

1133 E CHESTNUT AVE VINELAND NJ 08360

SINGLE TENANT NET LEASED SURGERY CENTER
& AUXILIARY MEDICAL OFFICE BUILDING



VINELAND NJ



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.

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.

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ZEUSTRA

Medical Real Estate Advisors

I. EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

OVERVIEW

Zeustra Healthcare Real Estate Advisors is pleased to present a rare and highly attractive opportunity to acquire a prime two-building medical office and surgery center in Vineland, New Jersey. Strategically located at 1133 E Chestnut Avenue, this offering provides investors with a rare combination of immediate income stability, strong tenant fundamentals, and long-term growth potential in a well-established and thriving healthcare corridor.

The first asset, Building A, is a **fully accredited ambulatory surgery center (ASC)** that has been operating for over 20 years, providing a robust track record of consistent demand and service. This facility is secured by a single-tenant, **double net (NN)** lease with about three years remaining occupied by Pulse Vascular, a prominent and rapidly growing provider specializing in minimally invasive vascular care. Pulse Vascular recently acquired the practice, and continues its longstanding operations, reinforcing the center's long-term stability and its position as a leader in outpatient vascular services.. Pulse Vascular's track record in delivering advanced, minimally invasive vascular care and its strategic expansion throughout South Jersey provide compelling validation of the ASC's long-term value. This building has a new roof, and the landlord's only responsibility is paying property taxes.

Building B complements this asset with a two-tenant medical office configuration, leased to Jersey Shore Gastroenterology and the Back Pain Relief Center—two established and highly respected providers catering to a growing patient base. Together, the portfolio's properties generate an attractive **Net Operating Income (NOI) of approximately \$248,930**.

As the healthcare landscape increasingly shifts toward outpatient surgical services and specialized care, the demand for high-quality medical real estate has never been greater. This portfolio presents a compelling opportunity for investors seeking **long-term stability plus near term value add potential**, anchored by high-credit tenants in a resilient and expanding healthcare market.

Property Information

Total SF	13,900 square foot
Property Occupancy	100%
Tenancy	Multi Tenant
Total Net Operating Income (Year 1)	\$248,930
Year Built	1999
Lease Term	3 Years
Lease Structure	Double-Net
Operating Rooms	3



PHOTOS



PHOTOS











EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



Well-Maintained Asset with Long-Term Functional Utility

- Fully accredited surgery center operating continuously for over 20 years
- New Roof on Building A with a long term lease in place with Pulse Vascular, a fast-growing vascular group expanding across South Jersey
- Designed to accommodate a broad range of specialties, including outpatient procedures, diagnostics, and chronic care management
- Supports the ongoing shift toward ambulatory care delivery models, favoring cost-effective, high-margin outpatient settings



Attractive Price Point Below Replacement Cost

- The property is priced significantly below the cost to develop a comparable surgery center and medical office building, offering built-in equity from day one.
- Investors can acquire the asset at a meaningful discount to current market comparables, enhancing overall yield and return on investment.
- Ample on-site parking and separate entrances for each tenant provide operational flexibility and enhanced patient experience



Premier Location - Certificate of Need (CON) State

- Vineland is part of the Vineland-Bridgeton MSA, with a population over 150,000, anchored by healthcare, education, and manufacturing
- Home to Inspira Health, the region's largest employer, with a network of hospitals and care centers across South Jersey
- Low physician saturation and limited competing surgical centers enhance tenant performance and future demand
- Positioned to benefit from the broader state and national trend toward outpatient care and net leased medical real estate



