Mercy

**Mercy Primary Care**
Ozark, MO | Joplin, MO | St. Louis, MO
Offering Memorandum

| Portfolio Price | A+ S&P | NNN | Purpose-Built | 10+ Years |
|---|---|---|---|---|
| $19,776,378 | Investment Grade Credit | Lease Structure | Primary Care Facility | Remaining Lease Term |

**Ozark, MO**


**Joplin, MO (On-Campus Location)**


**St. Louis, MO**


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## Ozark, MO

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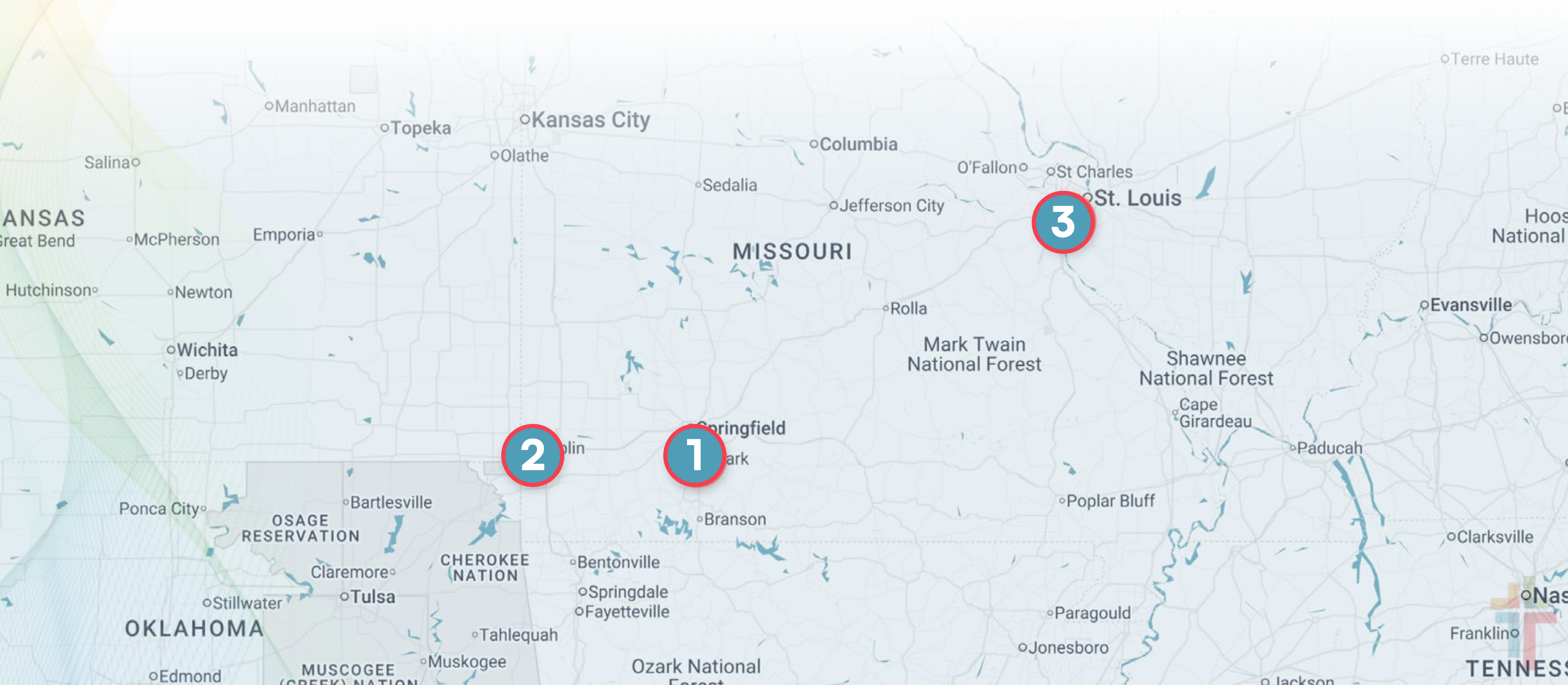
Ozark, MO

