

# LOUISIANA FAMILY MEDICINE CLINIC

ON-CAMPUS & SINGLE-TENANT TRIPLE NET (NNN)  
MULTI-SPECIALTY MEDICAL CLINIC



JONESBORO, LA



**ZEUSTRA**

CONFIDENTIAL INVESTMENT MEMORANDUM



## Important Information Concerning this Memorandum

This Confidential Investment Memorandum (the “Memorandum”) has been prepared by Zeustra, LLC (“Zeustra”) on behalf of the ownership of Louisiana Family Medicine Clinic (the “Company”) 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 103 Watts St, Jonesboro, LA 71251 (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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**ZEUSTRA**

Medical Real Estate Advisors

ZEUSTRA MEDICAL  
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ADVISORS





**ERIK GAINOR**  
*President, CEO &  
Founder*



**KAMIL PATEL**  
*Vice President*

Erik Gainor is a visionary leader in the commercial real estate industry, bringing over two decades of experience in representing prominent corporations and institutional investors. As the President, CEO, and Founder of Zeustra, Mr. Gainor has been at the forefront of shaping the future of real estate with a passion for innovation across economics, finance, philosophy, and technology. His expertise drives the company's mission to provide cutting-edge, data-driven solutions for the evolving real estate landscape.

Under his leadership, Zeustra has pioneered a data-to-value business model that delivers unparalleled insights and performance for clients worldwide. By leveraging digital transformation, artificial intelligence, and real estate intelligence, the firm delivers market-leading solutions that optimize financial and operational outcomes.

Mr. Gainor has overseen more than \$10 billion in successful real estate transactions and continues to drive Zeustra's global expansion strategy through strategic acquisitions and partnerships. His efforts are consistently focused on fostering innovation and delivering value for clients in the complex real estate markets.

An active philanthropist, Mr. Gainor is deeply committed to supporting education, the arts, and global health initiatives. He holds a degree from Penn State University, where he also played football, a testament to his leadership and teambuilding spirit.

Kamil Patel is the Vice President of the Southeast Region at Zeustra, where he has been a key contributor to the firm's success in healthcare real estate. With a proven track record of over \$1 billion in completed transactions, Mr. Patel has helped establish Zeustra's presence as a trusted advisor across the Southern United States.

In his role, Mr. Patel is responsible for all aspects of property sales and acquisitions for Zeustra's healthcare and institutional clients. His expertise includes structuring complex sale-leasebacks, underwriting risk and financial performance, and executing seamless transactions from initial engagement through closing.

Mr. Patel's leadership and client-first approach have been instrumental in driving Zeustra's continued growth in the region, consistently delivering exceptional results for physician groups, private equity firms, and health systems.

A graduate of University of Houston, Mr. Patel earned his BBA in Finance and Commercial Real Estate.





# MARKETPLACE & DATA HUB



A long, brightly lit hospital hallway with a polished floor reflecting the overhead lights. On the left, there are several medical carts and equipment. On the right, there are doors and dark-colored wall-mounted boxes. The hallway leads to a glass door at the end, with an exit sign above it. A yellow bar is at the top of the image, and a dark blue bar is at the bottom.

# I. EXECUTIVE SUMMARY



## OVERVIEW

**Zeustra Healthcare Real Estate Advisors** is pleased to present this exclusive investment opportunity involving **Louisiana Family Medicine Clinic**, a high-quality, mission-critical medical office property located at **103 Watts Street in Jonesboro, Louisiana**. Zeustra has been retained as the exclusive advisor to pursue a potential sale on behalf of the ownership, led by **Dr. Rainwater**, a practicing physician and principal at the clinic.

The property is secured by a newly executed **sale-leaseback agreement** with Louisiana Family Medicine, featuring a **5-year lease term** and structured as a **triple-net lease**, offering investors a stable, long-term income stream with minimal landlord responsibilities. As a full-service primary care facility, the clinic plays a vital role in serving the healthcare needs of Jonesboro and the surrounding communities.

