EBH

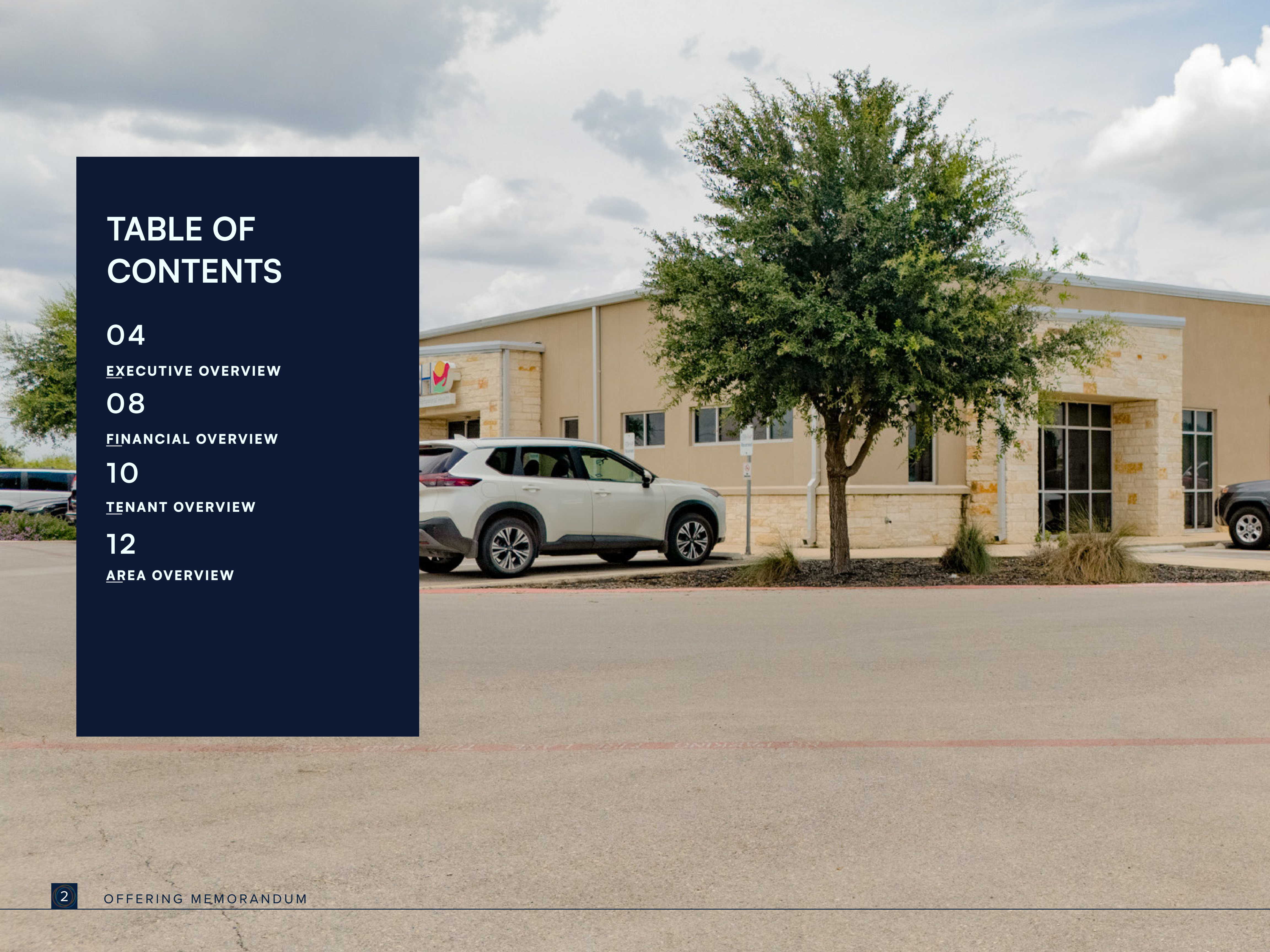
Empower Behavioral Health

FRESH TEN YEAR ABSOLUTE NNN LEASE | 3% ANNUAL INCREASES | 30± UNIT REGIONAL PROVIDER | AVG. CAP RATE 7.85%

133 WINDY MEADOWS DR, SCHERTZ, TX 78154

MATTHEWS™

OFFERING MEMORANDUM



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EMPOWER BEHAVIORAL HEALTH

133 WINDY MEADOWS DR, SCHERTZ, TX 78154

EXCLUSIVELY LISTED BY

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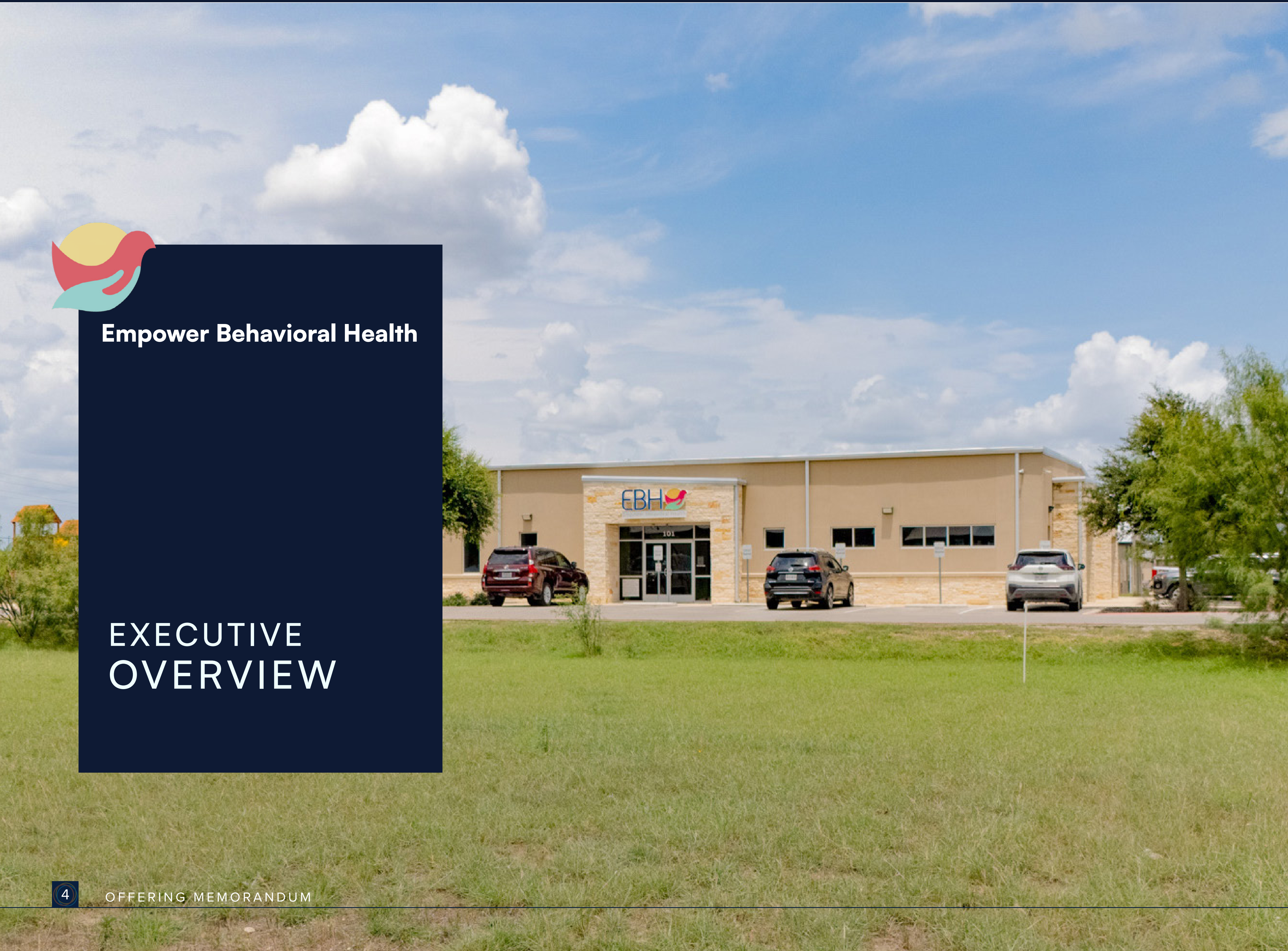


