



Healthcare Investment Opportunity

Offering Memorandum

Frackville, PA | Pottsville, PA | Hazleton, PA | St. Clair, PA | Bath, PA

Eight-Property Portfolio | Jefferson Health (S&P: A) | 14+ Years Remaining | Absolute NNN | 2.5% Annual Escalators

1000 Alliance Dr, Hazle Township, PA



MATTHEWS™

Exclusively Listed By

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MATTHEWS™



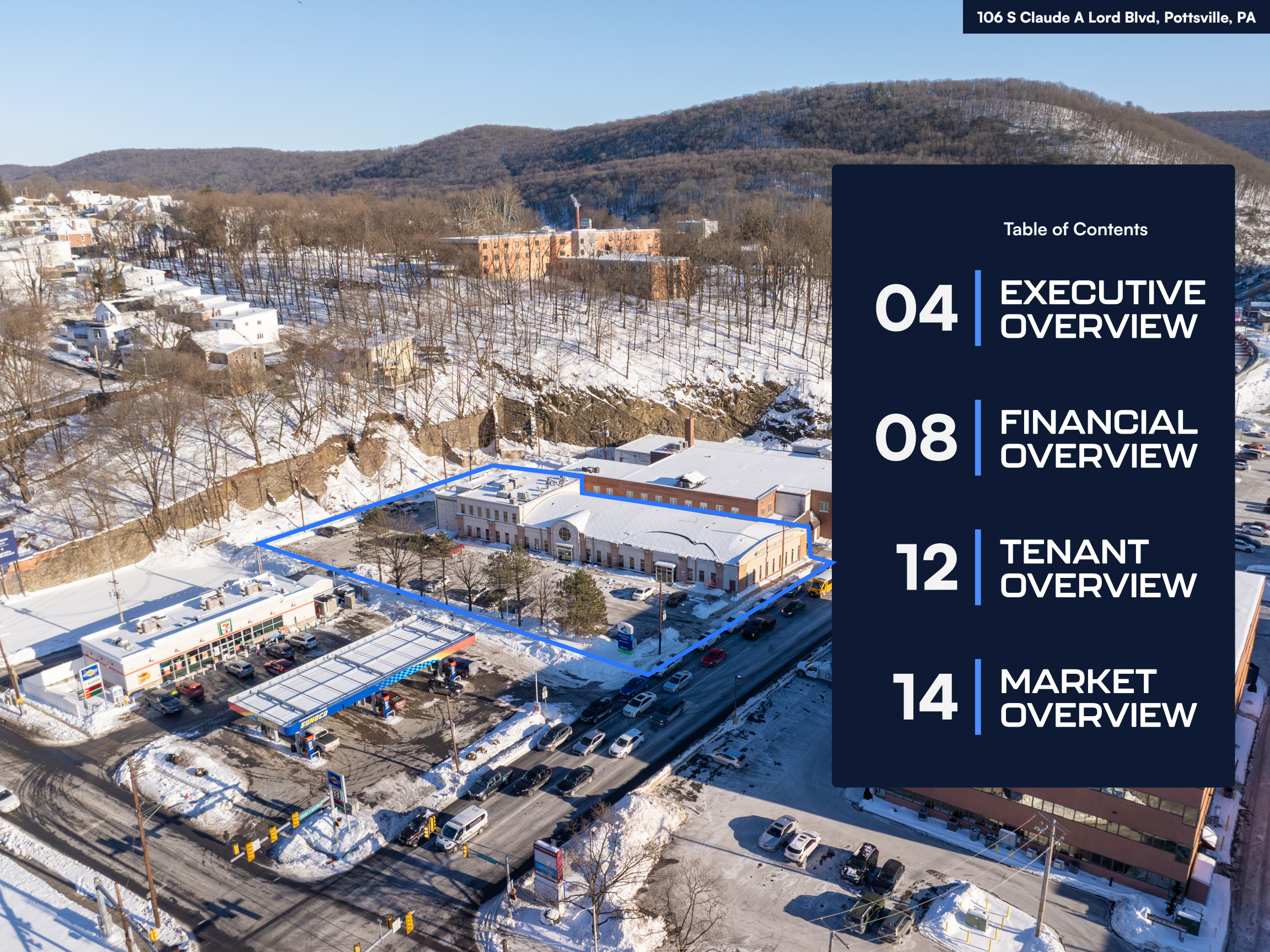


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EXECUTIVE OVERVIEW

Lehigh Valley Health Network
Pennsylvania Portfolio

141 N Vine St, Hazleton, PA



| Executive Summary

Offering Summary

Matthews™ Healthcare Division is pleased to present the opportunity to acquire a portfolio of outpatient medical properties leased to Lehigh Valley Physician Group, with all leases fully guaranteed by Lehigh Valley Health Network, a nonprofit health system with more than 125 years of operating history. In August 2024, Lehigh Valley Health Network completed its merger with Jefferson Health (S&P: A), forming a major regional academic health system serving Pennsylvania and New Jersey. The combined platform operates 32 hospitals, more than 700 care sites, and employs approximately 62,000 people. Jefferson Health carries an A credit rating from S&P Global, underscoring the strength and durability of the tenant's lease obligations.