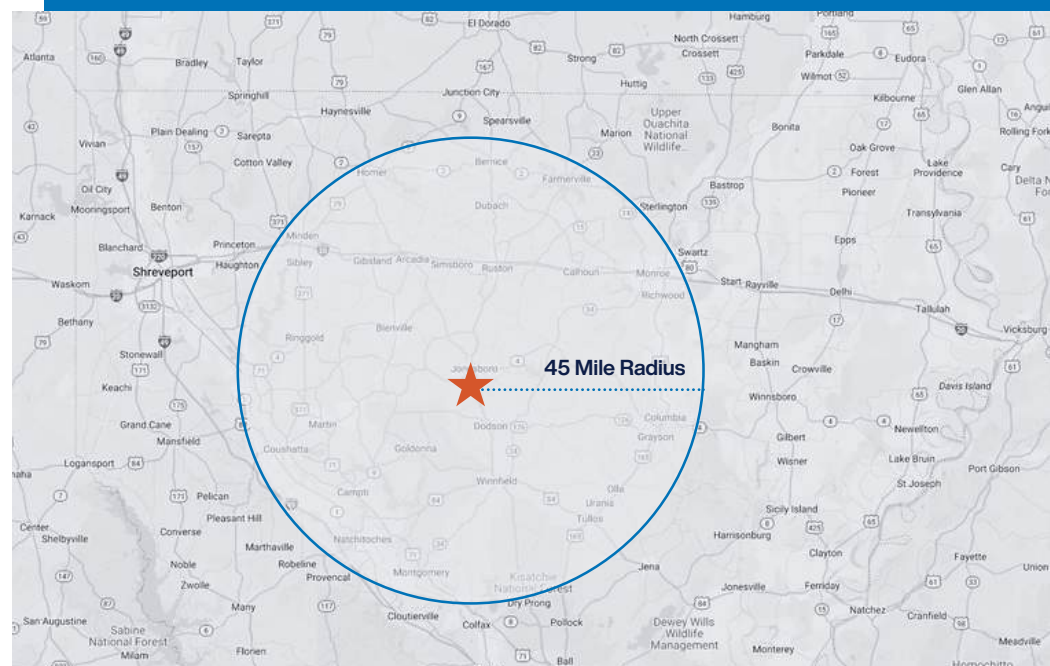
Strategically located in Louisiana's rural healthcare corridor, Jonesboro continues to benefit from steady demand for accessible medical services, driven by an aging population and state-wide efforts to improve healthcare access in underserved areas. Louisiana Family Medicine's decision to engage in a sale-leaseback reflects the property's strategic importance as a community healthcare hub.

With strong tenancy, reliable cash flow, and alignment with broader trends in outpatient care and rural healthcare delivery, **103 Watts Street** presents a compelling opportunity for investors seeking durable income, physician-led operations, and long-term value in a growing market.

