

HOSPITAL ADJACENT MULTI-TENANT MEDICAL BUILDING

48,619 Sq. Ft. | 1005 Market St W Athens, AL

 Athens-Limestone
Hospital



CONFIDENTIAL INVESTMENT MEMORANDUM

Enhanced Image



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 1005 Market St W Athens, AL (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

Enhanced Image

EXECUTIVE SUMMARY

OVERVIEW

Zeustra, LLC (“Zeustra”) is proud to present this exclusive opportunity to acquire **1005 West Market Street**, an approximately 48,619-square-foot, multi-tenant medical office building located in Athens, Alabama. The property is **directly adjacent to Athens-Limestone Hospital** and is anchored by Huntsville Hospital, offering investors immediate exposure to an established healthcare campus within one of **North Alabama’s fastest-growing corridors**.

The building is occupied by a diverse mix of medical tenants, with **Huntsville Hospital serving as the primary anchor**. Many of the remaining tenants currently operate on **month-to-month terms**, providing a new owner with meaningful flexibility to **renew tenants, restructure lease terms, and potentially mark rents to market over time**. This combination of established healthcare tenancy, **direct hospital adjacency**, and **near-term leasing optionality** creates a compelling opportunity to enhance income and long-term asset value.

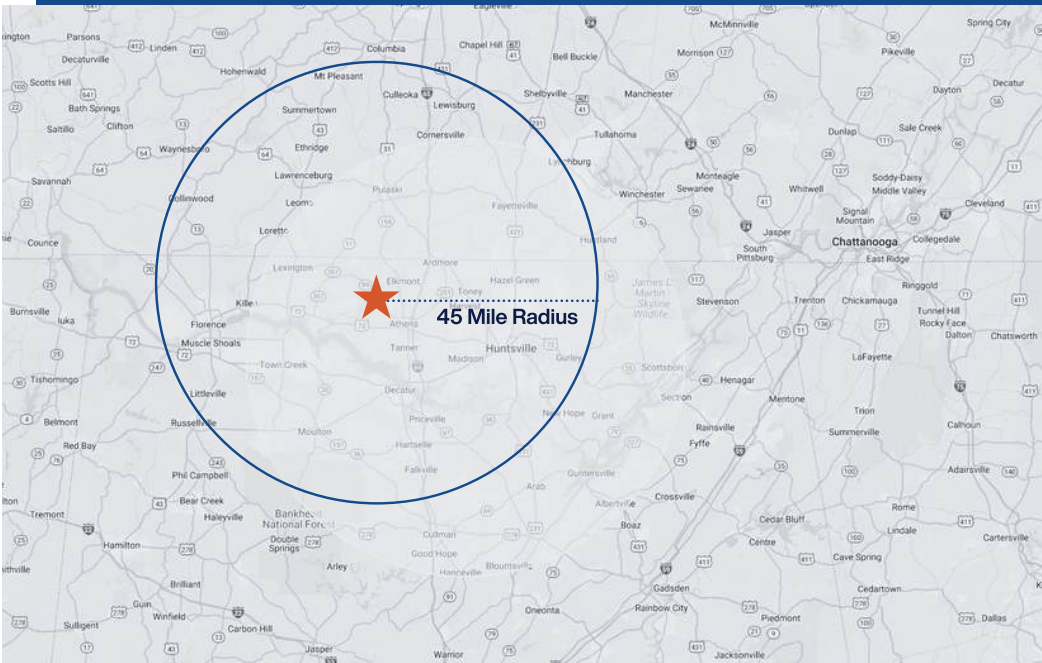
Strategically positioned in one of **Alabama’s most economically dynamic regions**, the property benefits from proximity to **major hospital systems, a strong commercial payer base**, and a **highly educated workforce** supported by employers such as Redstone Arsenal, NASA, and leading aerospace contractors, and now **Eli Lilly’s planned \$6 billion Huntsville manufacturing facility** — the largest industrial private investment in Alabama history.

Athens has become one of the region’s core growth engines, driven by **population inflows, high-income residential development**, and continued **expansion of the Huntsville healthcare network**. For medical real estate, that translates to more insured households, growing outpatient demand. 1005 W Market St. sits directly in that path of growth, offering investors a stabilized medical asset in a market where **healthcare demand is expanding faster than supply**.

With a **major regional health system anchor, direct adjacency to Athens-Limestone Hospital**, substantial recent capital improvements, and **meaningful leasing upside through its month-to-month tenant base**, 1005 West Market Street represents a differentiated opportunity to acquire a sizable medical office asset with both durable healthcare demand and a **clear path to value creation**.

