

BSM SURGERY CENTER AND MEDICAL BUILDING

LONG -TERM TENANCY IN A UNIVERSITY MARKET

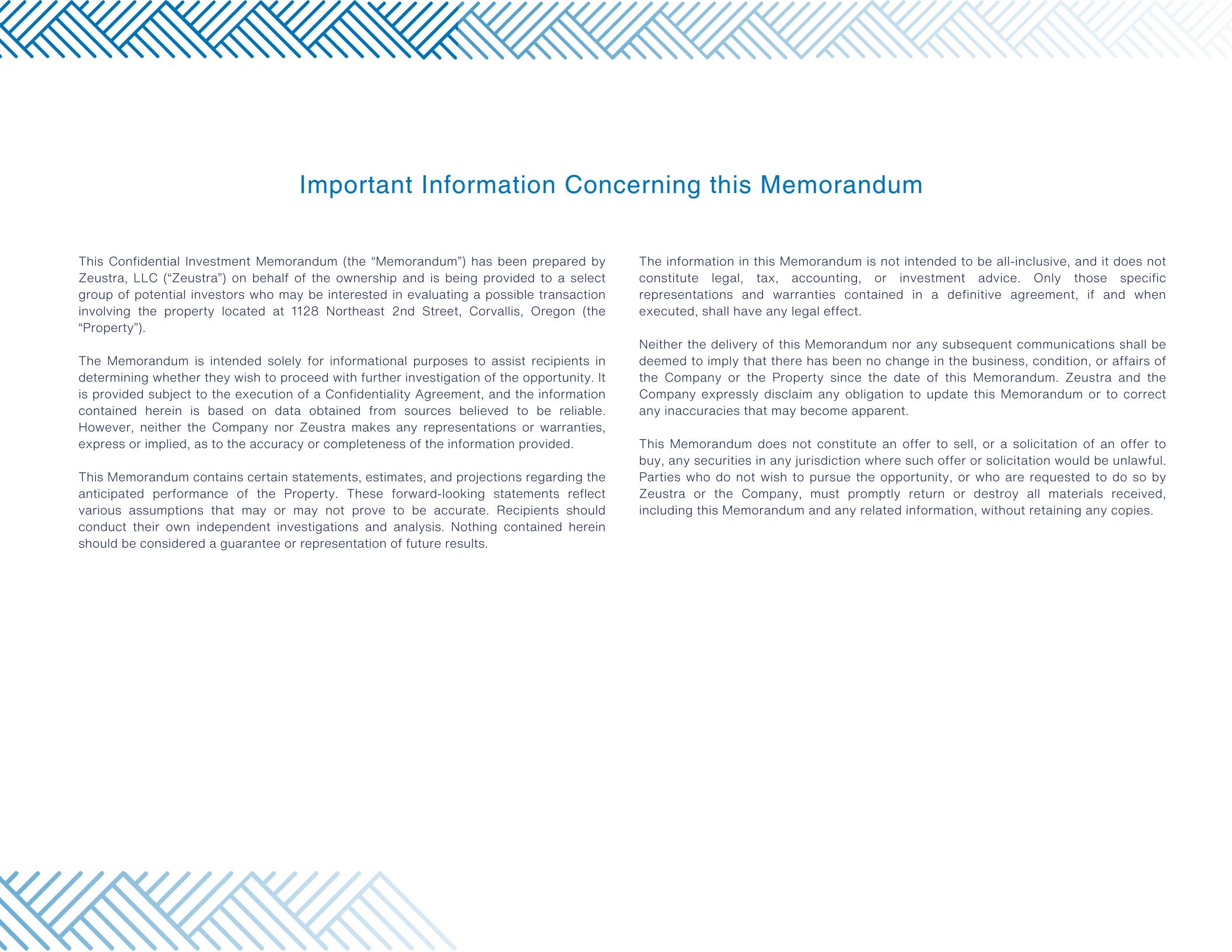


CORVALLIS, OR



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 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 1128 Northeast 2nd Street, Corvallis, Oregon (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.

TABLE OF CONTENTS

I. Executive Summary

I. Overview

II. Investment Highlights

III. Key Considerations

II. Demographic and Market Overview



Any questions or requests for additional information should be addressed to ZEUSTRA, LLC, to the attention of the following individuals.

