform with 64 locations across 4 states backed by Waud Capital Partners

BELOW MARKET RENT

The current rent of $30.84/SF is below regional medical and ASC comparables, providing an attractive basis and captive tenancy that discourages relocation.

HANDS-OFF INVESTMENT

The NNN leases place all maintenance, repair, and replacement costs on the Tenant, with no Landlord obligations, delivering truly passive ownership across both assets.

STABLE ASSETS

Both properties are secured by long-term NNN leases with over 12.5 years of remaining term and 3% annual escalations, providing a secure and growing rental stream.

PROFESSIONAL MANAGEMENT

Given both assets are part of condominium associations with professional property management, they provide an extra layer of oversight, on top of the Tenant's obligations.

SPONSOR OVERVIEW

Based in Dallas, Texas, Unifeye Vision Partners (UVP) was founded in 2017 and has rapidly grown to become one of the nation's leading ophthalmic services platforms. The organization offers administrative and support services to ophthalmology and optometry practices, as well as single-specialty eye surgery centers, helping facilitate improved patient experiences and achievement of long-term success.

As of recent data, UVP's expansive network includes 156 providers operating across 64 clinical locations and 15 ambulatory surgery centers, reflecting its significant growth and commitment to accessible eye care. the platform's growth has been supported by Waud Capital Partners, positioning UVP as one of the nation's largest vertically integrated ophthalmic services companies.

UVP's affiliated practices offer the full spectrum of ophthalmic services, including routine eye exams, laser vision correction, cataract surgery, glaucoma management, corneal procedures, retinal treatments, and oculoplastic surgeries. The platform supports clinical autonomy and takes a patient-centric approach, continually investing in advanced technologies, ongoing physician training, and expanded specialty offerings. This commitment to excellence in ophthalmic care positions the organization not only as a stable and dependable partner but also as a leading healthcare entity poised for continued growth in the evolving healthcare landscape.

Founded in 1993, Waud Capital Partners is a leading growth-oriented private equity firm based in Chicago, IL. Waud Capital partners with exceptional management teams to build market leading companies within the healthcare services and business and technology services industries. Since its inception, Waud Capital has successfully completed more than 325 growth investments and secured approximately $3.2 billion of capital commitments.

64
Locations Nationwide

156+
Comprehensive Providers

$3.2B
Capital Commitments

LEASE SUMMARY

Both assets are secured by 15-year leases with over 12.5 years of remaining term. While the 2 assets are leased individually, the lease form is consistent across the portfolio, providing ease of management and Tenant relations for a buyer seeking to acquire both.

Pertinent Terms

Lease Commenced	June 12, 2024
Lease Expires	June 30, 2039
Remaining Term*	12.67 Years
Renewal Term	1 x 10 Year Option
Rental Increases	3.00% Annually
Next Increase	July 1, 2027
Lease Structure	NNN with no Landlord responsibilities
Tenant	UVP Management, LLC

Costs and Responsibilities

Property Taxes	Section 6.4(c), Tenant Reimburses
Property Insurance	Sections 6.4(b), 12.1, and 12.2, Tenant Reimburses
Utilities	Section 9.2, Tenant Pays Directly
Repairs & Maintenance	Section 11.1, Tenant's Pays Directly
Association Dues	Glossary Item 14(viii), Tenant Reimburses
Financial Reporting	Section 29.17, Tenant Reports

*Remaining Term assumes closing on or before October 31, 2026

Relavent Provisions

Section 11.1, Maintenance and Repairs, Tenant's Obligations: "Tenant shall, at Tenant's sole expense, keep the Premises and its structural elements and every part thereof clean and in good condition and repair, except for any repair, maintenance or replacement that is the responsibility of the Association under the Association Documents, for which Tenant shall coordinate directly with the Association to ensure completion."

Section 11.2, Maintenance and Repairs, Landlord's Obligations: "Landlord shall have no responsibility for maintaining, repairing or replacing any part or all of the Property or for complying with Legal Requirements applicable to the Property, it being understood that Tenant has the sole responsibility therefor."

