ASPEN RIDGE SURGICAL AND MEDICAL COMPLEX

5448 W White Mountain Blvd | Lakeside, AZ 85929

AMSURG

100% Leased | NNN Leases | 3% Annual Escalators | ±5 Years WALT | Favorable Depreciation | AmSurg to be Acquired by Ascension (Fitch:AA)

MATTHEWS™

Offering Memorandum

Exclusively Listed By

David Harrington
Broker of Record
License No. CO701910000 (AZ)

MATTHEWS™

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EXECUTIVE OVERVIEW

Executive Summary

Offering Summary

Matthews™ Healthcare Division is pleased to exclusively offer the opportunity to acquire a multi-tenant medical complex located in Lakeside, Arizona. The 33,050 square foot property is leased primarily under NNN leases with 3% annual escalators and a weighted average remaining lease term of over five (5) years. The property is anchored by Sunrise Ambulatory Surgical Center, a modern, state of the art multi-specialty surgery center that is majority-owned by AMSURG - one of the largest ASC operators in the country with over 250 locations across 34 states and D.C. **It was announced that Ascension (Fitch: AA) - one of the largest health systems in the country - intends to acquire AMSURG in early 2026, offering investors a material credit enhancement on 37% of the property's rentable square footage.** Sunrise leases the space through July 2029. The property is also anchored by COPA Health which leases 37% of the rentable square footage through December 2032. COPA Health is a 14-unit healthcare provider with over 500 employees, funded by federal, state, and county sources with this location specifically providing behavioral health services. Other services offered at the property include ENT, dental, and imaging, making this a well diversified multi-specialty property.

The property is strategically located five (5) miles south of Show Low in Navajo county which has a population of 140k people. Show Low serves as the medical hub for the Arizona White Mountains. **Furthermore, the property advantageously sits just one mile south of the 101-bed Summit Healthcare Regional Medical Center, the largest hospital in a 100+ mile radius.** The hospital is a Level IV Trauma Center with a helipad. The substantial distance between the White Mountains and the largest metropolitan areas in Arizona make Show Low/Lakeside a critical healthcare hub to serve the surrounding population.

The Opportunity

Name
Aspen Ridge Surgical and Medical Complex

Property Address
5448 W White Mountain Blvd,
Lakeside, AZ 85929

GLA (SF)
±33,050

Land Area (AC)
±1.87

Year Built
1999

Total Tenants
5

Term Remaining
±4.03 Years

Price
$9,627,080

Cap Rate
8.15%

PPSF
$291

TENANT OVERVIEWS

Tenant Overviews

Tenant Overview

Sunrise Ambulatory Surgical Center is a multispecialty outpatient facility that has operated in its purpose-built location since its inception. Equipped with three operating rooms, it specializes in procedures requiring anesthesia and offers a broad range of surgical services, including orthopedics, spine, joint replacement, podiatry, and ENT. The center is majority-owned by AMSURG, one of the largest ASC operators in the country with over 250 locations across 34 states and D.C. It was announced that Ascension (Fitch: AA) - one of the largest health systems in the country - intends to acquire AMSURG in early 2026, offering investors a material credit enhancement on 37% of the property's rentable square footage. The center demonstrated long-term commitment by exercising a five-year lease renewal in 2024.

Tenant Overview

Copa Health is a nonprofit 501(c)(3) organization delivering a wide range of services, including educational, therapeutic, rehabilitation, and social programs—to individuals with developmental, physical, and behavioral health needs. Operating across 14 locations in Arizona with over 500 employees, the organization is funded by federal, state, and county sources. Copa Health reports $71 million in annual revenue and $6.5 million in net income. Its Lakeside facility provides both primary care and behavioral health services, including "The Village Program," which supports recovery and community integration for individuals with mental illness. The organization solidified its presence in the market with a 10-year lease signed in 2022.