Empower Behavioral Health

EXECUTIVE OVERVIEW

INVESTMENT SUMMARY

Matthews Real Estate Investment Services'™ Healthcare Division is pleased to present a unique opportunity to acquire an Applied Behavioral Analysis (ABA) clinic leased to the multi-regional operator Empower Behavioral Health ("Empower" or "EBH"). Founded in 2015, Empower provides ABA and autism therapy services across 30± locations throughout Texas and, in 2022, merged with private-equity-backed Circle of Care to further enhance its clinical platform.

The offering consists of a 100% fee simple interest in an approximately 12,465-square-foot facility situated on a two-acre parcel in Schertz, Texas, just outside of San Antonio, which has an average household income of approximately $96,000. San Antonio is the second-largest city in Texas and the seventh-largest city in the United States, with a population of approximately 1.5 million residents.

Upon close of escrow, the tenant will amend their current lease to a 10-year absolute NNN lease featuring 3% annual rent increases, creating a compelling, inflation-protected investment opportunity for both local and out-of-state investors.

ABA therapy is grounded in evidence-based behavioral principles and is widely recognized as one of the most effective methods for improving outcomes for individuals with autism. EBH's mission is to help its clients become the most independent and successful versions of themselves through a comprehensive suite of services, including early intervention, social skills development, behavior management, communication training, and related therapies.

With the global autism therapy market projected to exceed $6 billion by 2030, this offering represents a rare opportunity to secure long-term, stable income while gaining exposure to a rapidly expanding and mission-critical segment of healthcare real estate.

