

CONFIDENTIAL

OFFERING MEMORANDUM

Exclusive Healthcare Real Estate
Investment Opportunity

JACKSONVILLE, NC | KINSTON, NC

AMG HEALTHCARE PORTFOLIO

LISTING BROKER

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EXCLUSIVE INVESTMENT OFFERING BY LEE & ASSOCIATES

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This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

INTRODUCTION



Lee & Associates Charlotte Healthcare Real Estate Services is pleased to present the AMG Healthcare Portfolio (Portfolio), a single tenant, net leased healthcare real estate investment property portfolio now available for acquisition. The Portfolio consists of 2 standalone properties located in Kinston and Jacksonville, North Carolina. The portfolio is absolute net leased to strong healthcare provider and is 100% leased and occupied.

This investment property portfolio features an absolute net master lease with no landlord expense responsibilities whatsoever. Additionally, the Kinston, NC location houses an Ambulatory Surgery Center (ASC) which solidifies the tenancy due to the rigorous build-out of the space and the regulatory hurdles required to obtain a Certificate of Need (CON) for this use. The investor will achieve a superior 7.9% cap rate based upon \$408,960 of net rent. All leases include annual increases providing for a rise in net operating income year over year.

\$5,200,000

ASKING PRICE

7.9%

CAP RATE

\$408,960*

NET RENT

*As of November 2025

12,653

TOTAL SQUARE
FOOTAGE

2

OF
BUILDINGS



LEASE
STRUCTURE

Absolute Net
Jacksonville + Kinston



STABILITY

Long Standing Occupancy of Same
Tenants at Locations



LEASE
TERM
2032 with Annual
Increases with Option
Periods



EASE OF
OWNERSHIP

Leases Favorable
to Landlord



QUALITY
TENANCY

Ambulatory Surgery
Center (ASC) Component

EXECUTIVE OVERVIEW



INVESTMENT SUMMARY

The properties are located at 4 Josh Ct, Jacksonville, NC 28546 and 2541 N Queen St, Kinston, NC 28501. The Jacksonville property consists of a combined square footage of approximately +/- 6,775 rentable square feet containing a combined .97 acres. The Kinston property consists of a combined square footage of approximately +/- 5,878 rentable square feet containing a combined 2 acres which is subject to further subdivision by the seller prior to close.

There are two occupants operating in the Jacksonville location and one occupant located in the Kinston location. The properties are structured under a single tenant, absolute net, master lease agreement which features a 10-year term with 3% annual increases and a guarantee built into the lease. The properties are 100% physically leased and occupied.

INVESTMENT HIGHLIGHTS

Excellent Sub-Tenants. The sub-tenants and physical occupants of the properties are Atlantic Medical Group ("AMG") and the U.S. Department of Veterans Affairs - Veterans Health Administration medical clinic ("VA"). AMG occupies 100% of the Kinston location and approximately 51% of the Jacksonville location, and the VA occupying approximately 49% of the Jacksonville location.

AMG is owned and operated by Dr. Eric Ibegbu whom is an Endobariatric gastroenterologist and who has patients that come from the entire state of North Carolina, Virginia, Washington D.C., New York, Atlanta, Tennessee, Ohio and even from around the world, to enjoy the truly world-class experience at AMG. He offers a wide range of services to patients at AMG and AMG Weight Loss including Spatz 3 balloon, ORBERA balloon, Apollo Revise and Apollo ESG, and treatment for diverse gastrointestinal conditions. AMG Endoscopy Centers are state of the art outpatient facilities that provide both comfort and convenience to patients needing gastroenterology procedures such as upper endoscopies and colonoscopies. They are accredited by Accreditation Association for Ambulatory Health Care (AAAHC) and are dedicated to excellence and quality care. Please reference; <https://www.amg-gi.com/> and <https://www.northcarolinacolonoscopy.com/contact/> for public facing practice related information. Additionally, the Jacksonville location has a 2 bed Certificate of Need (CON) issued by the State of North Carolina Department of Health and Human Services - Division of Health Service Regulation (NCDHHS).

The Veterans Health Administration is America's largest integrated health care system, providing care at 1,298 health care facilities, including 171 medical centers and 1,113 outpatient sites of care of varying complexity, serving 9 million enrolled Veterans each year. The VA ranks as one of the nation's leaders in health research. Thousands of studies are conducted at VA medical centers, outpatient clinics, and nursing homes each year. This research has significantly contributed to advancements in health care for Veterans and other Americans from every walk of life. Please reference <https://www.va.gov/> for publicly facing organization related information.

