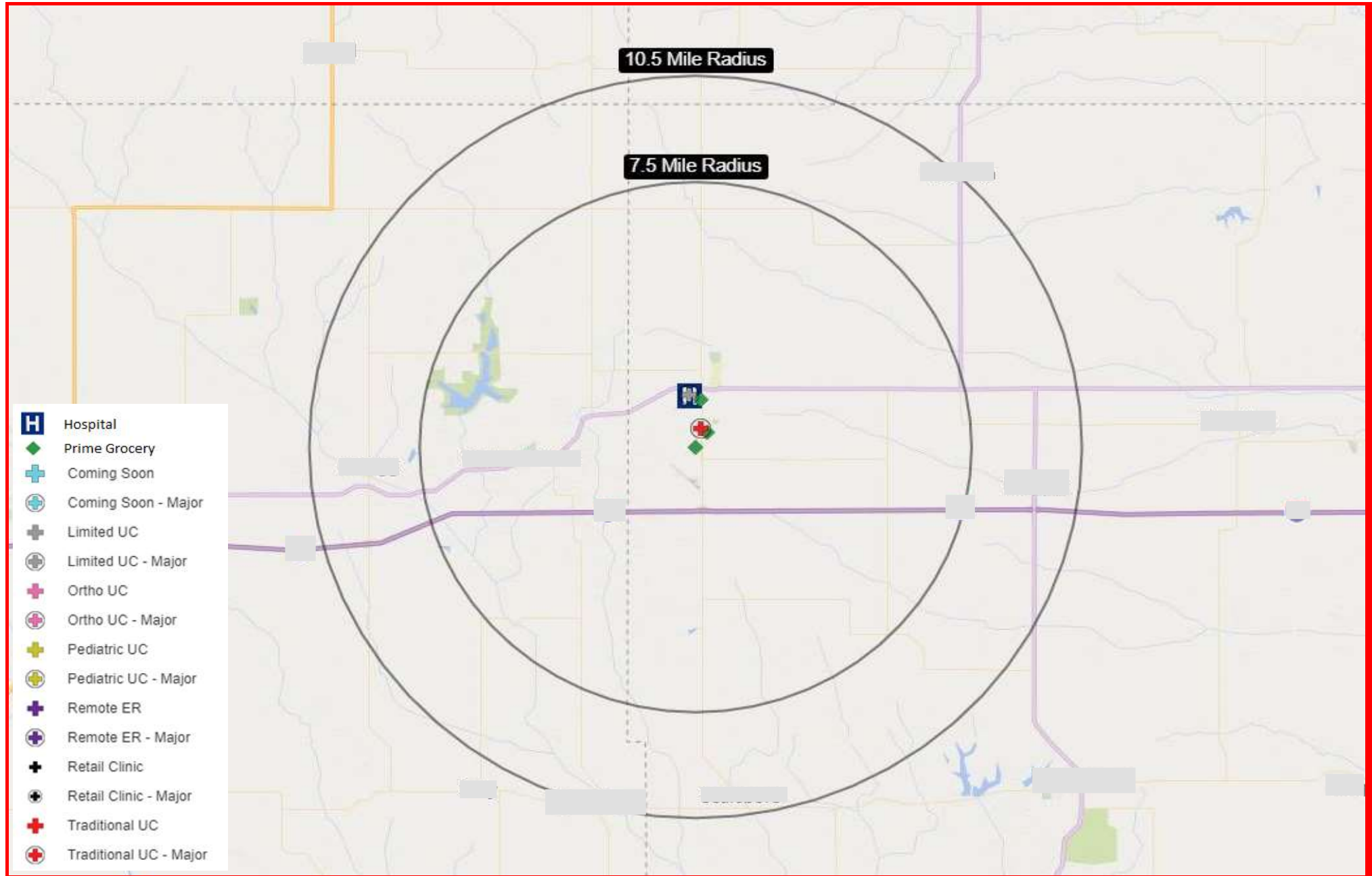


Report Date

Sample Retail Location

Sample Address



Full Canvass Report

Retail Draw Demographic Summary

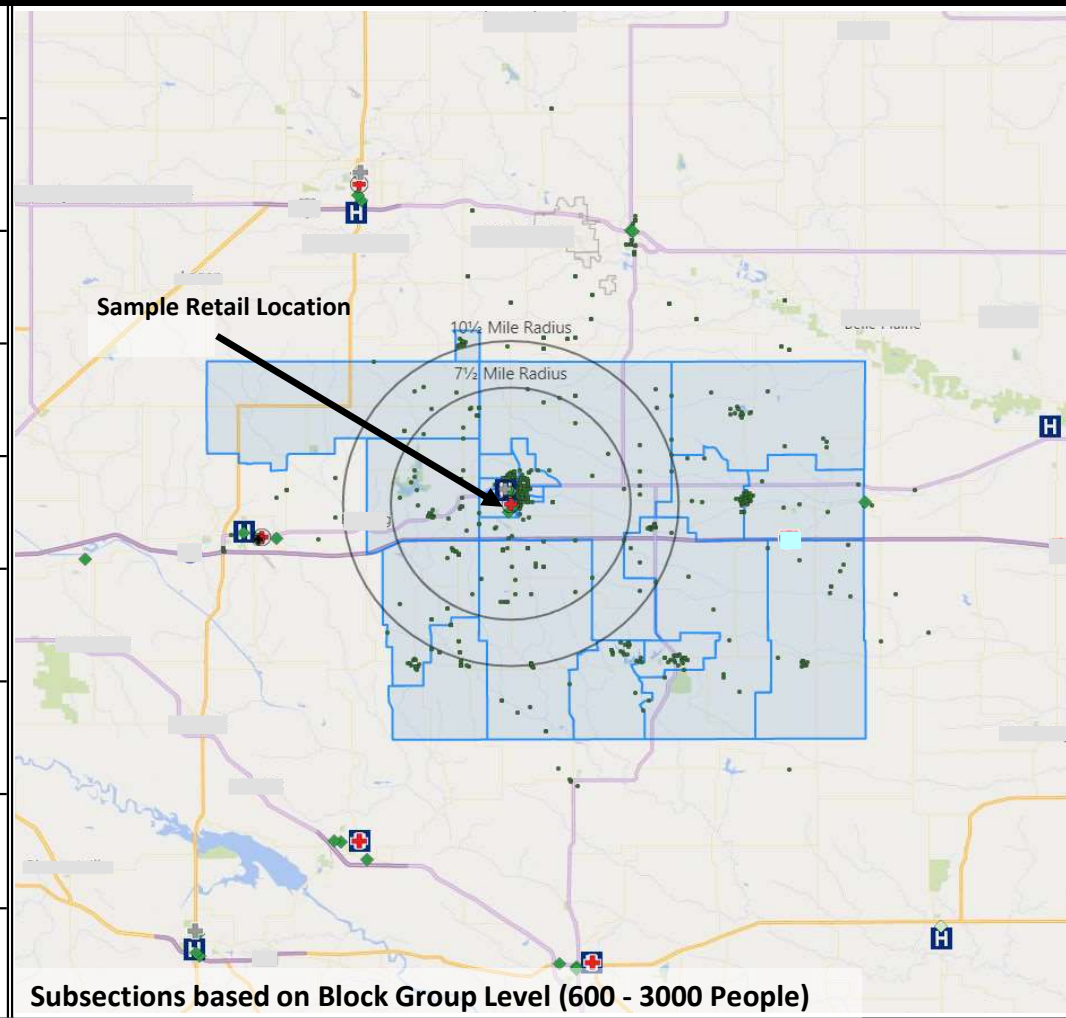
Sample Retail Location

*Dots represent 15 Customer Visits within 12 months



Sample Retail Consistent Consumer Trade Area Analysis

Population	PPUC	23,473	11,737
Median Age		41	
Median HH Income		\$60,958	
% Pop. Under 15 Yrs		14.6%	
% Pop 55+		36.0%	
% Medicare		6.6%	
% Medicaid		13.1%	
% Private Ins.		77.0%	
% Uninsured		6.4%	