THE OPPORTUNITY

TENANT
Empower Behavioral Health, LLC

GLA
±12,465 SF

LAND AREA
±2.0 AC

YEAR BUILT
2018

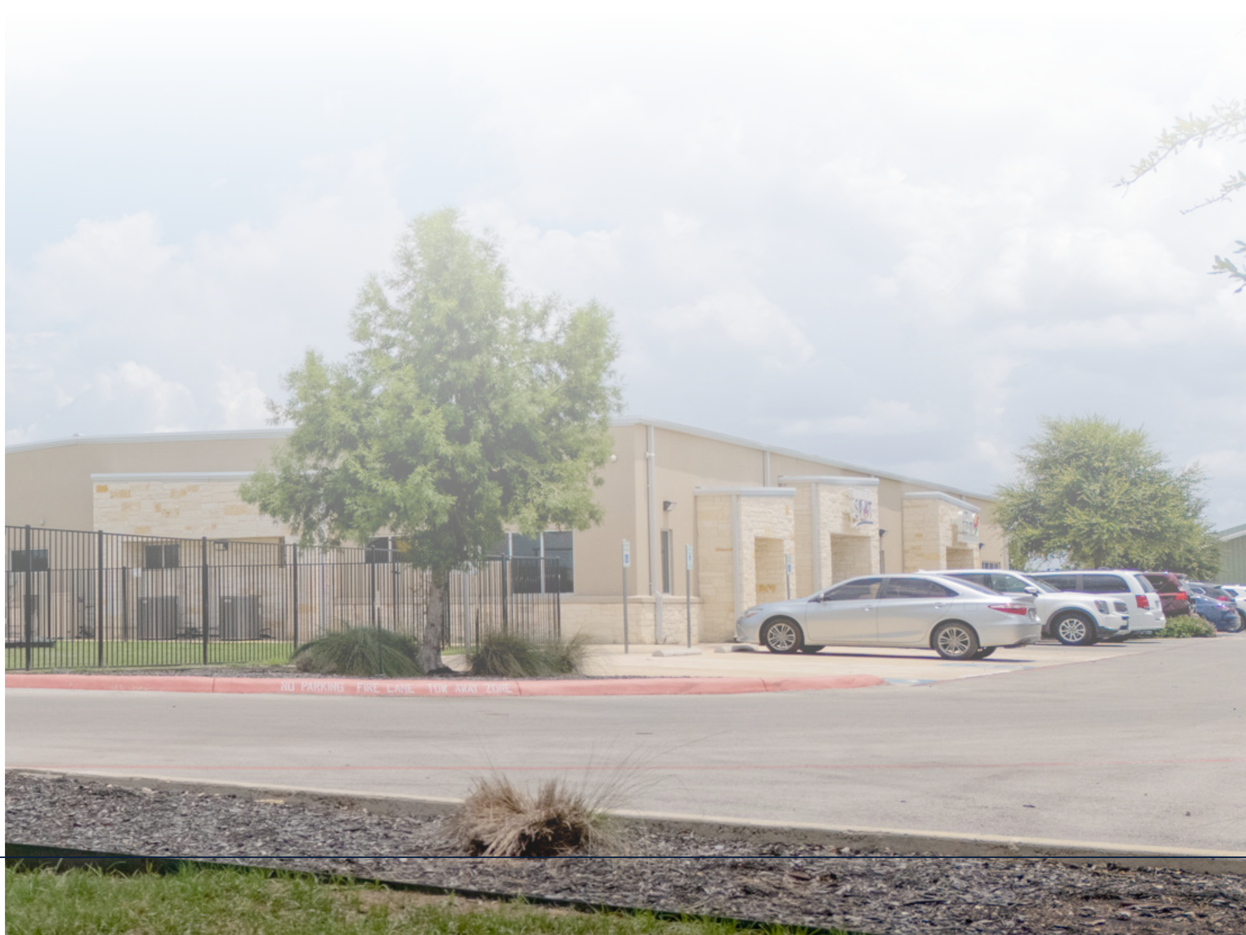
PROPERTY TYPE
Medical Office Building

ADDRESS
133 Windy Meadows Dr,
Schertz, TX 78154

LIST PRICE
$3,821,387

CAP RATE
6.85%

PRICE PSF
$307



INVESTMENT HIGHLIGHTS

MULTI-UNIT REGIONAL PROVIDER

EBH operates 30± locations among Texas' top MSAs and surrounding markets. The company is also in-network with many of the leading insurance providers.

PASSIVE ABSOLUTE NNN LEASE STRUCTURE

The tenant will amend their lease to a ten-year absolute NNN lease with no landlord responsibilities, providing a passive investment vehicle for both local and out-of-state investors and demonstrating its long-term commitment to the location.

INFLATION-PROTECTED CASH FLOW

The lease features 3% annual rent increases, offering investors built-in income growth and a great hedge against inflation.

BILLION DOLLAR MARKET

The Applied Behavioral Analysis market was valued at approximately $4 billion in 2023 and is projected to grow to $6 billion by 2032, representing a compound annual growth rate (CAGR) of 4.8% over the 2024—2032 forecast period.

RECESSION RESISTANT ASSET CLASS

Healthcare is considered recession-resistant due to the essential nature of its services, which maintains consistent demand even during economic downturns. The critical need for behavioral health treatments ensures stable revenue streams, supported by government funding and insurance coverage, making these properties a secure investment in uncertain economic times.

MERGED WITH PRIVATE EQUITY-BACKED OPERATOR

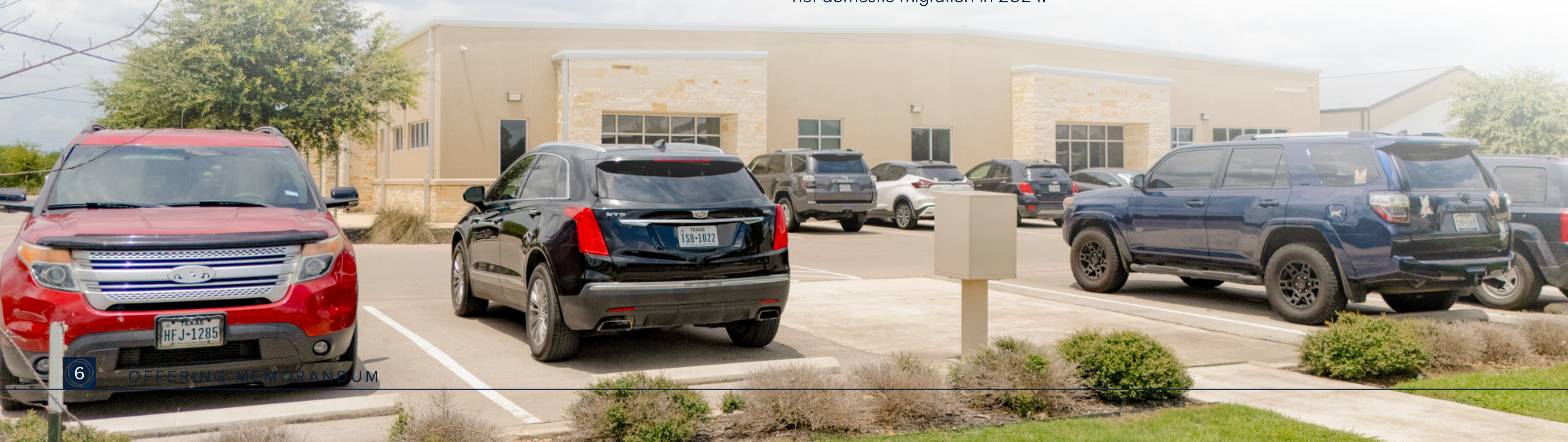
In 2022, EBH merged with the private equity-backed Circle of Care to enhance its therapy services. Founded in 2007, Circle of Care specializes in pediatric speech, physical, and occupational therapy for children from birth to 20 years old.

