LEGACY BRAIN & SPINE

2775 Cruse Rd, Ste 2101, Lawrenceville, GA 30044

Healthcare Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

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MATTHEWS™

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PROPERTY OVERVIEW

Legacy Brain & Spine
2775 Cruse Rd, Suite 2101
Lawrenceville, GA 30044

EXECUTIVE SUMMARY

The Opportunity

Matthews™ is pleased to present the opportunity to acquire the fee simple ownership of a 2,280 SF, single tenant medical office in Lawrenceville, GA. This opportunity includes a 10 year sale leaseback with a regional operator known as Legacy Brain & Spine. The lease will include 2% annual rental increases and triple-net expense coverage.

As part of the Atlanta MSA, Lawrenceville provides a strong population density, including over 250,000 residents within a 5-mile radius of this property. This thriving market presents a strong retail presence from numerous national brands, strip centers, and shopping malls within proximity of the subject property.

Legacy Brain & Spine is a premier neurology provider and neurosurgery group. With seven clinical locations and two surgery centers located throughout Atlanta and Georgia, this provider boasts a strong track record of successful operations and continued growth.

INVESTMENT HIGHLIGHTS

Property Highlights

- **Reliable Asset Class –** Healthcare real estate provides investors with a favorable asset class that is well insulated with typical long-term tenants.
- **Growing Rent –** Secure a hedge against inflation with 2% annual rental increases included with this asset.
- **Passive Income –** Operational expenses such as taxes, insurance, and routine maintenance are covered by the tenant under this NNN lease.
- **Extended Lease Duration –** The tenant's commitment to this space is shown by the 10 year lease to be signed at closing.
- **Major Metro –** Lawrenceville is located within the Atlanta MSA, one of the most significant metro areas in the greater southeast.
- **Dense Population –** This site benefits from a consistent patient base with over 250,000 residents living within a 5 mile radius of the property.
- **Retail Centric –** Numerous national brands such as Target, Starbucks, Chick-fil-A, and CVS surround the property.
- **Easy Access –** With street level parking and immediate access, this site offers convenient access to patients.
- **Regional Operator –** Legacy Brain & Spine specializes in neurological treatments and surgery with seven clinical locations and two surgery centers throughout Georgia.
- **Growing Market Size –** The US neurosurgery market is a multi-billion dollar industry with expected CAGR of 4.6%-5.1%.

Pleasant Hill Rd ±50,400 VPD
Benefiting Children's Healthcare of Atlanta
McDaniel Farm Park
Park
85
Perisseia Primary Care and Wellness
NORTHSIDE HOSPITAL
±696 Beds | ±7,700 Employees
N
± 66,750 VPD
316
COSTCO WHOLESALE
aveanna healthcare
APRIA
Walmart Supercenter
Subject Property
DULUTH HEALTHCARE SYSTEMS
GCFC Health Services
Medical Clinic
UNITED STATES POSTAL SERVICE
AVITA
29
Alton C. Crews Middle
±1,443 Students
± 25,300 VPD
MDVIP
Alford Elementary
±828 Students
Craig Elementary
±1,045 Students
Family Health Care Clinic
GWINNETT FAMILY DENTAL CARE
Piedmont
±305 Beds | ±1,600 Employees
REAGAN MEDICAL CENTER
FAMILY PRACTICE, URGENT CARE AND IMAGING CENTER
Google Earth

2775 Cruse Rd, Ste 2101
Lawrenceville, GA 30044

±2,280 SF
GLA

2007
Year Built

±14,000
Vehicles Per Day

NNN
Lease Type

$357.14
Price Per SF

FINANCIAL OVERVIEW

Legacy Brain & Spine
2775 Cruse Rd, Suite 2101
Lawrenceville, GA 30044

FINANCIAL OVERVIEW

$815,000
List Price

7.00%
Cap Rate

$25.00
Rent Per SF

$57,000
NOI

Property Details

Tenant Trade Name	Legacy Brain & Spine
Original Lease Term	10 Years
Rent Commencement Date	Close of Escrow
Lease Expiration Date	10 Years after Close of Escrow
Term Remaining on Lease	±10 Years
Base Rent	$57,000
Increases	2% Annually
Options	Three, 5-Year Options
Landlord Responsibilities	Roof Replacements and Structural Repairs
Tenant Responsibilities	Tenant Shall Keep Interior, Non Structural Portions Of The Premises In Good Repair and Condition