The portfolio consists of multiple outpatient medical facilities located across Pennsylvania, each operated by Lehigh Valley as part of the health system's broader ambulatory care network. Medical services vary by location and specialty and include primary care, internal medicine, specialty clinics, diagnostic services, and preventive care, reflecting the system's strategy of delivering care in accessible, community based settings outside of the hospital environment.

Each property is occupied under an absolute net lease structure with contractual 2.5% annual rent escalators. Under the lease terms, the tenant is responsible for all operating expenses, including real estate taxes, insurance, and utilities. Certain capital expenditures may be funded by the landlord but are reimbursed by the tenant through amortized capital replacement payments treated as additional rent, providing predictable income growth while limiting ongoing ownership responsibilities.

Collectively, the portfolio represents a set of outpatient locations integrated into a larger health system platform and designed to support ongoing physician services and patient access across the region. The combination of system backed credit, absolute net lease structure, and annual rent growth provides a durable, passive investment profile across multiple sites.



The Opportunity

Name

Lehigh Valley Health Network

Property Addresses

106 S Claude A Lord Blvd, Pottsville, PA 17901
6649 Chrisphalt Dr, Bath, PA 18014
502 S 2nd St, St. Clair, PA 17970
205 E Laurel Blvd, Pottsville, PA 17901
141 N Vine St, Hazleton, PA 18201
10 E Spruce St, Frackville, PA 17931
6 S Greenview Rd, Schuylkill Haven, PA 17971
1000 Alliance Dr, Hazle Township, PA 18202

Portfolio GLA (SF)

±78,525

Portfolio Land Area (AC)