Section 19.2, Real Estate Taxes: "Tenant shall also pay in the manner set forth in this Lease any and all "Real Estate Taxes" (as hereafter deemed) assessed or imposed, or which become a lien upon or become chargeable against or payable in connection with the Premises."

Glossary, Item 14, Operating Expenses: "The total of all actual costs incurred by Landlord, calculated in accordance with consistently applied accounting principles, in connection with the management, operation, maintenance, cleaning, protecting, servicing and repair of the Property... (iii) the cost of fire, extended coverage, boiler, sprinkler, apparatus, commercial general liability, property damage, Rent, earthquake and other insurance required under this Lease;..."

PROPERTY OVERVIEW CAMARILLO

PROPERTY SUMMARY

UNIFEYE
VISION PARTNERS

PROPERTY DETAILS

Address	2486 N Ponderosa Drive, Suite D110, Camarillo, CA 93010
Use	Ophthalmic Clinic and Ambulatory Surgery Center
Ownership Interest	Condominium - four (4) contiguous units
Building Size	2,400 SF
Year Built	1982 with continuous updates; renovated 2024
Parking	Shared and plentiful
Specialty Features	1 AAAHC Accredited Operating Room

ECONOMICS

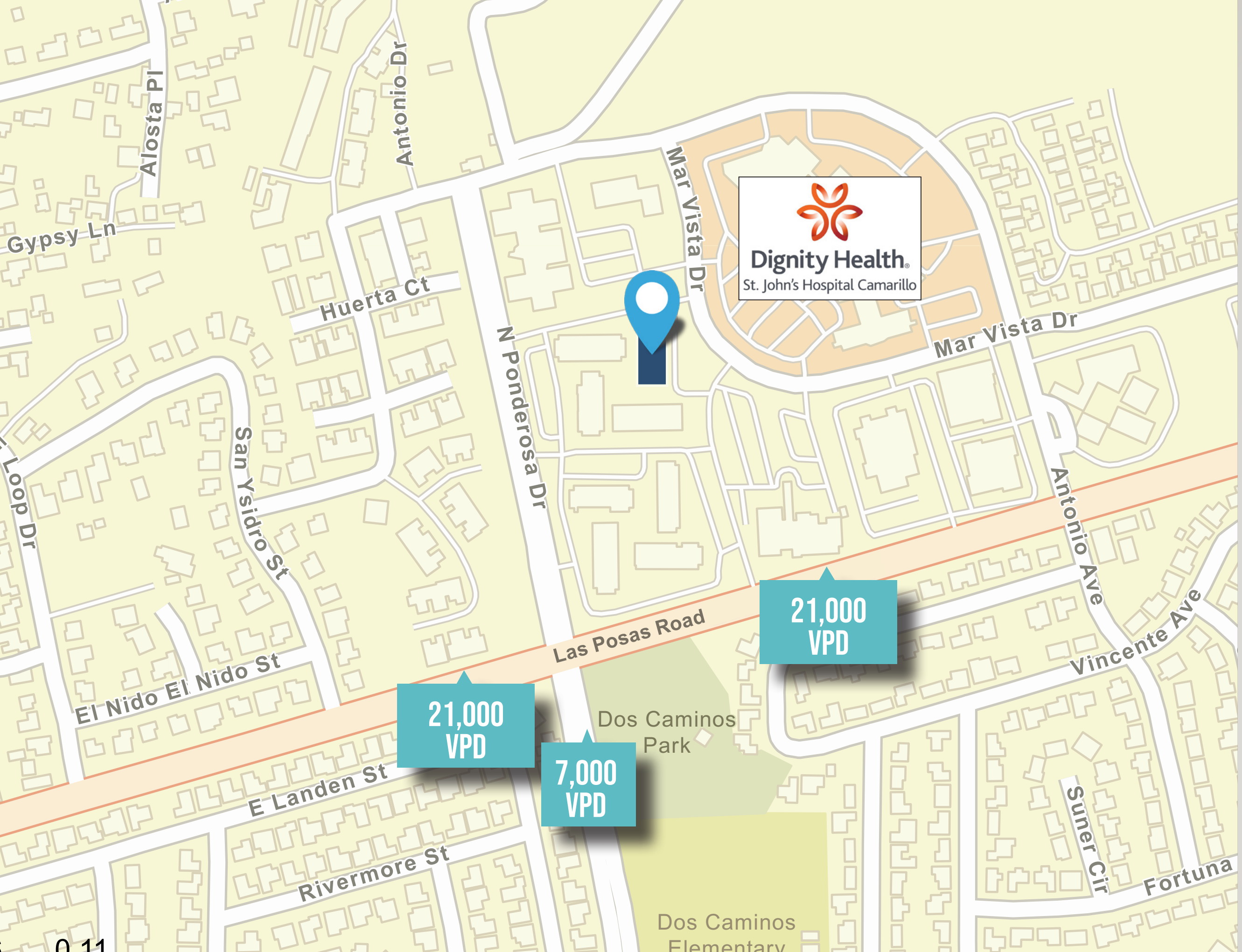
NOI**	$74,008
Rental Rate	$30.84/SF
Escalations	3.00% Annually
Next Increase	July 1, 2028
Remaining Term*	12.67 Years
Share of Portfolio SF	54.1%
Share of Portfolio NOI	54.1%