Tremendous Location. The properties are strategically located in the medical districts of each respective market area. The Jacksonville location is 0.9 Miles to Onslow Memorial Hospital which is located to the West of the property. The Kinston property is located 0.7 Miles away from UNC Lenoir Health Hospital to the Southwest of the property. Both hospitals are the main acute care centers for their respective markets. Each location is surrounded by and in proximity to many other medical office and healthcare service related practices which further solidify the occupants use and business objectives.

Value. The Portfolio will provide a unique opportunity to acquire stabilized assets at a compelling value. The strength of the absolute net master lease structure, annual rental rate growth combined with the location of the properties makes this an attractive deal.



PROPERTY DETAILS



4 Josh Ct. | Jacksonville, NC 28546

4 Josh Ct. is located in Jacksonville, North Carolina, conveniently located across the street from Onslow Memorial 162-bed Hospital. The property is currently occupied by Atlantic Medical Group.

Address	4 Josh Ct., Jacksonville, NC 28546
Building Square Feet	6,775 SF
Parcel Size	+/- 0.97 AC
Year Built	2014
Parcel No	051187 Onslow County NC
Stories	1
Occupancy	100%
Signage	Monument



2541 N. Queen St. | Kinston, NC 28501

2541 N. Queen St. is located in Kinston, North Carolina, located near 261-bed hospital, UNC Lenoir Health Care. The property is currently occupied by Atlantic Medical Group.

Address	2541 N. Queen St., Kinston, NC 28501
Building Square Feet	5,878 SF
Parcel Size	+/- 2 AC
Year Built	2012
Parcel No	38472 Lenoir County NC
Stories	1
Occupancy	100%
Signage	Monument





E.S.I. INVESTMENTS, LLC - MASTER TENANT

The Jacksonville and Kinston properties are encumbered by a Master Lease signed by E.S.I. Investments, LLC which is an investment entity owned by Dr. Eric Ibegbu. The Master Lease includes a personal guarantee by Dr. Eric Ibegbu.

The sub-tenants and physical occupants of the properties are Atlantic Medical Group ("AMG") and the U.S. Department of Veterans Affairs - Veterans Health Administration medical clinic ("VA"). AMG occupies 100% of the Kinston location and approximately 51% of the Jacksonville location, with the VA occupying approximately 49% of the Jacksonville location.

Lease Commenced November 19th, 2022

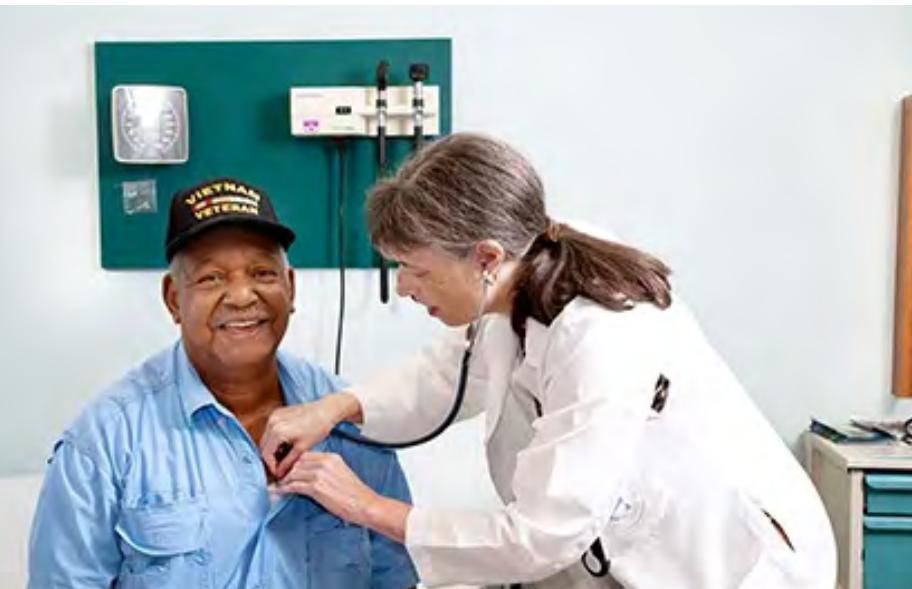
Square Footage: 6,775 SF Jacksonville and 5,878 SF for Kinston

Current Monthly Rent*: \$15,915.25 Jacksonville and \$18,164.77 Kinston

Annual Rent*: \$190,983 Jacksonville and \$217,977 Kinston

Lease Structure: Absolute Net Lease - No Landlord Expenses. Tenant self manages.