±12.58

Portfolio Price

\$24,262,832

Portfolio Cap Rate

5.82%

Portfolio Price/SF

\$308.98

Investment Highlights

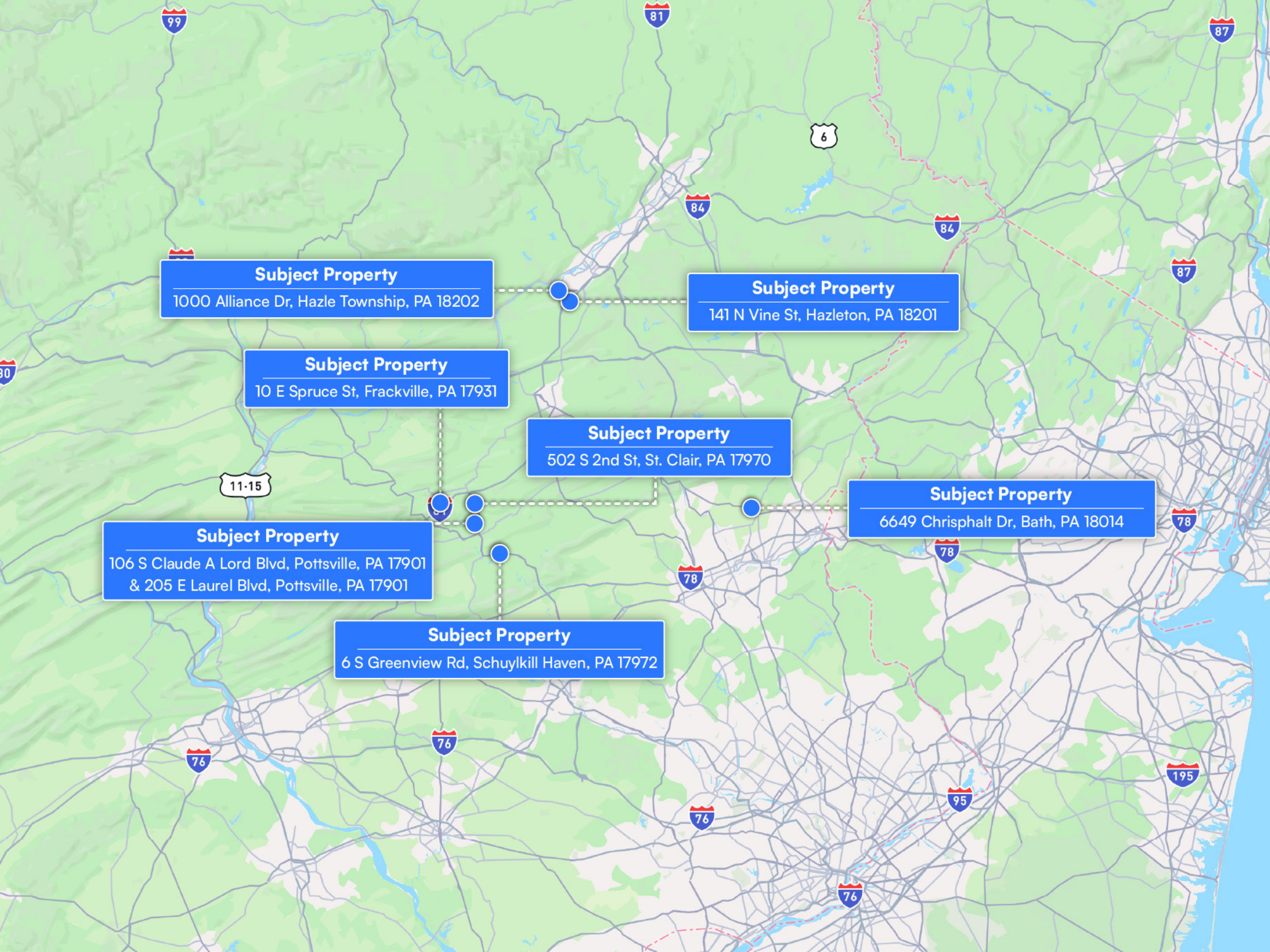
- **High Caliber Operator:** On August 1st, 2024, Lehigh Valley Health Network completed its merger with Jefferson Health (S&P: A), forming a major regional academic health system serving Pennsylvania and New Jersey, creating a system with 32 hospitals, over 700 care sites, and approximately 62,000 employees.
- **Strong Corporate Guarantee:** Each lease is backed by a full corporate guarantee from Lehigh Valley Health Network, Inc., a Pennsylvania non-profit corporation that was acquired by Jefferson Health (S&P: A)
- **Absolute Net Lease Structure:** The lease agreements are absolute NNN with the tenant responsible for all operating expenses and reimbursing for amortized capital costs.
- **Long-Term Commitment:** All the properties except for the St. Clair location feature a fifteen (15) year initial term with over 14 years remaining, providing long-term stability and cash flow across the portfolio.
- **Attractive Rent Growth:** The leases include 2.5% annual rental escalations throughout the lease term, offering investors consistent rent growth and a great hedge against inflation.
- **Mission-Critical Medical Facilities:** Some of the sites are specifically used as Permitted Facilities for medical offices, including surgical, clinical, and diagnostic testing services.
- **Strong MSA Demographics:** The portfolio is located across multiple established Pennsylvania MSAs and secondary markets that collectively serve large and stable population bases. These markets benefit from above average concentrations of residents aged 65 and

older, supporting sustained demand for outpatient medical services and reinforcing long term healthcare utilization trends across the portfolio.