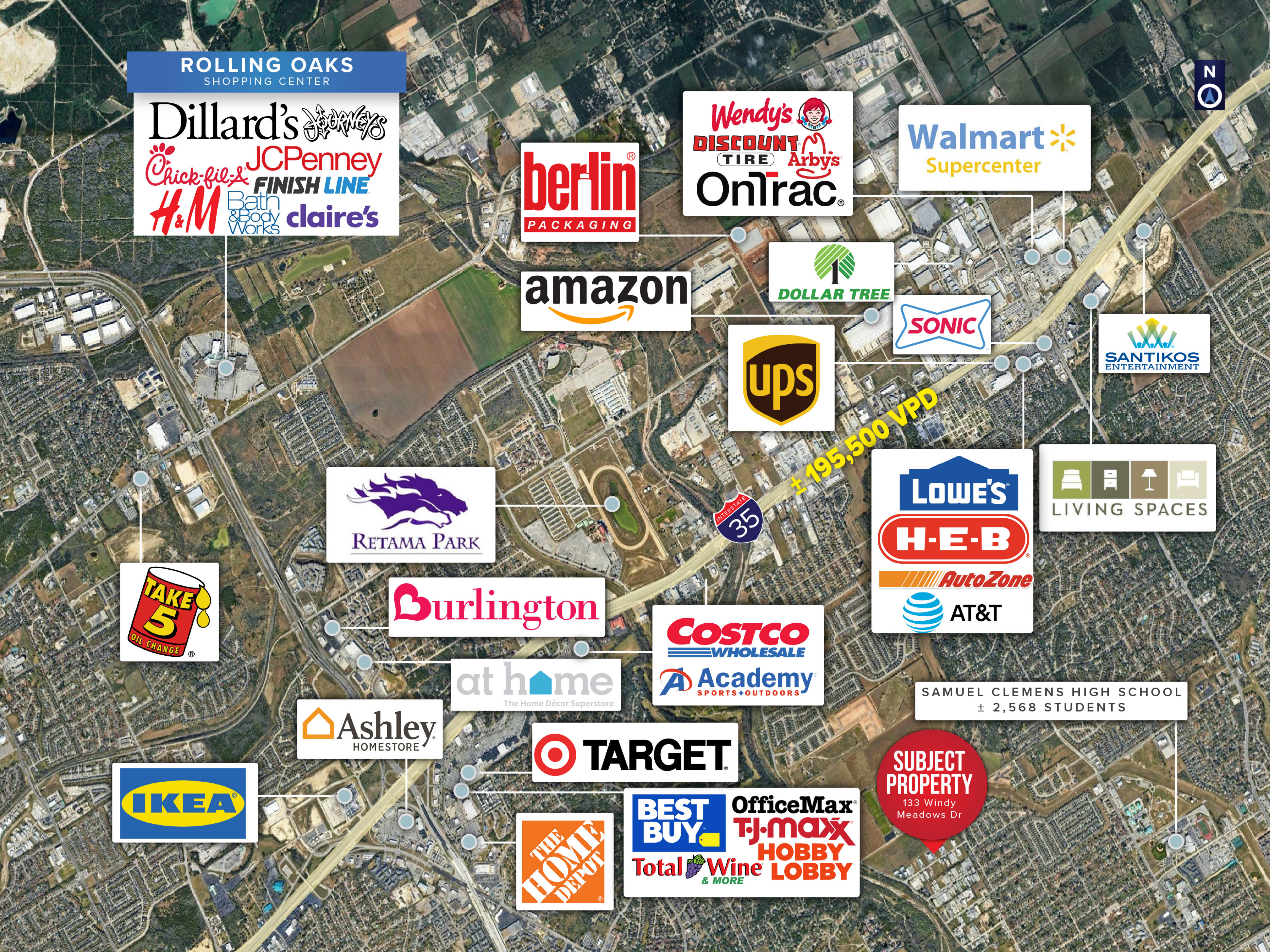
THIRD MOST POPULOUS MSA IN TEXAS

San Antonio is the second largest city in Texas and the seventh largest in the U.S. with roughly 1.5 million residents.

TAX-FREE/TOP DESTINATION STATE

Texas is one of nine states with no personal income tax, offering potential tax advantages for investors. According to U.S. Census data, Texas led the nation in net domestic migration in 2024.




ROLLING OAKS
SHOPPING CENTER
Dillard's
Journeys
JCPenney
Chick-fil-A
FINISH LINE
H&M
Bath & Body Works
claire's
berlin
PACKAGING
Wendy's
DISCOUNT TIRE
Arby's
OnTrac
Walmart
Supercenter
amazon
DOLLAR TREE
SONIC
ups
SANTIKOS
ENTERTAINMENT
± 195,500 VPD
INTERSTATE 35
RETAMA PARK
LOWE'S
H-E-B
AutoZone
AT&T
LIVING SPACES
TAKE 5
OIL CHANGE
Burlington
COSTCO
WHOLESALE
Academy
SPORTS + OUTDOORS
at home
The Home Décor Superstore
SAMUEL CLEMENS HIGH SCHOOL
± 2,568 STUDENTS
Ashley
HOMESTORE
TARGET
SUBJECT PROPERTY
133 Windy Meadows Dr
IKEA
BEST BUY
OfficeMax
T·J·maxx
HOBBY LOBBY
Total Wine & MORE
THE HOME DEPOT
N

Empower Behavioral Health

FINANCIAL OVERVIEW

INVESTMENT SUMMARY

List Price	$3,821,387
NOI	$261,765
Cap Rate	6.85%
Price/SF	$307
Rent PSF	$21
Address	133 Windy Meadows Drive Schertz, TX
Year Built	2018
GLA of Building (SF)	±12,465
Lot Size (AC)	±2

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Year 1	$261,765	$21,813.75	$21.00	6.85%
Year 2	$269,618	$22,468.16	$21.63	7.06%
Year 3	$277,706	$23,142.21	$22.28	7.27%
Year 4	$286,038	$23,836.47	$22.95	7.49%
Year 5	$294,619	$24,551.57	$23.64	7.71%
Year 6	$303,457	$25,288.11	$24.34	7.94%
Year 7	$312,561	$26,046.76	$25.08	8.18%
Year 8	$321,938	$26,828.16	$25.83	8.42%
Year 9	$331,596	$27,633.01	$26.60	8.68%
Year 10	$341,544	$28,462.00	$27.40	8.94%
			Avg.	7.85%

LEASE ABSTRACT

Tenant Name	Empower Behavioral Health
Ownership Type	Fee Simple
Tenant Entity	Empower Behavioral Health, LLC
Rent Commencement	Close of Escrow
Lease Expiration	10 Years from Close of Escrow
Lease Term Remaining	10 Years
Base Rent	$261,765
Rental Increases	3% Annual
Renewal Options	3, 5-Year Options
Expense Structure	Absolute NNN
Tenant Unit Count	30±