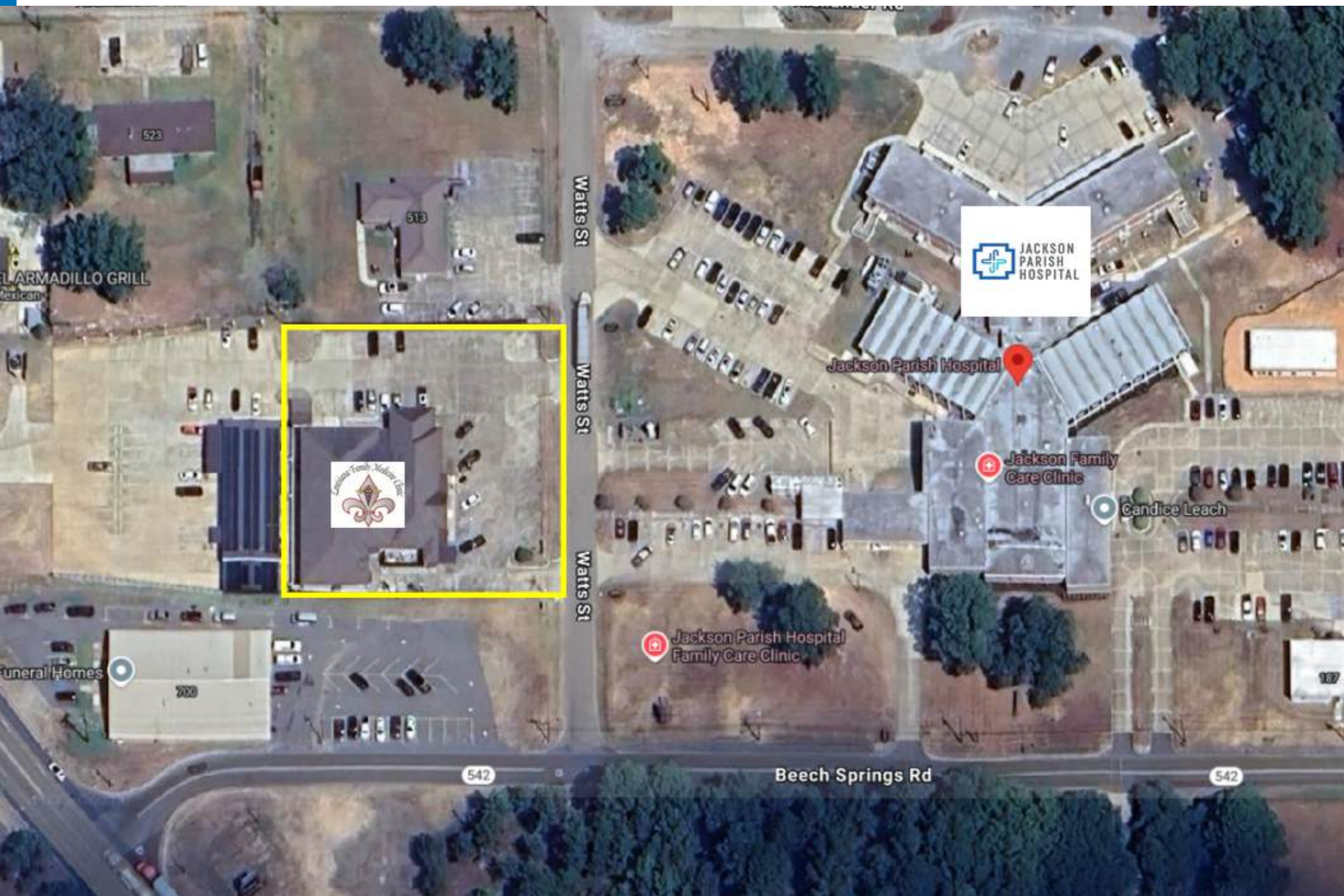
Tenant	Size	Annual Rent	Base Rent PSF	% of Total	Lease Type	Lease Expiration	Escalations
Louisiana Family Medicine Clinic	10,000	240,000	\$24.00	100%	NNN	6/30/2030	2%

## Property Information

Tenant Name	Louisiana Family Medicine Clinic
Total SF	10,000
Property Occupancy	100.0%
Total Net Operating Income (Year 1)	\$240,000
Annual Rent Increase	2%
Lease Structure	NNN
Remaining Term on Lease	5 Years









# C E









## INVESTMENT HIGHLIGHTS



### Exceptional Lease Duration & Cash Flow Stability

- 100% occupied facility with a long standing, established healthcare tenant, including a long-term lease with Louisiana Family Medicine Clinic.
- Long-term lease in place on the primary space, providing stable, contractual income
- Annual rent escalations that ensure consistent income growth and serve as a hedge against inflation
- Triple-net lease structure passes through all operating expenses to tenants, delivering a predictable and verifiable income stream with minimal landlord responsibilities



### Well-Maintained Assets With Long-Term Functional Utility

- Louisiana Family Medicine Clinic is a mission-critical facility designed to support the long-term operational needs of its local community as a leading medical care provider.
- The center aligns with national and regional trends emphasizing a shift toward high-quality full service clinics that cover multiple specialties.
- Purpose-built for accessibility, comfort, and comprehensive care delivery, the facility features modern exam rooms and clinical infrastructure designed to support a broad range of services, including primary care, chronic disease management, women's health, pediatric care, and urgent care needs.
- The clinic is also equipped with advanced diagnostic capabilities, **including comprehensive eye exam technology, an in-clinic CT scanner, ultrasound machines, and a Bone Density DEXA Scanner**, enhancing its ability to deliver timely and accurate care.
- Its strategic location in Jonesboro, LA and proximity to Jackson Parish Hospital makes it a centralized hub for specialized patient care in the region hub for specialized outpatient procedures in the region



