

OFFERING MEMORANDUM

BAYAMON INSTITUTIONAL CAMPUS

INVESTMENT PROPERTY



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Long-Term Investment Opportunity

The properties located along PR-2 Marginal and PR-167 in Bayamón, totaling 93,915 square feet, provide an opportunity for investors to secure a stabilized asset with NUC University Main Campus as a primary tenant. Recently renewed through 2029 with an additional option to extend for an additional 5-year term, the lease to NUC University ensures a solid income stream backed by a reliable tenant. As the main campus for over 40 years for the educational institution, this property plays a central role in the university's operations, underscoring NUC's commitment to this location and strengthening the investment's stability.

The properties lie within Puerto Rico's Opportunity Zone, making them eligible for substantial federal tax benefits, including capital gains deferral or reduction. Furthermore, Act 60 incentives offer income tax advantages, property tax exemptions, municipal tax breaks, and potential tax credits of up to 40% on qualified investment costs (see Section 2: Benefits).

Strategic Property Layout and Parking Flexibility

Building 1 (PR-2 Marginal): The five-story building, totaling 68,289 square feet, serves as the core of NUC's campus. It includes extensive interior enhancements designed to support educational and administrative functions, with classrooms, laboratories, and student facilities across multiple levels. The property's 107 on-site parking spaces, supported by a long term agreement for additional space in a multi-level parking garage adjacent to the property, offer ample capacity for high visitor volumes.

Building 2 (PR-167): This 24,666 square-foot building where the Nursing School Division is located and provides additional space for educational functions and enjoys excellent exposure along PR-167. The building's adaptable layout makes it well-suited to a range of tenant needs, offering potential for enhancement to accommodate specialized functions. A clinical laboratory and medical offices also supports the facility.

Potential for Additional Parking Acquisition

The property currently benefits from a long-term agreement for access to the adjacent multi-level parking garage, which provides significant additional capacity. Importantly, this parking garage may be available for acquisition, offering prospective buyers an opportunity to secure further flexibility and expand the property's service capacity. This potential acquisition could add substantial long-term value to the property and support the growth of this prime space in Bayamón.

An Opportunity with Strategic Location Benefits and Income Stability

Positioned in Bayamón's highly trafficked commercial and institutional hub within the San Juan metro area, the property fulfills NUC University's needs while offering strong long-term value through its prime location, visibility, and extensive access to municipal services, while also located adjacent to the City Hall. With the secure lease structure and potential tax incentives in place, investors benefit from predictable cash flow backed by a committed tenant and from the added upside of potential reinvestment within an Opportunity Zone and under Act 60.

PROPERTY SUMMARY

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Property Summary

Building SF:	93,915
Price / SF:	\$154.39
CAP Rate:	9.40%
Lot Size:	95,289 SF
Building Class:	Class B
Parking:	Available

Property Overview

The properties offer an investment opportunity featuring institutional tenancy with NUC University as the primary tenant. The lease structure is semi-gross, with the tenant responsible for property taxes and common area maintenance (CAM). The main building consists of five stories and has been tailored to meet the university's specific needs, including classrooms, laboratories, and administrative offices. The University has been the tenant for more than 40, and the lease extends until 2029, with options to renew, providing a stable income stream.

Location Overview

The properties are strategically located in Bayamón, one of Puerto Rico's major commercial centers. Positioned along PR-2 and PR-167, two of the busiest arteries in the region, the properties benefit from high traffic visibility and accessibility. The area is home to various commercial enterprises, educational institutions, retail centers, including Plaza del Sol, Santa Rosa Mall, Canton Mall, Plaza del Parque and Parque de las Ciencias. Also adjacent to the City Hall. Bayamón is known for its dense population and commuter traffic. Additionally, the property is within 20 minutes of Luis Muñoz Marín International Airport, enhancing its connectivity.

NUC University Overview

NUC University has been the institution of choice for a diverse population for more than 40 years. The institution comprises nine locations in Florida (Deland, Kissimmee, Orlando, Lakeland, South Miami, Pembroke Pines, Tampa, South Florida, and DAVE School), seven campuses in Puerto Rico (Arecibo, Bayamón, Caguas, Mayagüez, Ponce, Río Grande, and Escorial), an IBC Technical Division with 12 locations in Puerto Rico, and the NUC Online Division with students all across US and Puerto Rico. It offers degrees at various levels such as diploma, associate, bachelor's, and master's in fields including Healthcare, Construction, Culinary Arts and Hospitality, Beauty, Visual Arts, Business Management, Technology, Health Studies, Criminal Justice, Psychology, and Education.