Tenant Overviews

WHITE MOUNTAIN ENT

Tenant Overview

White Mountain ENT, led by Dr. Jeffrey LeSuer, delivers specialized ear, nose, and throat care to both adult and pediatric patients across Arizona's White Mountains region. Dr. LeSuer is also a partial owner of Sunrise Ambulatory Surgical Center and maintains an affiliation with Summit Healthcare Regional Medical Center. The practice offers a comprehensive range of services, including otolaryngology, head and neck surgery, treatment of skin lesions and skin cancer, TMJ and headache management, allergy testing and treatment, as well as Sinuplasty and sinus surgery.

PREMIER
MOUNTAIN IMAGING CENTER

Tenant Overview

Premier Mountain Imaging established its presence at the Aspen Ridge ASC & Medical Complex in 2023 with a 10-year lease, becoming the leading outpatient imaging provider in the Lakeside-Pinetop-Show Low MSA. Serving a historically underserved region, the center offers a broad array of diagnostic imaging services, including MRI, CT, mammography, DEXA (bone densitometry), ultrasound, and X-ray. Its arrival has significantly enhanced access to high-quality imaging services in the White Mountains area.

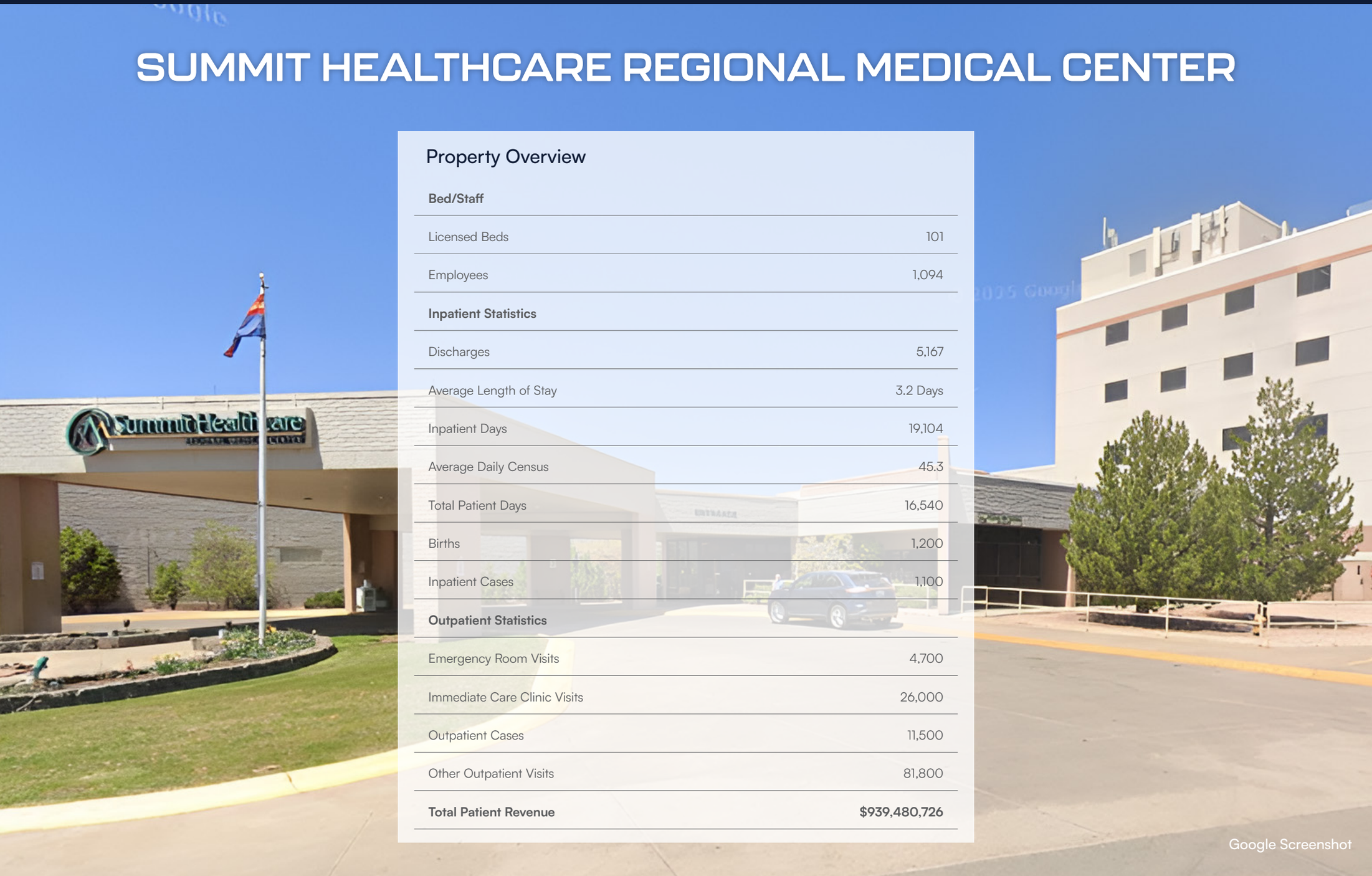
Adobe Hills
DENTAL

Tenant Overview

Lesueur Jeffrey R MD operates as White Mountain ENT, a specialized Ear, Nose, and Throat (ENT) medical practice located in Lakeside, Arizona. dobe Hills Dental, located in Lakeside, Arizona, offers a full spectrum of family, cosmetic, and implant dentistry services. Under the leadership of Dr. Brenon Farmer—an experienced practitioner with over a decade of advanced dental training—the practice delivers comprehensive oral care to the local community. In 2023, Dr. Farmer acquired the existing dental office and has expressed interest in expanding operations should additional space become available, signaling a commitment to long-term growth in the region.

Hospital Overview

SUMMIT HEALTHCARE REGIONAL MEDICAL CENTER



Property Overview

Bed/Staff	
Licensed Beds	101
Employees	1,094
Inpatient Statistics	
Discharges	5,167
Average Length of Stay	3.2 Days
Inpatient Days	19,104
Average Daily Census	45.3
Total Patient Days	16,540
Births	1,200
Inpatient Cases	1,100
Outpatient Statistics	
Emergency Room Visits	4,700
Immediate Care Clinic Visits	26,000
Outpatient Cases	11,500
Other Outpatient Visits	81,800
Total Patient Revenue	**$939,480,726**

