

17170 & 17174 S I-12 SERVICE RD

OPHTHALMOLOGY MEDICAL OFFICE BUILDING
AND ASC NNN LEASE



ZEUSTRA

NORTHSHORE
EYE ASSOCIATES
CLINIC

17170

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 17170 S I-12 Service Rd Hammond, LA (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

I. EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

OVERVIEW

Zeustra, LLC ("Zeustra") is pleased to present this exclusive investment opportunity: 17170 South I-12 Service Road, a combined 17,665-square-foot, fully leased single-tenant medical building and adjacent surgery center located in Hammond, Louisiana. Zeustra has been retained as the exclusive advisor to pursue a sale on behalf of ownership.

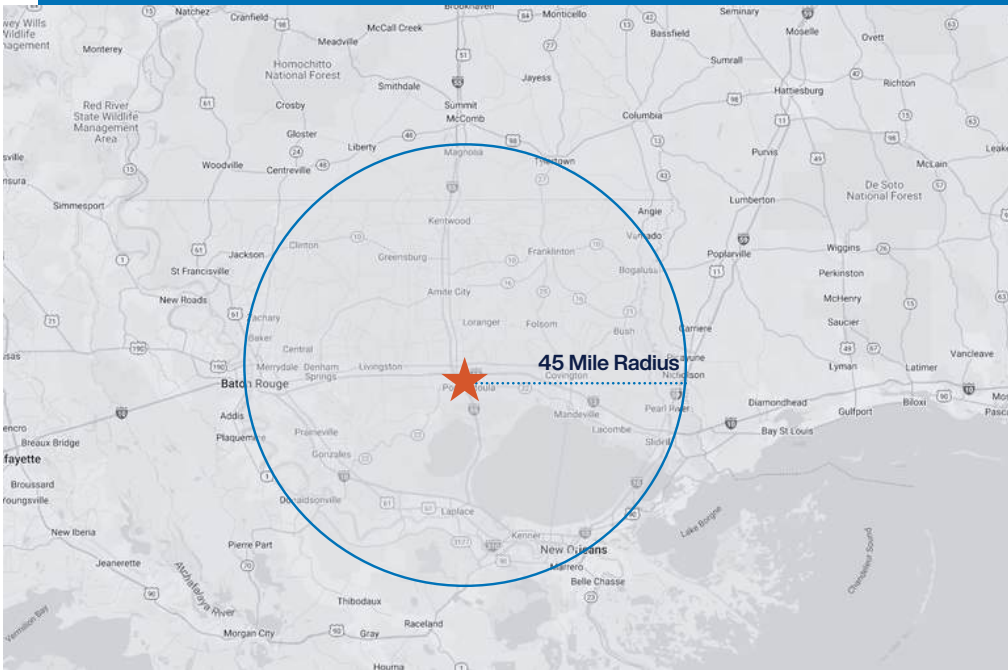
This institutional-quality healthcare asset was custom-built as a mission-critical facility for Northshore Eye Associates, one of the region's leading ophthalmology practices. The property includes a state-of-the-art medical office and a dedicated surgery center, creating an integrated environment for patient care. The tenant is two years into a seven-year triple-net (NNN) lease, and the property specifically designed to suit Northshore Eye Associates' operational needs, the investment offers long-term security and stable cash flow.

Strategically located just one mile from North Oaks Medical Center — a 330+ bed regional hospital and the largest healthcare provider on the Northshore — the property benefits from proximity to a major healthcare hub serving Tangipahoa Parish and beyond. Hammond itself has experienced strong population growth, a resilient economy driven by education, healthcare, and manufacturing sectors, and offers access to the expanding Baton Rouge–New Orleans corridor. The surrounding region supports robust demand for high-quality outpatient services, with North Oaks Medical Center consistently ranking as one of the top hospitals in Louisiana for heart, orthopedic, and surgical care.

With a net operating income of approximately \$582,830, triple-net lease structure, and essential healthcare tenancy, 17170 South I-12 Service Road represents an ideal opportunity for investors seeking dependable cash flow, healthcare sector stability, and strategic positioning in a growing Louisiana medical corridor.