EXCLUSIVE ADVISORS

ERIK GAINOR

President

717.503.6785

Erik.Gainor@zeustra.com

RYAN LUPO

Vice President

732.856.4349

Ryan.Lupo@zeustra.com

RICHARD CEFALU

Vice President

732.484.2888

Richard.Cefalu@zeustra.com

COREY MARTIER

Vice President

717.433.7475

Corey.Martier@zeustra.com



A photograph of a modern operating room. The room is filled with various medical equipment, including multiple monitors on articulated arms, a robotic arm on the right, and a large array of instruments and supplies on mobile carts and shelves. The lighting is bright and focused on the work area. The overall atmosphere is clean and professional.

I. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

OVERVIEW

Zeustra Healthcare Real Estate is pleased to present **1128 Northeast 2nd Street**, a 24,028 SF, 100% leased ambulatory surgery and medical office facility located in Corvallis, Oregon—home to Oregon State University and widely regarded as **one of the Pacific Northwest's most economically resilient, recession-resistant markets**.

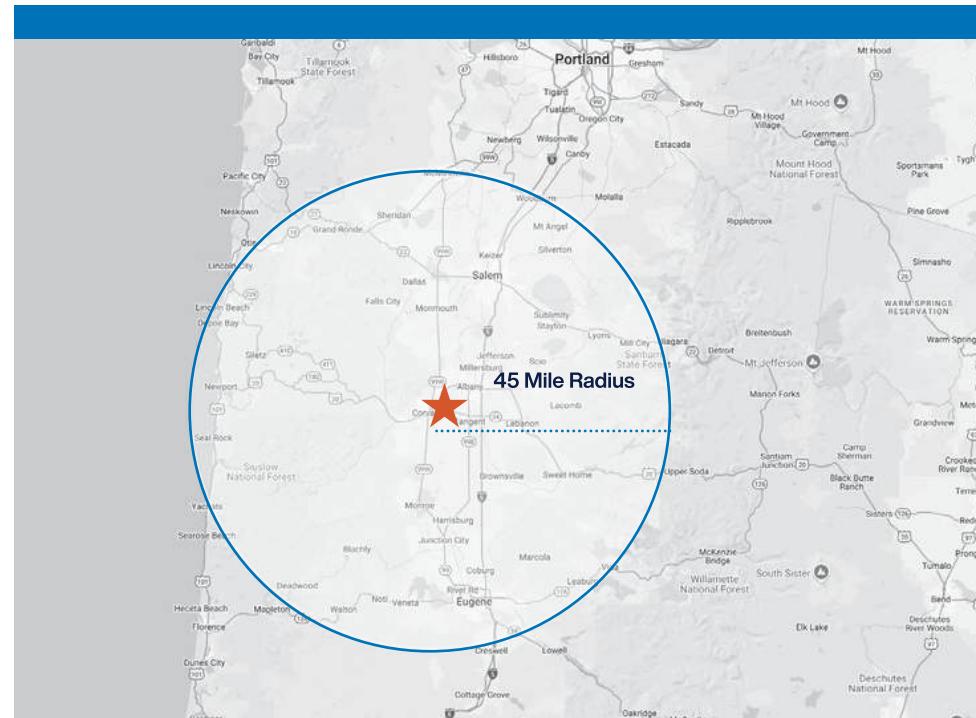
Purpose-built for modern healthcare delivery, this facility is anchored by established physician groups that have served the community for over a decade. Located just minutes from **OSU's 32,000-student campus**, the property benefits from **strong referral relationships with Oregon State University athletics, faculty, and the broader academic community, as well as surrounding high schools and local care providers**. This referral network generates a steady and dependable patient pipeline, reinforcing long-term tenant performance and occupancy.

Among its tenants, Beaver Sports Medicine stands out as a trusted regional provider of orthopedic and sports medicine care. With longstanding ties to Oregon State University athletics and local youth sports programs, the practice delivers comprehensive musculoskeletal care and enjoys a strong reputation for return-to-play outcomes, rehabilitation, and surgical precision. These relationships drive both tenant stability and long-term facility utilization.

With **100% occupancy, majority triple-net leases, annual rent escalations, and a weighted average lease term of 7.5 years**, the BSM Healthcare Facility delivers inflation-protected income with minimal landlord responsibility. Corvallis' strong employment base, education-led economy, and growing healthcare demand reinforce the asset's long-term durability—making this offering ideal for investors seeking stable, high-quality medical real estate with built-in downside protection.