*As of November 3rd, 2025

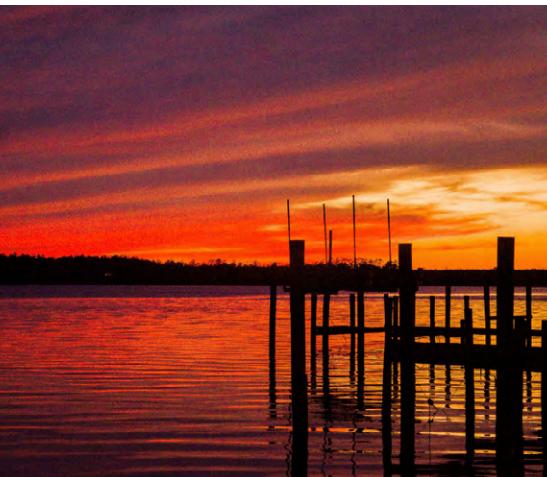


VA

U.S. Department
of Veterans Affairs



ATLANTIC MEDICAL GROUP



JACKSONVILLE, NC

The City of Jacksonville is the commercial hub of Onslow County and home to Marine Corps Base Camp Lejeune and Marine Corps Air Station New River. The city continues to grow in population with staggering numbers. This is in large part thanks to a strong local economy that is built on the backbone of military personnel.

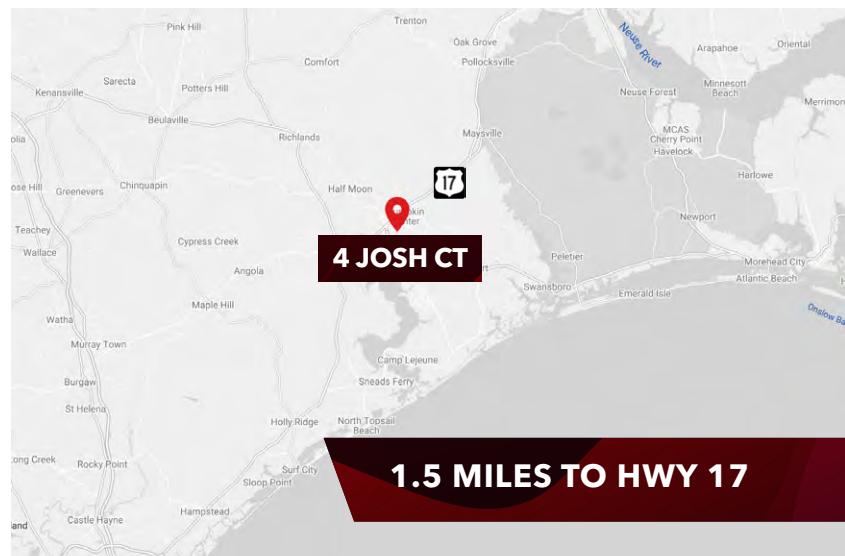
This once quiet farming community has grown into the business, retail, medical, banking, and cultural center for Onslow County. Jacksonville is also designated as a "Tree City", an honor bestowed by the National Arbor Day Association, because of the City's dedication to nurturing its green spaces.

KINSTON, NC

Kinston is a small town located in Lenoir County in the eastern part of North Carolina. It's located just 80 miles east of the state's capital, Raleigh. It has won the All-America City award twice.

The city has become a major hub for careers in aerospace. Many residents are employed with Spirit AeroSystems and Lenoir County's Global TransPark, which make their home here in Kinston. In addition, many people here work in sales, administrative support, and healthcare. The cost of living here is also 21.2% lower than the national average.