* Remaining Term assumes closing on or before October 31, 2026
** NOI is based on the next rent increase, occurring July 1, 2027

RENT SCHEDULE

Lease Year	Start	End	Monthly Base Rent	Annual Base Rent
1	6/12/24	6/30/25	$5,644	$67,728
2	7/1/25	6/30/26	$5,813	$69,760
3	7/1/26	6/30/27	$5,988	$71,853
4	**7/1/27**	**6/30/28**	**$6,167**	**$74,008**
5	7/1/28	6/30/29	$6,352	$76,228
6	7/1/29	6/30/30	$6,543	$78,515
7	7/1/30	6/30/31	$6,739	$80,871
8	7/1/31	6/30/32	$6,941	$83,297
9	7/1/32	6/30/33	$7,150	$85,796
10	7/1/33	6/30/34	$7,364	$88,370
11	7/1/34	6/30/35	$7,585	$91,021
12	7/1/35	6/30/36	$7,813	$93,751
13	7/1/36	6/30/37	$8,047	$96,564
14	7/1/37	6/30/38	$8,288	$99,461
15	7/1/38	6/30/39	$8,537	$102,445

PROPERTY PHOTOS



THE CAMARILLO PROPERTY IS STRATEGICALLY LOCATED ADJACENT TO DIGNITY HEALTH – ST. JOHN'S HOSPITAL CAMARILLO, PROVIDING CONVENIENT ACCESS TO A MAJOR REGIONAL HEALTHCARE HUB.

DEMOGRAPHICS WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY.

81,381
TOTAL POPULATION

84,389
DAYTIME POPULATION

$129,267
AVERAGE HOUSEHOLD INCOME

3,850
BUSINESSES

0.1%
POPULATION GROWTH RATE

31,079
HOUSEHOLDS

PROPERTY OVERVIEW OXNARD

PROPERTY SUMMARY

UNIFEYE
VISION PARTNERS

HEALTHCARE REAL ESTATE ADVISORS

PROPERTY DETAILS

Address	1200 W Gonzalez Road, Suite 100, Oxnard, CA 93036
Use	Ophthalmic Clinic
Ownership Interest	Condominium - one (1) unit
Building Size	2,035 SF
Year Built	1981 with continuous updates; renovated 2024
Parking	Shared and plentiful
Specialty Features	Multiple exam lanes