- **Favorable Depreciation:** This opportunity offers investors the ability to capture more favorable depreciation and tax savings advantages through a cost segregation study. **Investors to confirm with their own CPA.*
- **Portfolio Diversification:** The portfolio is comprised of multiple outpatient medical locations across different markets and specialties, reducing reliance on any single site, provider, or service line.



106 S Claude A Lord Blvd, Pottsville, PA



Subject Property
1000 Alliance Dr, Hazle Township, PA 18202

Subject Property
141 N Vine St, Hazleton, PA 18201

Subject Property
10 E Spruce St, Frackville, PA 17931

Subject Property
502 S 2nd St, St. Clair, PA 17970

Subject Property
6649 Chrisphalt Dr, Bath, PA 18014

Subject Property
106 S Claude A Lord Blvd, Pottsville, PA 17901
& 205 E Laurel Blvd, Pottsville, PA 17901

Subject Property
6 S Greenview Rd, Schuylkill Haven, PA 17972

FINANCIAL OVERVIEW

Lehigh Valley Health Network
Pennsylvania Portfolio

205 S 2nd St, St. Clair, PA



Portfolio Overview

Investment Summary

List Price	\$24,416,974
NOI	\$1,421,854*
Cap Rate	5.82%
Price PSF	\$307.80
Rent PSF	\$18.11

Portfolio Overview

Property Name	Lehigh Valley Hospital / Lehigh Valley Physician Group
Portfolio Property Size (SF)	±78,525
Portfolio Lot Size (AC)	±12.58
Occupancy	100%
Property Type	MOB
Ownership Type	Fee Simple

*Based on May 2026 rent bump

Portfolio Overview

Portfolio Summary

Name	Address	Acres	GLA	Lease Start	Lease Expiration	Term Remaining	Lease Structure	Annual Escalations	Renewal Options	Rent/ SF/Year	NOI	Cap Rate	List Price
Lehigh Valley Health Network	141 N Vine St, Hazleton, PA	±0.65	±11,000	5/21/25	5/31/2040	±14.30 Years	Absolute NNN	2.50%	None	\$23.37	\$257,026	5.75%	\$4,470,016
Lehigh Valley Health Network	106 S Claude A Lord Blvd, Pottsville, PA	±0.88	±12,900	5/21/25	5/31/2040	±14.30 Years	Absolute NNN	2.50%	None	\$16.99	\$219,216	5.75%	\$3,812,447
Lehigh Valley Health Network	10 E Spruce St, Frackville, PA	±0.37	±8,700	5/21/25	5/31/2040	±14.30 Years	Absolute NNN	2.50%	None	\$16.99	\$147,843	6.00%	\$2,464,050
Lehigh Valley Health Network	205 E Laurel Blvd, Pottsville, PA	±0.37	±8,057	5/21/25	5/31/2040	±14.30 Years	Absolute NNN	2.50%	None	\$16.99	\$136,916	5.75%	\$2,381,148
Lehigh Valley Health Network	6649 Christophalt Dr, Bath, PA	±1.59	±10,000	5/21/25	5/31/2040	±14.30 Years	Absolute NNN	2.50%	None	\$16.99	\$169,935	5.75%	\$2,955,391
Lehigh Valley Health Network	4-6 Greenview Rd, Schuylkill Haven, PA	±9.2	±3,578	5/21/25	5/31/2040	±14.30 Years	Absolute NNN	2.50%	None	\$16.99	\$60,803	6.00%	\$1,013,383
Lehigh Valley Health Network	502 S 2nd St, Saint Clair, PA	±3.51	±11,200	5/21/25	5/31/2035	±9.29 Years	Absolute NNN	2.50%	None	\$10.25	\$114,800	6.25%	\$1,836,800
Lehigh Valley Health Network	1000 Alliance Dr, Hazleton, PA	±5.58	±13,090	5/21/25	5/31/2040	±14.30 Years	Absolute NNN	2.50%	None	\$24.09	\$315,315	5.75%	\$5,483,739
Totals		±22.15	±78,525								\$1,421,854*	5.82%	\$24,416,974

