

1151 ROBESON ST FALL RIVER, MA

MULTI-TENANT MEDICAL OFFICE BUILDING



ZEUSTRA

CONFIDENTIAL OFFERING MEMORANDUM



Important Information Concerning this Memorandum

This Confidential Investment Memorandum (the “Memorandum”) has been prepared by Zeustra, LLC (“Zeustra”) on behalf of the ownership and is being provided to a select group of potential investors who may be interested in evaluating a possible transaction involving the property located at 6240 Rashelle Dr. Flint, MI (the “Property”).

The Memorandum is intended solely for informational purposes to assist recipients in determining whether they wish to proceed with further investigation of the opportunity. It is provided subject to the execution of a Confidentiality Agreement, and the information contained herein is based on data obtained from sources believed to be reliable. However, neither the Company nor Zeustra makes any representations or warranties, express or implied, as to the accuracy or completeness of the information provided.

This Memorandum contains certain statements, estimates, and projections regarding the anticipated performance of the Property. These forward-looking statements reflect various assumptions that may or may not prove to be accurate. Recipients should conduct their own independent investigations and analysis. Nothing contained herein should be considered a guarantee or representation of future results.

The information in this Memorandum is not intended to be all-inclusive, and it does not constitute legal, tax, accounting, or investment advice. Only those specific representations and warranties contained in a definitive agreement, if and when executed, shall have any legal effect.

Neither the delivery of this Memorandum nor any subsequent communications shall be deemed to imply that there has been no change in the business, condition, or affairs of the Company or the Property since the date of this Memorandum. Zeustra and the Company expressly disclaim any obligation to update this Memorandum or to correct any inaccuracies that may become apparent. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in any jurisdiction where such offer or solicitation would be unlawful. Parties who do not wish to pursue the opportunity, or who are requested to do so by Zeustra or the Company, must promptly return or destroy all materials received, including this Memorandum and any related information, without retaining any copies.

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EXECUTIVE SUMMARY

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OVERVIEW

Zeustra, LLC ("Zeustra") is pleased to present the exclusive opportunity to acquire 1151 Robeson Street, a 26,780-square-foot, multi-tenant medical office building located in Fall River, Massachusetts. The property is predominantly leased to a diversified mix of outpatient medical tenants, including urgent care, diagnostic, specialty, and ancillary healthcare users that serve the surrounding community. Lease structures are triple-net (NNN), providing investors with predictable cash flow, limited management intensity, and exposure to necessity-based healthcare demand.

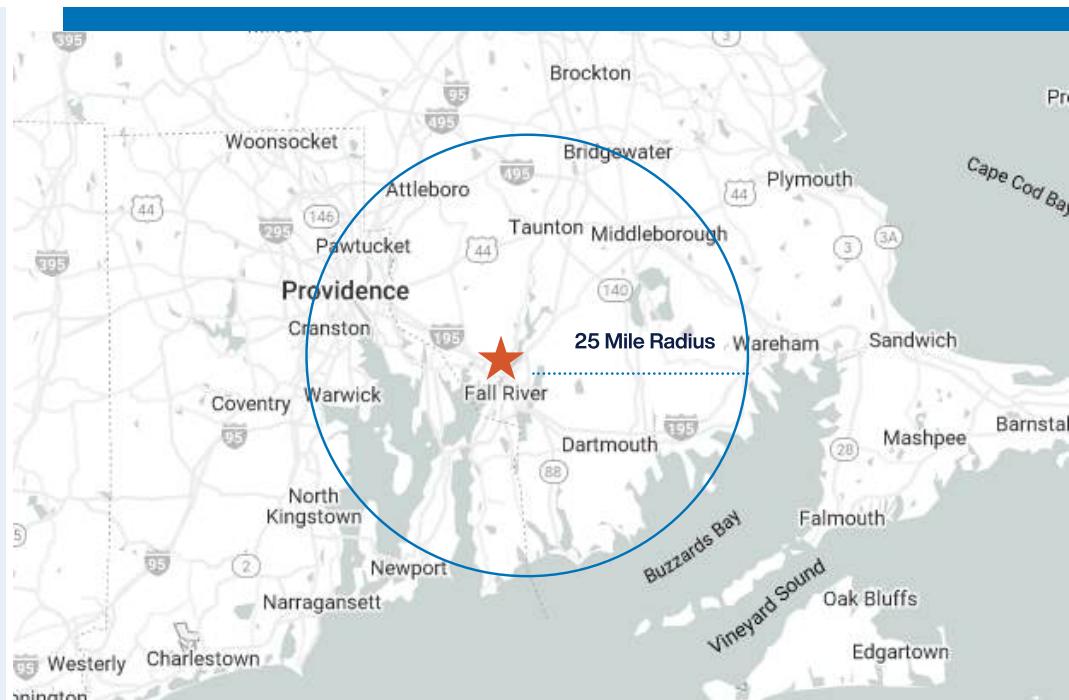
The asset currently generates approximately \$518,000 in annual Net Operating Income, supported by stable in-place rents that reflect long-standing tenant relationships and consistent local utilization. The property includes approximately 3,000 square feet of vacant space, presenting an immediate and tangible opportunity for a new owner to enhance cash flow through lease-up at market rents. This built-in upside allows an investor to capture value through hands-on asset management without taking on development or operational risk.