Empower Behavioral Health

TENANT OVERVIEW

EBH
Empower Behavioral Health

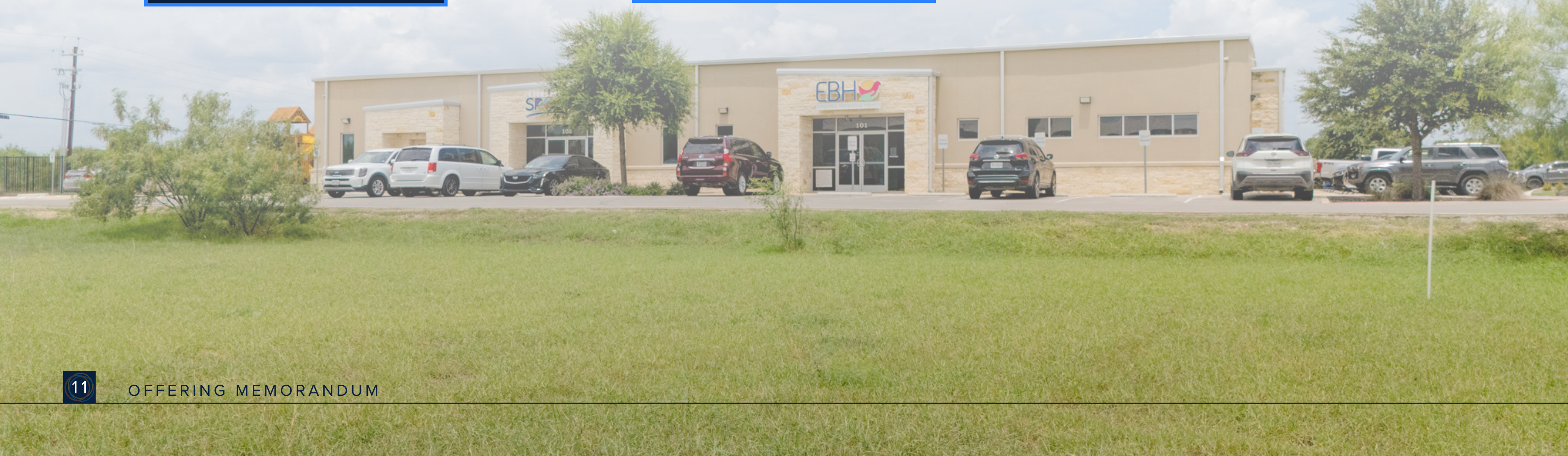
EMPOWER BEHAVIORAL HEALTH

Empower Behavioral Health is a proud leader in providing quality ABA and autism therapy services throughout the state of Texas. They offer in-home and clinic-based services to children, adolescents, and adults. Through their evidence-based approach, EBH works to ensure individuals with autism and other developmental disabilities reach their maximum potential. Founded in 2015 in San Antonio, Texas, by a team of dedicated professionals who identified a need for comprehensive, quality services, EBH has grown to serve and impact families in San Antonio, Houston, Brazos Valley, Waco, El Paso, New Braunfels, Corpus Christi, and beyond. At EBH, they believe every person deserves the opportunity to lead a fulfilling and enriching life. By blending scientific expertise with compassion, Empower Behavioral Health is dedicated to making a positive impact on the lives of those they serve, helping them thrive and contribute meaningfully to their communities.

