



712 HENDERSON BLVD
FOLCROFT, PA 19032

**Healthcare
Investment Opportunity**
Offering Memorandum

Growing Operator | 15 Years | NNN Lease | 3% Escalators | Personal & Corporate Guarantee



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PROPERTY OVERVIEW

Sunshine Pediatric Day Center
712 Henderson Blvd, Folcroft, PA 19032



EXECUTIVE SUMMARY

The Opportunity

Matthews Real Estate Investment Services Healthcare Division proudly presents a unique opportunity for qualified investors: ownership of a Sunshine Pediatric Day Center ("Sunshine") in Folcroft, Pennsylvania. This offering entails a brand-new 15-year NNN lease structure. With attractive annual increases of 3.00% and one, 10-year renewal option, this lease promises a durable and predictable investment opportunity. Furthermore, investors can take confidence in the corporate guarantee from the tenant, further strengthened by a personal guarantee from David Maymon, Founder and CEO.

David Maymon established Sunshine Pediatric Day Center with a clear vision to create a distinctive day center that caters to the specific medical needs of children with special healthcare requirements. Sunshine is a rapidly growing mission-driven operator with eight (8) locations operational to-date and an additional three sites in its pipeline. This differentiated healthcare model positions the company at the forefront of pediatric medical day services, reflecting strong operational expertise and sustained expansion within a highly specialized niche.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Long Term Lease** The lease features an above-market lease term of 15-years, providing investors with a long, durable stream of cash flow for the foreseeable future.
- **Inflationary Protected Lease:** The lease features attractive 3.00% annual rent increases, providing a major cash flow boost and a great inflationary hedge for investors.
- **Passive NNN Lease:** This property features a NNN lease with minimal landlord responsibilities, providing a truly passive investment vehicle for both local and out-of-state investors.
- **Corporate & Personal Guarantee:** The lease agreement features a corporate guarantee supplemented by a personal guaranty from the CEO, demonstrating the leadership's long-term commitment to the location.
- **Specialized Medical Niche:** Sunshine operates as a Prescribed Pediatric Extended Care Center (PPECC), a specialized field with growing demand as one in five children has a special healthcare need.
- **Mission-Driven Leadership:** Founded by David Maymon, the company's growth to eight locations across Texas and Pennsylvania showcases proven operational expertise in a highly regulated healthcare space.
- **Average Cap Rate:** This investment opportunity presents investors with the opportunity to secure a very favorable return with the average cap rate over the initial term of the lease equating to roughly 9.73%.
- **Accelerated Depreciation Potential:** Given the significant capital invested in the facility buildout, investors may benefit from enhanced depreciation through a cost segregation study, potentially improving after tax returns. *Investors should consult their CPA to confirm applicability.
- **Strategic Location:** The property is ideally situated in the greater Philadelphia metropolitan area, ensuring a large potential patient base for the property.



Sunshine Pediatric Day Center

712 Henderson Blvd Folcroft, PA 19032

±6,110 SF

GLA

2007

Year Built

±0.29 AC

Lot Size

NNN

Lease Type

\$647

Price Per SF



FINANCIAL OVERVIEW

Sunshine Pediatric Day Center
712 Henderson Blvd, Folcroft, PA 19032



FINANCIAL SUMMARY

\$3,953,392

List Price

7.85%

Cap Rate

\$647

Price Per SF

\$310,341

NOI*

Property Details

Tenant	Sunshine Pediatric Day Center
Ownership Type	Fee Simple
Lease Guarantor	Corporate & Personal
SF Leased	±6,110
Occupancy	100%
Initial Term	15 Years
Rent Commencement	2/12/26
Lease Expiration	2/28/41
Lease Term Remaining	±15 Years
Base Rent	\$310,341*
Rental Increases	3.00%
Renewal Options	One, 10-Year Option
Expense Structure	NNN
Landlord Responsibilities	Roof & Structure



*NOI from March 2026 - February 2027

ANNUALIZED OPERATING DATA

Lease Year	Annual Rent	Monthly Rent	Cap Rate
Current Year*	\$310,341	\$25,862	7.85%
Year 2	\$319,651	\$26,638	8.09%
Year 3	\$329,241	\$27,437	8.33%
Year 4	\$339,118	\$28,260	8.58%
Year 5	\$349,292	\$29,108	8.84%
Year 6	\$359,770	\$29,981	9.10%
Year 7	\$370,563	\$30,880	9.37%
Year 8	\$381,680	\$31,807	9.65%
Year 9	\$393,131	\$32,761	9.94%
Year 10	\$404,925	\$33,744	10.24%
Year 11	\$417,072	\$34,756	10.55%
Year 12	\$429,584	\$35,799	10.87%
Year 13	\$442,472	\$36,873	11.19%
Year 14	\$455,746	\$37,979	11.53%
Year 15	\$469,419	\$39,118	11.87%

*NOI from March 2026 - February 2027

COST SEGREGATION ANALYSIS

2026 Accelerated Depreciation Benefits

	Conservative	High End
2026 Increased Deduction	\$1,153,321	\$1,638,930
2026 Tax Savings (37%)	\$426,729	\$606,404

*These are all estimates provided by a company that specializes in cost segregations. All information should be verified by your CPA.

