MULTI TENANT
MEDICAL OFFICE BUILDING

16,983 Sq. Ft. | Harris County
17215 Red Oak Dr. Houston Texas

FOOT & ANKLE
CENTER

ZEUSTRA

CONFIDENTIAL OFFERING 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 M3ba Ltd. (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 17215 Red Oak Dr, Houston, Texas (the "Properties").

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

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

OVERVIEW

Zeustra, LLC ("Zeustra") is pleased to present the exclusive opportunity to acquire 17215 Red Oak Drive, a 16,983 square foot medical office building located in Houston, Texas. The property is currently 76.9% occupied by three established medical tenants and generates approximately $168,358 in annual net operating income.

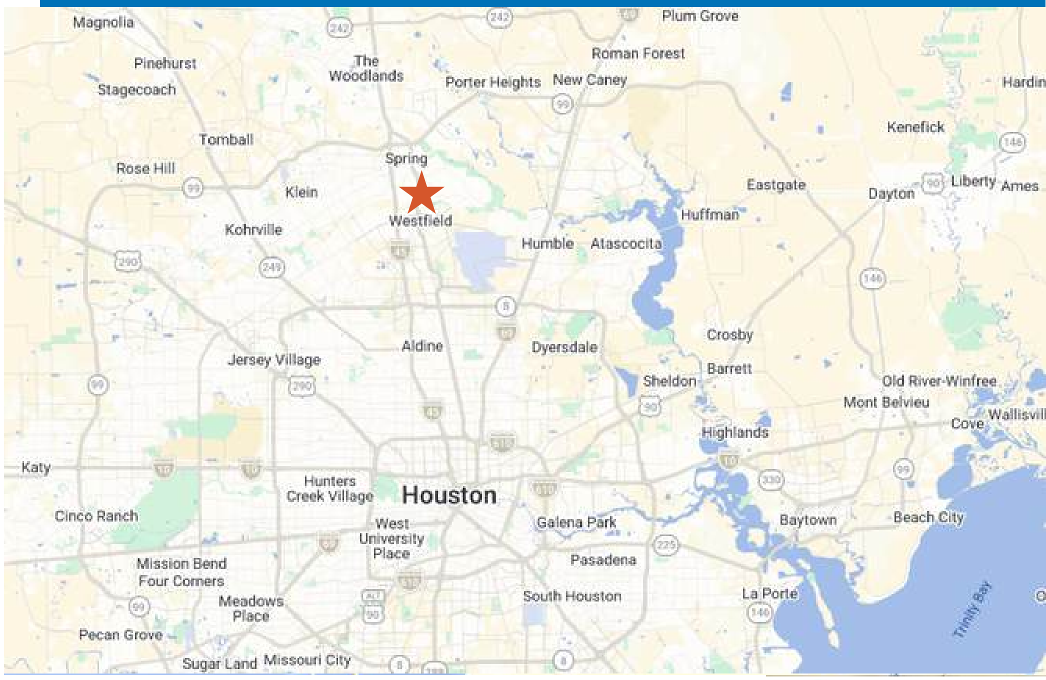
The building is anchored by Foot and Ankle Centers of North Houston, a nine-physician specialty practice that has served the North Houston community since 1974. The anchor tenant occupies 7,631 square feet, representing approximately 45% of the building, and recently extended its lease through April 2035. With 3,931 square feet of available medical office space, the property offers investors stable in-place income together with a clear opportunity to increase occupancy and grow net operating income.

Positioned in Harris County, the largest county in Texas and the first in the state to surpass 5 million residents, the property benefits from one of the strongest population growth stories in the country. According to the U.S. Census Bureau, Harris County's population reached 5,009,302 and grew 6.7% from April 2020 to July 2025; from 2023 to 2024 alone, the county added 105,852 residents, the largest numeric gain of any county in the United States. The broader Houston-The Woodlands-Sugar Land metro remains the fifth-largest metro area in the nation, with an estimated population of approximately 7.8 million, reinforcing the depth and long-term demand drivers of the surrounding healthcare market.