Google Screenshot

Investment Highlights

- **Stable Investment —** The ±33,050 SF property is backed by long-term NNN leases with over four (4) years WALT and 3% annual rent increases, providing predictable cash flow growth with minimal landlord responsibilities and operating expense risk.
- **Institutional-Grade Healthcare Anchor —** 37% of RSF occupied by Sunrise Ambulatory Surgery Center, which is majority-owned by AMSURG - one of the largest ASC operators in the country with over 250 locations across 34 states and D.C. It was announced that Ascension (Fitch: AA) - one of the largest health systems in the country - intends to acquire AMSURG in early 2026.
- **Recession-Resistant Property —** Healthcare real estate remains insulated from economic downturns and e-commerce disruption that plague traditional retail.
- **Regional Healthcare Hub —** Show Low serves as the medical hub for Arizona's White Mountains, drawing patients from Lakeside, Show Low, and surrounding communities. **The property is strategically positioned one mile from 101-bed Summit Healthcare Regional Medical Center—the largest hospital in a 100+ mile radius with a Level IV Trauma Center and a helipad.** Limited competing medical inventory and stable demographics reinforce long-term healthcare demand.
- **Prime Location in Concentrated Corridor —** Positioned on high-traffic W White Mountain Blvd (SR-260), the property benefits from excellent visibility, accessibility, and exposure to established residential neighborhoods, regional retail, and complementary medical uses. Major retailers, including Summit Healthcare Center, Virtous Health Centers, Walmart Supercenter, Lowe's, Home Depot, and Safeway, are all just ±5 miles away.
- **Tenant Investment in Location —** Medical practices rarely relocate due to the difficulty of retaining the same patients in a new location and the high costs associated with moving and build-outs.
- **Concentrated Corridor —** The property is surrounded by a mix of residential communities, schools, parks, hospitals, and major retailers, including Walmart Supercenter, Lowe's, The Home Depot, Walgreens, Summit Healthcare Center, Virtous Health Centers, Safeway, Blue Ridge High School, Torreon Golf Club, and Show Low Regional Airport, all just ±5 miles away.
- **Favorable Demographics —** Per the U.S. Census Bureau, approximately 27.1% of Show Low's population is 65 years of age or older.

