ATTACHMENT B

NorthBay Healthcare Portfolio — Property-Level (Solano 10 Assets)

Source: individual VMG Health "Fair Market Value Analysis" draft appraisal reports (effective date of value 10/15/2026) — one row per subject property

#	Photo	Property Name	Address	City	State / Zip	Building (SF)	Site (Acres)	Year Built	Property Type	Property Summary	Allocated Purchase Price	Tenant Improvement Allowance	Total Purchase Price & TIA	Current Owner (Seller)	New Tenant / Lease (NorthBay Health)	Effective Date of Value
1		**2500 NorthBay Healthcare MOB**	2500 Hilborn Road	Fairfield	CA 94534	14,418	1.42	2001 (2026 renovation planned)	Medical Office Building	2500 NorthBay Healthcare MOB is a single-tenant medical office building totaling 14,418 rentable square feet on a 1.42-acre (61,855 SF) parcel in Fairfield, California. The building was constructed in 2001 and has a typical medical office buildout including a lobby/waiting area, X-Ray room, storage rooms, physician offices, exam rooms, bathrooms, and physical therapy space. The property is anticipated to be renovated in 2026, funded by a $1,500,000 TI allowance, after which it is assumed to be in good condition with high-quality interior finishes.	$10,000,000	$1,500,000	$11,500,000	FSS Holdings LLC	NorthBay Health — new 10-year primary lease; monthly payments commence 10/16/2026 (initial payment $51,358.63, with $12,796.78 annual increases); bond matures 10/16/2037	October 15, 2026
2		**Existing NorthBay Corporate Headquarters**	4500 Business Center Drive	Fairfield	CA 94534	69,194	6.61	2008 (2026 renovation anticipated to complete)	Medical Office Building (Corporate Headquarters)	The subject is a renovated headquarters space for NorthBay containing 69,194 rentable square feet of professional office space, including private offices, conference rooms, and other administrative space. The building was constructed in 2008 and is anticipated to complete renovations in 2026. The improvements sit on a 6.61-acre (287,931 SF) parcel.	$41,100,000		$41,100,000	NV NBHQ, LP	NorthBay Health — new 10-year primary lease agreement; monthly lease payments commence 10/16/2026, initial monthly payment $189,134.57 with $47,125.76 annual increases	October 15, 2026
3		**Gateway Medical Plaza**	1860 Pennsylvania Ave	Fairfield	CA 94533	42,410	1.63	1986	Medical Office Building	Gateway Medical Plaza is a rectangular, multi-tenant medical office building totaling 42,410 rentable square feet, located on the NorthBay Health Medical Center campus (a 189-bed short-term acute care hospital) in Fairfield, California. The building features a typical medical office buildout, including a lobby/waiting area, exam rooms, private offices, restrooms, storage, and other supporting clinical and administrative space. It also contains an unused/former linear accelerator (LINAC) vault room (no machine) on the first floor. The property sits on a 1.63-acre (71,002 SF) parcel and was constructed in 1986.	$27,500,000		$27,500,000	NV Gateway MOB, LP (per public records); seller of record is Westside NV Gateway MOB, LP	NorthBay Health — new 10-year primary lease for the entirety of the subject property; monthly lease payments scheduled to commence 10/16/2026, initial payment of $125,769.87 with $31,337.48 annual increases	October 15, 2026
4		**NorthBay Center for Primary Care - Vacaville**	421 Nut Tree Road	Vacaville	CA 95687	16,000	2.14	1998	Medical Office Building	The subject property is a 16,000-square-foot medical office building situated on a 2.14-acre parcel in Vacaville, California. Constructed in 1998, the facility has a typical medical office buildout including a lobby/waiting area, storage rooms, physician offices, exam rooms, and bathrooms. The property is being valued on an 'As-Is' basis subject to a new 10-year lease to NorthBay Health commencing with the bond issuance on October 15, 2026.	$10,000,000		$10,000,000	Ventas Inc.	NorthBay Health — new 10-year primary lease agreement commencing October 15, 2026 (start of bond issuance)	October 15, 2026
5		**NorthBay Healthcare Medical Office Building**	4520 Business Center Dr	Fairfield	CA 94534	34,629	1.60	2014	Medical Office Building	A three-story medical office building totaling 34,629 rentable square feet, situated on a 1.60-acre parcel constructed in 2014. The facility has typical medical office buildouts including lobby/waiting area, storage rooms, physician offices, exam rooms, bathrooms, and light procedure room space for endoscopy procedures. The analysis assumes a $6,000,000 TI allowance is fully utilized to renovate the property, resulting in good condition with high-quality interior finishes as of the effective date of value.	$22,500,000	$6,000,000	$28,500,000	NV NB MOB, LP	NorthBay Health — new 10-year primary lease commencing 10/15/2026 (concurrent with bond issuance)	October 15, 2026

