

2100 NW 84TH AVENUE

DORAL, FLORIDA

INVESTMENT SUMMARY



PARTIAL SALE-LEASEBACK: BAPTIST HEALTH SOUTH FLORIDA

PREMIER DATA CENTER INVESTMENT OPPORTUNITY TOTALING 103,000 SQUARE FEET IN DORAL FLORIDA

THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor to Baptist Health South Florida (“Baptist”), is pleased to present the exceptional opportunity to acquire the 100% fee-simple interest in 2100 NW 84th Avenue, a 103,000 square foot premier data center in Doral Florida (the “Property” or the “Asset”). The Property is located within the Miami MSA, one of the top five most connected cities in the world due to the subsea cable systems that provides secure, low-latency connections to global markets. Additionally, the Property sits in the heart of Doral, within America’s Gateway business park, and features immediate proximity to all South Florida major thoroughfares (i.e., Dolphin Expressway, Palmetto Expressway, Florida Turnpike, I-75 and I-95).

Upon sale, Baptist Health will execute a 2-year partial sale-leaseback. The remaining space and power will be made available to new ownership entity.

2100 NW 84th Avenue presents a unique opportunity to own a cash flowing, value-add data center asset partially leased by Baptist Health (Moody’s: A1) for 2 years.

PROPERTY OVERVIEW

ADDRESS	2100 NW 84th Ave, Doral, FL
MARKET	South Florida
SUBMARKET	Miami Airport West
BUILDING TYPE	Data Center
YEAR BUILT / RENOVATED	1991 / 2000
RENTABLE SF	103,000
TOTAL DESIGN POWER	±4.3MW
SITE AREA (ACRES)	4.54
STORIES	1

LEASE OVERVIEW

TENANT	Baptist Health South Florida
CREDIT	Moody's: A1
LEASE TERM	2 years

INVESTMENT HIGHLIGHTS



HIGH QUALITY DATA CENTER ASSET



CASH FLOWING, VALUE-ADD OPPORTUNITY



EXCEPTIONAL CONNECTIVITY WITH LOW POWER COSTS



RAPIDLY GROWING, EASILY ACCESSIBLE LOCATION

INVESTMENT HIGHLIGHTS



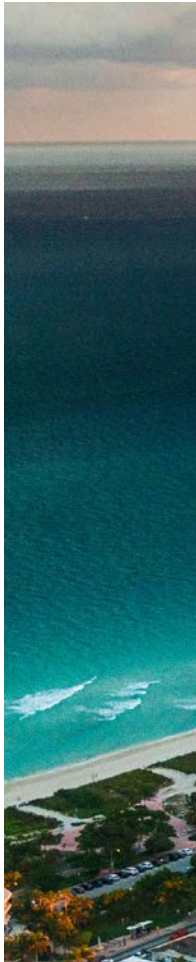
HIGH QUALITY DATA CENTER ASSET

- SIGNIFICANT CAPITAL INVESTMENT
- DUAL PATH POWER AND NETWORK FEEDS
- MULTI-MILLION DOLLAR ROOF UPGRADE (185MPH RATING)
- CRITICAL SYSTEM SURVIVABILITY IS AUTOMATIC AND REDUNDANT
- 12 MEGAWATTS OF GENERATOR POWER



CASH FLOWING, VALUE-ADD OPPORTUNITY

- BAPTIST HEALTH FEATURES A1 RATING FROM MOODY'S
- ANNUAL ESCALATIONS TO HEDGE AGAINST INFLATION
- EXCESS DATA CENTER CAPACITY