*Based on May 2026 rent bump

| Cost Segregation Analysis

2026 Accelerated Depreciation Benefits

	Conservative	High End
2026 Depreciation — Accelerated	\$4,115,706	\$5,922,119
2026 Tax Savings	\$1,487,749	\$2,156,122

*These are all estimates provided by a company that specializes in cost segregations. All information should be verified by your CPA.

Why this is Important for Investors

Straight line depreciation allows investors to deduct the cost of a commercial property evenly over a 39 year period, creating a consistent annual tax shelter that reduces taxable income without affecting cash flow.

A cost segregation analysis enhances this benefit by identifying portions of the property such as mechanical systems, electrical, plumbing, and site improvements that can be depreciated over shorter lives, typically 5 or 15 years.

By accelerating depreciation into the early years of ownership, cost segregation can materially increase near term tax deductions and tax savings, improving after tax cash flow and overall investment returns. For many investors, especially those with significant taxable income, cost segregation can meaningfully enhance the economics of an acquisition compared to straight line depreciation alone.



502 S 2nd St, Saint Clair, PA

Tenant Overview



Lehigh Valley Health Network

Tenant Overview

Lehigh Valley Physician Group (LVPG) is a leading, physician-led multispecialty medical group and one of the largest physician practice organizations in the United States. As a pivotal clinical arm of Lehigh Valley Health Network (LVHN), LVPG has established a substantial regional footprint across eastern Pennsylvania, delivering comprehensive outpatient and specialty care through an extensive network of practitioners and practice locations. Its scale, breadth of specialties, and integration with one of the region's largest healthcare systems underscore its significance in the healthcare market and community service provision.

Founded in 1993 in Allentown, Pennsylvania, LVPG began as the faculty practice plan for LVHN and has since expanded dramatically. Today, approximately 1,300 physicians and 1,000 advanced practice clinicians span 50+ medical specialties and serve patients through over 300 practice locations across the Lehigh Valley, Hazleton, Schuylkill, and Pocono regions. LVPG practitioners annually perform close to 2 million patient visits across their practices and affiliated settings, demonstrating robust operational scale and market penetration.

Year Founded
1993

Headquarters
Allentown, PA

Hospitals
32+

Employees
62,000+

Care Sites
700+

Annual Patient Visits
2M+

Tenant Overview



Jefferson

HOME OF SIDNEY KIMMEL MEDICAL COLLEGE

Tenant Overview

Jefferson Health is a prominent multi-state non-profit academic health system headquartered in Philadelphia, Pennsylvania, known for its extensive network of hospitals, outpatient facilities, and specialized care centers serving communities across the Mid-Atlantic, particularly in Pennsylvania and southern New Jersey. Established in 1995 as an integrated health enterprise anchored by Thomas Jefferson University Hospital in Center City Philadelphia, the system has grown to include more than 30 hospital campuses, thousands of licensed beds, and hundreds of care sites, offering primary, secondary, and tertiary medical services. Its clinical operations are closely connected with Thomas Jefferson University, making it a leading teaching health system that integrates patient care, medical education, and research. Jefferson Health also houses the NCI-designated Sidney Kimmel Comprehensive Cancer Center, one of only a few such centers nationwide, emphasizing its role in advanced cancer care and research.

Today, Jefferson Health stands among the top 15 non-profit academic health systems in the U.S., employing more than 65,000 people, including thousands of physicians, nurses, and advanced practice clinicians, and logging millions of outpatient and inpatient visits annually. The organization also includes Jefferson Health Plans, which provides insurance coverage to hundreds of thousands of members across PA and NJ, reflecting a broad commitment to accessible care and community health. Known for nationally ranked specialty programs—such as neurosciences, orthopedics, gastroenterology, and rehabilitation—and its emphasis on reimagining health and advancing medical discovery, Jefferson continues to expand its clinical footprint, education programs, and research initiatives to improve health outcomes across the region.