# Executive Overview



# Portfolio Summary

| | ADDRESS | PRICE | PRICE/SF | CAP RATE | NOI | TERM REMAINING | SF | INCREASES | OWNERSHIP TYPE | LEASE TYPE |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 505 N 25th Street, Ozark, MO 65721 | $7,270,839 | $534.86 | 5.75% | $418,073 | 10.0 Years | 13,594 | 1.5% Annual | Fee Simple | NNN |
| 2 | 202 E. 50th Street, Joplin, MO 64804 (Sits on the Mercy Hospital Campus) | $7,677,189 | $564.75 | 5.75% | $441,438 | 10.2 Years | 13,594 | 1.5% Annual | Fee Simple | NNN |
| 3 | 4280 Mid America Lane, St. Louis, MO 63129 | $4,828,350 | $404.89 | 6.50% | $313,843 | 10.1 Years | 11,925 | 1.5% Annual | Leasehold | NNN |
| | **TOTAL** | **$19,776,378** | **$505.62** | **5.93%** | **$1,173,354** | **10.1 Years** | **39,113** | | | **NNN** |



# Investment Highlights: 505 N 25th Street | Ozark, MO

**Corporate Lease Guaranty from Mercy Health | A+ Credit Rating (S&P Global) | Investment Grade**

- Unlike many healthcare investments that rely solely on subsidiary operating entities, the lease is guaranteed by Mercy Health, providing investors with credit support from the broader health system. With an expansive network of hospitals, physician practices, specialty clinics, and outpatient facilities across Missouri, Arkansas, Oklahoma, and Kansas, Mercy possesses significant operational scale and financial resources that strengthen the long-term security of the lease and reduce tenant credit risk.

**Mission-Critical Mercy Primary Care Facility | Springfield MSA Location | Fee Simple Ownership**

- The property is strategically located in Ozark, Missouri, within the rapidly growing Springfield MSA, one of the strongest healthcare markets in Southwest Missouri. The facility serves as an integral component of Mercy Health's outpatient network, providing convenient access to primary care services for one of the region's fastest-growing suburban communities.

**Leading Health System | $10.2 Billion in Revenue | Multi-State Footprint**

- Mercy Health is one of the 15 largest health systems in the United States, generating approximately $10.2 Billion in annual operating revenue while employing more than 52,000 caregivers and 5,600 physicians and advanced practice providers. The system operates 50 acute care and specialty hospitals, 20 outpatient surgery centers, and more than 1,000 physician practice and outpatient locations across its multi-state footprint.

**2016 Purpose-Built Facility | Build-to-Suit for Mercy Health**

- Originally constructed in 2016 as a build-to-suit facility for Mercy Primary Care, the building was specifically designed to accommodate modern outpatient medical operations. Medical facilities require significant capital investment for specialized improvements, infrastructure, exam rooms, and building systems that are often difficult and expensive to replicate elsewhere. These characteristics create meaningful barriers to relocation and help reinforce long-term tenancy.

**20-Year NNN Lease | 10 Years Remaining | Four, 5-Year Renewal Options**

- The property is leased to Mercy Health through October 2036, providing approximately 10 years of lease term remaining. Long-term occupancy from one of the nation's premier healthcare systems offers investors predictable cash flow backed by a tenant with significant operational scale and a longstanding commitment to the Springfield market.

# Investment Highlights: 505 N 25th Street | Ozark, MO

**Triple-Net Structure | Ideal 1031 Exchange Opportunity**

- The lease is structured on a NNN basis, with the tenant responsible for taxes, insurance, maintenance, including repair and replacement of the roof and HVAC. This minimizes ongoing landlord responsibilities while providing investors with a stable and predictable income stream, making the asset particularly attractive for passive and out-of-state ownership.

**1.5% Annual Rental Increases | Built-In Inflation Protection**

- The lease features 1.5% annual rental increases throughout the base term, providing contractual NOI growth. Annual escalations help preserve purchasing power over time while steadily increasing investor returns throughout the hold period.