This location is further supported by strong healthcare infrastructure and a dense surrounding population that continues to generate demand for outpatient medical services. With a long-term anchor tenant, diversified medical tenancy, immediate proximity to a major hospital campus and a meaningful lease-up opportunity, 17215 Red Oak Drive represents a compelling opportunity to acquire a value-add medical office investment in one of the country's largest and most dynamic healthcare markets.

Property Information

Total SF	16,983 +/-
Property Occupancy	76%
Net Operating Income (Year 1)	$168,358
Lease Structure	Expense Stop / Triple-Net
WALT	7.02 Years
Number of Tenants	3
Year Renovated	2023



RENT ROLL

Tenant	SF	% of NRA	Lease Start	Lease Expiration	Base Rent ($/Mo)	Base Rent ($/SF/Yr)	CAM ($/Mo)	RE Taxes ($/Mo)	Insurance ($/Mo)
Foot Center of N.W. Houston	7,631	44.9%	1/1/2011 (orig.)	4/30/2035	$14,700.00	$23.12	$4,349.67	$839.41	$610.48
Pulin K. Pandya, M.D.	1,393	8.2%	1/1/2011 (orig.)	3/31/2029	$1,709.25	$14.72	$710.34	$153.23	$111.44
TLC Vascular of Houston	4,028	23.7%	5/1/2025	7/31/2030	$5,750.00	$17.13	$70.49	$387.00	
VACANT	3,931	23.1%	—	—					

Net Operating Income	**$168,358.00**

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY


FOOT & ANKLE CENTER OF NORTH HOUSTO

INVESTMENT HIGHLIGHTS

Long-Term, Stable Income

- 76.9% leased medical office investment generating approximately $168,358 in annual net operating income.
- Anchored by Foot and Ankle Centers of North Houston, an established nine-physician specialty practice serving the North Houston market since 1974.
- The anchor tenant occupies 7,631 square feet, representing approximately 45% of the building and nearly 59% of the occupied space.
- Foot and Ankle Centers of North Houston recently extended its lease through April 2035, providing durable long-term income and reduced near-term rollover exposure.
- The remaining occupied space is leased to complementary medical users specializing in vascular care and physician services.
- Rare opportunity to acquire a multi-tenant medical office asset with a long-term anchor commitment and diversified healthcare income.

Prime Location and Market Strength

- Located in Harris County, Texas, within one of the largest and most economically significant metropolitan areas in the United States.
- Positioned in the established Red Oak Drive healthcare corridor, a concentrated medical district serving North Houston and the surrounding communities.
- Situated near HCA Houston Healthcare Northwest, a 423-bed acute-care hospital offering trauma, orthopedic, cardiovascular, neurological and other specialty services.
- Convenient access to Interstate 45 and Cypress Creek Parkway connects the property to Spring, The Woodlands and the broader Houston market.
- The property's hospital adjacency and established medical identity provide a strong foundation for long-term tenant retention and future leasing.

Operational and Financial Security

- The property includes 3,931 square feet of available medical office space, representing approximately 23% of the building.
- Lease-up of the vacant suite provides investors with a direct opportunity to increase occupancy, operating revenue and net operating income.
- The building offers investors stable in-place cash flow without relying on the vacant space to support the current income.
- Medical office properties remain attractive due to the defensive nature of healthcare demand, tenant investment in specialized improvements and resistance to broader retail and e-commerce disruption

KEY CONSIDERATIONS

OCCUPIED BY AN ESTABLISHED FOOT AND ANKLE SPECIALTY PRACTICE

Foot and Ankle Centers of North Houston is an established podiatric medical and surgical practice occupying the subject property at 17215 Red Oak Drive in Houston, Texas. Founded in 1974, the practice has served the North Houston market for more than five decades and has developed a broad regional presence with eight offices across Houston and the surrounding communities. The platform currently lists nine physicians, with eight providers available at the Red Oak location.

The practice provides comprehensive treatment for routine and complex conditions affecting the foot and ankle. Its services include medical and surgical care for bunions, diabetic foot conditions, wounds and ulcers, athletic injuries, ingrown nails, nail disorders and other lower-extremity conditions. The group also offers biomechanical evaluation, rehabilitative care and specialized foot and ankle surgery, creating a diversified outpatient care platform with recurring patient demand.