Property Information

Total SF	48,619 +/-
RSF	37,364 +/-
Property Occupancy	90%
Total Net Operating Income (Year 1)	\$450,000 +/-
Number of Spaces	179 +/-
Lease Structure	Month to Month
Lot Size	5 AC +/-
Year Built	1979
Number of Tenants	13



EXECUTIVE SUMMARY



RENT ROLL

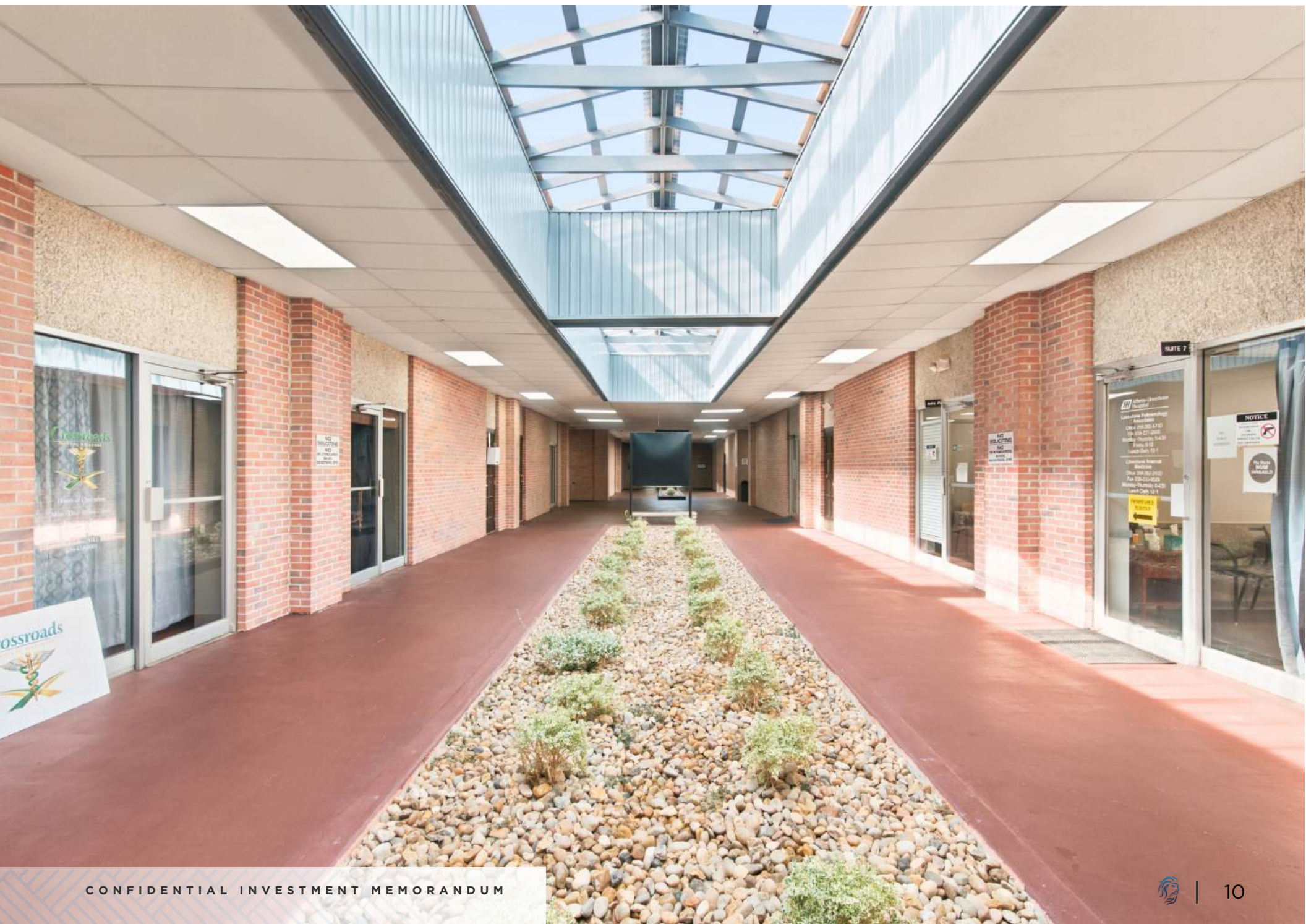
Suite	SF	Monthly Rent	Annual Rent	Annual Rent / SF
Suite A	3,200	\$3,842.00	\$46,104.00	\$14.41
1	1,500	\$2,112.50	\$25,350.00	\$16.90
3	1,500			
Suite B	2,928	\$3,294.00	\$39,528.00	\$13.50
2	1,214	\$1,833.22	\$21,998.64	\$18.12
4	2,000	\$2,700.00	\$32,400.00	\$16.20
5, 7 & 9	4,500	\$4,000.00	\$48,000.00	\$10.67
11	1,500	\$1,960.18	\$23,522.16	\$15.68
6 (Pending)	1,500	\$2,315.00	\$27,780.00	\$18.52
8	2,240	\$3,562.00	\$42,744.00	\$19.08
10	2,240			
15 & 17	7,000	\$11,374.00	\$136,488.00	\$19.50
14, 16 & 18	6,042	\$4,850.00	\$58,200.00	\$9.63
Dental Parking Lot (approx 9 spaces)		\$300.00	\$3,600.00	
Net Operating Income		\$450,000 +/-		