Year Founded
1825

Headquarters
Philadelphia, PA

Hospitals
32+

Employees
42,000+

Care Sites
700+

Annual Patient Visits
8.8M+

MARKET OVERVIEW

Lehigh Valley Health Network
Pennsylvania Portfolio

205 E Laurel Blvd, Pottsville, PA





Pottsville, PA

Local Market Overview

Pottsville, Pennsylvania is a city in Schuylkill County and serves as the county seat, with development closely tied to the region’s anthracite coal industry. Established in the 19th century, Pottsville grew as a center for mining, transportation, and manufacturing, influences that remain visible in its historic buildings, street patterns, and established residential neighborhoods. The city is also home to Yuengling, the oldest operating brewery in the United States, which continues to be a significant local institution and employer.

Today, Pottsville functions as a regional hub for government services, healthcare, and retail for surrounding rural communities. The area offers a mix of historic housing stock, small commercial corridors, and public institutions, with access to nearby state parks and outdoor recreation in the Appalachian landscape. Efforts focused on downtown reinvestment, historic preservation, and infrastructure maintenance are intended to support long-term economic stability and maintain essential services for the surrounding area. Pottsville continues to play an important role in the economic and civic life of Schuylkill County.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	25,344	44,202	90,021
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	10,975	18,942	36,886
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$70,250	\$69,339	\$76,003

Bath, PA

Local Market Overview

Bath, Pennsylvania is a well-established Lehigh Valley community positioned within one of Eastern Pennsylvania’s most active economic corridors. The borough benefits from proximity to major employment hubs in Allentown, Bethlehem, and Easton while maintaining a quieter, small-town setting that appeals to residents and businesses seeking balance between accessibility and quality of life. Regional connectivity is a key advantage, with convenient access to Route 248, Route 33, and Interstate 78, allowing efficient movement throughout the Lehigh Valley and into the greater New York and Philadelphia markets.

The local character of Bath is shaped by a mix of historic roots, stable residential neighborhoods, and nearby industrial and logistics growth that has expanded across Northampton and Lehigh counties. Ongoing investment throughout the broader Lehigh Valley has strengthened the area’s economic base, particularly in distribution, advanced manufacturing, healthcare, and professional services. As surrounding municipalities continue to attract employers and infrastructure improvements, Bath remains well positioned to benefit from regional momentum while preserving its community-oriented identity.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	20,288	62,362	439,869
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	6,946	23,584	167,328
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$113,458	\$110,665	\$89,973



Frackville, PA



Local Market Overview

Frackville is a borough in Schuylkill County, Pennsylvania, located in the southern part of the county along established transportation routes that link the area to Harrisburg and northeastern Pennsylvania. Its development was closely tied to the anthracite coal industry during the 19th and early 20th centuries, which influenced the borough's street pattern, housing types, and surrounding terrain. Remnants of this industrial past remain evident in nearby former mining areas and long-standing residential neighborhoods.

Today, Frackville provides a community-oriented setting with access to local services, schools, and municipal amenities, while larger employment centers and retail destinations are located within a reasonable driving distance. The surrounding region includes wooded hills and public lands that support outdoor activities common to Schuylkill County. Frackville's location and infrastructure support a range of residential and commercial uses, reflecting its role within Pennsylvania's coal region.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	10,666	26,128	81,061
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	3,507	10,068	33,666
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$76,032	\$68,552	\$68,864



Hazleton, PA

Local Market Overview

Situated in northeastern Pennsylvania, Hazleton offers access to major transportation corridors and industrial hubs. Located just off Interstates 80 and 81, the city has become a key logistics and distribution gateway for companies serving the Mid-Atlantic and Northeast regions. Over the past decade, Hazleton has attracted a growing number of residents drawn by affordable housing, a lower cost of living, and proximity to Scranton, Wilkes-Barre, and the Lehigh Valley. Its compact urban layout and surrounding rural landscapes support a diverse mix of housing, retail, and light industrial development.