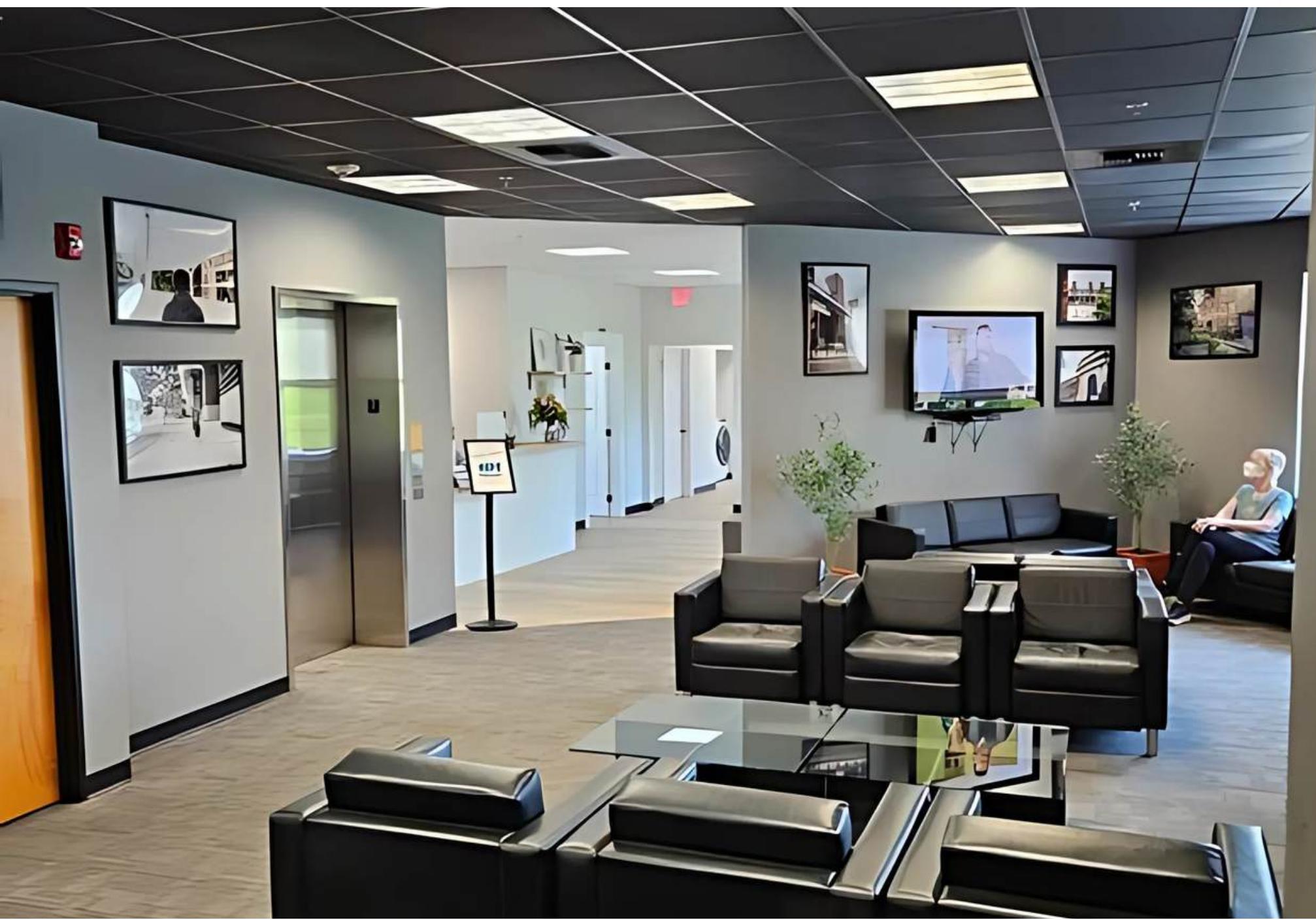
Property Information

Total SF	24,028
Property Occupancy	100%
Surgery Center Footprint	48%
Total Net Operating Income (Year 1)	\$808,354
Annual Rent Increases	3%
Lease Structure	Triple-Net
Weighted Average Lease Term	7.5 Years