The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independent contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Retail Mobile Data Summary

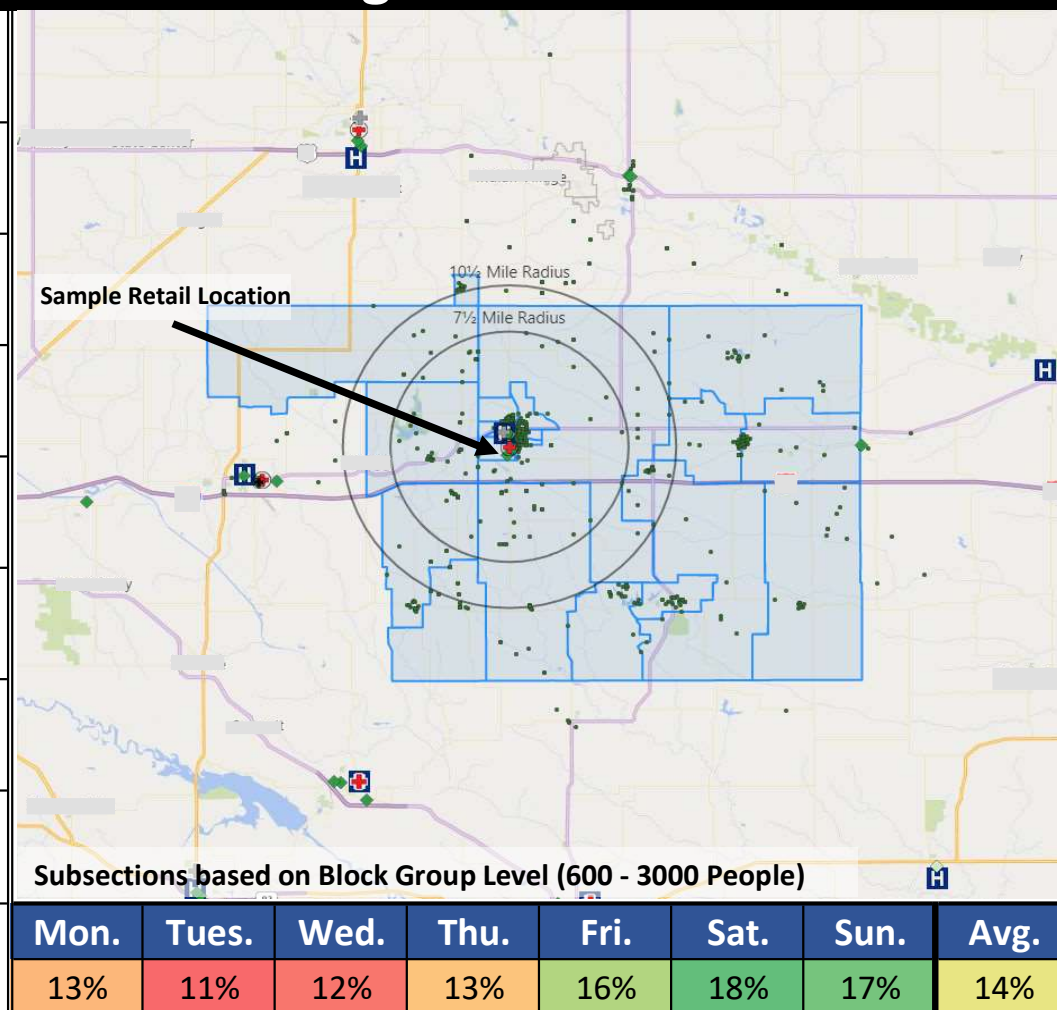
Sample Retail Location

*Dots represent 15 Customer Visits within 12 months



Sample Retail Key Indicators - Trailing 12 Months

Est. Customers	Avg. Visits	91,528	10.6
Tracked Devices		38,749	
Loyal Customers (15+)		20,703	22.6%
Loyal Customers within 5 Mi		50%	
Loyal Customers within 10 Mi		60%	
Loyal Customers within 30 Mi		95%	
Avg Dwell Time		36 min	
% From Home Work		52.3%	9.5%
Traffic Count		11,183	



The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independent contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Existing UC Mobile Data Summary

Sample Urgent Care

*Dots represent 1 Customer Visits within 12 months

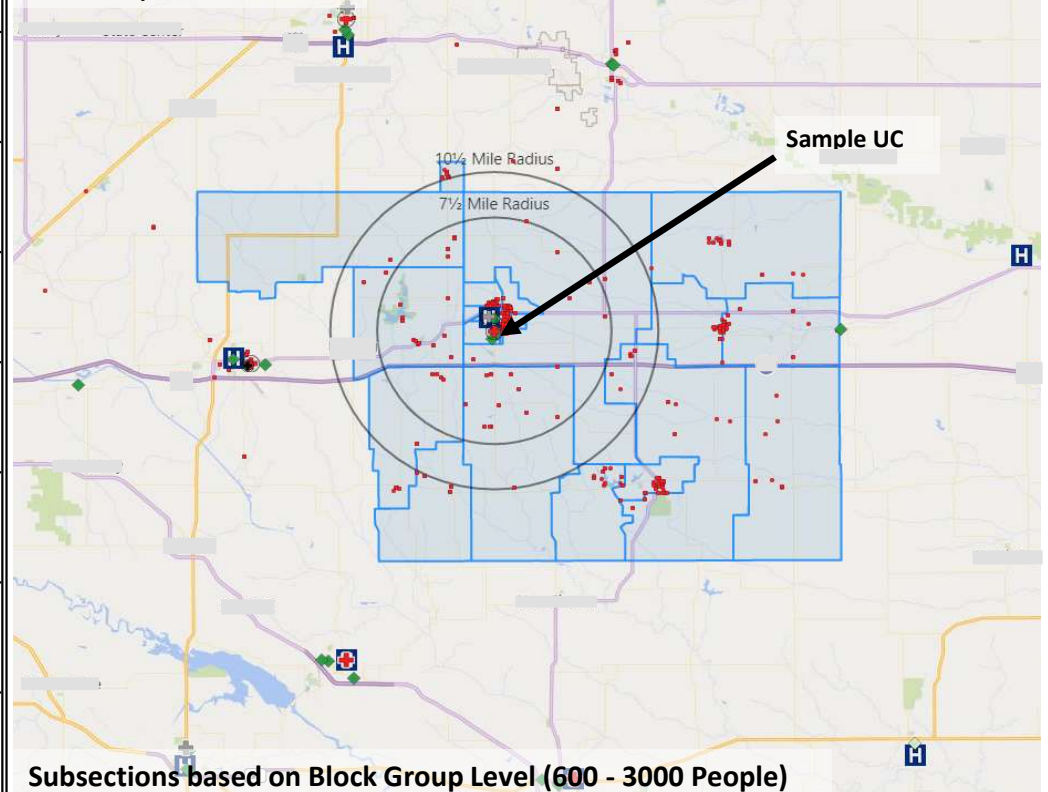


Sample Urgent Care - Trailing 12 Months

Est. Customers	Avg. Visits	8,893	2.1
Tracked Devices		798	
Avg. Dwell Time		167	
Customers within 5 Mi		47.7%	
Customers within 10 Mi		55.8%	
Customers within 30 Mi		91.8%	
% From Home Work		71.8%	57.1%
% To Home Work		10.8%	4.8%
Traffic Count		10,566	