Hazleton’s appeal continues to rise as businesses leverage its workforce and location advantages. The area supports a range of employers from advanced manufacturing to food processing and warehousing, with regional investments enhancing both infrastructure and quality of life. The city’s growing Latino population is revitalizing local commerce and contributing to cultural vibrancy, while regional healthcare, education, and public safety institutions provide essential services to residents. As remote and hybrid work models expand, Hazleton is also seeing increased interest from those seeking a balanced lifestyle with access to both natural amenities and economic opportunity.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	42,378	53,487	83,932
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	15,803	20,482	33,087
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$58,385	\$62,710	\$71,981

Schuylkill Haven, PA



Local Market Overview

Located in east-central Pennsylvania within Schuylkill County, Schuylkill Haven benefits from access to established population centers and regional transportation routes. The borough sits along Route 61, offering direct connectivity to Pottsville and convenient access to Interstate 81, which links the area to the Lehigh Valley, Harrisburg, and northeastern Pennsylvania. Historically rooted in the Coal Region, Schuylkill Haven has evolved into a stable residential community supported by affordable housing, a moderate cost of living, and access to essential services. Its walkable layout and surrounding residential neighborhoods make it well suited for community-oriented uses, including outpatient medical and healthcare services.

The local economy is supported by healthcare, public services, manufacturing, and retail employment, with healthcare and social assistance among the county’s largest employment sectors. Regional hospital systems and outpatient providers serve as key anchors, drawing patients from the surrounding trade area. An aging population and continued emphasis on accessible care support ongoing demand for medical office and treatment facilities, creating a stable environment for long-term healthcare operations and investment.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	12,176	35,009	69,895
2030 Population Projection	12,187	35,298	70,340
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	4,974	14,579	29,343
2030 Households Projection	4,979	14,714	29,544
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$63,920	\$68,261	\$75,549

St. Clair, PA



Local Market Overview

Situated in east-central Pennsylvania within Schuylkill County, St. Clair benefits from proximity to regional transportation corridors and established population centers. The borough lies near Routes 61 and 54, providing efficient access to Pottsville and broader connections to Interstate 81, which links the area to the Lehigh Valley, Harrisburg, and northeastern Pennsylvania. Historically rooted in the Coal Region, St. Clair has evolved into a stable residential community supported by affordable housing, a manageable cost of living, and access to essential services. Its compact layout and surrounding residential neighborhoods create an environment well suited for community-oriented uses, including outpatient medical and healthcare services.

St. Clair's local economy is supported by a mix of healthcare, public services, manufacturing, and retail employment, with healthcare and social assistance representing one of the county's largest employment sectors. Regional hospital systems, outpatient providers, and behavioral health organizations serve as key anchors, drawing patients from throughout the immediate trade area. An aging population and increased focus on accessible care continue to support demand for medical office and treatment facilities. Combined with limited new healthcare development and strong community reliance on existing providers, the area offers a stable setting for long-term healthcare operations and investment.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	20,158	33,219	88,827
2025 Population	21,308	34,551	93,021
2030 Population Projection	22,074	35,652	96,109
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	8,749	14,270	36,474
2025 Households	29,476	51,863	80,584
2030 Households Projection	9,310	14,902	38,320
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$63,920	\$68,261	\$75,549

| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **106 S Claude A Lord Blvd, Pottsville, PA 17901, 6649 Chrisphalt Dr, Bath, PA 18401, 502 S 2nd St, Saint Clair, PA 17970, 205 E Laurel Blvd, Pottsville, PA 17901, 141 N Vine St, Hazleton, PA 18201, 10 E Spruce St, Frackville, PA 17931, 6 S Greenview Rd, Schuylkill Haven, PA 17971 & 1000 Alliance Dr, Hazle Township, PA 18202** ("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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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