LESS THAN 1 MILE FROM ONSLOW MEMORIAL HOSPITAL





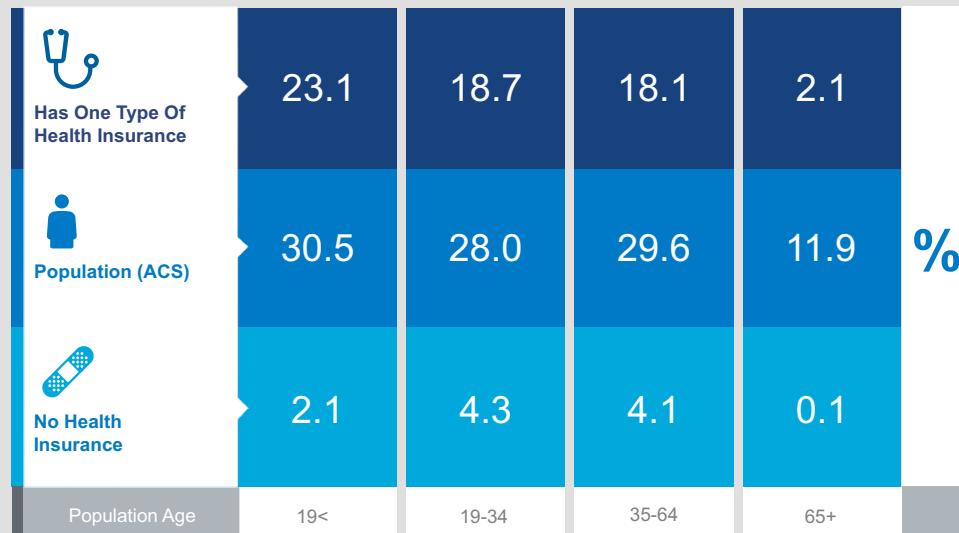
Please Note: the main parcel will be subdivided. If sub-division is not possible prior to settlement, then the parcel will be subdivided post settlement and transferred back to the original seller upon completion of the sub-division. The approximate sub-division is indicated by the shaded area and does not necessarily represent the final sub-division boundary.



Health Care & Insurance

AMG Jacksonville NC
Ring: 5 mile radius

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



65,293
Civilian Noninstitutionalized Population (ACS)



This infographic contains data provided by ACS, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2019-2023, 2025.

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Exercise (Percent of Adults)

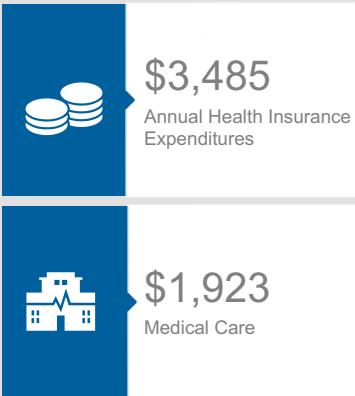


45.7%
Exercise at home 2+ times per week



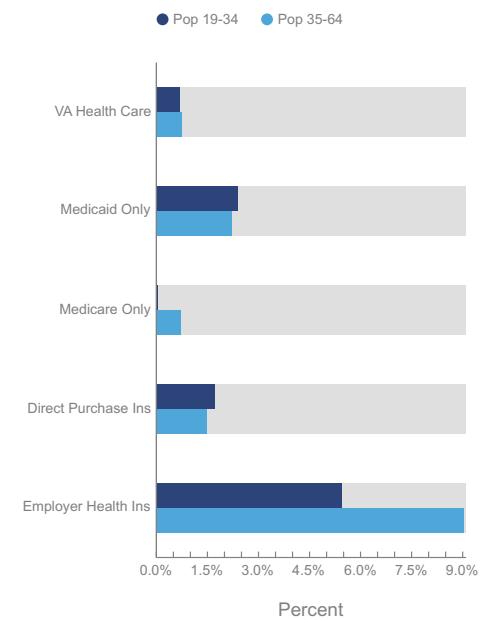
12.0%
Exercise at club 2+ times per week

Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$997.4
Medicare Payments	\$764.3
Physician Services	\$223.8
Dental Services	\$354.6
Eyecare Services	\$66.2
Lab Tests/X-rays	\$62.8
Hospital Room & Hospital Service	\$202.6
Convalescent/Nursing Home Care	\$32.2

Health Insurance Coverage (ACS)



Health Care & Insurance

AMG Portfolio Kinston NC
Ring: 5 mile radius

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



25,677
Civilian Noninstitutionalized Population (ACS)



This infographic contains data provided by ACS, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2019-2023, 2025.