Why this is Important for Investors

Straight line depreciation allows investors to deduct the cost of a commercial property evenly over a 39 year period, creating a consistent annual tax shelter that reduces taxable income without affecting cash flow.

A cost segregation analysis enhances this benefit by identifying portions of the property such as mechanical systems, electrical, plumbing, and site improvements that can be depreciated over shorter lives, typically 5 or 15 years.

By accelerating depreciation into the early years of ownership, cost segregation can materially increase near term tax deductions and tax savings, improving after tax cash flow and overall investment returns. For many investors, especially those with significant taxable income, cost segregation can meaningfully enhance the economics of an acquisition compared to straight line depreciation alone.



TENANT OVERVIEW



Tenant Overview

Sunshine Pediatric Day Center is a pediatric day health provider delivering medically supported childcare and developmental services for infants, toddlers, and young children with complex medical needs. The company operates licensed pediatric day health centers that combine structured early childhood programming with skilled nursing supervision and therapeutic care. Services provided include medication administration, tube feeding, tracheostomy care, and physical, occupational, and speech therapy, allowing children to receive coordinated medical and developmental support in a safe and structured environment.

Sunshine Pediatric Day Center operates a network of licensed pediatric day health facilities serving families who require specialized child care combined with medical oversight. The company focuses on providing comprehensive care environments staffed by trained medical professionals and therapists, allowing children with complex medical or developmental needs to participate in structured daily programming while receiving ongoing clinical support. Through its licensed operations, specialized staffing, and established relationships with families and referral sources, Sunshine Pediatric Day Center has developed an operating platform centered on medically supported pediatric care and early childhood development services. The company's model integrates healthcare services with structured childcare programming to support children's medical needs while promoting developmental progress in a supervised and supportive setting.

11

of Locations

2

of States

www.sunshinepediatricdaycenter.com

Website

MARKET OVERVIEW

Sunshine Pediatric Day Center
712 Henderson Blvd, Folcroft, PA 19032





Walmart Supercenter

GROCERY OUTLET Bargain Market

DUNKIN'

Sharon Hill Elementary

 ±530 Students

Glenolden School

 ±609 Students

Wawa

FAMILY DOLLAR

Academy Park High

 ±1,286 Students

SUPERIOR BIOLOGICS

american family care

 The Right Care. Right Now.