ECONOMICS

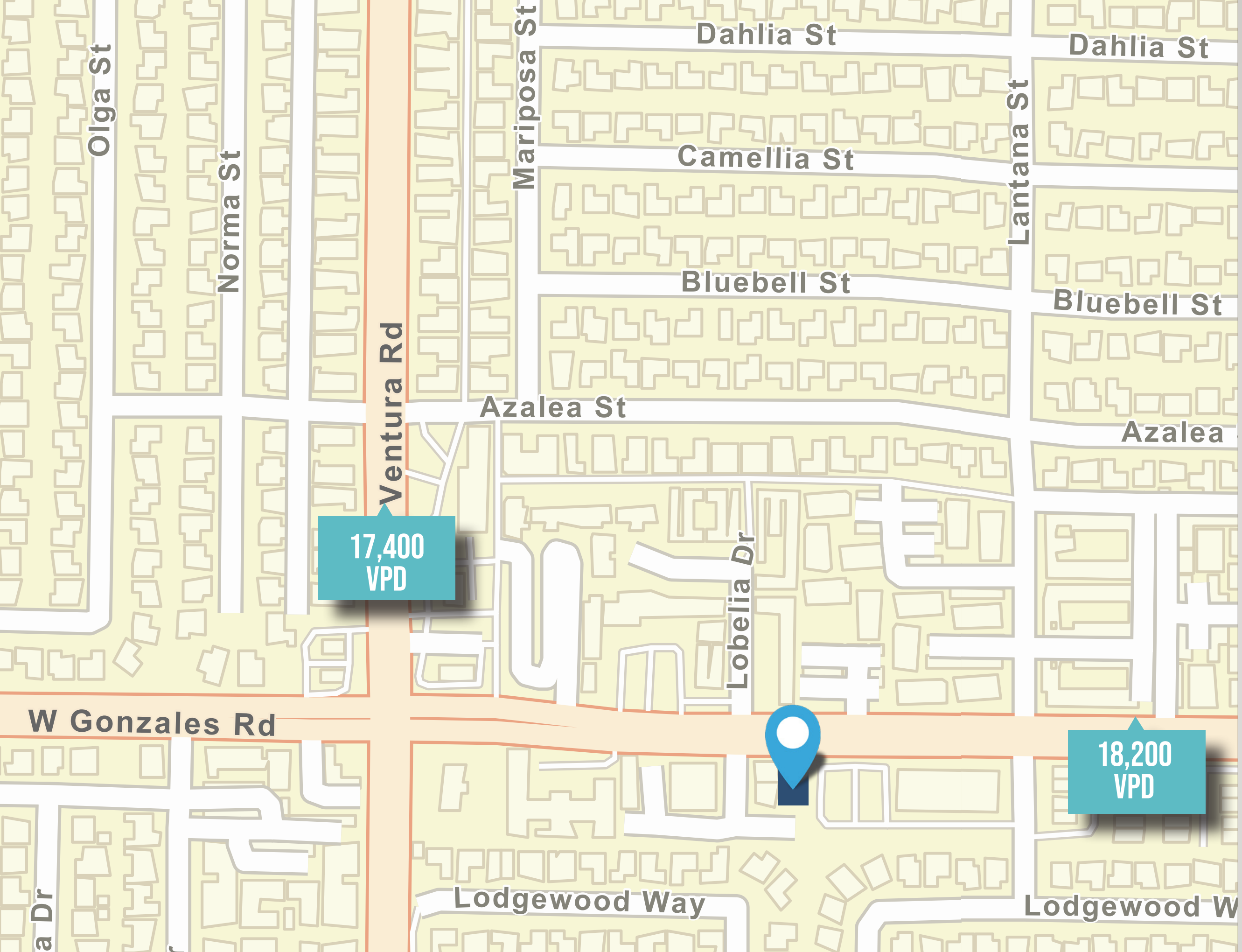
NOI**	$62,753
Rental Rate	$30.84/SF
Escalations	3.00% Annually
Next Increase	July 1, 2028
Remaining Term*	12.67 Years
Share of Portfolio SF	45.9%
Share of Portfolio NOI	45.9%