**Primary Care Facility | Premier Healthcare Asset Class | Recession-Resistant Investment**

- Primary care represents one of the most essential and non-discretionary segments of healthcare. Demand for outpatient medical services remains relatively consistent regardless of economic conditions, making healthcare real estate one of the most resilient property types and a continued focus for institutional and private investors alike.

**Springfield MSA | Rapid Population Growth | Strong Demographic Fundamentals**

- Located just south of Springfield, Ozark benefits from one of the fastest-growing metropolitan areas in Missouri. The Springfield MSA is home to approximately 500,000 residents, while Christian County has grown by more than 13% since 2020, making it one of the fastest-growing counties in the state. Continued residential expansion, strong household formation, and increasing healthcare demand provide an attractive foundation for long-term outpatient investment performance.

# Property Summary: 505 N 25th Street | Ozark, MO

## Investment Summary

| | |
|---|---|
| List Price | $7,270,839 |
| NOI (Upcoming Increase) | $418,073 |
| Cap Rate | 5.75% |
| Price/SF | $534.86 |
| Base Rent/SF | $30.75 |
| Year Built | 2016 |
| GLA of Building | ±13,594 |
| Lot Size | ±2.50 |

## Lease Abstract

| | |
|---|---|
| Tenant Name | Mercy Health Springfield Communities |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Mercy Health |
| Lease Type | NNN |
| Original Lease Term | 20 Years |
| Rent Commencement | 8/7/2016 |
| Lease Expiration Date | 7/7/2036 |
| Term Remaining | 10.00 |
| Rental Increases | 1.5% Annually |
| Option Periods | 4 x 5 Years |
| Roof | Tenant Responsible for repair and replacement |
| Landlord Responsibilities | Landlord is responsible for foundations, exterior walls, structural portions of the building. |
| Tenant Repair and Maintenance | Tenant maintains the Premises, including all interior and non-structural components, parking areas, landscaping, sidewalks, entrances, refuse areas and other improved portions of the property. |
| Taxes | Tenant responsible for all real estate taxes, assessments and governmental charges applicable to the Premises. |
| Insurance | Tenant Responsible |
| HVAC and Building Systems | Tenant maintains, repairs and replaces HVAC, heating, plumbing, sewerage, lighting and other non-structural building systems. |
| ROFR | Yes |

# Annualized Operating Data

| Lease Year | Annual Rent | Monthly Rent | Rent PSF | Cap Rate |
|---|---|---|---|---|
| Year 10 (Current) | $411,895 | $34,324.57 | $30.30 | |
| Year 11 (Upcoming Increase) | $418,073 | $34,839.44 | $30.75 | 5.75% |
| Year 12 | $424,344 | $35,362.03 | $31.22 | 5.84% |
| Year 13 | $430,709 | $35,892.46 | $31.68 | 5.92% |
| Year 14 | $437,170 | $36,430.84 | $32.16 | 6.01% |
| Year 15 | $443,728 | $36,977.31 | $32.64 | 6.10% |
| Year 16 | $450,384 | $37,531.97 | $33.13 | 6.19% |
| Year 17 | $457,139 | $38,094.95 | $33.63 | 6.29% |
| Year 18 | $463,996 | $38,666.37 | $34.13 | 6.38% |
| Year 19 | $470,956 | $39,246.37 | $34.64 | 6.48% |
| Year 20 | $478,021 | $39,835.06 | $35.16 | 6.57% |

# Investment Highlights: 202 E. 50th Street | Joplin, MO

### On-Campus Fee Simple Mercy Primary Care Facility

- The property is strategically located on the campus of the Mercy Hospital in Joplin, a 240+ bed regional hospital serving Southwest Missouri, Southeast Kansas, Northeast Oklahoma, and Northwest Arkansas. The on-campus location provides strong physician connectivity, patient convenience, and integrated care delivery, making the facility highly strategic within Mercy's outpatient network.