Property Information

| | |
|-------------------------------------|--------------------|
| Total Combined SF | 17,665 square foot |
| Property Occupancy | 100% |
| Tenancy | Single Tenant |
| Total Net Operating Income (Year 1) | \$582,830 |
| Annual Rent Increase | 2.5% |
| Lease Term | 7 Years |
| Lease Structure | Triple-Net |
| Year Built | 2010 |



PHOTOS





PHOTOS



PHOTOS





PHOTOS



EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



Exceptional Lease Duration & Cash Flow Stability

- 100% occupied facility with 7-year NNN lease; 5 years of term remaining with renewal options
- 2.5% annual rent increases provide consistent cash flow growth and inflation protection
- Mission-critical healthcare tenancy ensures verifiable rental income with minimal landlord responsibilities



Well-Maintained, Purpose-Built Asset Supporting Long-Term Clinical Operations

17170 South I-12 Service Road is a fully stabilized, Class A single-tenant medical office and surgery center, meticulously designed to meet the long-term clinical and operational needs of Northshore Eye Associates.

The facility aligns with national trends driving healthcare delivery toward outpatient settings, emphasizing convenience, cost-efficiency, and patient-centered care.

Purpose-built for ophthalmology and surgical excellence, the property features highly specialized medical infrastructure supporting both patient consults and outpatient surgical procedures under one roof.

The strategic combination of medical office and surgery center operations enhances patient retention, fosters operational efficiency, and promotes long-term tenant stability, making it a highly attractive investment for healthcare-focused buyers.



Strategic Relationship With a Leading Regional Healthcare Provider

This is a unique opportunity to acquire a purpose-built medical and surgical facility occupied by Northshore Eye Associates, one of the Northshore region's most established and respected ophthalmology practices.

With decades of operational history, deep community ties, and a growing patient base across Tangipahoa Parish and southeastern Louisiana, Northshore Eye Associates offers durable, mission-critical tenancy.

The property's proximity — just one mile — to North Oaks Medical Center, a major regional hospital serving over 250,000 residents, further enhances its strategic positioning and reinforces sustained patient demand.

The strong alignment between specialized outpatient care, surgical capacity, and proximity to a major hospital campus creates a built-in demand driver for long-term operational success.



Portfolio Investment Offering Size & Immediate Scale

- Combined 17,665 square feet of medical office and surgical space
- Generates approximately \$582,830 in Net Operating Income secured by a long-term NNN lease
- Immediate scale opportunity in a healthcare-focused facility serving Tangipahoa Parish and surrounding regions



Strategic Market For U.S. Healthcare Investment

- Located in Hammond, Louisiana, a growing medical and education hub along the I-12 corridor
- Adjacent to North Oaks Medical Center, one of Louisiana's largest community hospitals
- Region supported by steady population growth, expanding healthcare demand, and limited supply of comparable outpatient medical facilities



KEY CONSIDERATIONS

LOCATION AND MARKET HIGHLIGHTS

17170 South I-12 Service Road is strategically located in Hammond, Louisiana, within Tangipahoa Parish — a growing and economically diverse region serving as a key hub between Baton Rouge and New Orleans. Tangipahoa Parish has experienced steady population growth over the past decade, with a current population exceeding 138,000 residents and projections indicating continued expansion fueled by healthcare, education, and logistics industries.