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6		**Nut Tree Road Medical Office Building**	1010 Nut Tree Road	Vacaville	CA 95687	30,272	1.48	1988	Medical Office Building	The subject is a two-story medical office building totaling 30,272 rentable square feet on a 1.48-acre (64,469 SF) parcel in Vacaville, California. The property has a typical medical office buildout including lobby/waiting area, storage rooms, physician offices, and exam rooms and bathrooms. The building was constructed in 1988.	$20,000,000		$20,000,000	NV Vaca Valley MOB, LP	NorthBay Health — new 10-year primary lease commencing 10/15/2026 (monthly payments begin 10/16/2026 at $90,675.21, with $22,593.59 annual increases; bond matures 10/16/2036 with final payment of $18,900,000)	October 15, 2026
7		**Proposed Northbay Corporate Headquarters**	360 Campus Lane	Fairfield	CA 94534	72,400	5.47	2000 (anticipated renovation in 2026)	Professional Office Building (Medical/Corporate Office)	An existing three-story professional office building constructed in 2000 on a 5.47-acre parcel, serving as NorthBay Health's corporate headquarters. The facility contains 72,400 rentable square feet with a typical professional office buildout including a lobby/waiting area, storage rooms, professional offices, and bathrooms. Despite the 'Proposed' naming, this is an existing operating building slated for renovation (funded by a $25,000,000 TI allowance) in connection with the acquisition, with the appraisal valuing it on an 'As-Is' basis as of the effective date assuming renovations are completed in good condition with high-quality interior finishes.	$25,500,000	$25,000,000	$50,500,000	Northbay Healthcare Corporation	NorthBay Health — new 10-year primary lease as part of the Bond Financing Agreement; monthly lease payments commence 10/16/2026 at an initial monthly payment of $232,325.23, with $57,887.37 annual increases through bond maturity on 10/16/2037	October 15, 2026
8		**Solano NorthBay Health Plaza**	1101 B Gale Wilson Blvd	Fairfield	CA 94533	29,523	0.77	1990	Medical Office Building	Solano NorthBay Health Plaza is a multi-tenant, three-story, Class B (steel-frame) medical office building of average-quality construction totaling 29,523 rentable square feet on a 0.77-acre parcel. The rectangular building features a typical medical office buildout, including a lobby/waiting area, exam rooms, an X-Ray room, restrooms, storage areas, and other supporting clinical and administrative space; Suite 100A includes an imaging diagnostic buildout. The property is located across the street from the NorthBay Health Medical Center campus, a 189-bed short term acute care hospital. The property was constructed in 1990.	$18,500,000		$18,500,000	NV Solano MOB LP	NorthBay Health — new 10-year primary lease commencing 10/16/2026, initial monthly payment of $90,195.32 with $22,482.82 annual increases	October 15, 2026
9		**Westside Professional I**	2480 Hilborn Road	Fairfield	CA 94534	29,377	1.72	2006 (2026 renovation planned)	Medical Office Building	Westside Professional I is a multi-tenant medical office building totaling 29,377 rentable square feet, situated on a 1.72-acre (74,998 SF) parcel. The facility contains typical medical office buildout including lobby/waiting area, storage rooms, physician offices, exam rooms, and bathrooms. The building was constructed in 2006 and is anticipated to be renovated in 2026, funded by a $7,000,000 tenant improvement allowance, with the analysis assuming renovations are completed in good condition with high-quality interior finishes as of the value date.	$13,000,000	$8,000,000	$21,000,000	Westside Professional Center I	NorthBay Health — new 10-year primary lease commencing 10/15/2026, monthly lease payments beginning at $91,586.76 with $22,820.31 annual increases	October 15, 2026
10		**Westside Professional II**	2470 Hilborn Road	Fairfield	CA 94534	29,620	2.08	2014 (2026 renovation planned)	Medical Office Building	Westside Professional II is a multi-tenant medical office building totaling 29,620 rentable square feet, situated on a 2.08-acre (90,680 SF) parcel. The property has a typical medical office buildout including lobby/waiting area, storage rooms, physician offices, exam rooms, bathrooms, and physical therapy space. The building was constructed in 2014 and is anticipated to be renovated in 2026 using a $1,000,000 tenant improvement allowance.	$20,000,000	$1,000,000	$21,000,000	Fairfield MOB, LLC	NorthBay Health — new 10-year primary lease, monthly payments commencing 10/16/2026 (initial monthly payment $95,376.88, with $23,764.60 annual increases)	October 15, 2026
					PORTFOLIO TOTAL / WEIGHTED AVERAGE	367,843					$208,100,000	$41,500,000	$249,600,000			