Waiting Room

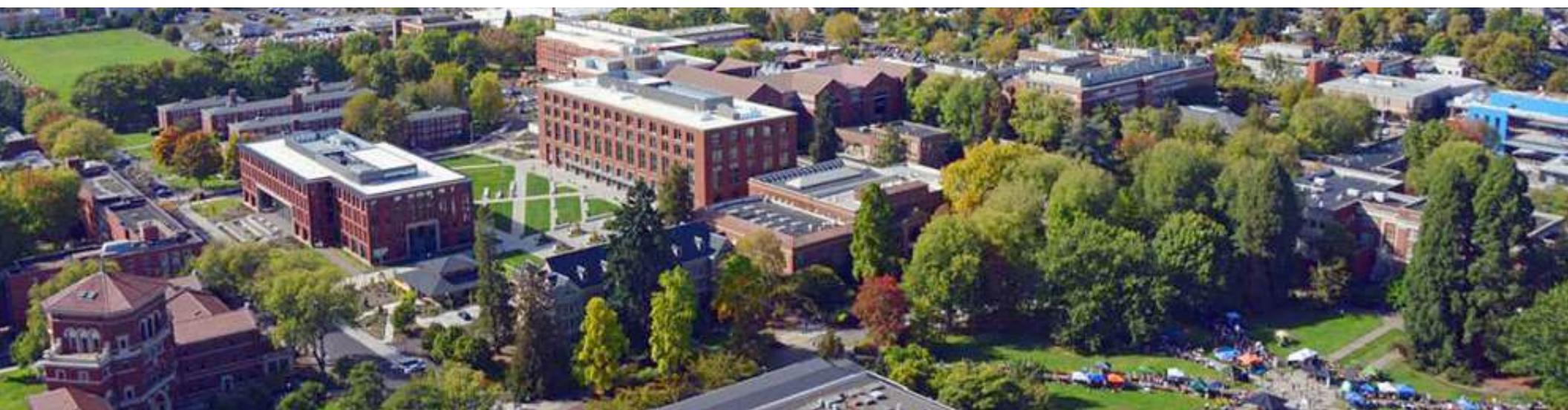


RENT ROLL



Tenant	Size (SF)	% Occupied	Exp Date	Rent Per Sq. Ft.	Annual Rent	Rent Increase	Renewal Options
BSM Surgery Center	11,687	48%	6/30/2035	\$42.00	\$496,854	3%	2 (5) Year
Beaver Sports Medicine	8,090	34%	6/30/2030	\$32.00	\$258,880	3%	2 (5) Year
Healing Morion Physical Therapy	4,251	18%	6/30/2030	\$25.91	\$110,185	3%	2 (5) Year
Totals	24,028				\$865,919		

Gross Rent	\$865,919
2024 Operating Expenses	(\$57,565)
Net Operating Income	\$808,354



EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



Mission-Critical ASC, Community-Integrated Anchor

- 100% leased, 24,028 SF medical facility with a long-term, physician-backed ASC lease covering ~50% of net rentable area—anchored by a Joint Commission-accredited surgery center that receives steady referral volume from Oregon State University's athletic programs, local colleges, and regional high schools, reinforcing tenant durability and long-term performance.
- University-town location and academic partnership combine to virtually eliminate vacancy risk, offering investors a near-zero-risk, mission-critical asset



Tailored Clinical Infrastructure Driving Operational Excellence

- The BSM Healthcare Facility is a mission-critical property purpose-built to support the long-term operational needs of its physician partners. Designed for clinical efficiency, patient privacy, and surgical precision, the facility features state-of-the-art surgical suites and medical infrastructure tailored to Orthopedic Surgery, Ophthalmology, Podiatry, and Plastic Surgery.
- Aligned with national and regional trends favoring high-quality, cost-effective outpatient care, the center plays a central role in the region's evolving healthcare landscape. Located in Corvallis, near Oregon State University, the facility serves as a key destination for specialized procedures and benefits from a strong referral base and access to a highly educated clinical workforce.



University-Town Market with Durable Fundamentals

- Corvallis: a 60,000-resident, college-driven economy with sub-4% unemployment and above-average household incomes
- Infill location between US20 and OR34, immediate access to I-5 linking Eugene and Portland
- Strong regional healthcare network anchored by Good Samaritan Regional Medical Center and OSU Student Health Services
- Accelerating shift toward outpatient surgery in Oregon's value-based care environment



TENANT OVERVIEW

BSM SURGERY CENTER

BSM Surgery Center Corvallis is a physician-led, Joint Commission-accredited ambulatory surgery center that has served Benton County since 2012. Strategically located just off Kings Boulevard in Corvallis—a thriving university town and home to Oregon State University—the center benefits from strong referral volume among students, faculty and community patients.