Polygon = Sample Retail Location

Dots = Sample UC



Mon.	Tues.	Wed.	Thu.	Fri.	Sat.	Sun.	Avg.
18%	15%	14%	14%	14%	14%	11%	14%

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independent contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Sample Retail Location

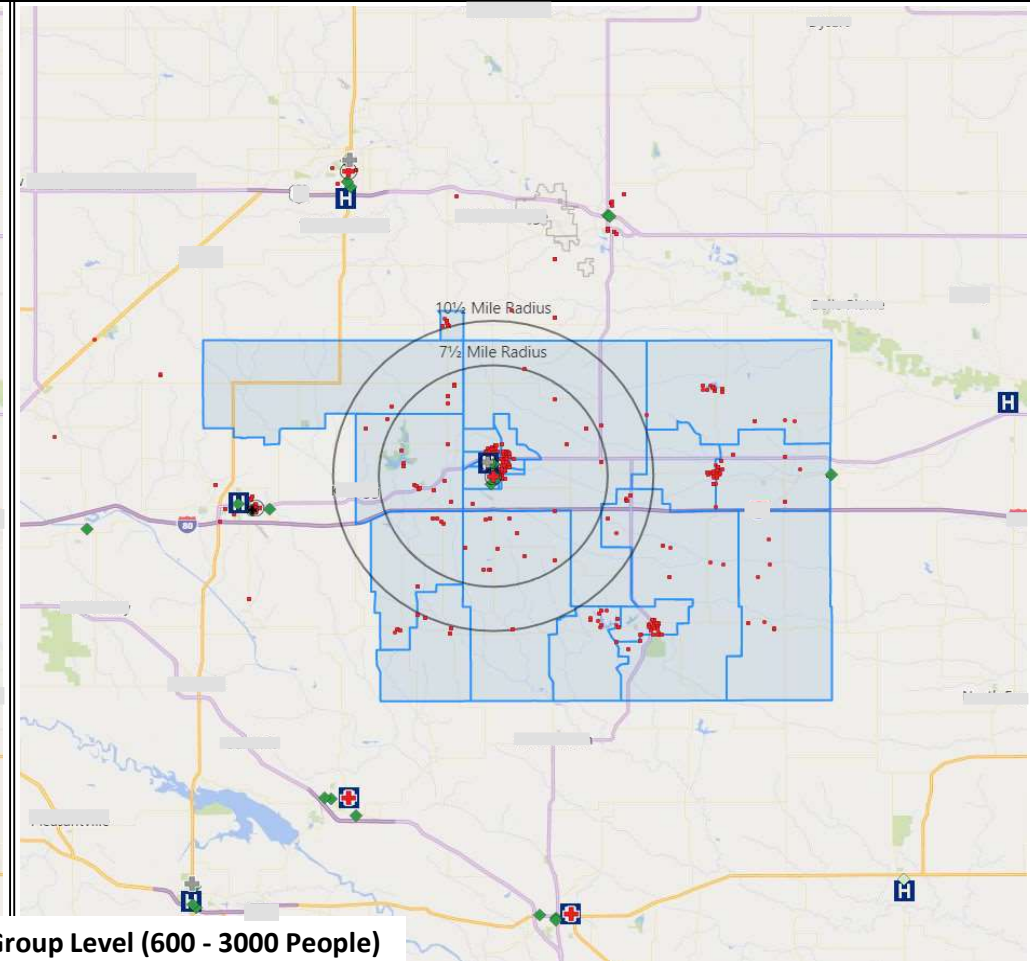
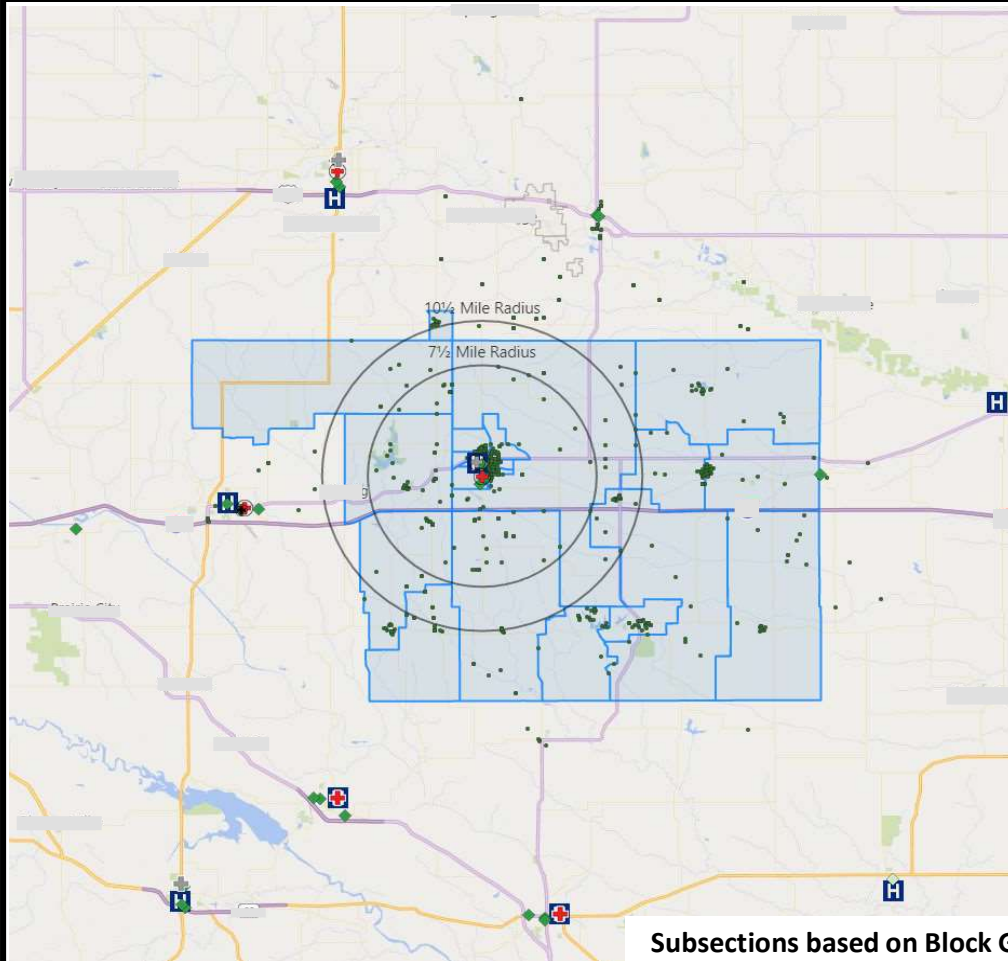