FINANCIAL OVERVIEW

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent Psf	Cap Rate
Current Year	**$57,000**	**$4,750.00**	**$25.00**	**7.00%**
Year 2	$58,140	$4,845.00	$25.50	7.14%
Year 3	$59,303	$4,941.90	$26.01	7.28%
Year 4	$60,489	$5,040.74	$26.53	7.43%
Year 5	$61,699	$5,141.55	$27.06	7.58%
Year 6	$62,933	$5,244.38	$27.60	7.73%
Year 7	$64,191	$5,349.27	$28.15	7.88%
Year 8	$65,475	$5,456.26	$28.72	8.04%
Year 9	$66,785	$5,565.38	$29.29	8.20%
Year 10	$68,120	$5,676.69	$29.88	8.37%
Option 1 - Year 11	$69,483	$5,790.22	$30.47	8.53%
Option 1 - Year 12	$70,872	$5,906.03	$31.08	8.70%
Option 1 - Year 13	$72,290	$6,024.15	$31.71	8.88%
Option 1 - Year 14	$73,736	$6,144.63	$32.34	9.06%
Option 1 - Year 15	$75,210	$6,267.52	$32.99	9.24%
Option 2 - Year 16	$76,714	$6,392.87	$33.65	9.42%
Option 2 - Year 17	$78,249	$6,520.73	$34.32	9.61%
Option 2 - Year 18	$79,814	$6,651.15	$35.01	9.80%
Option 2 - Year 19	$81,410	$6,784.17	$35.71	10.00%
Option 2 - Year 20	$83,038	$6,919.85	$36.42	10.20%
Option 3 - Year 21	$84,699	$7,058.25	$37.15	10.40%
Option 3 - Year 22	$86,393	$7,199.42	$37.89	10.61%
Option 3 - Year 23	$88,121	$7,343.40	$38.65	10.82%
Option 3 - Year 24	$89,883	$7,490.27	$39.42	11.04%
Option 3 - Year 25	$91,681	$7,640.08	$40.21	11.26%

TENANT OVERVIEW

Tenant Overview

Legacy Brain & Spine is a privately held, physician-led neurosurgery and spine care practice specializing in the diagnosis, treatment, and rehabilitation of brain and spinal disorders. Founded by renowned neurosurgeon Dr. Said Elshihabi, the practice has established itself as a leading regional provider of comprehensive neurological and spine care throughout the greater Atlanta metropolitan area. The organization differentiates itself through its multidisciplinary approach, advanced imaging capabilities, minimally invasive surgical techniques, and integrated outpatient surgery centers, positioning it as a destination provider for complex neurological and orthopedic conditions.

Founded in 2017, Legacy Brain & Spine is headquartered in Atlanta (Marietta), Georgia, and operates a growing network of approximately nine outpatient clinic locations throughout Georgia, including Atlanta, Marietta, Tucker, Riverdale, Cartersville, Carrollton, Columbus, Rome, and Peachtree City, in addition to dedicated ambulatory surgery centers. As a privately owned medical practice, the company does not maintain public credit ratings from S&P or Moody's. The practice is led by founder and CEO Dr. Said Elshihabi, MD, FAANS, alongside a team of board-certified neurosurgeons, pain management specialists, advanced practice providers, and clinical staff.

Year Founded
2017

Headquarters
Atlanta, GA

Locations
9+

Employees
40+

Website
legacybrainspine.com

MARKET OVERVIEW

Legacy Brain & Spine
2775 Cruse Rd, Suite 2101
Lawrenceville, GA 30044

Lawrenceville, GA

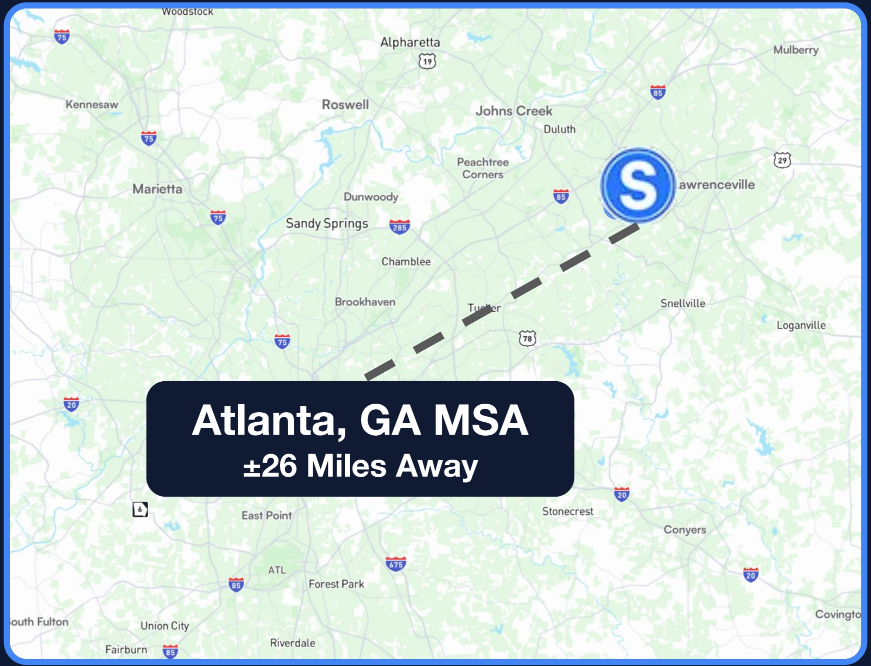
Market Demographics

111,164
Total Population

37,257
Total Households

$90,362
Average HH Income

32.9 Years
Median Age



Local Market Overview

Located in the heart of Gwinnett County within the Atlanta metropolitan area, Lawrenceville has evolved into one of Northeast Metro Atlanta's most established suburban communities. The city benefits from steady population growth, a diverse workforce, and proximity to major employment centers throughout the region. Residents enjoy convenient access to Interstate 85, State Route 316, and the greater Atlanta transportation network, making Lawrenceville an attractive location for commuters and businesses alike. The city's walkable downtown, expanding healthcare presence, and strong educational institutions contribute to its long-term appeal for residents and employers.