FOOT & ANKLE CENTER

EXPERIENCED PLATFORM WITH SPECIALIZED OUTPATIENT CAPABILITIES

TThe tenant operates within an established regional foot and ankle care platform supported by:

- Nine physicians providing specialized podiatric and surgical care
- More than 50 years of operating history in the market
- Wound care and diabetic foot services supporting recurring and medically necessary patient demand
- A coordinated outpatient model encompassing diagnosis, treatment, surgery and rehabilitation

With a long-standing North Houston presence, a broad physician base and specialized clinical capabilities, Foot and Ankle Centers of North Houston provides investors with durable medical tenancy supported by operational relevance, significant tenant investment and a strong outpatient healthcare use profile.

DEMOGRAPHIC & MARKET OVERVIEW

LOCATION & ECONOMIC OVERVIEW

Explosive Regional Growth

Harris County, Texas is the largest county in Texas and one of the most populous counties in the United States, with a population exceeding 5.0 million. Since 2020, the county has grown by roughly 6.7%, reinforcing its position as one of the country's most important long-term demand drivers for healthcare real estate. In the latest Census release, the Houston metro posted the largest numeric population gain of any U.S. metro area, adding more than 126,000 residents in the most recent annual period.

Healthcare Demand Tailwinds

As healthcare delivery increasingly shifts toward outpatient settings, demographic expansion in one of the nation's largest metro areas helps drive sustained utilization and reinforces the long-term relevance of well-located medical properties. Nationally, the medical outpatient sector remains tight, with record-high occupancy of 92.7% in Q4 2025, reflecting durable tenant demand and limited available supply.

Why It Matters

Powerful demographic growth, expanding outpatient healthcare demand, and tightening medical vacancy continue to support the long-term outlook for healthcare real estate across Harris County and the broader Houston metro. With Harris County now exceeding 5.0 million residents, Houston leading the nation in recent metro population growth, and local medical office vacancy falling to 10.9%, the market continues to demonstrate the scale, demand, and limited supply dynamics that underpin durable occupancy. For investors, these trends help position well-located outpatient medical assets to benefit from sustained tenant demand, defensive sector fundamentals, and long-term real estate relevance.

REGIONAL SNAPSHOT

Combined Regional Population:

- Houston-The Woodlands-Sugar Land Metro: 7,300,000+
- Harris County: 5,009,000+
- 3-Mile Radius: 111,000+
- 5-Mile Radius: 318,000+
- 10-Mile Radius: 948,000+

Median Household Incomes:

- Houston–The Woodlands–Sugar Land Metro: approximately $81,000+
- Harris County: approximately $71,000+

Harris County represents one of the most important healthcare real estate markets in the country, supported by the scale of the broader Houston metro and powerful long-term demographic growth. As the largest county in Texas, with more than 5.0 million residents, Harris County continues to benefit from sustained population expansion, deep employment density, and a large, diversified economic base. The broader Houston metro added more than 126,000 residents in the latest annual Census period, the largest numeric gain of any U.S. metro area, reinforcing long-term demand for medical services and outpatient healthcare infrastructure.

Key Regional Drivers –Houston / Harris County, TX:

- One of the largest and fastest-growing metro areas in the United States
- Strong population growth supporting long-term demand for outpatient healthcare services
- Dense surrounding demographics with more than 318,000 residents within 5 miles
- Major regional healthcare ecosystem supported by hospitals, physicians, and specialty providers
- Strategic Houston location with direct access to major population corridors and healthcare demand nodes

ECONOMICS & DEMOGRAPHICS

Harris County's population reached 5,009,302 and grew 6.7% from April 2020 to July 2025; from 2023 to 2024 alone, the county added 105,852 residents, the largest numeric gain of any county in the United States.

$113,189 One of the largest and most economically significant county economies in Texas

Median Household Income

36.9 years

Median Age

6.7%

Recent Population Growth (Since 2020)

34.2% of residents

Bachelor's Degree or Higher

5,045,026

Total Population (2023 est.)

Houston's economy is broad, deep, and diversified well beyond any single industry.

Primary Economic Drivers

Global economic scale, a diverse employment base, strong healthcare infrastructure, and powerful long-term population growth that continues to support outpatient medical demand.

Known For

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