VA OUTPATIENT CLINIC
LOT 37, SANTIAGO DE LOS CABALLEROS AVE., KM. 3.33, PONCE, 00731

GENERAL INFORMATION
Fully operational VA facility located in the City of Ponce, the largest town in south Puerto Rico. This Outpatient Clinic serves the entire Veteran’s population in the south coast of the Island. The property is perfectly maintained and is one of the most modern medical facilities in Ponce. The facility is strategically located off Luis A. Ferré highway (PR-52) and near office buildings, universities, hospitals and shopping centers.

PROPERTY HIGHLIGHTS
• Fully operational medical facility with generator and potable water cistern.
• VA’s Lease expires on February 2020, high probability of short term extension.
• Projected Net Operating Income: $1 million
• Full sprinkler system

NEIGHBORHOOD DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>POPULATION</th>
<th>MEDIAN HOUSEHOLD INCOME</th>
<th>HOUSEHOLD</th>
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</thead>
<tbody>
<tr>
<td>1 Mile</td>
<td>8,676</td>
<td>$21,033</td>
<td>3,219</td>
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<tr>
<td>3 Miles</td>
<td>72,043</td>
<td>$15,716</td>
<td>28,209</td>
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<tr>
<td>5 Miles</td>
<td>118,330</td>
<td>$17,283</td>
<td>44,315</td>
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</tbody>
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For more information:
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EXTERIOR PICTURES
VA OUTPATIENT CLINIC
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INTERIOR PICTURES
VA OUTPATIENT CLINIC
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LOCATED AT AVENIDA ARTERIAL "A"
PLAYA WARD, PONCE, PUERTO RICO

PROPERTY SITE PLAN