Website
empowerbh.com

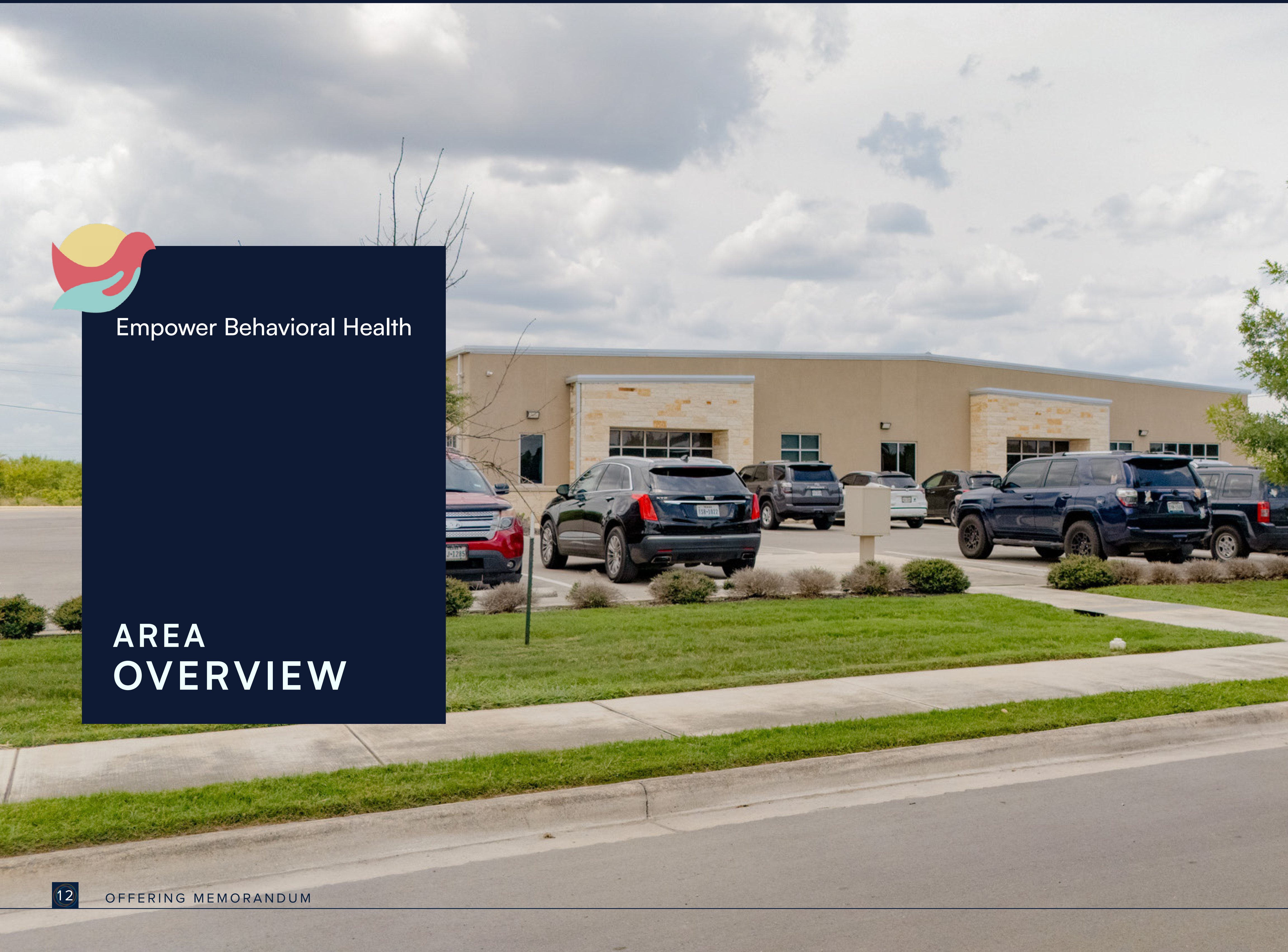
Locations
30±

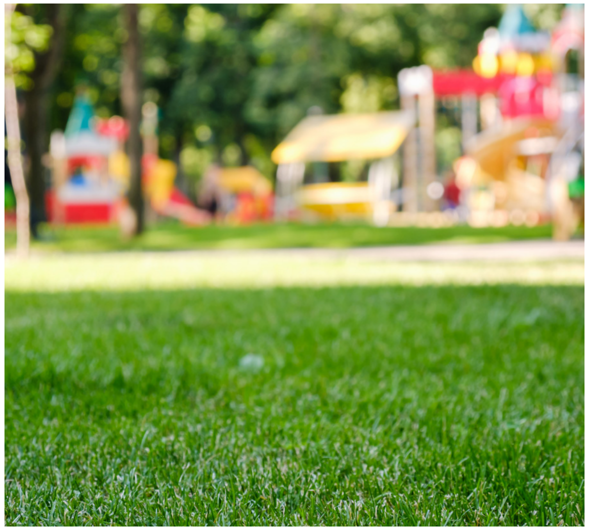
Headquaters
San Antonio, TX



Empower Behavioral Health

AREA OVERVIEW

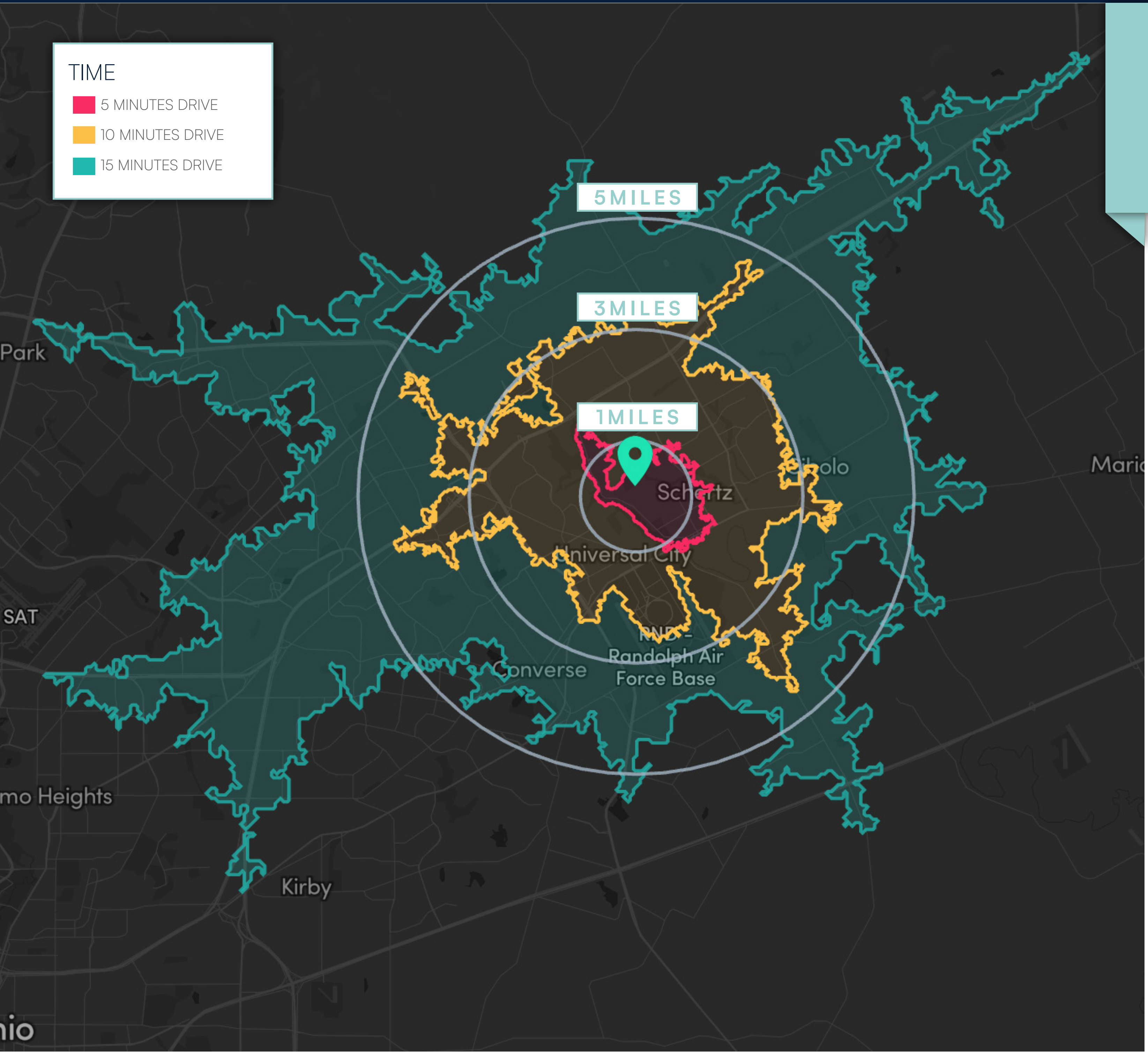




SCHERTZ, TX

Schertz, Texas, is a rapidly growing city located in the northeastern part of the San Antonio metropolitan area. Established in 1843, it spans portions of three counties: Bexar, Comal, and Guadalupe. Schertz boasts a rich history, blending its town charm with modern amenities and services. The city is known for its excellent schools, parks, and community events, which foster a strong sense of community among its residents. Schertz's strategic location along the I-35 corridor makes it an attractive destination for businesses and families alike, offering easy access to both San Antonio and Austin. The city's economy is diverse, with significant contributions from sectors such as healthcare, education, and retail. Schertz also places a strong emphasis on maintaining its natural beauty, with numerous parks, trails, and green spaces that provide recreational opportunities for all ages.

	1 MILE	3 MILE	5 MILE
2025 POPULATION	8,711	69,462	172,395
2025 HOUSEHOLDS	3,313	26,259	61,169
AVG HH INCOME	$84,178	$99,786	$98,465



TRADE AREA OVERVIEW

5 MINUTE DRIVE

8,358 TOTAL POPULATION	$95.8K AVG. HH INCOME
3,117 HOUSEHOLDS	$233.6M CONSUMER SPEND

10 MINUTE DRIVE

67,030 TOTAL POPULATION	$110.5K AVG. HH INCOME
25,613 HOUSEHOLDS	$1.7B CONSUMER SPEND

15 MINUTE DRIVE

284,277 TOTAL POPULATION	$99.8K AVG. HH INCOME
104,399 HOUSEHOLDS	$6.1B CONSUMER SPEND

SAN ANTONIO, TX

San Antonio officially the City of San Antonio, is the seventh most populous city in the United States and the second most populous city in both Texas and the Southern United States. Straddling the regional divide between South and Central Texas, San Antonio anchors the southwestern corner of an urban megaregion colloquially known as the “Texas Triangle”.