EXECUTIVE SUMMARY





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INVESTMENT HIGHLIGHTS



Institutional Medical Office with Hospital-Campus Positioning

- Approximately 48,619-square-foot multi-tenant medical office building positioned directly adjacent to Athens-Limestone Hospital
- Anchored by Huntsville Hospital, providing the property with institutional healthcare tenancy and strong alignment with the region's leading health system
- Established medical office location benefits from immediate proximity to hospital services, physicians, patients, and complementary healthcare uses
- Recent capital improvements include a new roof completed in 2025 at an approximate cost of \$450,000, as well as a refreshed exterior completed last year



Compelling Value-Add Opportunity with Huntsville Hospital Anchor

- Unique opportunity to acquire a sizable medical office asset with Huntsville Hospital serving as the primary anchor tenant
- Many of the building's remaining tenants currently operate on month-to-month terms, providing a new owner with meaningful flexibility to restructure leases, extend terms, and potentially mark rents to market
- Direct adjacency to Athens-Limestone Hospital creates a strategic location that should support continued demand from existing and prospective medical users
- Combination of institutional tenancy, recent capital investment, and near-term leasing optionality provides multiple avenues to enhance NOI and long-term asset value



Strategic Market In the Southeast With Strong Healthcare Fundamentals

- Athens is one of the fastest-growing cities in North Alabama, with population increasing approximately 34.6% from 2020 to 2025, from roughly 25,400 residents to more than 34,200.
- Athens has attracted significant investment of its own, including Toyota Boshoku's \$50+ million manufacturing facility and approximately 400 jobs, while Limestone County continues to see additional investment across advanced manufacturing, aerospace, defense, and medical-related industries.
- The county's growth is supported by a comparatively strong household base, with median household income of approximately \$83,600, helping drive an increasingly insured and economically stable population.

KEY CONSIDERATIONS

LOCATION AND MARKET HIGHLIGHTS

1005 West Market Street is strategically positioned in Athens, Alabama, one of North Alabama's fastest-growing communities and a key beneficiary of the broader Huntsville–Madison expansion. Athens grew approximately 34.6% from 2020 to 2025, while Limestone County grew approximately 18.7%, creating a rapidly expanding population base and increasing demand for accessible outpatient healthcare services.

The surrounding market benefits from significant residential and employment growth, supported by major economic drivers including the \$1.6 billion Mazda Toyota Manufacturing facility, which supports approximately 4,000 direct jobs, along with continued investment across advanced manufacturing, aerospace, defense, and technology. Limestone County's approximately \$83,600 median household income further supports a strong and increasingly insured patient base.

The property is positioned directly adjacent to Athens-Limestone Hospital, creating an established healthcare destination with immediate access to hospital services, physicians, patients, and complementary medical uses. Its location also provides convenient connectivity to Madison and Huntsville, allowing the building to benefit from continued westward growth throughout the broader North Alabama healthcare market.

Supported by strong demographic growth, major employment investment, Huntsville Hospital tenancy, and irreplaceable hospital-campus positioning, 1005 West Market Street is well positioned to benefit from continued demand for outpatient medical services.

Yearly Population Growth

The CAGR is 5.87%



An aerial photograph of a city at dusk. In the foreground, a large, curved fountain with multiple water jets is illuminated. The water reflects the city lights and the colorful sky. Surrounding the fountain are landscaped areas with trees and walkways. In the background, a dense urban skyline is visible, featuring various high-rise buildings, some of which are brightly lit. The sky is a mix of deep blue, purple, and pink hues, indicating the time is either dawn or dusk. The overall scene conveys a sense of a modern, vibrant city.

DEMOGRAPHIC & MARKET OVERVIEW

LOCATION & ECONOMIC OVERVIEW

Athens, Alabama, located within the rapidly expanding Huntsville metropolitan area, is one of North Alabama's fastest-growing and most economically resilient communities. Benefiting from its proximity to Madison and Huntsville, Athens offers access to a highly educated workforce, major regional employers, and a growing healthcare ecosystem.