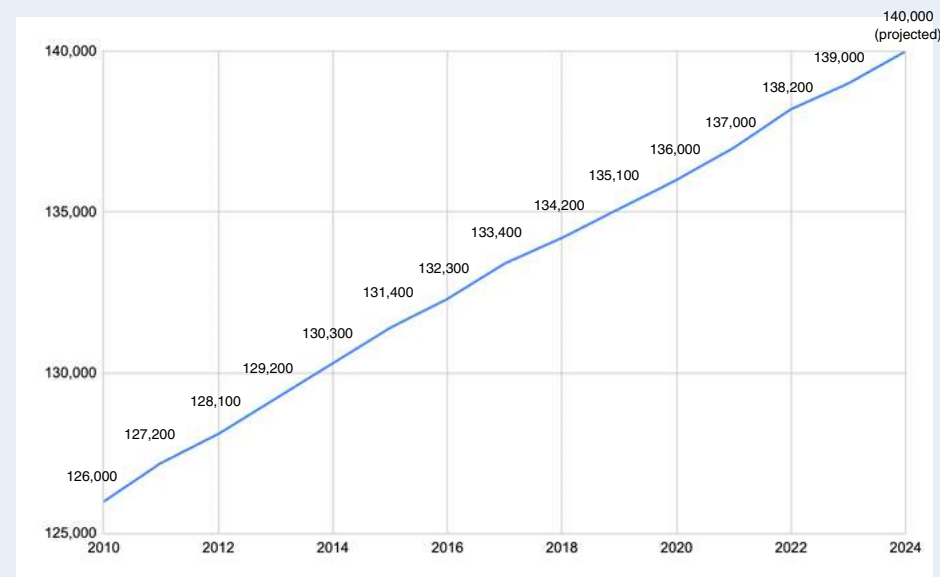
Hammond's position along the vital I-12 corridor connects it directly to two of Louisiana's largest metropolitan areas, supporting a stable economy and an expanding demand for outpatient healthcare services. As the largest city in Tangipahoa Parish and the commercial center of the Northshore region, Hammond benefits from a diversified economy anchored by North Oaks Health System, Southeastern Louisiana University, and a growing manufacturing and logistics sector.

North Oaks Medical Center — located just one mile from the property — is one of Louisiana's largest hospitals, with over 330 beds and nationally recognized programs in cardiovascular care, orthopedics, and surgical services. The hospital's continued investment in specialized care and outpatient services drives strong demand for nearby medical office and surgical space.

Tangipahoa Parish's healthcare sector is a key economic driver, with healthcare and social assistance accounting for nearly 20% of all employment. The region's strong healthcare fundamentals, affordable cost of living, and strategic location have contributed to a growing patient population and increased need for high-quality outpatient facilities.

With direct interstate access, proximity to North Oaks Medical Center, and its positioning in an expanding regional healthcare market, 17170 South I-12 Service Road offers investors an attractive opportunity to secure a mission-critical medical investment in one of Louisiana's most resilient and growth-oriented submarkets.

Population Estimate Hammond, Louisiana MSA



TENANT OVERVIEW

NORTHSHORE EYE ASSOCIATES

Northshore Eye Associates located at 17170 S I-12 is recognized as a regional leader in vision care, the practice offers a full spectrum of services—from cataract and glaucoma treatment to corneal and retinal disease management, pediatric ophthalmology (strabismus), and emergency ocular injury care. The clinic also features an on-site optical dispensary and in-house lab, offering patients comprehensive care under one roof.

Built in 2010, the Hammond location is a purpose-built, state-of-the-art medical facility designed to maximize clinical efficiency while reducing patient stress. The layout was designed to streamline high-volume care, supporting both surgical procedures and outpatient services.

Strategically positioned near North Oaks Medical Center, one of the largest hospitals in the region, the practice benefits from high visibility, strong referral networks, and convenient access for patients traveling from across Tangipahoa Parish and surrounding rural markets. With minimal direct competition, Northshore Eye Associates has built a loyal and expanding patient base, reinforcing its standing as a trusted care provider throughout Southeast Louisiana.

Their presence in this purpose-built facility enhances the overall stability and long-term value of the asset. As a growing, highly specialized healthcare provider with a deep community presence, Northshore Eye Associates anchors the property as a premier medical investment in the Hammond healthcare corridor.



| Tenant | SF | Annual Rent | Lease Commence | Lease Expiration | Lease Type | Rental Increases |
|---------------------------|--------|-------------|----------------|------------------|------------|------------------|
| Northshore Eye Associates | 12,377 | \$371,310 | 7/1/23 | 6/31/30 | NNN | 2.5% Annually |
| Northshore ASC | 5,288 | \$211,520 | 7/1/23 | 6/31/30 | NNN | 2.5% Annually |

TENANT OVERVIEW

NORTHSHORE AMBULATORY SURGERY CENTER

Northshore Ambulatory Surgery Center (NASC) is a state-of-the-art, 5,300-square-foot outpatient surgical facility located adjacent to Northshore Eye Associates' Hammond clinic at 17170 South I-12 Service Road. Completed in 2010, the center was purpose-built to deliver efficient, high-quality surgical care in a modern, patient-focused environment. Designed with sustainability in mind, the facility incorporates non-toxic construction materials and a rainwater harvesting system to reduce environmental impact and support long-term operating efficiency.