The center's multi-specialty practice includes an orthopedic surgery group, board-certified ophthalmologists perform cataract extractions, glaucoma management and advanced laser treatments; two podiatrists treat everything from diabetic wound care to reconstructive foot and ankle surgery; while a board-certified plastic surgeon provide both reconstructive and cosmetic procedures. This depth of expertise ensures comprehensive care under one roof.

BSM Surgery Center Corvallis combines robust procedure volumes with a patient-centric experience: personalized care pathways, same-day surgery turnaround and dedicated recovery suites. The team rigorously maintains safety and compliance protocols, continually invests in advanced surgical technology and emphasizes long-term sustainability. The center is well positioned for future growth and remains a cornerstone of outpatient surgical care in Oregon's university corridor.



TENANT OVERVIEW

BEAVER SPORTS MEDICINE

Beaver Sports Medicine is the Mid-Willamette Valley's premier orthopedic and sports medicine clinic, serving Corvallis and surrounding communities since 2005. Strategically located in a thriving university town, the practice blends a patient-centered philosophy with elite-level care, consistently delivering strong outcomes for both athletes and general patients.

The clinic's multidisciplinary team includes board-certified orthopedic surgeons, physician assistants, certified athletic trainers, and registered nurses who work in unison to prevent, diagnose, and treat a broad spectrum of musculoskeletal injuries. Core services include a full-service sports medicine clinic (knee, shoulder, ankle, and foot), on-site radiology and diagnostics, injury-prevention programs, and direct access to an adjacent state-of-the-art ambulatory surgery center—creating a seamless patient experience from consult to recovery.

Beaver Sports Medicine maintains longstanding referral relationships with Oregon State University's athletic programs, local colleges, and regional high school teams, positioning the practice as a trusted provider of orthopedic care for youth and collegiate athletes across the region. Their reputation for accelerated return-to-play protocols, clinical precision, and community involvement has made them a go-to destination for sports-related injuries and surgical intervention.

As a profitable, recession-resistant healthcare tenant, Beaver Sports Medicine exemplifies the type of provider that underpins long-term real estate value. Their sustained growth, regional referral volume, and integration with the broader medical ecosystem make them a cornerstone tenant within this fully leased medical campus.



KEY CONSIDERATIONS

LOCATION AND MARKET HIGHLIGHTS

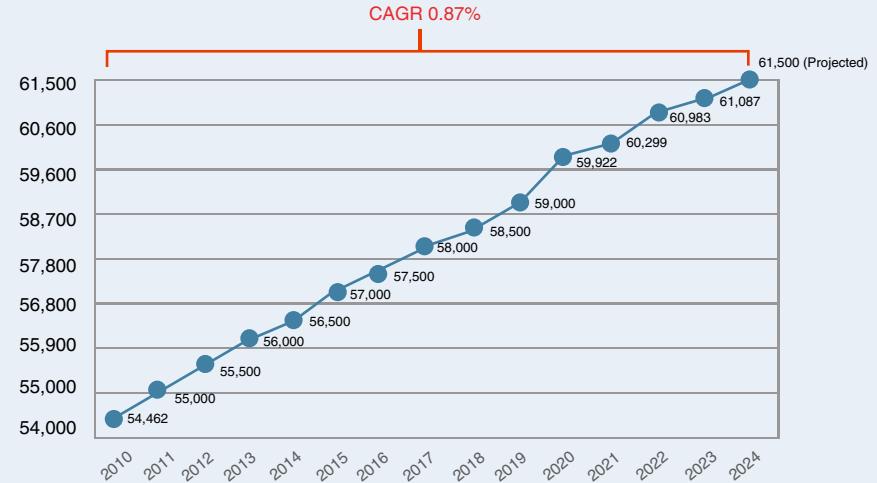
With over 32,000 students and 6,000+ faculty and staff, Oregon State University is the economic engine of Corvallis, providing consistent demand for housing, services, and healthcare. The BSM Healthcare Facility is strategically located just minutes from campus, drawing steady referral volume from this population base. Combined with a robust local provider network and the city's focus on outpatient care, the result is a highly stable healthcare investment environment. The city's robust economy is underpinned by technology, agriculture and education sectors, driving above-average household incomes, sub-4% unemployment and growing demand for convenient, high-quality outpatient services.