### Strategic Relationship With Leading Healthcare Providers

- Unique opportunity to acquire a surgical facility occupied by trusted, high-performing physician groups
- Louisiana Family Medicine Clinic maintains long-standing relationships with top-tier physicians in ER Practice, Family Care, Ophthalmology, and Respiratory Therapy, serving as a regional destination for all primary medical care.
- The facility plays an essential role in the growing care network across Jonesboro, LA and the Southwestern Jackson Parish.
- Positioned next door to Jackson Parish regional hospital system, the location benefits from a steady referral base and access to highly educated healthcare professionals



### Sizable Investment Offering With High Performance Full Service Medical Care Facilities

- 10,000 square feet of state-of-the-art multi-specialty family/primary care facility
- The property delivers strong in-place cash flow backed by long-term leases and full occupancy
- Located in Jonesboro, LA, a region with favorable demographics, a growing healthcare services sector, and strong demand for medical care facilities
- The facility's use as a dedicated full service care center makes it a mission-critical asset for physicians and a valuable addition to any healthcare real estate portfolio



### Strategic Market In The Southeast With Strong Healthcare Fundamentals

- Located in Jonesboro, LA, part of the thriving Jackson Parish region, which is experiencing sustained population growth and rising demand for all medical services
- The area benefits from referrals from nearby city/counties, anchored by Jackson Parish Hospital, and a strong concentration of healthcare professionals and patients seeking out medical providers
- Louisiana's healthcare landscape ranks among the most in-demand and innovative in the country, with a statewide emphasis on cost-effective, patient-centered care
- The broader Southeast Region continues to attract capital due to its economic stability, favorable demographics, and growing need for multi-specialty care infrastructure

## OCCUPIED BY A TRUSTED REGIONAL HEALTHCARE PROVIDER

Louisiana Family Medicine Clinic is a cornerstone primary care and urgent care provider in Jonesboro, Louisiana, delivering high-quality, patient-centered medical services in a modern, accessible, and efficient setting. Led by Dr. Rainwater, a practicing physician and principal, the clinic is staffed by a team of experienced healthcare professionals offering comprehensive care across primary care, chronic disease management, women's health, pediatric services, and urgent care.

As a vital part of the local healthcare ecosystem, Louisiana Family Medicine Clinic is dedicated to improving community health outcomes through compassionate care, clinical excellence, and personalized treatment. The clinic's strong reputation has been built through long-standing patient relationships, a deep commitment to rural health access, and continuous investment in advanced diagnostic tools and care delivery models.

The facility supports the region's growing demand for outpatient and preventative care, in line with national trends emphasizing accessible, cost-effective healthcare solutions in non-hospital settings. Equipped with modern infrastructure and advanced diagnostic technology—including an in-house CT scanner, ultrasound machines, comprehensive eye exam capabilities, and a Bone Density DEXA scanner—the clinic stands as a mission-critical healthcare hub for Jonesboro and surrounding areas.

## EXPERIENCED CLINICAL AND OPERATIONS TEAM

Louisiana Family Medicine Clinic's leadership and medical staff have demonstrated adaptability and dedication in meeting the evolving needs of their patient population by:

- Offering a wide spectrum of services—from preventative care and chronic disease management to urgent care and women's health—all under one roof
- Streamlining patient experience through same-day appointments, walk-in availability, and efficient in-house diagnostic services
- Investing in modern medical technology and staff training to ensure quality care, accurate diagnoses, and long-term patient trust

With a focus on accessible, community-based healthcare and continuity of care, Louisiana Family Medicine is well-positioned to thrive within today's outpatient care model. Its physician-led structure and reputation for reliability make it a compelling, stabilized investment aligned with rural health initiatives and long-term medical demand.