Property Photos

Interior Photos

FINANCIAL OVERVIEW

Financial Summary

Investment Summary

List Price	$9,627,080
NOI	$784,607
Cap Rate	8.15%
Price PSF	$291

Property Overview

Property Name	Aspen Ridge Surgical and Medical Complex
Address	5448 W White Mountain Blvd, Lakeside, AZ 85929
Property Size	±33,050 SF
Lot Size (AC)	±1.87 AC
Year Built	1999
Occupancy	100%
Property Type	MOB/ASC
Ownership Type	Fee Simple

Rent Roll

Tenant Name	Lease Start	Lease End	Size (SF)	% of NRA	Contract Rental Rate		Rent/SF	Rental Increases	Options Remaining	Lease Structure	Termination Option	Guaranty
					Annual	Monthly						
Sunrise Ambulatory Surgical Center	8/1/24	7/31/29	±12,308	37%	$276,709	$23,059	$29.30	3% Annual	One, 5-Year Option (FMV)	NNN	-	-
Premier Mountain Imaging	12/01/23	11/30/33	±5,318	16%	$115,028	$9,586	$21.63	3% Annual	Two, 5-Year Option (FMV)	NNN	-	Yes
WM ENT	8/01/22	7/31/27	±1,763	5%	$50,915	$4,243	$28.88	3% Annual	-	FSG	Yes (3 Months Rent)	Yes
COPA Health	10/01/22	12/31/32	±12,136	37%	$253,036	$21,086	$21	3% Annual	Two, 5-Year Options (FVM)	NNN	-	Yes
Adobe Dental	12/01/23	12/31/27	±1,525	5%	$32,361	$2,697	$21	3% Annual	-	NNN	-	Yes
Occupied Totals			**±33,050**	**100%**	**$811,964**	**$67,664**	**$24.57**					
Vacant Totals			**0**	**0%**	**$0**	**$0**	**$0**					
Total			**±33,050**	**100%**	**$811,964**	**$67,664**	**$24.57**					
WALT			**±5.3 Years**									

**Additional Parking Income:*
*1) **Sunrise** - $1,260 Annually*
*2) **Premier Mountain Imaging** - $1,800 Annually*
*3) **Adobe Hill** - $1,800 Annually*