### Corporate Lease Guaranty from Mercy Health | A+ Credit rating (S&P Global) | Investment Grade

- Unlike many healthcare investments that rely solely on a subsidiary operating entities, the lease is guaranteed by Mercy Health, providing investors with credit support from the broader health system. With an expansive network of hospitals, physician practices, specialty clinics, and outpatient facilities across Missouri, Arkansas, Oklahoma, and Kansas, Mercy possesses significant operational scale and financial resources that strengthen the long-term security of the lease and reduce tenant credit risk.

### Leading Hospital System | $10.2 Billion in Revenue | Multi-State Footprint

- Mercy Health is one of the 15 largest health systems in the United States, generating approximately $10.2 Billion in annual operating revenue and employing more than 52,000 caregivers and 5,600 physicians and advanced practice providers. The system operates 50 acute care and specialty hospitals, 20 outpatient surgery centers, more than 1,000 physician practice locations and outpatient facilities, and approximately 80 urgent care and convenient care locations across its multi-state footprint.

### 2016 Purpose-Built Facility | Build-to-Suit for Mercy Health

- Originally constructed in 2016 as a build-to-suit facility for Mercy Primary Care, the building was specifically designed to accommodate modern outpatient medical operations. Medical facilities require significant capital investment for specialized improvements, infrastructure, exam rooms, and building systems that are often difficult and expensive to replicate elsewhere. These characteristics create meaningful barriers to relocation and help reinforce long-term tenancy.

### 20-Year NNN Lease | 10 Years Remaining | Four, 5-Year Renewal Options

- The property is leased to Mercy Health through October 2036, providing approximately 10 years of lease term remaining. Long-term occupancy from the system offers investors predictable cash flow backed by a tenant with significant operational scale and a longstanding commitment to the market.

# Investment Highlights: 202 E. 50th Street | Joplin, MO

### Triple-Net Structure | Ideal 1031 Exchange Opportunity

- The lease is structured on a NNN basis, with the tenant responsible for taxes, insurance, maintenance, including repair and replacement of roof and HVAC. This minimizes ongoing landlord responsibilities while providing investors with a stable and predictable income stream, making the asset particularly attractive for passive and out-of-state ownership.

### 1.5% Annual Rental Increases | Built-In Inflation Protection

- The lease features 1.5% annual rental increases throughout the base term, providing contractual NOI growth. Annual escalations help preserve purchasing power over time while steadily increasing investor returns throughout the hold period.

### Primary Care Facility | Premier Asset Class | Resistant Healthcare Real Estate

- Primary care represents one of the most essential and non-discretionary segments of healthcare. Demand for outpatient medical services remains relatively consistent regardless of economic conditions, making healthcare real estate one of the most resilient property types and a continued focus for institutional and private investors alike.

### Joplin, MO | Ideal Healthcare Hub Location | Dominant Market

- Joplin serves as the primary healthcare hub for a four-state trade area, drawing patients from Southwest Missouri, Southeast Kansas, Northeast Oklahoma, and Northwest Arkansas. The regional area includes more than 200,000 residents, with Joplin continuing to grow significantly, population up 4.3% since 2020. These favorable demographic trends and regional draw provide a strong foundation for continued outpatient healthcare demand and long-term real estate performance.

# Property Summary: 202 E. 50th Street | Joplin, MO

## Investment Summary

| | |
|---|---|
| List Price | $7,677,189 |
| NOI (Upcoming Increase) | $441,438 |
| Cap Rate | 5.75% |
| Price/SF | $564.75 |
| Base Rent/SF | $32.47 |
| Year Built | 2016 |
| GLA of Building | ±13,594 SF |
| Lot Size | ±2.77 AC |