San Antonio is the center of the San Antonio—New Braunfels metropolitan statistical area. Commonly called Greater San Antonio, the metro area has a population of 2,601,940, making it the 24th-largest metropolitan area in the United States and third-largest in Texas. Growth along the Interstate 35 and Interstate 10 corridors to the north, west, and east make it likely that the metropolitan area will continue to expand. With a strong economy, A vast amount of tourist amenities, and multiple institutions of higher education, San Antonio is the place for everyone to thrive.

2nd Largest
CITY IN TEXAS

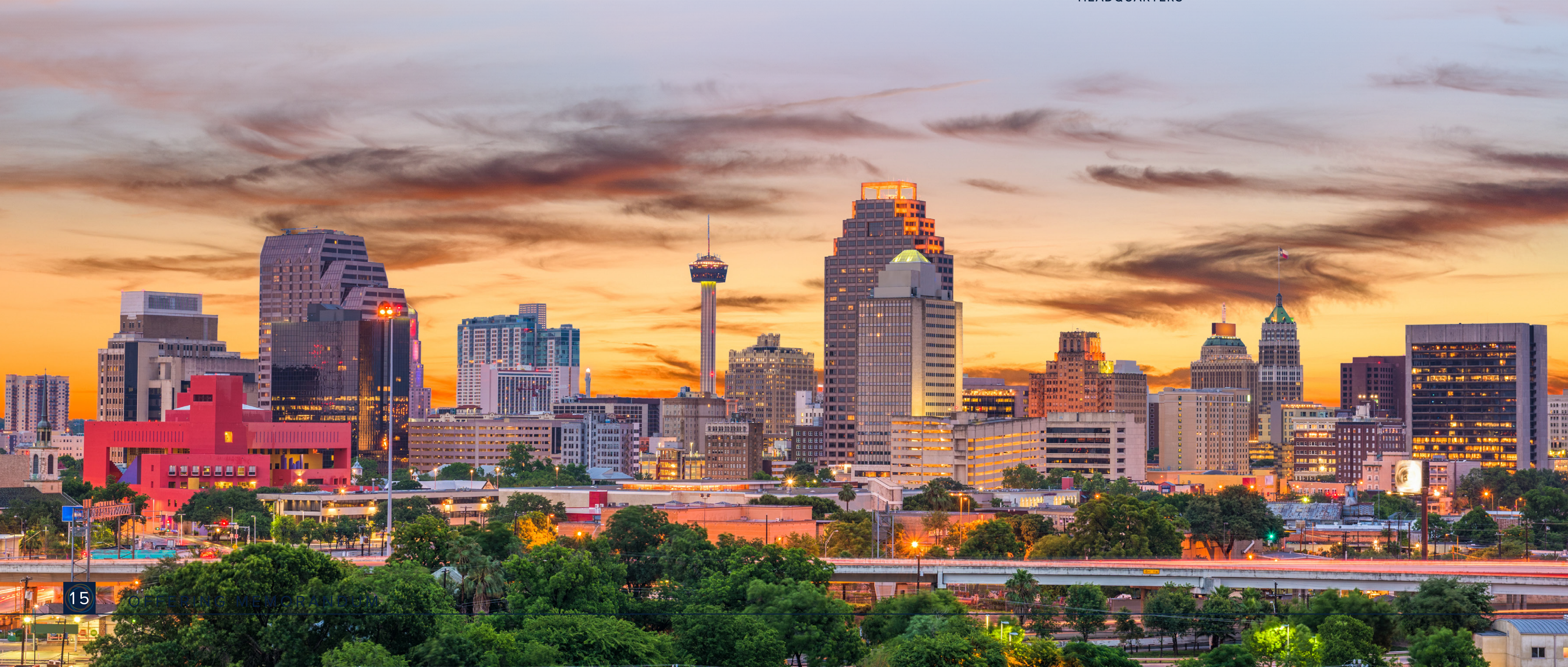
26M
TOURISTS EACH YEAR

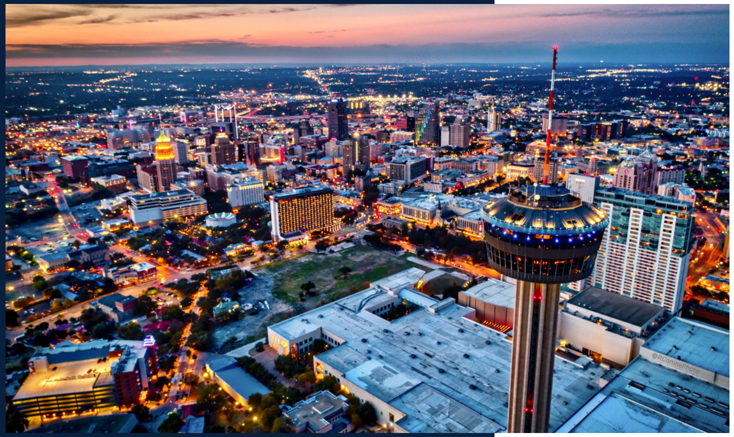
#4 Best
PLACES TO LIVE IN TEXAS

$134B
GROSS METRO PRODUCT

Four Fortune 500
COMPANY CORPORATE HEADQUARTERS

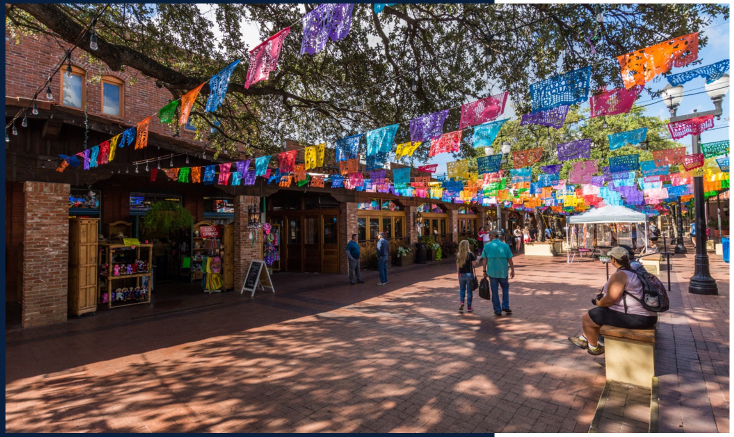
2.6M
MILLION PEOPLE



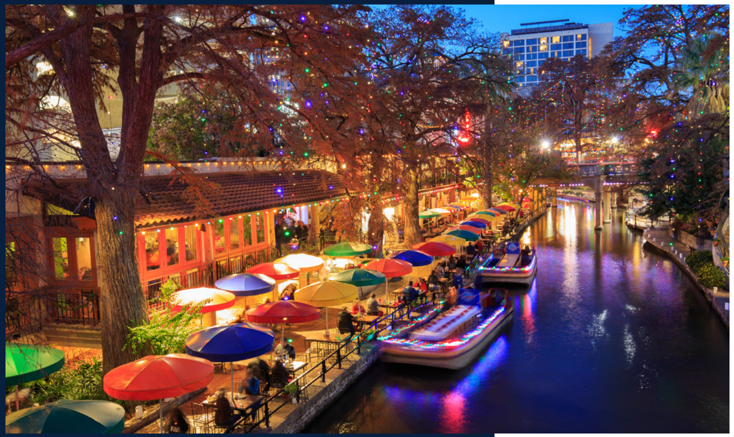


ECONOMY

The City of San Antonio maintains a strong financial position with a "AAA" general obligation bond rating from all three major rating agencies. As the **seventh-largest city in the United States**, San Antonio is experiencing solid economic growth in 21st-century industries such as bioscience and healthcare, aerospace, IT and cybersecurity, and green technologies. **Biotech companies and healthcare systems in San Antonio contribute billions to the local economy**. The aerospace industry remains a dominant economic strength in San Antonio with the presence of several aviation and aerospace corporations, including the military. The military has had a significant relationship with San Antonio for more than 200 years and is home to several military commands. The city is also a cybersecurity hub; nationally recognized as a leader in the field of information security.