Property Information

Total Rentable SF	26,780
Property Occupancy	100%
Total Net Operating Income (Year 1)	\$518,000
Lease Structure	Triple-Net
WALT	5 Years
Year Built	2005

Strategically positioned within an established and densely populated medical corridor, 1151 Robeson Street benefits from strong surrounding demographics, a broad insured patient base, and steady demand for outpatient medical services in Greater Fall River and Southeast Massachusetts. The property's location and tenant mix make it particularly well-suited for a local or regional investor seeking durable income today with a clear path to incremental NOI growth.

With stabilized cash flow, NNN lease structures, and near-term value creation, 1151 Robeson Street offers a compelling opportunity to acquire a well-located medical office asset with downside protection and meaningful upside potential.



RENT ROLL



Tenant	Size (SF)	Lease Start	Exp Date	Rent Per Sq. Ft.	Annual Rent	Lease Type	Annual Increases
Learn-It Systems, LLC	3,551	\$69,643.00	\$19.61	9/30/2025	11/1/2033	NNN	3%
Highland Urgent Care	3,065	\$59,767.50	\$19.50	11/1/2024	11/30/2032	NNN	-
Obstetrical Associates, Inc.	8,992	\$204,166.00	\$22.71	1/1/24	1/1/2029	NNN	3%
Ageless Body Sculpting, LLC	5,797	\$120,591.00	\$20.80	1/1/24	1/1/2029	NNN	3%
Lab Corp	2,306	\$64,578.45	\$28.00	3/1/2022	2/28/2027	NNN	-
Vacant (Suite 102)	2,108						
Vacant (Suite 302)	961						