Sample Urgent Care

*Dots represent 15 Customer Visits within 12 months

*Dots represent 1 Customer Visit within 12 months

Customer Footprint - Trailing 12 Months



Subsections based on Block Group Level (600 - 3000 People)

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independent contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Existing UC Mobile Data Summary

Sample Competitor

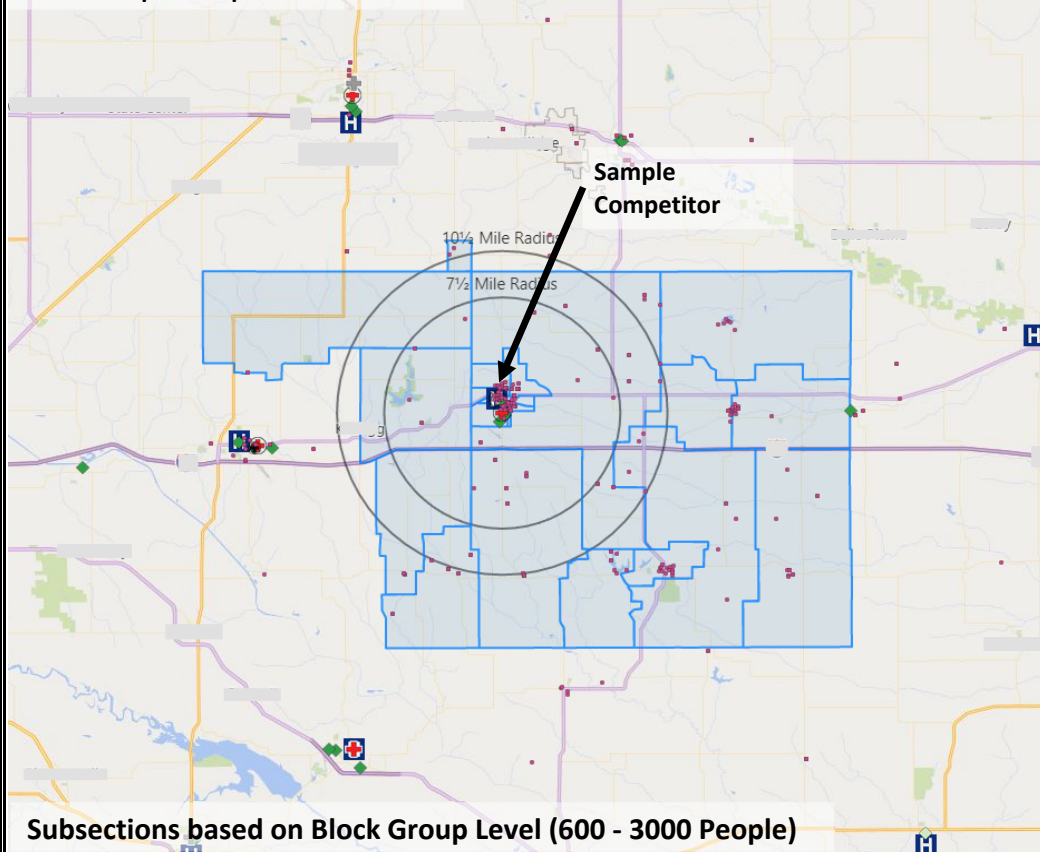
*Dots represent 2 Customer Visits within 12 months (capture includes Hospital)



Sample Competition - Trailing 12 Months

Est. Customers	Avg. Visits	27,906	5.7
Tracked Devices		6,143	
Avg. Dwell Time		225	
Customers within 5 Mi		24.1%	
Customers within 10 Mi		31.1%	
Customers within 30 Mi		79.1%	
% From Home Work	79.5%	61.1%	
% To Home Work	8.5%	6.8%	
Traffic Count		1,754	

Dots = Sample Competition



Subsections based on Block Group Level (600 - 3000 People)

Mon.	Tues.	Wed.	Thu.	Fri.	Sat.	Sun.	Avg.
18%	19%	18%	18%	15%	7%	5%	14%

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independent contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Sample Urgent Care