## Lease Abstract

| | |
|---|---|
| Tenant Name | Mercy Health Southwest Missouri/Kansas Communities |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Mercy Health |
| Lease Type | NNN |
| Original Lease Term | 20 Years |
| Rent Commencement | 11/17/2016 |
| Lease Expiration Date | 10/17/2036 |
| Term Remaining | ±10.23 Years |
| Rental Increases | 1.5% Annually |
| Option Periods | Four, 5-Year Options |
| Roof | Tenant Responsible for repair and replacement |
| Landlord Responsibilities | Landlord is responsible for foundations, exterior walls, structural portions of the building. |
| Tenant Repair and Maintenance | Tenant maintains the Premises, including all interior and non-structural components, parking areas, landscaping, sidewalks, entrances, refuse areas and other improved portions of the property. |
| Taxes | Tenant responsible for all real estate taxes, assessments and governmental charges applicable to the Premises. |
| Insurance | Tenant Responsible |
| HVAC and Building Systems | Tenant maintains, repairs and replaces HVAC, heating, plumbing, sewerage, lighting and other non-structural building systems. |
| ROFR | Yes |

# Annualized Operating Data

| Lease Year | Annual Rent | Monthly Rent | Rent PSF | Cap Rate |
|---|---|---|---|---|
| Year 10 (Current) | $434,915 | $36,242.89 | $31.99 | - |
| Year 11 (Upcoming Increase) | $441,438 | $36,786.53 | $32.47 | 5.75% |
| Year 12 | $448,060 | $37,338.33 | $32.96 | 5.84% |
| Year 13 | $454,781 | $37,898.41 | $33.45 | 5.92% |
| Year 14 | $461,603 | $38,466.88 | $33.96 | 6.01% |
| Year 15 | $468,527 | $39,043.89 | $34.47 | 6.10% |
| Year 16 | $475,555 | $39,629.54 | $34.98 | 6.19% |
| Year 17 | $482,688 | $40,223.99 | $35.51 | 6.29% |
| Year 18 | $489,928 | $40,827.35 | $36.04 | 6.38% |
| Year 19 | $497,277 | $41,439.76 | $36.58 | 6.48% |
| Year 20 | $504,736 | $42,061.35 | $37.13 | 6.57% |

# Investment Highlights: 4280 Mid America Lane | St. Louis, MO

**Corporate Lease Guaranty from Mercy Health | A+ Credit Rating (S&P Global) | Investment Grade**

- Unlike many healthcare investments that rely solely on subsidiary operating entities, the lease is fully guaranteed by Mercy Health, providing investors with credit support from the system as a whole. Mercy's investment-grade credit profile and extensive regional footprint materially enhance the long-term security of the income stream.

**Long-Term Lease | 20-Year Initial Term | Four (4) Five-Year Renewal Options**

- The lease features an initial 20-year term which expires September 5, 2036, with four (4) additional five-year renewal options, providing durable long-term cash flow and long-term tenant commitment.

**Purpose-Built Medical Facility | Sticky Healthcare Tenancy | Designed Specifically for Mercy Health**

- Originally developed as a build-to-suit facility for Mercy Health, the property was purposefully designed for modern outpatient operations. The specialized layout, infrastructure, and medical improvements create meaningful replacement costs and reinforce the strategic importance of the location.

**Leasehold Investment | Favorable Depreciation Opportunity**

- The offering consists of a leasehold interest, allowing a greater portion of the acquisition basis to generally be allocated toward depreciable improvements rather than non-depreciable land. Subject to a purchaser's tax circumstances and a cost segregation study, this structure may provide enhanced depreciation benefits. *Investor to check with their CPA.*

**1.5% Annual Rental Increases | Built-In Inflation Protection**

- The lease features 1.50% annual rental increases throughout the initial term and 2.50% annual increases during the renewal options, providing predictable NOI growth.

**Triple-Net Lease Structure | Passive Investment**

- The lease is structured on a landlord-friendly NNN basis with the tenant responsible for substantially all operating expenses, creating a highly passive ownership opportunity.


# Investment Highlights: 4280 Mid America Lane | St. Louis, MO

### One of the Nation's Largest Health Systems | $10.2 Billion in Annual Revenue

- Mercy Health is one of the nation's largest integrated health systems, generating approximately $10.2 Billion in annual operating revenue while operating 50 hospitals, 20 ambulatory surgery centers, and more than 1,000 outpatient and physician locations.

