



RECENTRIC REALTY CAPITAL

Investor Tear Sheet

Recentric Realty Capital is a vertically integrated investment firm that acquires and optimizes medical office assets in the Mountain West and Southwest regions of the United States. Recentric leverages a multi-decade track record and a value-add framework to drive superior risk-adjusted returns for accredited investors.

23 Years of Operating History

11 Years in Health Care Real Estate

\$30M+ in AUM*

33 Limited Partners*

\$100M+ in Transaction Volume*

150,000+ SF Under Management*



*As of January 15, 2026

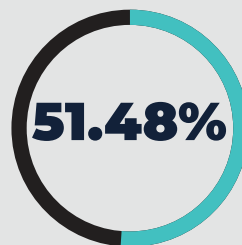
Portfolio Performance

*As of December 31, 2025

**LTV ratio is defined as long-term debt divided by asset value

**3.96
Years**

Weighted Average Lease Term (WALT)*



Loan-to-Value (LTV) Ratio**

1.66x

Weighted Average DSCR*



Weighted Average Vacancy*





Stonegate Medical Office Building

Parker, CO

Size: 14,016 SF

Acquisition: January 2017 at an **8.25%** cap rate

Strategy: Stabilization and value maximization

Exit: Sold in January 2026 for **\$5.7 million**

► **Outcome:** Generated **3.65x MOIC** and **18% IRR**



Thornton Medical Office Building

Thornton, CO

Size: 10,750 SF

Acquisition: December 2015 at an **8.75%** cap rate

Strategy: Value-add stabilization and capital restructuring

Exit: Anticipated in Q1 2026

► **Outcome:** increased value by **93%** in seven months; **100%** occupied with all investor equity returned via refinance



Saddle Rock Medical

Centennial, CO

Size: 23,789 SF

Acquisition: December 2019 at an **8%** cap rate

Strategy: Value-add conversion to **100%** medical tenancy

Exit: Anticipated in Q3 2026

► **Outcomes:** Active execution; increased value by **17%**



Union Terrace Office / Medical

Lakewood, CO

Size: 84,145 SF

Acquisition: December 2023 at a **10.1%** cap rate

Strategy: Medical conversion and NNN optimization

Exit: Anticipated in 2030

► **Outcomes:** Targeting **\$240K+** annual NOI upside; increased value by **34%**

Investment Philosophy

Recentric operates under its **Five Ps** framework:



► **People**



Product



Process



Position



Performance

This disciplined approach has produced projected IRRs of **15%–26%** annually across the portfolio



Darren Nakos

CCIM | Managing Partner

Darren has 20 years of experience syndicating commercial real estate investments and nearly a decade-long track record of owning and operating medical office real estate. As a Certified Commercial Investment Member (CCIM), Darren applies a rigorous quantitative and qualitative framework to asset selection, ensuring that opportunities are backed by institutional-level analysis.

A serial entrepreneur, Darren's first business was Winebid.com, an internet startup that he launched, scaled, and sold in 2002. Darren began syndicating real estate in 2003 and launched Recentric in 2010 to capitalize on the rising demand for health care real estate in western U.S. markets.



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