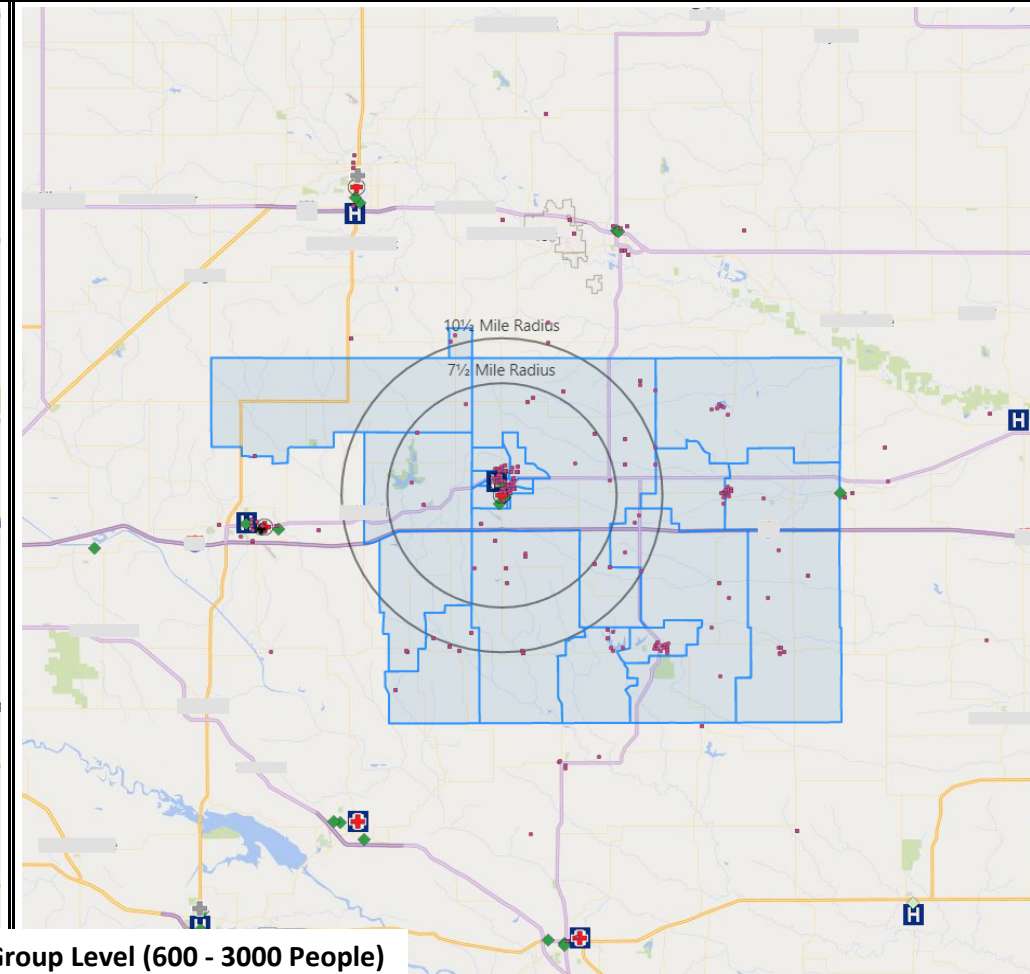
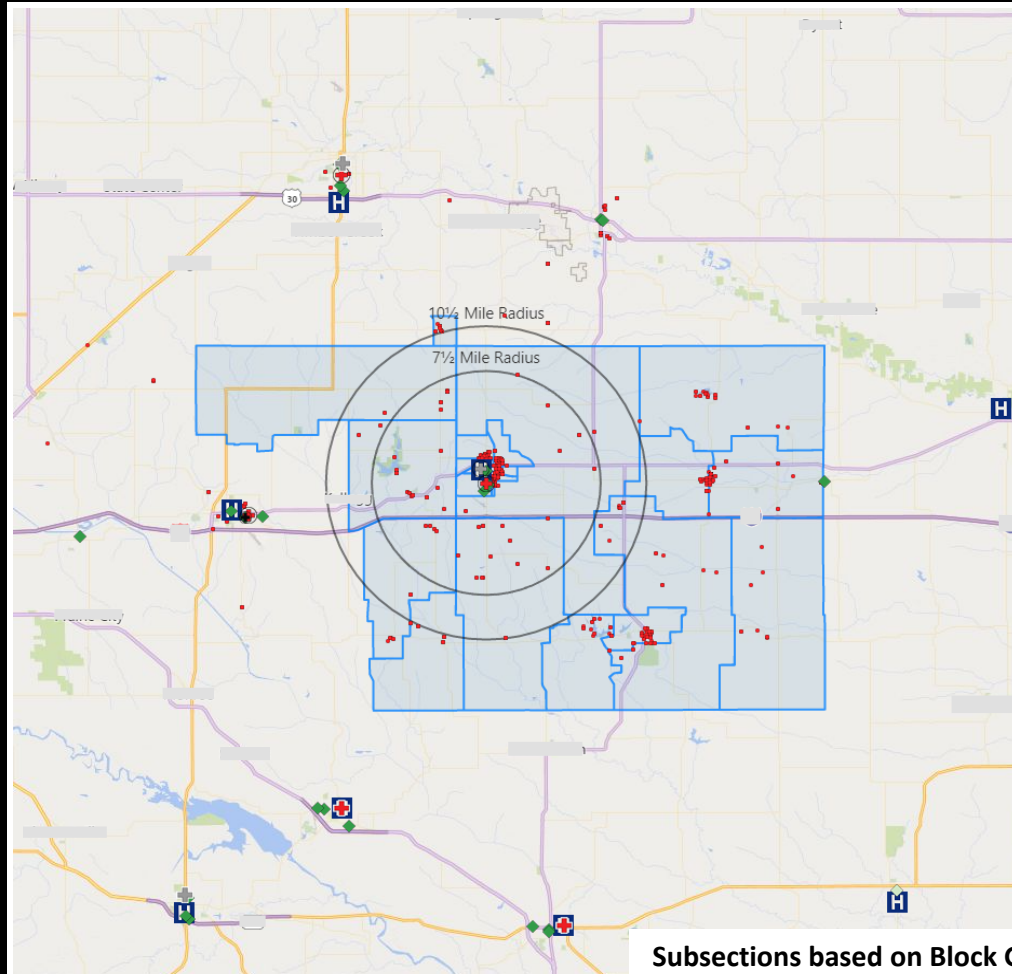


Sample Competitor

*Dots represent 1 Customer Visit within 12 months

*Dots represent 2 Customer Visits within 12 months

Footprint - Trailing 12 Months



Subsections based on Block Group Level (600 - 3000 People)

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independent contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Opportunity Zone Analysis

LOCATION: Sample Retail Location

Project: NUCR Reporting

NATIONAL UC REALTY
a Division of Zelnik Realty Group

201 E. Kennedy Blvd. #1609
Tampa, FL 33602
www.NationalUCRealty.com

The **Opportunity Zone Analysis** is a preliminary evaluation of an area to determine if the specific zone contains sufficient synergies that may warrant further investigation. Due to the fluid nature of the real estate and industry landscape, Opportunity Zone Analysis is subject to change based on the evolution of key market variables.

LEGEND

Green highlight
Lime highlight

Value > 20% vs median comp set
Value > 10% vs median comp set

Orange highlight
Gold highlight

Value < -15% vs median comp set
Value < -35% vs median comp set

Report Data

Date: Report Date **Site ID:**

Agent Contact: Mike Zelnik

Agent Phone: 614-309-3288 **Map ID:**

Agent Email: Mike@nationalucr.com **Existing Location**

Indices & Comparisons

Primary Draw In Core Trade Zone	A - Prime Grocery/Walmart B - Drugstore C - Hospital	
Composition of Core Trade Zone	Traditional Limited Peds Remote ER/Occ Med/Coming Soon	
High Impact Activity Count	Represents activities which may translate into an Urgent Care or Orthopedic Event. Examples include playgrounds, schools, gyms, recreational parks/areas, etc.	
Payor Mix Primary %	American Community Survey Health Insurance Data	Private Medicare Total Private & Medicare
Payor Mix Secondary %	American Community Survey Health Insurance Data	Uninsured Medicaid Total Uninsured & Medicaid

Study Variables

Benchmark Zone:	Polygon	Comparison Zone:	10.5 Mile Ring
Comparison Data Set:	Rural Comparison Set	Comparison Set:	2,043
Benchmark Zone PPUC (Trad+Lim)		Rural Comparison Set PPUC (Trad+Lim)	
11,737		14,114	
Subject Zone		Comparative Benchmark	
A	B	C	
3	1	1	
Traditional	Limited	Peds	Other
1	1	0	0
Total Count			
18	Tier I Impact Zone		
Private	Medicare	Total	
77%	7%	84%	
Uninsured	Medicaid	Total	
6%	13%	19%	
Private	Medicare	Total	
66%	6%	71%	
Uninsured	Medicaid	Total	
9%	15%	24%	

Mobile Data Footprint

Traffic Count: 11,183

Customer Foot Traffic	Represents estimated number of customer visits to major draw based on mobile data tracking in the past 12 months.	Sample Retail Location
Customer Pattern	Customer Traffic Origination and Destination to the Major Draw	
Weekly Foottraffic	Average Percent of Customer Foottraffic to Major Draw throughout the week.	