Net Operating Income	\$518,000.00
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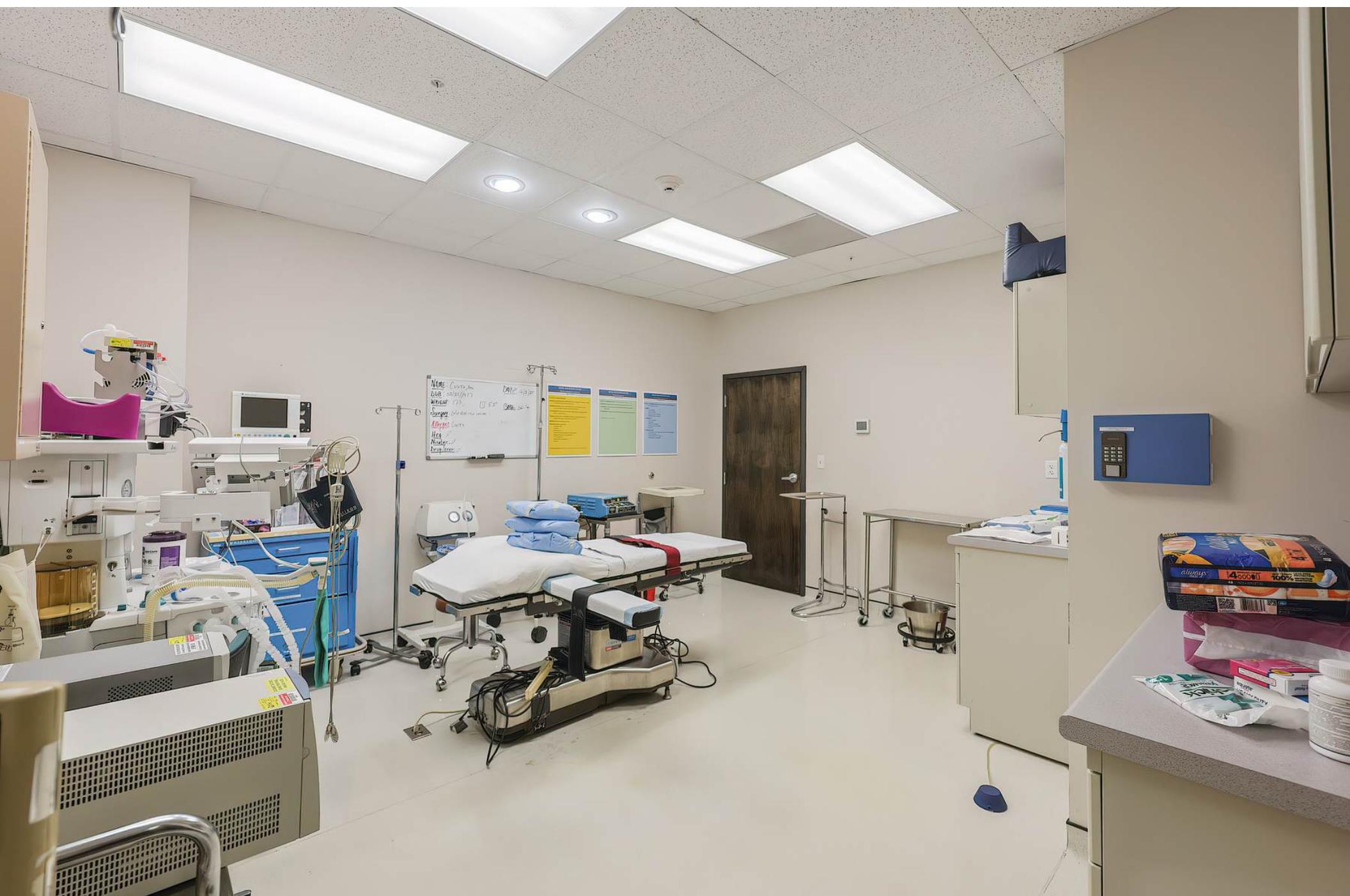
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EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS



Durable Cash Flow With Embedded Upside

- 26,780 SF multi-tenant medical office building generating approximately \$518,000 in annual NOI
- Predominantly leased under NNN structures, limiting landlord expense exposure
- Stable in-place tenancy provides immediate income with low operational intensity
- In-place rents are stable with opportunity for upside through lease-up of vacant space and future renewals



Established Medical Office Platform With Operational Resilience

- Multi-tenant medical asset serving a range of outpatient healthcare needs
- Diverse tenancy reduces reliance on any single provider or specialty
- Configuration supports long-term medical use with limited re-tenancy risk
- Positioned to benefit from continued outpatient migration and physician demand



Strategic Medical Location Near Multiple Hospitals

- Located in close proximity to multiple hospitals and established healthcare systems
- Hospital density supports referral activity, physician convenience, and tenant stickiness
- Limited availability of comparable medical office assets in similar hospital-oriented corridors
- Embedded within a mature healthcare submarket with durable demand drivers