The region's growth is fueled by nearby **Redstone Arsenal**, **NASA's Marshall Space Flight Center**, and a broad base of defense and aerospace contractors, all of which support thousands of high-skilled jobs and continued development across healthcare, engineering, and technology. This momentum is further reinforced by **Eli Lilly's planned \$6 billion manufacturing investment in the Huntsville area**, adding another powerful catalyst for long-term job growth, population inflow, and healthcare demand.

Athens also benefits from strong connectivity throughout North Alabama, with direct access to **I-65 and U.S. Highway 72**, providing convenient links to Madison, Huntsville, Decatur, and the broader Southeast. The city's continued residential growth, expanding employment base, and proximity to major regional infrastructure have helped establish Athens as an increasingly important part of the Huntsville metro's westward expansion.

With steady population growth, rising household incomes, and direct adjacency to **Athens-Limestone Hospital**, Athens offers a highly attractive setting for healthcare investment. The area's economic vitality, expanding patient base, and established medical infrastructure position **1005 West Market Street** as a strategically located medical office asset in one of Alabama's most promising healthcare corridors.



Eli Lilly's \$6B Boost to Madison County

Why It Matters:

Eli Lilly's planned \$6 billion Huntsville facility is a market-moving announcement, representing the largest industrial private investment in Alabama's history. The facility is expected to manufacture active pharmaceutical ingredients for small molecule and peptide medicines, including Lilly's oral GLP-1 candidate, and is projected to create approximately 450 permanent high-skill jobs and 3,000 construction jobs.

For medical real estate, the impact is direct: large-scale life sciences investment brings high-wage employment, population growth, healthcare utilization, and institutional attention to the market. Lilly selected Huntsville from a broad national site search, with Reuters reporting that proximity to HudsonAlpha Institute for Biotechnology was a key factor, further reinforcing the area's growing biotech and healthcare ecosystem.

Lilly's investment adds another major demand catalyst to a market already supported by Redstone Arsenal, NASA, Cummings Research Park, aerospace, defense, and advanced manufacturing. In short, this announcement strengthens the long-term thesis for Athens: more high-income jobs, more insured households, more healthcare demand, and deeper institutional conviction in the region.



Lilly
A MEDICINE COMPANY

ECONOMICS & DEMOGRAPHICS

Athens' population increased 34.6% from 2020-2025 — more than 10x Alabama's 3.3% growth over the same period

\$69,922

Median Household Income

39.5 years

Median Age

7.9%

Recent Population Growth (2022-2023)

31.4% of residents (well above national and state averages)

Bachelor's Degree or Higher

34,209

Total Population (2025 est.)

Primary Economic Drivers

Advanced manufacturing, healthcare, aerospace & defense, technology, and logistics, supported by proximity to the greater Huntsville employment base.

Known For

Exceptional population growth, direct access to I-65 and U.S. 72, proximity to Madison and Huntsville

UNITED STATES

\$74,580

Median Household Income

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

“SILICON VALLEY OF THE SOUTH”

Tech Transformation & Innovation Hub

Huntsville has evolved into the “Silicon Valley of the South,” expanding far beyond its aerospace roots. With more than 300 companies in Cummings Research Park (the 2nd-largest in the U.S.), the area is now a top market for defense, biotech, cyber, AI, and advanced manufacturing. It also leads the nation in engineers per capita.

Explosive Growth Metrics

The Huntsville region has added more than 40,000 residents since 2020, supported by continued job creation and an influx of highly skilled professionals. Athens has been an outsized beneficiary of this growth, with its population increasing approximately 34.6% from 2020 to 2025, reinforcing long-term demand for housing, services, and healthcare throughout Limestone County.

\$4B+ in Institutional Investment

Major companies are backing the areas rise:

- Toyota-Mazda: \$1.6B
- Facebook: \$750M
- Blue Origin: \$200M
- FBI Operations HQ relocation to Redstone Arsenal

A robust infrastructure, and a pro-business climate continue to attract capital. Business Insider named Huntsville the #1 tech job market outside Silicon Valley.

Why It Matters

Athens combines rapid demographic expansion with direct adjacency to Athens-Limestone Hospital, Huntsville Hospital tenancy, and access to the broader Huntsville employment engine. As North Alabama continues to attract businesses, families, and skilled professionals, the property is positioned to benefit from an expanding patient base and sustained demand for well-located medical office space.



1005 W MARKET ST. ATHENS AL

HOSPITAL- ADJACENT MULTI TENANT
MEDICAL OUTPATIENT BUILDING



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