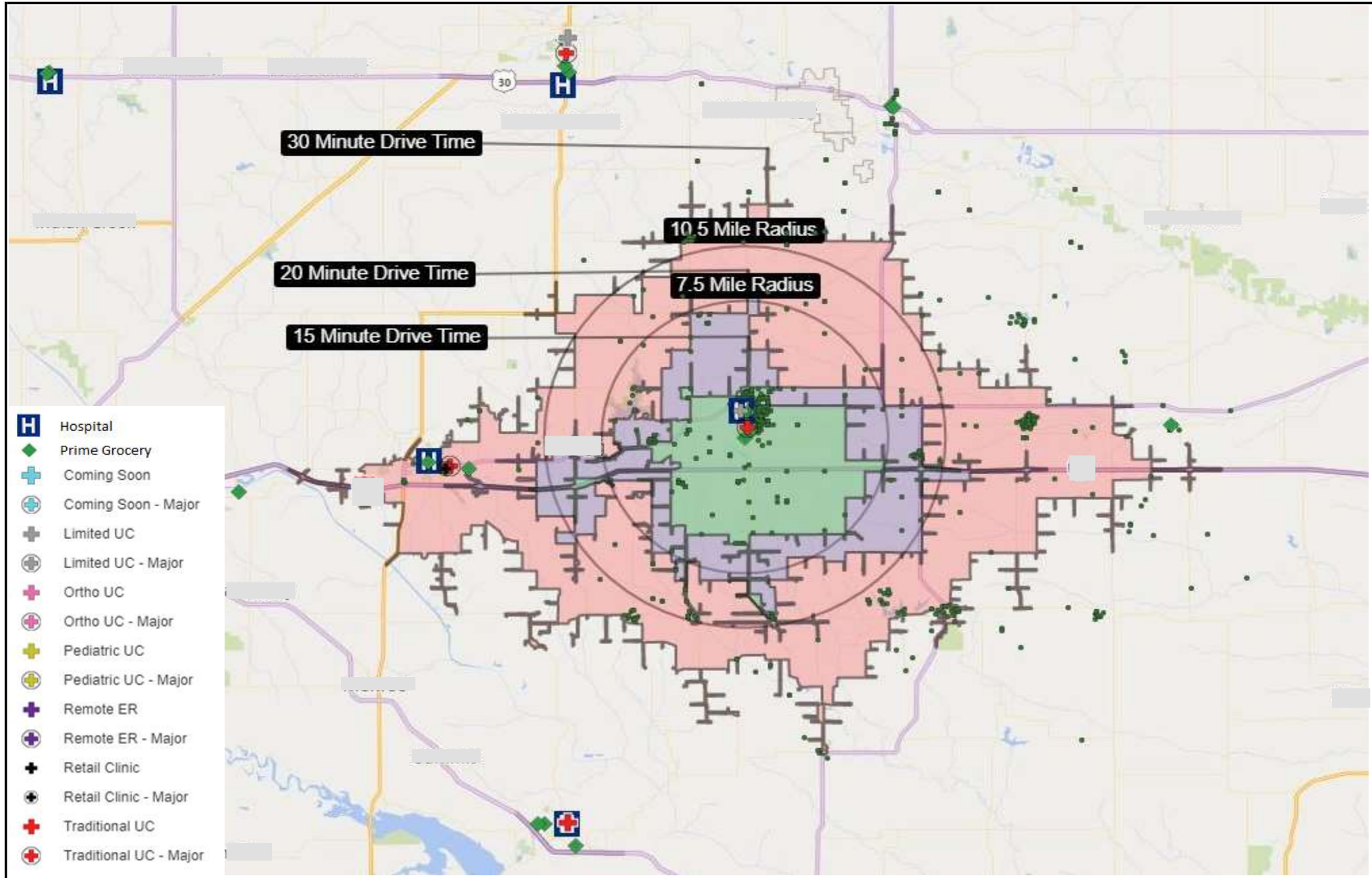
Est. Unique Customers		Avg. Visits		Loyal Customers (15+)		Tracked Devices	
91,528		10.6		20,703		38,749	
% From Home		% From Work		% To Home		% To Work	
52.3%		9.5%		70.2%		3.8%	
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Median
12.73%	11.37%	11.61%	12.97%	15.81%	18.01%	17.49%	12.97%

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independent contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Report Date

Sample Retail Location

Sample Address



Sample Retail Location

Sample Address

Snapshot Qualifier - Existing Location		Polygon		7.5 Mile Radius		10.5 Mile Radius		Rural Comparison Set	
								10.5 Mile Ring 2043 Units	
Population		23,473		11,532		14,433		28,164	
Median Age		41		37		39		41	
Traditional UC	PPUC+0	1	[1] 23,473	1	[1] 11,532	1	[1] 14,433	1	19,780
Traditional+Limited	PPUC+0	2	[2] 11,737	2	[2] 5,766	2	[2] 7,217	2	14,114
Pediatric UC	PPUC+0	0	[0] 23,473	0	[0] 11,532	0	[0] 14,433	0	28,164
Total UC (non-retail)	PPUC+0	2	[2] 11,737	2	[2] 5,766	2	[2] 7,217	2	14,114
Households		9,435		4,490		5,654		10,842	
Daytime Population		19,520		12,713		14,128		20,156	
Median Income		\$60,958		\$57,641		\$61,096		\$49,863	
Avg HH Income		\$78,576		\$76,962		\$78,678		\$64,050	
Median to Avg Income %		78%		75%		78%		77%	
Group YXB Score %		51.7%		55.3%		54.2%		46.0%	
Group F Score %		18.4%		17.5%		17.8%		18.7%	
Count of Physicians		14		13		13		20	
Pop per Physician		1,677		887		1,110		1,415	
Personal Crime Index		88.5		124.9		110.4		64.3	
% Pop under 15 Yrs 19Yrs		15%	22%	14%	23%	14%	23%	17%	24%
% Pop 55+		36%		32%		34%		33%	
Private Ins. %		77%		76%		76%		66%	
Medicaid %		13%		13%		13%		15%	

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification.
Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independent contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Sample Retail Location

Sample Address

Snapshot Qualifier - Existing Location		Polygon		15 Minute Drive Time		20 Minute Drive Time		30 Minute Drive Time	
Population		23,473		10,318		12,827		37,308	
Median Age		41		36		38		41	
Traditional UC	PPUC+0	1	[1] 23,473	1	[1] 10,318	1	[1] 12,827	2	18,654
Traditional+Limited	PPUC+0	2	[2] 11,737	2	[2] 5,159	2	[2] 6,414	3	12,436
Pediatric UC	PPUC+0	0	[0] 23,473	0	[0] 10,318	0	[0] 12,827	0	37,308
Total UC (non-retail)	PPUC+0	2	[2] 11,737	2	[2] 5,159	2	[2] 6,414	3	12,436
Households		9,435		4,004		4,992		15,129	
Daytime Population		19,520		12,192		13,526		30,458	
Median Income		\$60,958		\$53,921		\$58,852		\$56,237	
Avg HH Income		\$78,576		\$75,107		\$77,459		\$72,147	
Median to Avg Income %		78%		72%		76%		78%	
Group YXB Score %		51.7%		55.5%		54.5%		51.1%	
Group F Score %		18.4%		18.3%		18.1%		18.6%	
Count of Physicians		14		13		13		28	
Pop per Physician		1,677		794		987		1,332	
Personal Crime Index		88.5		131.7		116.4		89.3	
% Pop under 15 Yrs 19Yrs		15%	22%	15%	23%	14%	23%	15%	23%
% Pop 55+		36%		31%		33%		35%	
Private Ins. %		77%		75%		76%		74%	
Medicaid %		13%		13%		13%		16%	

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification.
Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independant contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Report Date	Sample Retail Location	
Crime Overview Statistics	Sample Address	Polygon

Personal Crime Index Spread

Subject Site Personal Crime Index (Target Geography):

88

**Color-Code Based on 100

Median Personal Crime Index (Comparison Set):

64

Index Total	Sites	% of Index
Under 100	7,269	62.41%
101-150	2,127	18.26%
151-200	1,103	9.47%
201-250	642	5.51%
251 & Up	508	4.36%