TENANT OVERVIEW

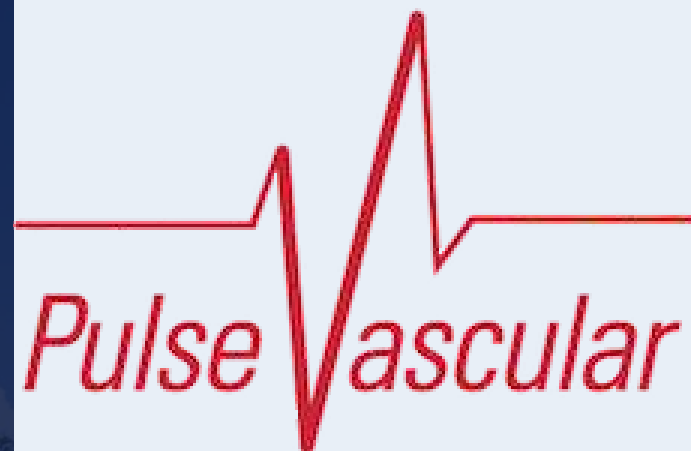
PULSE VASCULAR

Pulse Vascular is a physician-led outpatient vascular practice specializing in minimally invasive endovascular procedures for peripheral artery disease, venous insufficiency, dialysis access maintenance, and limb salvage. Founded by Dr. Scott Hollander, a Yale-trained interventional radiologist, the group operates multiple locations across New Jersey and has become a trusted provider of advanced image-guided vascular care.

The practice is known for its use of cutting-edge intravascular ultrasound and catheter-based techniques that allow patients to avoid major surgery and experience faster recovery. Pulse Vascular treats a broad spectrum of vascular conditions—including critical limb ischemia, varicose veins, and complex dialysis access cases—and plays a key role in preventing amputations and improving patient outcomes.

Pulse Vascular is rapidly emerging as a regional leader in outpatient vascular care. Their continued expansion reflects one of the fastest-growing segments of healthcare, driven by several key trends: an aging population with increasing rates of vascular disease, a national shift away from inpatient care toward lower-cost ambulatory settings, and strong reimbursement incentives from both Medicare and commercial payers. Office-based vascular procedures are increasingly favored for their clinical efficacy, patient convenience, and cost-efficiency—making practices like Pulse Vascular central to the future of outpatient care delivery.

The Chestnut Avenue location serves as a flagship facility for the group's South Jersey operations, benefiting from strong referral networks and deep community ties. The tenancy is backed by the clinical expertise of a high-performing medical team and the growth dynamics of a thriving healthcare niche, enhancing both the stability and long-term investment appeal of the asset.



RENT ROLL



Tenant	Building	Size (SF)	Annual Rent	Base Rent PSF	Lease Commence	Lease Expiration	Lease Type	Rent Increases
Pulse Vascular	A	10,500	\$ 265,140	\$25.25	8/30/2023	8/31/2028	NN	Flat*
Back Pain Relief Center	B	1,700	\$ 30,000	\$17.65	8/1/2021	7/31/2026	MG	
Jersey Shore Gastroenterology (Allied Digestive Health)	B	1,700	\$ 30,000	\$17.65	5/1/2025	4/30/2026	MG	
Totals		13,900	\$325,140					



LOCATION & ECONOMIC OVERVIEW

Vineland, New Jersey, located in Cumberland County, is the largest city in South Jersey and a growing hub for healthcare, education, and light manufacturing. Situated approximately 40 miles south of Philadelphia and easily accessible via Route 55, Vineland offers a strong balance of affordability, infrastructure, and quality of life, making it an ideal setting for long-term healthcare investment.

The city is anchored by Inspira Medical Center Vineland, a 298-bed regional hospital that serves as the area's primary acute care provider. The hospital is part of the broader Inspira Health Network, one of Southern New Jersey's leading healthcare systems, which spans five counties and includes over 150 care sites. This concentration of healthcare services drives significant patient volumes and supports the area's numerous specialty practices—including the subject property at 1133 E Chestnut Avenue.

Vineland's medical corridor is well-established, with a high concentration of outpatient providers, diagnostic labs, and surgery centers. The city's healthcare ecosystem is strengthened by a stable physician base, strong hospital affiliations, and a growing demand for cost-effective, ambulatory care. The property's location just minutes from Inspira Medical Center creates strategic synergy and enhances its relevance as a long-term care delivery site.

In addition to healthcare, Vineland benefits from a diversified economy that includes food processing, agriculture, and manufacturing. It is home to companies like Cumberland Dairy, Rich Products, and Ardagh Glass, and is supported by strong transportation infrastructure and workforce development programs. The city's robust employer base, combined with a low cost of living and access to the greater Philadelphia metro, positions it as an attractive environment for professionals and residents alike.

As demand for outpatient care accelerates and institutional investors seek stable, healthcare-backed assets in established submarkets, 1133 E Chestnut Avenue stands out as a mission-critical asset—offering long-term functionality, regional connectivity, and alignment with one of the fastest-growing segments in healthcare real estate.



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