San Antonio is positioning itself to be at the forefront of the New Energy Economy in the United States, committed to investing and creating employment opportunities in green industries. The economy has remained steady and prosperous by successfully attracting new businesses and helping existing companies grow. The city has focused on creating new employment opportunities in 21st-century industries, maintaining a great quality of life, and facilitating business growth at the local and international levels.



ATTRACTIONS

The city is home to four animal attractions. SeaWorld, 16 miles west of Downtown in the city's Westover Hills district, is the number four attraction and one of the largest marine life parks in the world. Located at the center of Leon Valley, the San Antonio Aquarium is filled with thousands of species of aquatic animals and features lots of interactive exhibits. The very popular and historic San Antonio Zoo is in the city's Brackenridge Park. Another animal attraction is SEA LIFE San Antonio Aquarium inside the Shops at Rivercenter in Downtown San Antonio, which was created by Merlin Entertainments.

San Antonio is also home to several commercial amusement parks, including Six Flags Fiesta Texas, Splashtown, and Morgan's Wonderland, a theme park for children with special needs. Kiddie Park, featuring old-fashioned amusement rides for children, was established in 1925 and is the oldest children's amusement park in the U.S.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **133 Windy Meadows Dr, Schertz, TX 78154** ("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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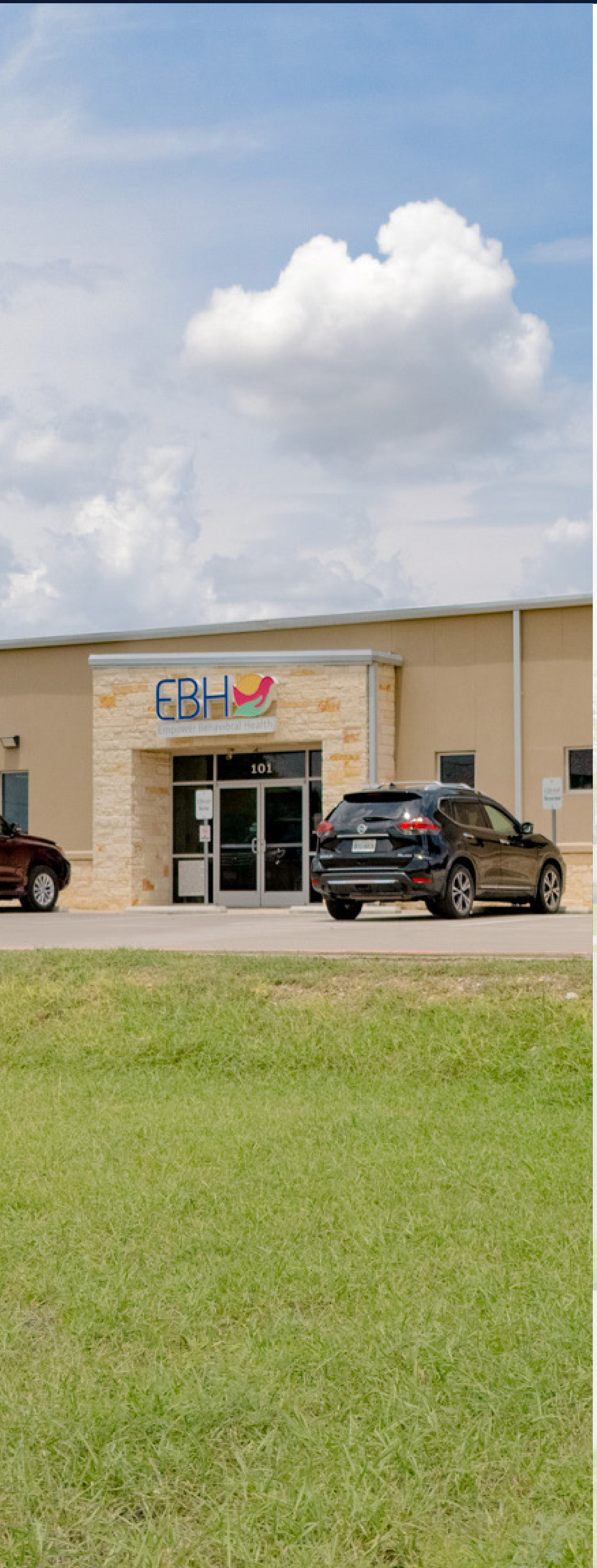
Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and 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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MATTHEWS™

11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date