** Sample Set 11,647 Units - Traditional + Limited Ucs - 3 Mi Radius

Less than 50

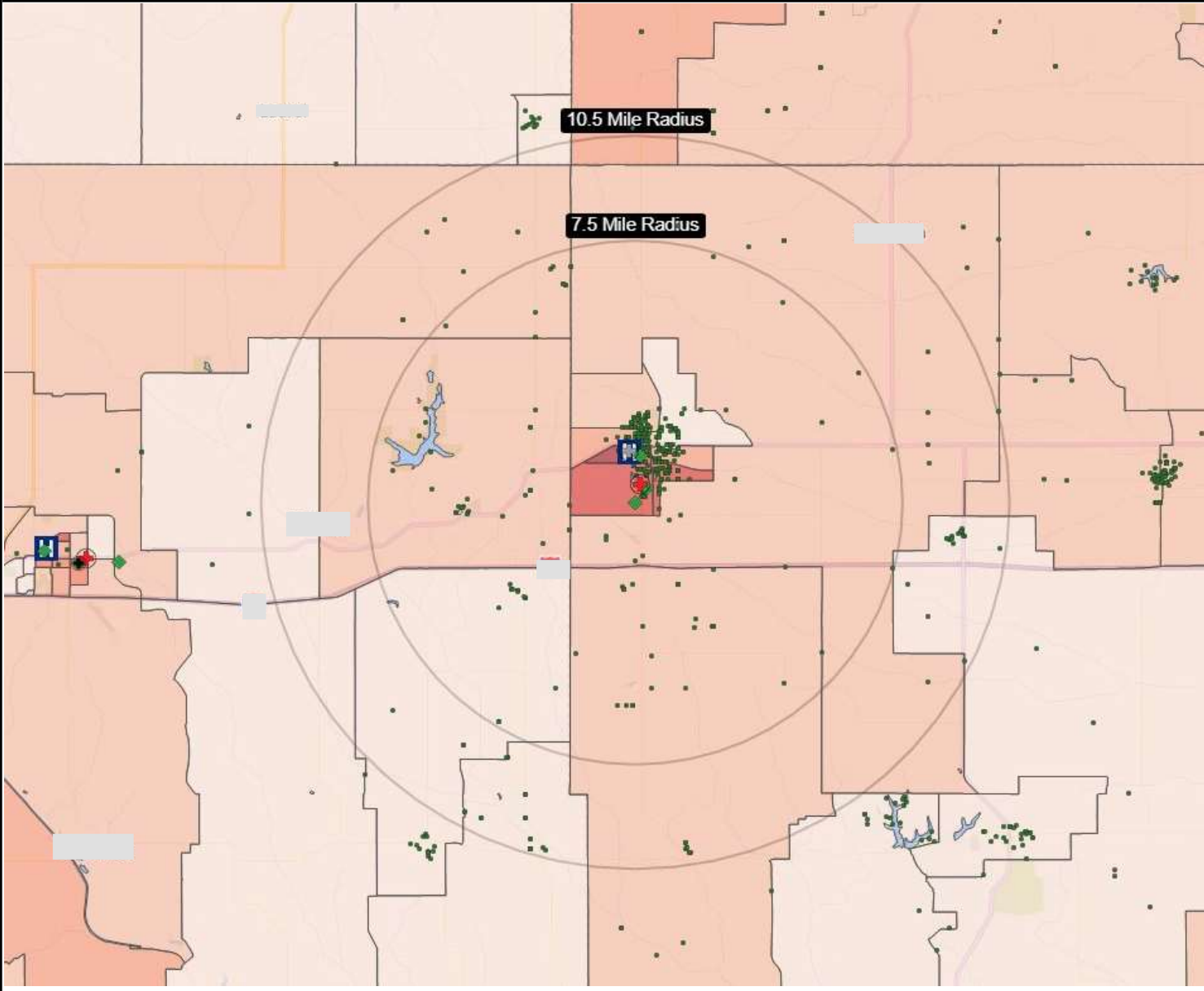
50 - 100

100 - 150

150 - 200

200 - 250

250 or more



The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein

Report Date	Sample Retail Location
Mosaic Psychographic Distribution	Sample Address 10.5 Mile Radius

[illegible]

Rural Comparison Set - 10.5 Mile Ring - 2043

Group Y	5.7%	Group X	19.9%	Group B	16.9%	Group M	20.3%	Group S	13.3%	Group F	18.7%
---------	------	---------	-------	---------	-------	---------	-------	---------	-------	---------	-------

*This is a median vlaue for each respective group, the sum of each group may not equal 100%

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein

NATIONAL UC REALTY
a Division of Zelnik Realty Group

Final Project Summary Checklist

Address: Sample Retail Location

Project Trade Area	Polygon	Rural Comparison Set 10.5 Mile Ring - 2043	Subject vs Comp	Optimal	Neutral	Suboptimal
<u>Analytic Attributes</u>	Population	23,473	28,164	83%	✓	
	Pop Per UC	11,737 0 PpUC +	14,114 (PpUC)	83%	✓	
	High Impact Active	18	12	150%	✓	
	Major Draw to Area	5	5	100%	✓	
	Competition	2	2	100%	✓	
	Pop Under 15	14.6%	17.2%	85%	✓	
	Pop Over 55	36.0%	33.0%	109%	✓	
	Private Payor Mix	77.0%	65.7%	117%	✓	
	Medicaid Payor Mix	13.1%	14.9%	88%	✓	
	Personal Crime (vs. FBI 100)	88	64	138%	✓	

<u>Property Attribute</u>	Building Location	Freestanding	Freestanding	Targeted Attributes - Does Not Reflect Comparison Set Values	✓		
	Building Size	3,500	3,000 - 4,000 SF		✓		
	Signage	Highly Visible	Individual		✓		
	Traffic Count	11,183 VPD	15,000 - 40,000 VPD			✓	
	Available Parking	Individual High Ratio	Individual High Ratio		✓		
	Access	Full Access	Traffic Light		✓		

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, nor independent contractors, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein.