NUC University has received the maximum years of accreditation by the Middle States Commission on Higher Education (MSCHE) and consistently upholds high academic standards. It is recognized for its innovative approach to education, including modern facilities, industry-aligned curricula, and a strong emphasis on experiential learning. The Nursing Program is also accredited by the Accreditation Commission for Education in Nursing (ACEN).

NUC University - Bayamón Campus

The Bayamón Campus serves as NUC University's main hub, providing a central location for students and faculty. This campus is a cornerstone of the university's operations, offering state-of-the-art classrooms, laboratories, and student resources designed to support a wide range of academic disciplines.

Key Highlights of NUC University:

- **Reputation for Excellence:** Over four decades of experience in higher education, with a focus on producing skilled professionals in the health field.
- **Accreditation:** Accredited by the Middle States Commission on Higher Education, ensuring quality and rigor in all programs.
- **Flexible Learning Options:** Offers both on-campus and online programs tailored to the needs of a diverse student body.
- **Programs Offered:** Healthcare, business, technology, education, and other high-demand fields.

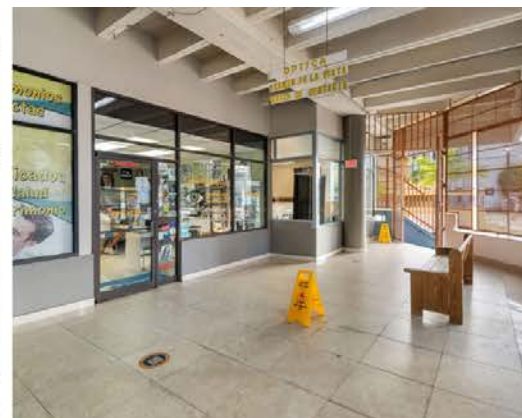
PROPERTY PHOTOS

BAYAMON INSTITUTIONAL CAMPUS



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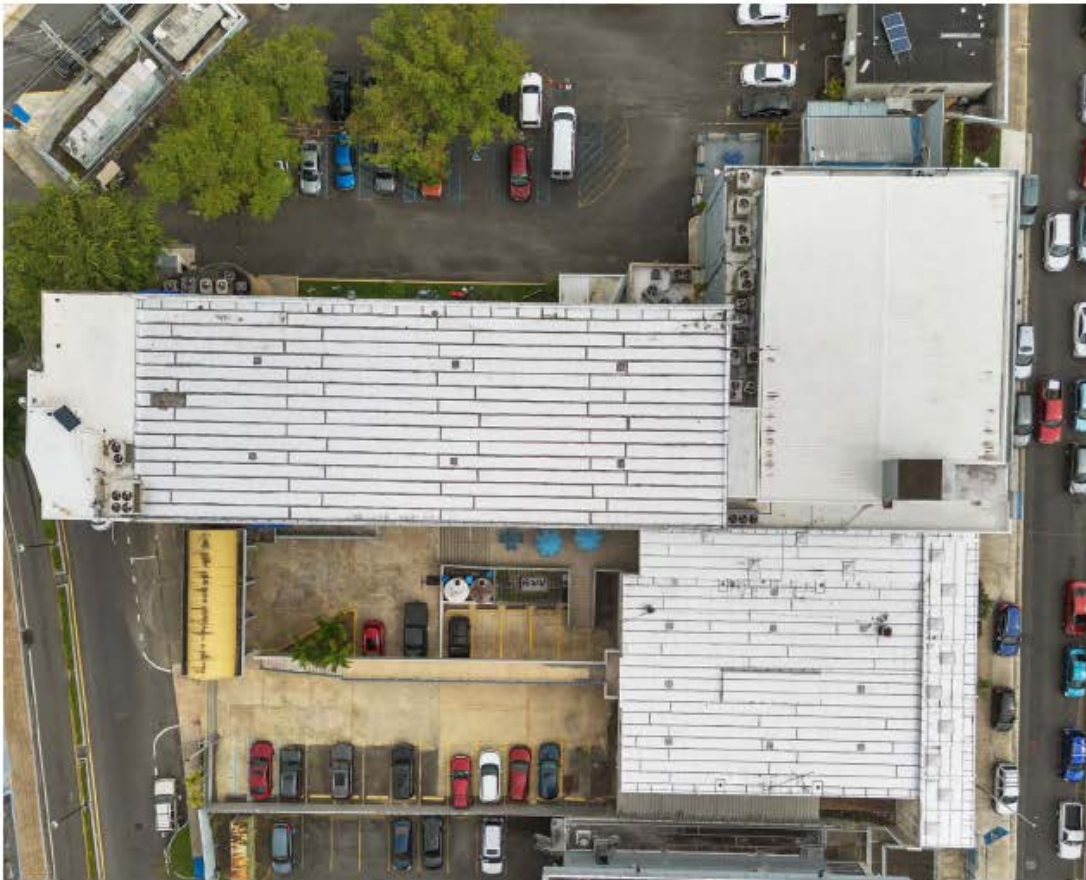
PROPERTY PHOTOS