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Exercise (Percent of Adults)

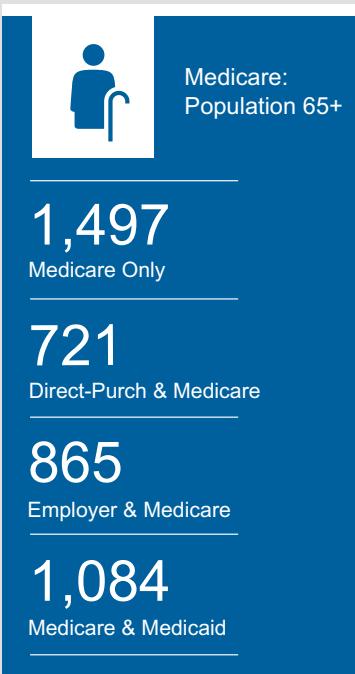
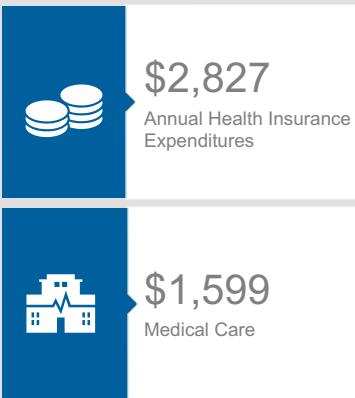


38.8%
Exercise at home 2+ times per week



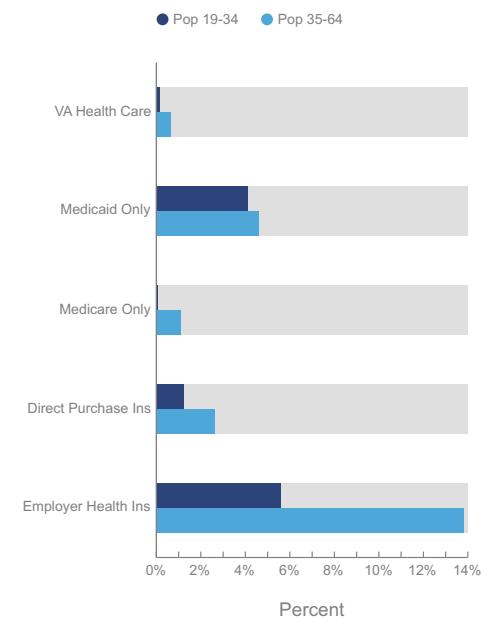
9.4%
Exercise at club 2+ times per week

Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$729.1
Medicare Payments	\$804.0
Physician Services	\$162.9
Dental Services	\$278.6
Eyecare Services	\$48.3
Lab Tests/X-rays	\$49.0
Hospital Room & Hospital Service	\$152.1
Convalescent/Nursing Home Care	\$45.2

Health Insurance Coverage (ACS)



FINANCIAL ANALYSIS



RENT ROLL - Effective as of November 3rd, 2025

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Location	Lease Type	Suite #	Lease Start	Lease End	Size	Bldg Share	Base Rent/Unit	Base Rent	Monthly Rent	Reimbursements	Annual Increases
4 Josh Ct. Jacksonville, NC 28546											
E.S.I. Investments, LLC	Master Tenant	Full Bldg.	11/19/2022	10/31/2032	6,775	100%	\$28.19	\$190,983	\$15,915	Absolute Net	3%
Subtenants											
Atlantic Medical Group - Clinic	Medical				3,479	51.35%		\$104,543			
Veterans Affairs Medical Office	Medical				3,296	48.65%		\$86,882			
Subtenancy Total								\$191,425			
Total					6,775		\$28.19	\$190,983	\$15,915		

2541 N Queen St Kinston, NC 28501											
E.S.I. Investments, LLC	Master Tenant	Full Bldg.	11/19/2022	10/31/2032	5,878	100%	\$37.08	\$217,977	\$18,165	Absolute Net	3%
Subtenants											
Atlantic Medical Group ASC+Clinic	Medical				5,878	100%		\$217,977			

*SQFT adjustment due to measurement verification in Kinston, NC - No change in economic formula of master lease.

Total	12,653	100%	\$32.32	\$408,960	\$34,080		
Total Occupied	12,653	100%					

A photograph of a modern, two-story medical office building. The building is painted in a light beige color with white trim. The entrance features a portico supported by four white columns. Above the entrance, the words "ATLANTIC MEDICAL SUITES" are written in a serif font. To the left of the main entrance, there is a smaller entrance with a door labeled "4B". The building is set against a backdrop of tall pine trees and a clear blue sky. In the foreground, there is a paved parking lot with a "STOP" sign and a circular "No U-Turn" or "No Left Turn" sign. The overall appearance is professional and clean.

PLEASE CONTACT FOR DETAILS

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