NASC is equipped with two fully outfitted operating rooms, a six-bed pre-op and recovery suite, and advanced surgical equipment that supports a broad array of specialties. Licensed as a multispecialty center, NASC serves ophthalmology, orthopedics, ENT, plastic surgery, and pain management patients. The center holds accreditation from the Accreditation Association for Ambulatory Health Care (AAAHC), is a certified Medicare provider, and participates in most managed healthcare plans—underscoring its operational quality and broad payer accessibility.

Its adjacency to the main clinic allows for seamless coordination between diagnostic, consultative, and surgical services, enhancing patient experience and throughput. As a long-standing tenant operating in a specialized, purpose-built facility, Northshore Ambulatory Surgery Center offers excellent tenancy stability, consistent procedural volume, and alignment with long-term trends in outpatient care delivery. Its presence further elevates the investment profile of the property within a growing regional medical corridor.





II. DEMOGRAPHIC & MARKET OVERVIEW

ECONOMICS & DEMOGRAPHICS



Hammond anchors the Northshore region’s healthcare network, with North Oaks Medical Center ranking among Louisiana’s largest community hospitals and serving a rapidly growing regional population.

\$56,972 (Growing steadily, in line with regional healthcare expansion trends)

Median Household Income

34.6 years

Median Age

1.3% (Reflecting steady expansion driven by healthcare, education, and logistics sectors)

Recent Population Growth (2022–2023)

Healthcare, higher education (Southeastern Louisiana University), manufacturing, logistics, and retail

Primary Economic Drivers

21.4% of residents

Bachelor’s Degree or Higher

138,000+

Total Population (2023 est.)

Regional healthcare hub anchored by North Oaks Medical Center, strategic positioning between Baton Rouge and New Orleans, and strong economic resilience across healthcare, education, and industrial sectors

Known For



HOSPITAL OVERVIEW

NORTH OAKS HEALTH SYSTEM

North Oaks Health System has recently undertaken significant expansion and modernization projects that underscore its growing regional footprint and high patient demand. In late 2023, a groundbreaking was held for a new five-story, 95,000 sq. ft. outpatient clinic tower on the North Oaks Medical Center campus – a nearly \$50million investment slated to open in 2025. This Clinic Building II will substantially increase capacity for physicians and services, providing 115 exam rooms and 12 clinics under one roof while allowing room for future growth. Key specialties are set to expand into this facility, such as cancer care (with the hematology-oncology clinic moving into an entire floor and infusion therapy expanding to 32 bays) and eye care, which are relocating to accommodate rising patient volumes. North Oaks has also added new care sites and upgrades to meet community needs.

This wave of expansion reflects North Oaks' strategic growth and its role as the region's leading healthcare provider. North Oaks is now the largest health system in the Northshore region of Louisiana, anchored by a 330-bed acute-care hospital (North Oaks Medical Center) that serves a regional population of roughly 500,000 between New Orleans and Baton Rouge.

This sustained growth and investment in cutting-edge facilities and services not only enhance patient care but also reinforce the value of nearby medical office properties like 17170 S I 12 – which stands to benefit from proximity to an expanding referral base and the increased patient traffic generated by a thriving regional medical center.



LARGEST LOCAL EMPLOYERS



COMPANY

INDUSTRY

North Oaks Health System

Healthcare

Southeastern Louisiana University

Higher Education

Tangipahoa Parish School System

K-12 Education

Walmart Distribution Center

Logistics / Distribution

Elmer Chocolate

Food Manufacturing

Medline Industries

Medical Supplies & Distribution

Textron Systems

Aerospace & Defense

Cardinal Health Distribution Center

Healthcare Logistics

Hammond Developmental Center

Healthcare / Social Services

Parish Government of Tangipahoa

County Government

City of Hammond

Municipal Government

Amazon Fulfillment Center – Baton Rouge
Area (regional)

E-Commerce / Logistics

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