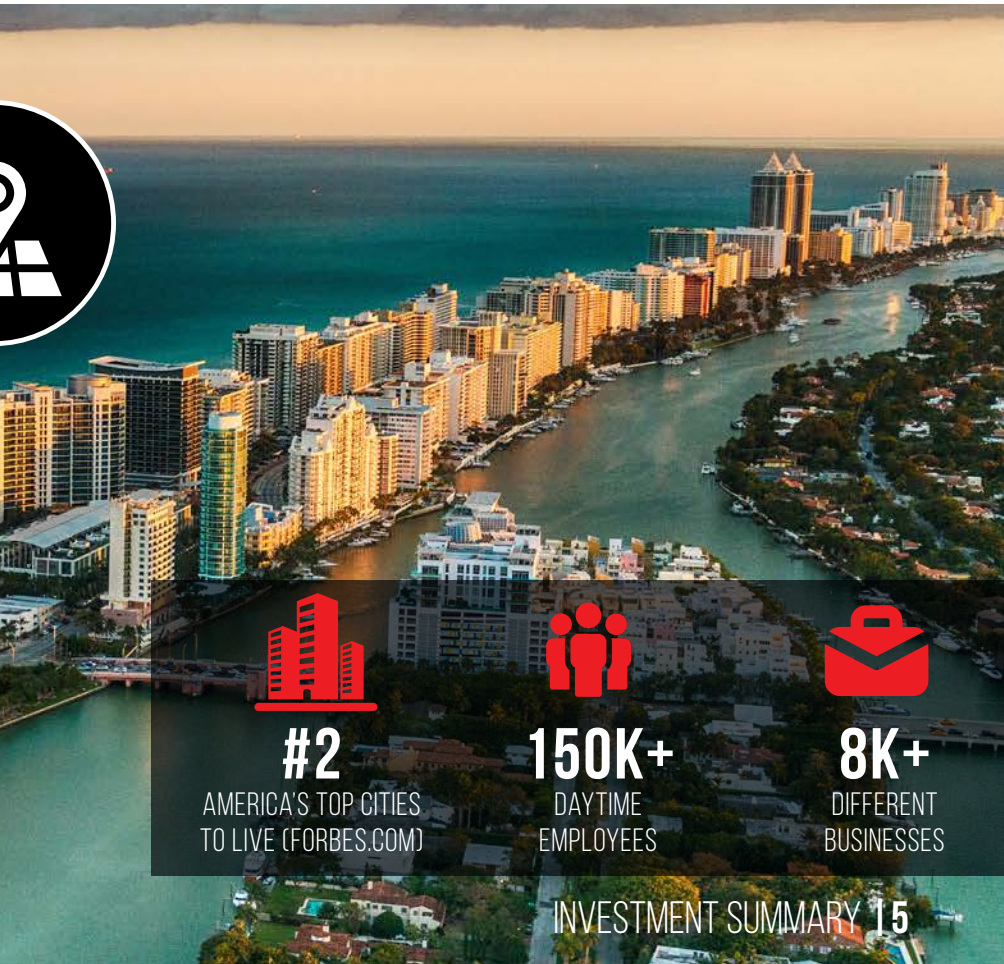


EXCEPTIONAL CONNECTIVITY WITH LOW POWER COSTS

- MIAMI IS RANKED TOP FIVE MOST CONNECTED CITIES
- SUBSEA CABLE SYSTEM
- CRITICAL TO LATIN AMERICAN OPERATIONS
- ACCOMMODATIVE BUSINESS ENVIRONMENT
- LOW COST OF POWER

RAPIDLY GROWING, EASILY ACCESSIBLE LOCATION

- POPULATION HAS TRIPLED SINCE 2000
- MIAMI-DADE COUNTY'S LARGEST EMPLOYMENT CENTER
- ACCESSIBLE TO FOUR MAJOR EXPRESSWAYS
- ADJACENT TO MIAMI INTERNATIONAL AIRPORT



#2

AMERICA'S TOP CITIES
TO LIVE (FORBES.COM)



150K+

DAYTIME
EMPLOYEES



8K+

DIFFERENT
BUSINESSES



PRIMARY DATA CENTER



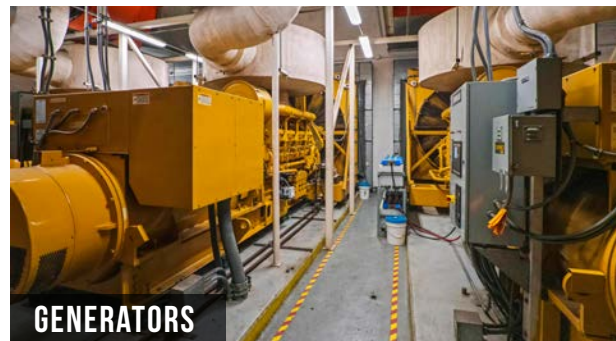
FIRE SUPPRESSION SYSTEM



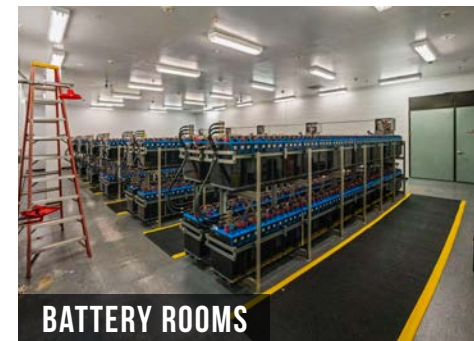
AIR HANDLERS



POINT OF PRESENCE



GENERATORS



BATTERY ROOMS



FOUR FUEL & TWO CHILLED WATER STORAGE TANKS

SITE PLAN



NW 84TH AVENUE

2100 NW 84TH AVENUE

DORAL, FLORIDA

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