≈1.35+ million

Ambulatory Visits/Year



>30,000

Procedures/Year



≈2,000+

Doctors & Advanced  
Practitioners



≈15,000+

All Employees  
Across Region



≈80,000+

Admissions/Discharges  
Per Year





## LOCATION AND MARKET HIGHLIGHTS

Louisiana Family Medicine Clinic is strategically located in Jonesboro, Louisiana, located in close proximity to some of the higher growth markets in Northern Louisiana. As a primary provider of outpatient care in the region, the clinic plays a critical role in delivering accessible medical services to an underserved and growing population. Its central location ensures convenient access for residents across the surrounding communities, many of whom rely on local care rather than traveling to distant metropolitan centers.

The state of Louisiana continues to prioritize rural healthcare access, with focused investments in family medicine, chronic disease management, and preventative care—core services delivered by Louisiana Family Medicine. Jonesboro, in particular, benefits from a rising demand for healthcare services driven by an aging population, limited competition, and increased awareness of preventative care.

As the dominant provider in the area, Louisiana Family Medicine Clinic is well-positioned for long-term relevance, supported by both demographic tailwinds and state-level initiatives that reinforce the value of community-based healthcare.





A photograph of the Jonesboro City Hall, a two-story white building with a dark roof and several dormer windows. The building features a covered porch supported by columns with red and white spiral patterns. In the foreground, a stone wall with the word "JONESBORO" is visible. A tall flagpole stands to the left of the building. The sky is clear blue, and there are some trees and bushes around the building.

## II. DEMOGRAPHIC & MARKET OVERVIEW



# LOCATION & ECONOMIC OVERVIEW

## Shreveport, LA

Just over 60 miles north, Shreveport serves as the economic and medical engine of Northwest Louisiana—functioning as a key feeder market for Jonesboro and surrounding communities. With a metro population exceeding 400,000, Shreveport is home to Ochsner LSU Health, a major academic medical center and referral hub for rural providers across the region. This dynamic positions Jonesboro as a strategic extension of the broader healthcare delivery network—capturing patient volume locally that might otherwise be lost to urban centers. As tertiary providers in Shreveport focus on specialized and acute care, outpatient facilities like Louisiana Family Medicine Clinic play a mission-critical role in absorbing routine, chronic, and preventative care demand within Jackson Parish.

## Ruston, LA and Monroe, LA

In addition to Shreveport, the nearby cities of Ruston and Monroe serve as key secondary feeder markets that enhance Jonesboro's strategic healthcare positioning. Ruston, located just 35 minutes north, is anchored by Louisiana Tech University, contributing a steady stream of educated healthcare professionals and outpatient demand from both students and faculty. Monroe, a larger urban center with a metro population of 170,000, lies an hour east and houses major hospitals such as St. Francis Medical Center and Glenwood Regional. However, these facilities often focus on high-acuity and emergency care, creating a natural spillover of routine and preventative care demand into surrounding markets like Jonesboro. Together, Ruston and Monroe generate workforce support, patient referrals, and overflow demand—solidifying Jonesboro's role as a vital outpatient alternative for North Central Louisiana. While Shreveport remains the dominant regional healthcare anchor, Ruston and Monroe complement its influence by feeding localized and mid-tier demand directly into Jonesboro. This ecosystem drives sustained patient volume and clinical relevance for Louisiana Family Medicine Clinic, enhancing its value as a high-yield, mission-critical healthcare real estate asset.





# LOCATION & ECONOMIC OVERVIEW

**Jonesboro, Louisiana**, located in **Jackson Parish**, serves as a central hub for healthcare, education, and commerce in North Central Louisiana. As the parish seat, Jonesboro plays a vital role in delivering essential services to surrounding rural communities, many of which rely heavily on local access to medical care. The town is home to **Louisiana Family Medicine Clinic**, a key provider of primary and urgent care services for the region **located directly across from Jackson Parish Hospital**.

The area's economy is anchored by a mix of public and private employers, including parish government, public schools, and manufacturing operations, as well as a growing healthcare services sector. **Louisiana Family Medicine Clinic**, led by **Dr. Rainwater**, is one of the most established and trusted healthcare providers in the region—serving thousands of patients annually and reducing the need for out-of-town care.

Jackson Parish benefits from state and federal efforts aimed at strengthening rural health infrastructure, with initiatives focused on expanding access to preventative care, chronic disease management, and diagnostic services. This investment in rural healthcare aligns directly with the clinic's role as a community cornerstone and a mission-critical outpatient facility.