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The properties are located inside a designated opportunity zone.





Demographic Table

Population	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	22,625	68,934	145,102
Male	10,387	32,493	68,923
Female	12,238	36,441	76,179

Age	1-Mile Radius	3-Mile Radius	5-Mile Radius
Ages 0-14	2,785	8,785	18,643
Ages 15-24	2,388	7,563	16,075
Ages 25-54	9,263	28,948	61,255
Ages 55-64	3,755	11,865	25,410
Ages 65+	4,434	11,773	23,719

Race	1-Mile Radius	3-Mile Radius	5-Mile Radius
White	8,204	24,730	53,214
Black	2,013	6,725	14,239
American Indian	6	18	41
Asian	88	212	415
Some Other Race	5,188	16,485	35,791
Two or More Races	7,127	20,764	41,402

Income Level	1-Mile Radius	3-Mile Radius	5-Mile Radius
Median Income	\$25,383	\$28,500	\$31,100
Less than \$15,000	33.10%	28.70%	25.40%
\$15,000-\$24,999	16.30%	15.50%	14.10%
\$25,000-\$34,999	13.10%	12.80%	11.40%
\$35,000-\$49,999	12.10%	14.30%	13.80%
\$50,000-\$74,999	13.00%	15.40%	16.70%
\$75,000-\$99,999	5.70%	6.80%	7.50%
\$100,000-\$124,999	3.10%	3.50%	4.20%
\$125,000-\$149,999	0.70%	1.00%	1.30%
\$150,000-\$199,999	1.30%	1.60%	2.00%
\$200,000 or more	0.70%	0.90%	1.10%

Housing	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Housing Units	11,673	34,528	69,134
Occupied Units	9,353	28,235	56,412
Vacant Units	2,320	6,293	12,722
Owner	7,047	20,835	42,921
Renter	2,306	7,400	13,491

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With over a decade of experience in the commercial real estate industry, Diego Sampson has built a reputation for delivering value-driven results to a wide spectrum of clients, from start-ups to national corporations. Starting his career as a valuation analyst in Puerto Rico, Diego developed a solid foundation in property fundamentals, expense analysis, and market research, skills that continue to inform his work today.

As a licensed broker in both Puerto Rico and Florida, Diego specializes in helping businesses and investors seamlessly navigate these two key markets. He provides tailored solutions that align with client objectives, whether they are looking to acquire, sell, or lease properties. His portfolio includes a diverse range of transactions across retail, industrial, office, and mixed-use properties. He has successfully represented clients in high-profile deals in both Puerto Rico and Florida, consistently surpassing expectations.

Diego holds a Bachelor of Science in Electrical Engineering (BSEE) from the Polytechnic University of Puerto Rico, which he leverages to bring a unique analytical approach to real estate, combining technical insight with market expertise. A Certified Commercial Investment Member (CCIM) and a Board Member of the Florida Central District CCIM Chapter, Diego is committed to advancing the real estate profession and creating long-term value for his clients.

In his personal time, Diego enjoys spending quality time with his family, traveling, playing golf, and perfecting his barbecue skills. He is passionate about connecting people with opportunities, always working with integrity and dedication to his clients' success.

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