10-Year Cash Flow

	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031	Year 6 Mar-2032	Year 7 Mar-2033	Year 8 Mar-2034	Year 9 Mar-2035	Year 10 Mar-2036	Year 11 Mar-2037
Gross Revenue											
Base Rental Revenue	$850,212	$870,268	$895,037	$862,648	$850,963	$863,934	$885,890	$925,523	$944,201	$967,311	$967,311
Absorption/Turnover Vacancy	$0	($14,253)	$0	($55,511)	$0	$0	($66,523)	($33,407)	($61,288)	$0	$0
Free Rent	$0	($3,563)	$0	($13,878)	$0	$0	($16,631)	($8,352)	($15,322)	$0	$0
Reimbursement Revenue	$260,569	$273,049	$292,374	$276,712	$306,072	$314,731	$297,208	$320,596	$318,757	$354,022	$363,434
Gross Rental Income	$1,110,781	$1,125,501	$1,187,411	$1,069,971	$1,157,035	$1,178,665	$1,099,944	$1,204,360	$1,186,348	$1,321,333	$1,330,745
General Vacancy - 5.00%	($55,782)	($42,984)	($59,628)	($48,012)	($58,125)	($59,215)	($45,191)	($44,599)	($52,800)	($66,384)	($66,864)
Parking Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Income	$4,860	$5,006	$5,156	$5,311	$5,470	$5,634	$5,803	$5,977	$6,157	$6,341	$6,531
Effective Gross Income	**$1,059,859**	**$1,087,523**	**$1,132,939**	**$1,027,270**	**$1,104,380**	**$1,125,084**	**$1,060,556**	**$1,165,738**	**$1,139,705**	**$1,261,290**	**$1,270,412**
Operating Expenses											
Insurance	$5,065	$5,217	$5,373	$5,535	$5,701	$5,872	$6,048	$6,229	$6,416	$6,609	$6,807
Real Estate Taxes	$54,000	$55,620	$57,289	$59,007	$60,777	$62,601	$64,479	$66,413	$68,406	$70,458	$72,571
Repairs & Maintenance	$74,806	$77,050	$79,362	$81,743	$84,195	$86,721	$89,322	$92,002	$94,762	$97,605	$100,533
Utilities	$96,950	$99,859	$102,854	$105,940	$109,118	$112,392	$115,763	$119,236	$122,813	$126,498	$130,293
Management Fee	$44,431	$45,020	$47,496	$42,799	$46,281	$47,147	$43,998	$48,174	$47,454	$52,853	$53,230
Total Operating Expenses	**($275,252)**	**($282,766)**	**($292,374)**	**($295,024)**	**($306,072)**	**($314,733)**	**($319,610)**	**($332,054)**	**($339,851)**	**($354,023)**	**($363,434)**
NET OPERATING INCOME	**$784,607**	**$804,757**	**$840,565**	**$732,246**	**$798,308**	**$810,351**	**$740,946**	**$833,684**	**$799,854**	**$907,267**	**$906,978**
Capital Expenditures											
Tenant Improvements	$0	$46,566	$0	$184,928	$0	$0	$228,197	$115,720	$214,382	$0	$0
Leasing Commissions	$0	$16,436	$0	$64,011	$0	$0	$76,710	$38,522	$70,673	$0	$0
Capital Reserves	$8,263	$8,510	$8,766	$9,029	$9,300	$9,579	$9,866	$10,162	$10,467	$10,781	$11,104
Total Capital Expenditures	**$8,263**	**$71,512**	**$8,766**	**$257,968**	**$9,300**	**$9,579**	**$314,773**	**$164,404**	**$295,522**	**$10,781**	**$11,104**
NET CASH FLOW	**$784,607**	**$741,755**	**$840,565**	**$483,307**	**$798,308**	**$810,351**	**$436,039**	**$679,442**	**$514,799**	**$907,267**	**$906,978**

Cost Segregation Analysis

Straight-Line

NOI	$784,607
Cap Rate	7.50%
Purchase Price	$9,627,080
Depreciable Basis For Improvements	80%
Depreciable Basis	$7,701,664
Useful Life (Years)	39
% of Purchase Price (5 & 15 Year Asset Categories)	N/A
Tax Rate	37%
Year 1 Depreciation	$197,479
Potential Tax Savings	$73,067

Cost Segregation

NOI	$784,607
Cap Rate	7.50%
Purchase Price	$9,627,080
Depreciable Basis For Improvements	80%
Depreciable Basis	$7,701,664
Useful Life (Years)	39
% of Purchase Price (5 & 15 Year Asset Categories)	35%
Tax Rate	37%
Year 1 Depreciation	$2,695,582
Potential Tax Savings	$997,365

The information provided is only an estimate and must be confirmed with a CPA.