Lawrenceville's economy is supported by a balanced mix of healthcare, education, professional services, retail, and government employment. Continued residential development, infrastructure investment, and commercial expansion have strengthened the local tax base while enhancing quality of life. The area's growing consumer population, relatively attainable housing compared with many parts of Metro Atlanta, and access to one of the Southeast's largest labor pools continue to attract investment across multiple property sectors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	18,380	112,071	260,197
2020 Census	17,975	111,164	259,135
Growth 2020-Current Year	2.25%	0.82%	0.41%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	5,659	39,432	90,678
2020 Census	5,383	37,257	87,008
Growth 2020-Current Year	5.14%	5.84%	4.22%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$90,507	$90,362	$112,389

Atlanta, GA

Atlanta ranks as the nation's seventh-largest metro area and continues attracting significant population and business migration driven by its diversified economy, business-friendly environment, and strong quality of life. The metro serves as one of the Southeast's leading economic and transportation hubs, supported by major corporate headquarters, a rapidly expanding technology sector, global logistics infrastructure, and strong employment growth. Continued in-migration, expanding consumer demand, and long-term economic development continue reinforcing Atlanta's position as a leading market for retail, mixed-use, office, and industrial investment.

#1 Busiest Airport in the World
100M+ Annual Air Passengers

7th Largest U.S. Metro
6.44M+ Total Population

$92.6K
Median HH Income

Source: CoStar Group, Hartsfield-Jackson Atlanta International Airport | **2025 Dataset**





Employment

Atlanta ranks among the top 10 largest employment centers in the United States, supported by a highly diversified economy spanning corporate headquarters, logistics, healthcare, technology, financial services, and film production. Hartsfield-Jackson's global connectivity and the metro's business-friendly environment continue driving long-term expansion across IT, logistics, life sciences, and professional services.

Ranked #7 Nationally

for Fortune 500 HQ Concentration

3,130,000+
Total Workforce Base

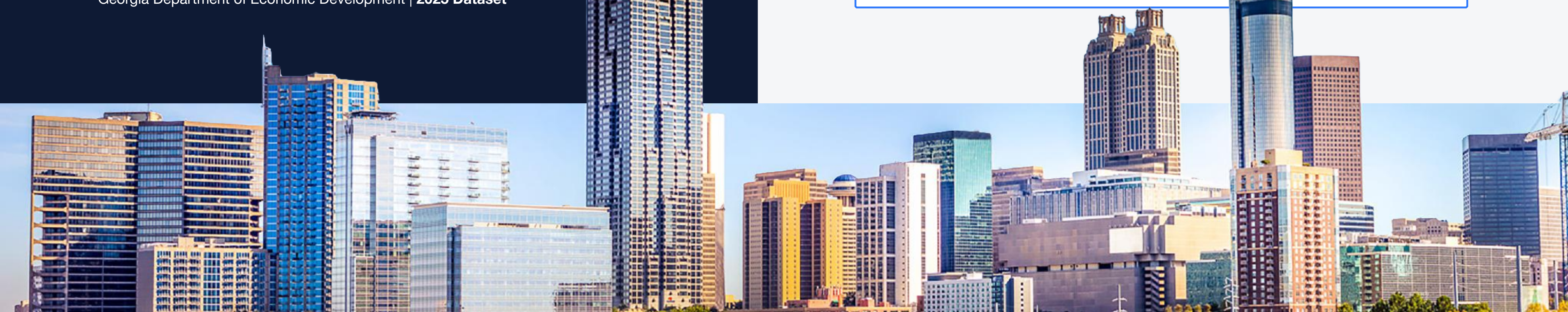
21K+
Jobs Added YoY

Source: CoStar Group, Bureau of Labor Statistics, Metro Atlanta Chamber, Georgia Department of Economic Development | **2025 Dataset**

Top Employers

Largest Employer

DELTA	42,000+ Employees
Northside Hospital	32,000+ Employees
Piedmont Healthcare	29,600+ Employees
Children's Healthcare of Atlanta	10,500+ Employees
Georgia Tech	9,400+ Employees
Cox Enterprises	7,700+ Employees
Grady Health System	7,300+ Employees
The Coca-Cola Company	7,000+ Employees



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2775 Cruse Rd, Suite 2101, Lawrenceville, GA, 30044 (“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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. 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.

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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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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 Real Estate Investment Services™. 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.

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