Stabilized Investment With Value-Add Potential

- Strong in-place occupancy with limited near-term capital requirements
- Opportunity to enhance value through rent normalization and selective lease extensions
- Small vacant suite presents additional upside without redevelopment risk
- Value creation achievable through leasing strategy rather than operational overhaul



Defensive Healthcare Real Estate Fundamentals

- Medical office assets historically exhibit strong rent collections and renewal rates
- Tenancy aligned with essential, non-discretionary healthcare services
- Favorable long-term outlook supported by demographics and healthcare delivery trends
- Attractive downside protection relative to traditional office product

KEY CONSIDERATIONS



LOCATION AND MARKET HIGHLIGHTS

1151 Robeson Street is strategically positioned within Fall River, Massachusetts, a dense and medically active market in Southeastern Massachusetts. The property is located in close proximity to multiple hospitals and established healthcare systems, as well as a concentration of outpatient medical providers and specialty practices. This positioning supports consistent patient traffic, strong referral dynamics, and long-term relevance as part of a broader healthcare-oriented corridor serving Fall River and the surrounding region.

The location benefits from access to a broad regional patient base, drawing from Fall River, nearby coastal communities, and portions of Greater Providence and Southeastern Massachusetts. Convenient connectivity to regional roadways supports accessibility for patients and providers alike, enhancing the building's attractiveness to outpatient medical users seeking proximity to hospital systems without on-campus constraints.

The surrounding market reflects the continued shift toward outpatient and office-based care delivery, driven by payer incentives, cost efficiency, and patient preference for non-hospital settings. As procedures and diagnostics increasingly migrate away from hospital campuses, well-located medical office buildings near hospital infrastructure—such as 1151 Robeson Street—are positioned to capture sustained demand across a range of specialties.

Fall River serves as an established regional healthcare hub with a diverse and insured patient population, supported by stable demographics and entrenched healthcare infrastructure. The combination of hospital proximity, outpatient density, and limited availability of comparable medical office product underpins a durable demand profile for medical tenancy and supports long-term occupancy stability and investment resilience.





DEMOGRAPHIC & MARKET OVERVIEW

LOCATION & ECONOMIC OVERVIEW

The Fall River market represents one of Southeastern Massachusetts' most established outpatient healthcare environments, supported by a dense population base and sustained demand for physician-led and diagnostic services. The region benefits from a balanced payer mix across commercial insurance, Medicare, and Medicaid, supporting predictable reimbursement and consistent utilization across outpatient medical specialties and diagnostic services.

Fall River and the broader Southeastern Massachusetts / South Coast region are characterized by high outpatient utilization rates, driven by demographic trends, physician density, and the continued migration of care away from hospital inpatient settings. Massachusetts has remained an early adopter of outpatient and office-based care delivery, with providers increasingly favoring conveniently located, non-hospital facilities to improve efficiency, access, and patient experience.

The property's location near multiple hospitals positions 1151 Robeson Street as a regional access point for patients traveling from Fall River and surrounding communities throughout Southeastern Massachusetts and nearby Rhode Island. This multi-directional catchment materially expands the effective patient base and has historically supported steady outpatient demand and durable referral patterns across primary care, diagnostics, and specialty services.

Outpatient medical users in the Fall River market benefit from reduced patient travel burden, shorter scheduling timelines, and continuity of care in familiar, community-based settings. These dynamics continue to support patient and provider preference for off-campus medical facilities, particularly in markets where convenience, accessibility, and proximity to hospital systems materially influence referral behavior and long-term tenancy stability.



LARGEST LOCAL EMPLOYERS



COMPANY	INDUSTRY
Southcoast Health	Healthcare
Saint Anne's Hospital (Brown Health)	Healthcare
Fall River Public Schools	K-12 Education
Blount Fine Foods	Food Manufacturing
Bristol Community College	Higher Education
BayCoast Bank	Financial Services
Citizens for Citizens, Inc.	Social Services
Charlton Memorial Hospital	Healthcare
Lifespan Physician Group	Healthcare
Amazon	Logistics & Distribution