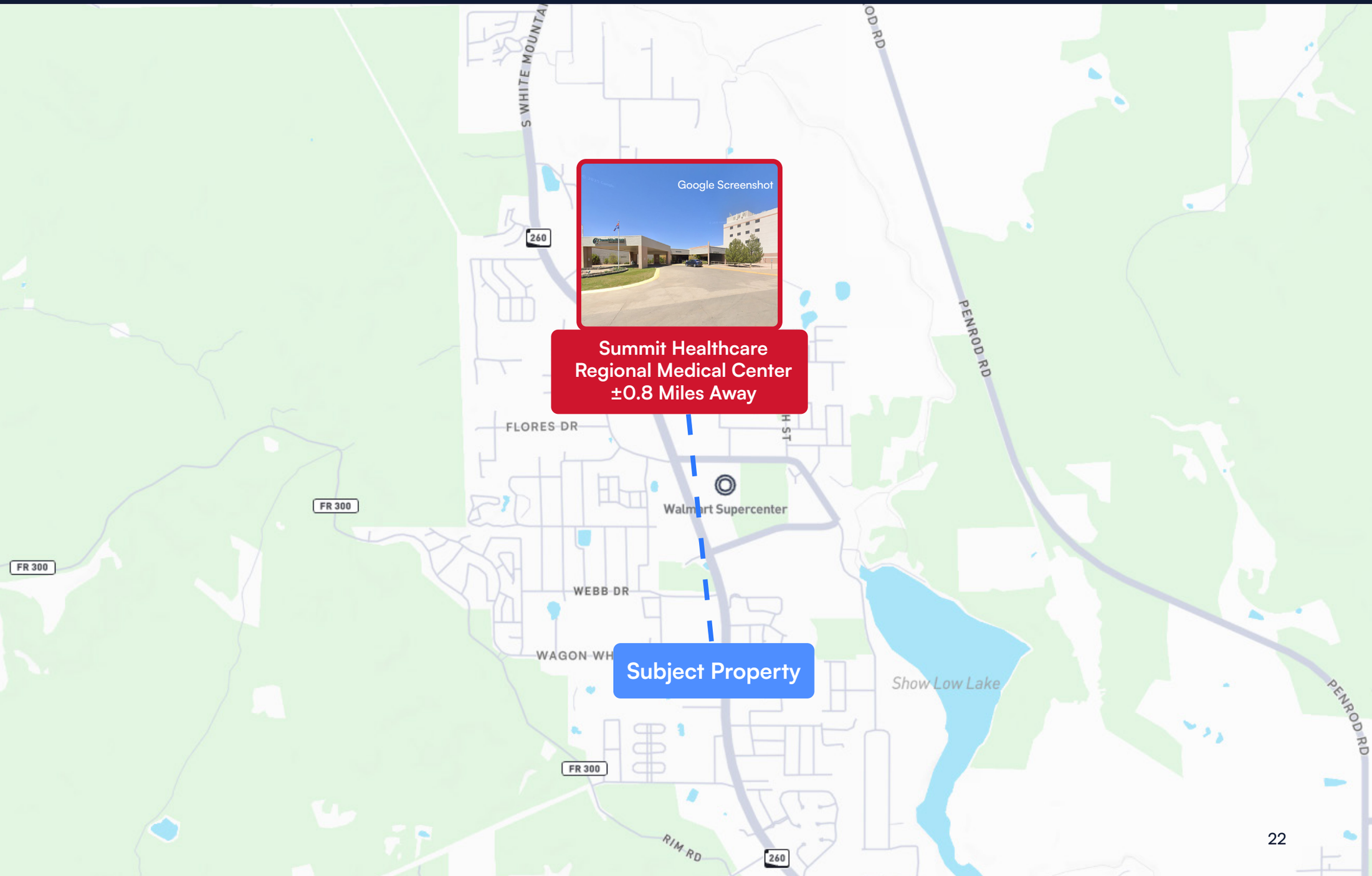
N
Mountaintop Village Apartments
±36 Units
Walgreens
LOWE'S
Subject Property
COLUMBIA SELF STORAGE
Arizona Mountain Orthopedics
Medical Office
White Mountain Family Fun Park
Amusement Park
MAVERIK
U-HAUL
TSC TRACTOR SUPPLY CO
SPORTSMAN'S WAREHOUSE
JCPenney
petsense
Natural Pet Foods - Supplies - Grooming
BOOT BARN
TACO BELL
Denny's
ROSS DRESS FOR LESS
Papa Murphy's TAKE 'N' BAKE PIZZA
Jack in the box
Summit Healthcare Regional Medical Center
±101 Beds
Walmart Supercenter
THE HOME DEPOT
Hwy 260 ±30,300 VPD
Blue Ridge Elementary
±810 Students
Blue Ridge High School
±636 Students
Banner Health
CANYON STATE Rheumatology
Lakeside Demographic
Age: 51—53 Years Old
35 % Are Age 62 Or Over
Rural/Suburban Community
Google Earth