Jonesboro offers convenient access to major regional routes, including **U.S. Highway 167**, connecting residents to Ruston, Monroe, and other key cities in Northern Louisiana. While the town maintains the charm and cohesion of a close-knit community, its strategic location and essential services support long-term population retention and healthcare demand.

Key industries in the region include **healthcare, education, light manufacturing, and forestry**, with ongoing public sector support for economic development. As the region's demand for reliable, local medical services continues to grow, **Louisiana Family Medicine Clinic at 103 Watts Street** stands out as a high-impact asset—well-positioned to deliver long-term value and stable returns for healthcare real estate investors.

**Jackson Parish Hospital in Jonesboro, Louisiana, has embarked on an \$11 million expansion project** to enhance its healthcare services. Phase I of the expansion, which includes a new emergency department, MRI services, and an expanded endoscopy suite, is expected to be **completed by summer 2025**. This development is anticipated to stimulate the local economy by creating construction jobs and attracting healthcare professionals to the area. This strategic location presents an excellent opportunity for medical or commercial enterprises to capitalize on the hospital's expansion and the growing needs of the Jonesboro community.





## Combined Regional Population:

Shreveport Metro: 400,000+

Monroe Metro: 170,000+

## Total Draw Area:

600,000+ residents

North Central Louisiana represents a high-density healthcare corridor anchored by Shreveport's advanced medical infrastructure and fed by a network of rural communities reliant on accessible outpatient care. Jonesboro, as the parish seat of Jackson Parish, plays a mission-critical role in delivering front-line services to thousands across the region—especially as overflow and routine demand are redirected from larger cities like Monroe and Ruston.

## Key Regional Drivers:

- Healthcare, education, public sector employment
- Forestry, light manufacturing, and small business enterprise
- State and federal investment in rural health access
- Strategic proximity to major highways, hospital networks, and academic institutions

## Why It Matters:

This region combines metro-scale population density with rural healthcare dependency, creating a unique environment where outpatient facilities like Louisiana Family Medicine Clinic benefit from both volume stability and lack of competition—positioning the asset at 103 Watts Street for long-term investor upside.

# MAJOR REGIONAL EMPLOYERS

## NORTH CENTRAL LOUISIANA

### HEALTHCARE & MEDICAL

Ochsner LSU Health System – Academic Medical Center | Shreveport  
Willis-Knighton Health System – Hospital Network | Shreveport  
St. Francis Medical Center – Hospital / Healthcare | Monroe  
Glenwood Regional Medical Center – Hospital / Healthcare | Monroe

### EDUCATION & GOVERNMENT

Louisiana Tech University – Higher Education | Ruston

### INDUSTRY & SERVICES

WestRock – Manufacturing / Packaging | Jonesboro  
Weyerhaeuser – Forestry / Wood Products | Jonesboro & Regional  
Walmart – Retail / Consumer Goods | Jonesboro + Regional

#### Takeaway:

This diverse employer mix—from Shreveport's major hospital systems to Jonesboro's essential service providers—reflects a stable, recession-resistant regional economy. Anchored by healthcare, education, government, and manufacturing, the area supports reliable healthcare demand and long-term tenant viability, particularly for critical outpatient facilities like Louisiana Family Medicine Clinic at 103 Watts Street.



# TOP LOCAL EMPLOYERS



Origin Bank.

## COMPANY

## INDUSTRY

Jackson Parish Hospital

Healthcare

Jackson Parish School Board

K-12 Education

WestRock (formerly Smurfit-Stone)

Manufacturing / Packaging

Town of Jonesboro

Municipal Government

Jackson Parish Government

County Government

Louisiana Family Medicine Clinic

Outpatient Healthcare

Walmart

Retail

Weyerhaeuser

Forestry / Wood Products

Louisiana Department of Transportation & Development (DOTD)

Infrastructure / Public Sector

Origin Bank

Financial Services



# LOUISIANA FAMILY MEDICINE CLINIC

STATE-OF-THE-ART FULL-SERVICE  
PRIMARY & URGENT CARE FACILITY



## ZEUSTRA



JONESBORO, LA

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