* Remaining Term assumes closing on or before October 31, 202
** NOI is based on the next rent increase, occurring July 1, 2027

RENT SCHEDULE

Lease Year	Start	End	Monthly Base Rent	Annual Base Rent
1	6/12/24	6/30/25	$4,786	$57,428
2	7/1/25	6/30/26	$4,929	$59,151
3	7/1/26	6/30/27	$5,077	$60,925
4	**7/1/27**	**6/30/28**	**$5,229**	**$62,753**
5	7/1/28	6/30/29	$5,386	$64,635
6	7/1/29	6/30/30	$5,548	$66,574
7	7/1/30	6/30/31	$5,714	$68,572
8	7/1/31	6/30/32	$5,886	$70,629
9	7/1/32	6/30/33	$6,062	$72,748
10	7/1/33	6/30/34	$6,244	$74,930
11	7/1/34	6/30/35	$6,432	$77,178
12	7/1/35	6/30/36	$6,624	$79,493
13	7/1/36	6/30/37	$6,823	$81,878
14	7/1/37	6/30/38	$7,028	$84,334
15	7/1/38	6/30/39	$7,239	$86,865

PROPERTY PHOTOS



THE OXNARD PROPERTY BENEFITS FROM FRONTAGE ON GONZALEZ ROAD, A PRIMARY THOROUGHFARE IN OXNARD, WHICH IS THE LARGEST CITY IN VENTURA COUNTY.

DEMOGRAPHICS WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY.

285,893
TOTAL POPULATION

257,425
DAYTIME POPULATION

$106,081
AVERAGE HOUSEHOLD INCOME

8,921
BUSINESSES

0.1%
POPULATION GROWTH RATE

83,885
HOUSEHOLDS

MARKET OVERVIEW

AREA OVERVIEW

Ventura County

Ventura County is one of Southern California's most desirable coastal markets, home to approximately 850,000 residents and strategically positioned between Los Angeles and Santa Barbara. The county benefits from a highly diversified economy anchored by healthcare, biotechnology, agriculture, advanced manufacturing, defense, tourism, and professional services. Naval Base Ventura County is the largest employer in the county with more than 16,000 employees, joined by major names like Amgen, Ventura County Medical Center, Los Robles Hospital & Medical Center, and California State University Channel Islands, collectively providing a stable and varied employment base. Within the county, Camarillo stands out as one of its most livable communities. With an average household income of over $151,000, top-rated schools, and a consistently recognized safety ranking among California cities, it offers a quieter suburban character with easy Highway 101 access to the broader metro. Oxnard, just to the south, serves as the county's most populous city and commercial hub, home to the Port of Hueneme and a strong agricultural and manufacturing base that anchors the region's working economy.

In addition to its strong economic tenets, Ventura County is recognized for its high quality of life, excellent schools, extensive park system, and year-round outdoor recreation. The county's healthcare infrastructure is equally impressive. St. John's Regional Medical Center, together with its sister hospital St. John's Hospital Camarillo, is the largest nonprofit healthcare provider in Ventura County, collectively caring for nearly 140,000 patients each year and holding the county's only certified Comprehensive Stroke Center designation. Community Memorial Healthcare further anchors the region's medical landscape, currently under construction on a new six-story, 325,000-square-foot hospital that will significantly expand care capacity across the county. Residents enjoy miles of coastline, the Channel Islands National Park, award-winning wineries, and vibrant downtown districts, making Ventura County one of California's premier markets for long-term commercial and healthcare real estate investment.

TOP EMPLOYERS

SAN NICOLAS ISLAND
POINT MUGU
NAVAL BASE VENTURA COUNTY
PORT HUENEME

AMGEN

VENTURA COUNTY MEDICAL CENTER

LOS ROBLES HEALTH SYSTEM

UNIFEYE
VISION PARTNERS

PORTFOLIO

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