U-HAUL
MAVERIK
White Mountain Family Fun Park
Amusement Park
SW
Banner Health
Goodman Family Dentistry
CENTRAL ARIZONA SUPPLY
EST. 1968
HONOR YOUR HOME
PIZZA PAPA JOHN'S
COLUMBIA SELF STORAGE
SHERWIN WILLIAMS
Solterra Senior Living
Retirement Community
RV COUNTRY
Hwy 260 ±30,300 VPD
Subject Property
Alberto's
Real Fresh
MEXICAN FOOD

Sportsman's Warehouse
JCPenney
petsense
Natural Pet Foods · Supplies · Grooming
Boot Barn
Taco Bell
Denny's
ROSS DRESS FOR LESS
Papa Murphy's Take 'N' Bake Pizza
Jack in the box
White Mountain Endodontics
Show Low Regional Airport
±6.6 Miles Away
Summit Healthcare Regional Medical Center
±101 Beds
N
Walmart Supercenter
Walgreens
The Home Depot
Lexington Life Academy
Lowe's
Wagon Wheel RV & Mini Storage
Self-Storage Facility
Aspen Ridge Animal Hospital
RV COUNTRY
Alberto's Real Fresh Mexican Food
HUGHES
Subject Property
Hwy 260 ± 30,300 VPD
Solterra Senior Living
Retirement Community

MARKET OVERVIEW

Regional Map



SHOW LOW, AZ MSA

MSA Overview

Show Low, situated in Arizona's White Mountains, serves as the primary commercial, medical, and service center for Navajo County and surrounding rural regions. The city has grown steadily due to its mild four-season climate, scenic setting, and reputation as both a retirement destination and an economic anchor for the region. With a population over 11,000 and a trade area that reaches approximately 140,000 residents, Show Low supports a broad demographic, ranging from young families to retirees, all of whom rely on localized access to essential services. Its geographic isolation from larger urban centers like Flagstaff or Phoenix underscores the community's need for high-quality, immediate healthcare.

As the largest city in northeastern Arizona, Show Low functions as the region's primary medical hub. It is anchored by Summit Healthcare Regional Medical Center, a 101-bed Level IV Trauma Center with a helipad and the only hospital of its kind within a 100-mile radius. Arizona faces significant healthcare access challenges, ranking 9th nationally for health professional shortage areas (HPSAs), with 65% of its 126 primary care HPSAs designated as medically underserved. In 29 of these areas, the population-to-physician ratio exceeds 5,000:1 or lacks a primary care physician altogether. The White Mountains' geographic isolation underscores the vital role of Show Low and Lakeside as essential access points for healthcare delivery in the region.

11,900+
Trade Area 65+ Population
Census Reporter, 2025

140,000+
Trade Area Population
Crexi, 2025

44.7 Years
Median Age in Show Low, AZ
Neilsberg, 2025

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5448 W White Mountain Blvd | Lakeside, AZ 85929

Exclusively Listed By

David Harrington | Broker of Record | License No. CO701910000 (AZ)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5448 W White Mountain Blvd, Lakeside, AZ 85929** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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