Corvallis's role as a medical hub is reinforced by a well-developed network of regional providers—ranging from Good Samaritan Regional Medical Center to specialty clinics—yet its mid-sized market retains the patient-centric feel and accessibility of a smaller community. Major arterials (US-20 and OR-34) and immediate proximity to I-5 deliver seamless connections north to Portland's 2-million-person metro and south to Eugene's expanding healthcare corridors, extending referral reach across Western Oregon.

Oregon's statewide emphasis on value-based, cost-effective care has accelerated the shift toward outpatient surgery—a trend that aligns perfectly with BSM Healthcare Facility's physician-led, Joint Commission-accredited ASC model. Boosted by academic partnerships, a highly skilled local workforce and favorable demographic tailwinds (including an aging population and rising young-professional cohort), this property offers investors a durable, inflation-protected income stream in a strategically advantaged submarket.



Yearly Population Estimate





II. DEMOGRAPHIC & MARKET OVERVIEW

LOCATION & ECONOMIC OVERVIEW

Corvallis, Oregon, located in the heart of the Willamette Valley, is one of the Pacific Northwest's most vibrant and economically stable communities. Home to Oregon State University (OSU), a nationally recognized research institution, Corvallis benefits from a highly educated population, an innovation-driven economy, and a thriving healthcare and technology ecosystem.

The city's economic base is anchored by OSU, which employs over 6,000 people and fuels growth across sectors such as biotechnology, engineering, environmental sciences, and healthcare. This academic influence, combined with a growing number of healthcare and life science companies, has positioned Corvallis as a hub for advanced medical services and research collaboration.

Corvallis consistently ranks among the top U.S. cities for quality of life, with a strong emphasis on education, sustainability, and public health. Its central location provides easy access to Portland, Eugene, and the Oregon Coast, and the city's regional airport, major highways, and proximity to I-5 support strong connectivity across the state.

Key industries in the area include healthcare, education, clean technology, and advanced manufacturing. Local institutions such as Samaritan Health Services and BSM Surgery Center play a critical role in meeting regional demand for high-quality, cost-effective outpatient care.

With a growing population, rising median incomes, and a reputation for innovation and lifestyle excellence, Corvallis offers an exceptional setting for healthcare investment. The city's stability, skilled labor force, and expanding outpatient care market position the BSM Surgery Center as a cornerstone asset in one of Oregon's most desirable medical corridors.



ECONOMICS & DEMOGRAPHICS



Corvallis has one of the highest education levels in the U.S., with over 55% holding a bachelor's degree or higher.

\$63,807

Median Household Income

27.6

Median Age

0.17%

Recent Population
Growth (2022-2023)

55.4% of residents (well above national average)

Bachelor's Degree or Higher

60,424

Total Population (2023)

Primary Economic Drivers

Oregon State University, healthcare, research, advanced manufacturing

Known For

Highly educated workforce, innovation, strong quality of life, and a research-driven economy

UNITED STATES

\$74,580

Median Net Worth

0.8%

2025-2030 CAGR
for Population

2.7%

2025-2030 CAGR for
Average Household Income

38.5

2024 Median Age

2.6%

2025-2030 CAGR for
Per Capita Income

Source: ESRI

LARGEST LOCAL EMPLOYERS



COMPANY

INDUSTRY

Oregon State University (OSU)

Higher Education

Samaritan Health Services

Healthcare

Hewlett-Packard (HP Inc.)

Technology / Advanced Manufacturing

Corvallis School District

K-12 Education

City of Corvallis

Municipal Government

Benton County

County Government

CH2M Hill / Jacobs Engineering

Engineering & Consulting

Sarepta Therapeutics

Biotechnology

NuScale Power

Energy / Nuclear Technology

ONAMI

Research & Development

SIGA Technologies

Biotechnology / Pharmaceuticals

BSM HEALTHCARE FACILITY

Recession-Resistant ASC & MOB Investment |
Long-Term Tenancy in a University-Driven
Market



ZEUSTRA

ERIK GAINOR

President
717.503.6785
Erik.Gainor@zeustra.com

RYAN LUPO

Vice President
732.856.4349
Ryan.Lupo@zeustra.com

RICHARD CEFALU

Vice President
732.484.2888
Richard.Cefalu@zeustra.com

COREY MARTIER

Vice President
717.433.7475
Corey.Martier@zeustra.com



BSM

Surgery Center

CORVALLIS, OR