Mike Zelnik
614-309-3288

Mike@nationalucr.com

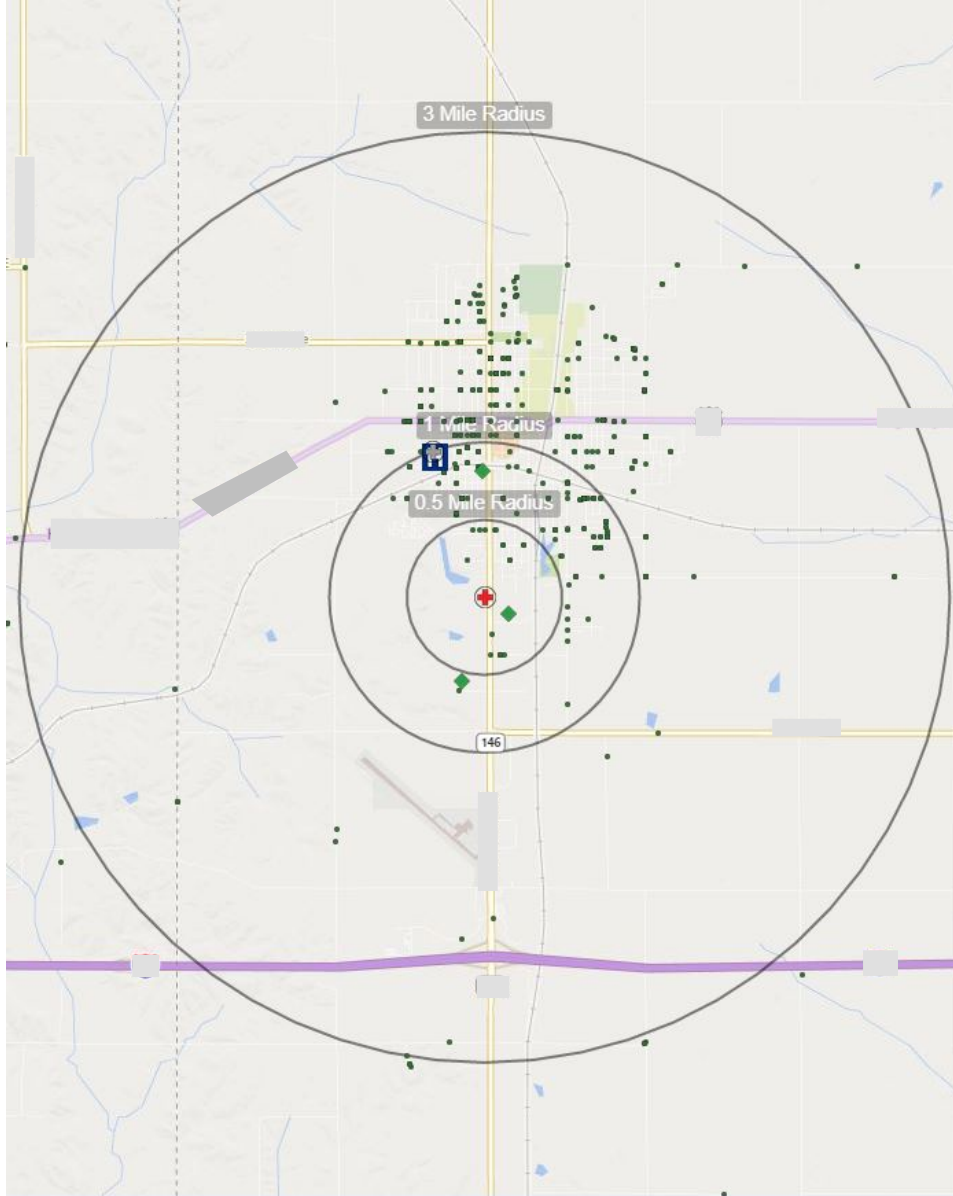
NATIONAL UC REALTY
a Division of Zelnik Realty Group

Report Date

Site:

Dots Based on Customer Frequency of 15+ visits in 12 month period

Sample Urgent Care Location



Retail 0.5 Mi Radius

INVENTORY SF 182K +0% Prior Period 182K	UNDER CONSTRUCTION SF 0 - Prior Period 0	12 MO NET ABSORPTION SF 0 - Prior Period 0	VACANCY RATE 0% +0% Prior Period 0%	MARKET RENT/SF \$7.94 - Prior Period \$0	MARKET SALE PRICE/SF \$68 +4.9% Prior Period \$65	MARKET CAP RATE 8.7% +0% Prior Period 8.7%
Availability	Inventory	Sales Past Year	Demand			
Vacant SF	Existing Buildings	14 ↓	Asking Price Per SF	-	12 Mo Net Absorp % of Inventory	0% ↓
Sublet SF	Under Construction Avg SF	-	Sale to Asking Price Differential	-	12 Mo Leased SF	0 ↓
Availability Rate	12 Mo Demolished SF	0 ↓	Sales Volume	\$0 ↓	Months on Market	-
Available SF	12 Mo Occupancy % at Delivery	0 ↓	Properties Sold	1 ↓	Months to Lease	-
Available Asking Rent/SF	12 Mo Construction Starts SF	0 ↓	Months to Sale	-	Months Vacant	-
Occupancy Rate	12 Mo Delivered SF	0 ↓	For Sale Listings	-	24 Mo Lease Renewal Rate	100.0%
Percent Leased Rate	12 Mo Avg Delivered SF	-	Total For Sale SF	-	Population Growth 5 Yrs	0.1%

Office 1 Mi Radius

INVENTORY SF 17.9K +0% Prior Period 17.9K	UNDER CONSTRUCTION SF 0 - Prior Period 0	12 MO NET ABSORPTION SF 0 -100.0% Prior Period 2.9K	VACANCY RATE 0% +0% Prior Period 0%	MARKET RENT/SF \$19.58 - Prior Period \$0	MARKET SALE PRICE/SF \$191 +1.2% Prior Period \$189	MARKET CAP RATE 9.2% +0.1% Prior Period 9.1%
Availability	Inventory	Sales Past Year	Demand			
Vacant SF	Existing Buildings	3 ↓	Asking Price Per SF	-	12 Mo Net Absorp % of Inventory	0% ↓
Sublet SF	Under Construction Avg SF	-	Sale to Asking Price Differential	-	12 Mo Leased SF	0 ↓
Availability Rate	12 Mo Demolished SF	0 ↓	Sales Volume	\$1.8M ↑	Months on Market	-
Available SF	12 Mo Occupancy % at Delivery	0 ↓	Properties Sold	1 ↓	Months to Lease	-
Available Asking Rent/SF	12 Mo Construction Starts SF	0 ↓	Months to Sale	-	Months Vacant	-
Occupancy Rate	12 Mo Delivered SF	0 ↓	For Sale Listings	-	24 Mo Lease Renewal Rate	100.0%
Percent Leased Rate	12 Mo Avg Delivered SF	-	Total For Sale SF	-	Population Growth 5 Yrs	0%

Warehouse 3 Mi Radius

INVENTORY SF 1.4M +0% Prior Period 1.4M	UNDER CONSTRUCTION SF 0 - Prior Period 0	12 MO NET ABSORPTION SF 0 - Prior Period 0	VACANCY RATE 0% +0% Prior Period 0%	MARKET RENT/SF \$4.11 - Prior Period \$0	MARKET SALE PRICE/SF \$28 +7.1% Prior Period \$26	MARKET CAP RATE 9.7% +0.3% Prior Period 9.4%
Availability	Inventory	Sales Past Year	Demand			
Vacant SF	Existing Buildings	11 ↓	Asking Price Per SF	-	12 Mo Net Absorp % of Inventory	0% ↓
Sublet SF	Under Construction Avg SF	-	Sale to Asking Price Differential	-	12 Mo Leased SF	0 ↓
Availability Rate	12 Mo Demolished SF	0 ↓	Sales Volume	\$7.1M ↑	Months on Market	-
Available SF	12 Mo Occupancy % at Delivery	0 ↓	Properties Sold	4 ↓	Months to Lease	-
Available Asking Rent/SF	12 Mo Construction Starts SF	0 ↓	Months to Sale	-	Months Vacant	-
Occupancy Rate	12 Mo Delivered SF	0 ↓	For Sale Listings	1 ↓	24 Mo Lease Renewal Rate	100.0%
Percent Leased Rate	12 Mo Avg Delivered SF	-	Total For Sale SF	266K ↓	Population Growth 5 Yrs	0.2%

The information provided herein is intended to serve only as preliminary basis for a market analysis of the indicated area and should not be relied on by any party without independent analysis and verification. Neither National UC Realty or Michael Zelnik, nor any of its agents, guaranty or warrant, expressly or by implication, the accuracy of any information set forth herein

Version 032916

NATIONAL UC REALTY
a Division of Zelnik Realty Group