Lavender Smiles

13

±16,500 VPD

STORAGE KING USA

Wawa

Auto Zone

Hook Rd ±16,900 VPD

DELCO VETERINARY HOSPITAL

Interboro High School

 ±1,073 Students

CAREBRIDGE
AN INJURY CARE PHARMACY

Subject Property

Industrial Corridor

Prospect Park Elementary

 ±561 Students

Delcroft School

 ±558 Units

CHEMISTRY RX

Norwood School

 ±557 Units

Google Earth

FOLCROFT, PA

Market Demographics

6,827

Total Population

2,597

of Households

32.0

Median Age

Philadelphia, PA - MSA



Local Market Overview

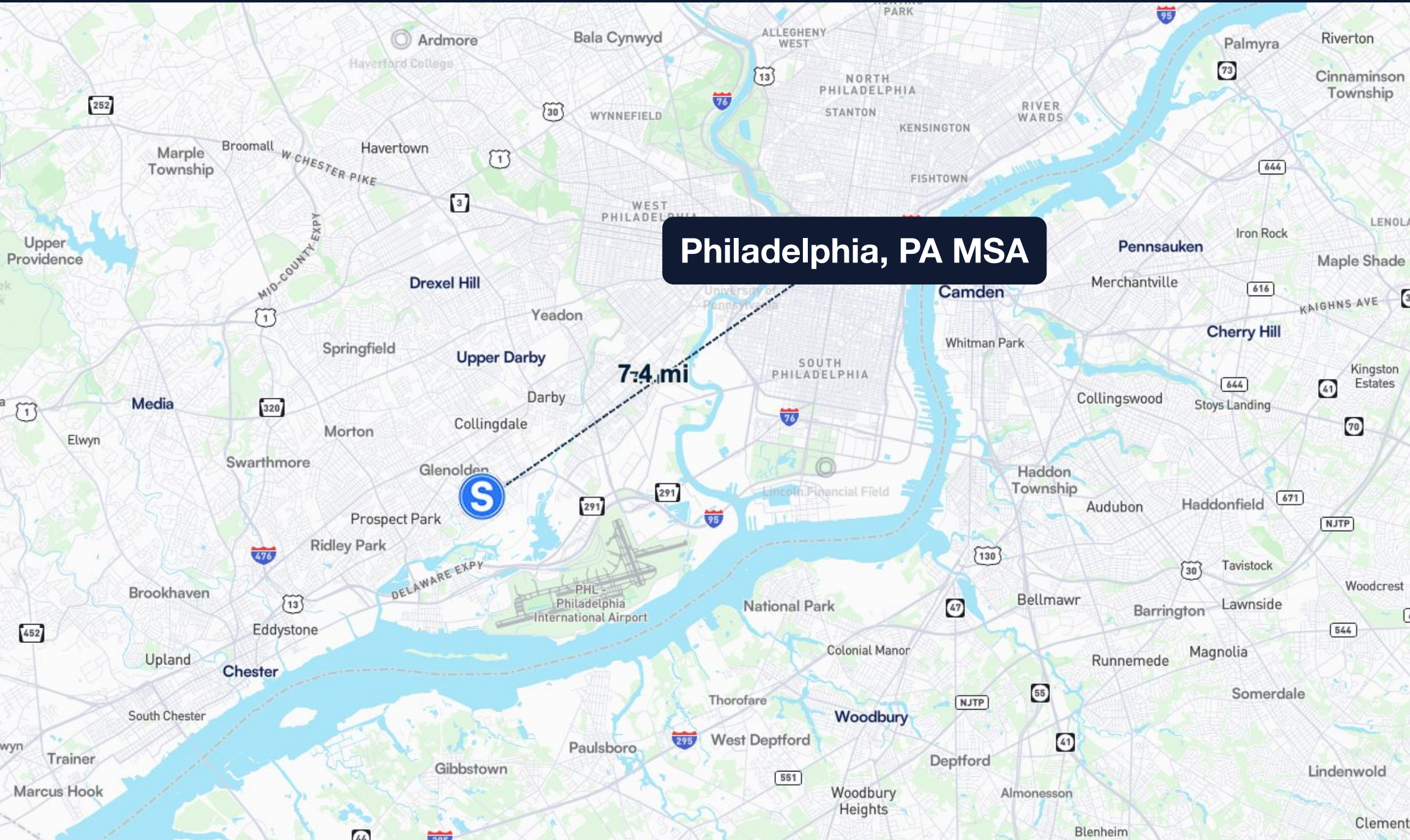
Folcroft is a well-established borough in Delaware County, strategically positioned within the Philadelphia metropolitan area. Located just southwest of Center City Philadelphia, the community benefits from direct access to I-95, I-476, and SEPTA Regional Rail service, providing efficient connectivity to Philadelphia International Airport and major employment hubs throughout the region. The borough is characterized by stable residential neighborhoods, a strong base of working professionals, and proximity to regional healthcare, logistics, education, and government employment centers. Its accessibility and attainable housing options continue to support consistent demand from renters and homeowners seeking suburban convenience with urban connectivity.

The surrounding Delaware County market is supported by a dense population base and diversified economy anchored by healthcare systems, higher education institutions, transportation infrastructure, and professional services. Retail corridors along MacDade Boulevard and nearby commercial nodes provide everyday amenities, while access to Philadelphia expands employment and cultural opportunities. Folcroft's infill location within an established metro corridor positions it as a practical and dependable submarket within Greater Philadelphia.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	139,418	372,330	1,492,875
Current Year Estimate	141,359	380,638	1,493,571
2020 Census	141,863	381,122	1,448,705
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	55,495	142,790	622,258
Current Year Estimate	55,700	144,610	616,961
2020 Census	55,358	143,995	593,839
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$90,666	\$94,847	\$118,289

REGIONAL MAP



Philadelphia, PA MSA

7.4 mi

Philadelphia, PA - MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and is located in the southeastern part of the state. Known as the "City of Brotherly Love," Philadelphia has a rich history and is home to many historic landmarks, cultural attractions, and iconic neighborhoods.

One of the most famous attractions in Philadelphia is Independence National Historical Park, which is home to several landmarks associated with the American Revolution, including Independence Hall and the Liberty Bell. Other popular tourist attractions include the Philadelphia Museum of Art, the Franklin Institute, and the Reading Terminal Market, which offers a variety of local and international cuisine.

Philadelphia is also known for its iconic neighborhoods, including South Philadelphia's Italian Market, home to many authentic Italian restaurants and shops, and the hipster-friendly neighborhoods of Fishtown and Northern Liberties.

Philadelphia, PA - MSA



Economic Development

Philadelphia is the economic hub of the Delaware Valley and the sixth-largest city in the United States. The city has a diverse economy that includes several industries, including healthcare, education, finance, and technology. Healthcare is a major industry in Philadelphia, with several large hospitals and medical centers located in the city, including the Hospital of the University of Pennsylvania and the Children's Hospital of Philadelphia. The city is also home to several research institutions, including the University of Pennsylvania School of Medicine and the Wistar Institute, which focuses on cancer research.

Education is another major industry in Philadelphia, with several universities and colleges located in the city, including the University of Pennsylvania, Temple University, and Drexel University. These institutions help drive the city's research and innovation efforts and attract a talented and highly educated workforce. The city's finance industry is also thriving, with several large financial institutions headquartered in the city, including PNC Bank and the Vanguard Group. In addition, the city has a growing technology sector, with several startups and established tech companies located in the city, including Comcast, which is headquartered in Philadelphia.



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.