### Strategic St. Louis Location | 142,000+ VPD Along Interstate 55 | Ideal Retail Dense Location

- The property is positioned near the signalized intersection of Interstate 55 and Butler Hill Road. Approximately 142,000 vehicles per day travel Interstate 55 near the property, while Butler Hill Road carries approximately 23,000 vehicles per day, providing exceptional visibility and accessibility. The surrounding corridor is anchored by national retailers and healthcare providers including Schnucks, Starbucks, Subway, Burger King, Popeyes, Holiday Inn, Hampton Inn, BJC Health, and the nearby South County Center, reinforcing the area's long-term commercial strength and patient convenience.

### 175K Dense & Affluent South St. Louis Demographics

- Within a five-mile radius are approximately 175,000 residents and 76,000 households with an average household income exceeding $85,000, supporting durable long-term demand for outpatient healthcare services.

### Located Within an Established Medical & Commercial Corridor

- The property benefits from its location within the Butler Hill commercial corridor, surrounded by national retailers, complementary healthcare providers, and dense residential neighborhoods, supporting patient convenience and long-term relevance.

### Limited Landlord Obligations | Predictable Ownership Costs

- Landlord obligations are limited primarily to the ground lease CAM allocation (currently approximately $1,085 annually) and a demolition fee obligation of approximately $10,000 annually. These limited obligations provide transparency while maintaining highly predictable ownership costs.

### Ideal 1031 Exchange Opportunity | Predictable Long-Term Cash Flow

- The combination of an investment-grade guaranty, long-term lease, annual rental growth, passive ownership structure, and favorable leasehold depreciation creates an attractive opportunity for 1031 exchange and long-term income investors.

# Property Summary: 4280 Mid America Lane | St. Louis, MO

## Investment Summary

| | |
|---|---|
| List Price | $4,828,350 |
| NOI* | $313,843 |
| Base Rent (Upcoming Oct 2026 Increase) | $470,986 |
| Cap Rate | 6.50% |
| Price/SF | $404.89 |
| Base Rent/SF | $39.50 |
| Year Built | 2016 |
| GLA of Building | ±11,925 SF |
| Lot Size | ±1.02 AC |

**Note: NOI accounts for ground rent of $146,058, annual unreimbursed CAM ($1,085), and Demo Fee ($10,000)*

## Lease Abstract

| | |
|---|---|
| Tenant Name | Mercy Health East Communities |
| Type of Ownership | Leasehold |
| Ground Lease Term Remaining | ±30.2 Years |
| Lease Type | NNN |
| Original Lease Term | 20 Years |
| Rent Commencement | 10/6/2016 |
| Lease Expiration Date | 9/5/2036 |
| Term Remaining | ±10.11 Years |
| Rental Increases | 1.5% Annually |
| Option Periods | 4 x 5 Years |
| Roof and Structure | Tenant Responsible |
| Tenant Responsibilities | Taxes, Insurance, CAM |

## Ground Lease Abstract

| | |
|---|---|
| Tenant Name | Butler Hill MO Medical LLC |
| Ground Lessor | Four Points Development LLC |
| Original Ground Lease Term | 40 Years |
| Ground Lease Term Remaining | ±30.2 Years |
| Current Ground Rent | $146,058 |
| Ground Rent Increase Structure | Greater of 10% or CPI Every 5 Years |
| Total Ground CAM | $2,585 Annually |
| Unreimbursed CAM Expense | $1,085 Annually |
| Annual Demolition Rent | $10,000 |
| ROFR | Yes - Ground Lessor |

# Annualized Operating Data

| Lease Year | Mercy Annual Rent | Monthly Rent | Rent PSF | Cap Rate* |
|---|---|---|---|---|
| Year 10 (Current) | $464,025 | $38,668.78 | $38.91 | - |
| Year 11 (Upcoming Increase) | $470,986 | $39,248.81 | $39.50 | 6.50% |
| Year 12 | $478,051 | $39,837.55 | $40.09 | 6.65% |
| Year 13 | $485,221 | $40,435.11 | $40.69 | 6.79% |
| Year 14 | $492,500 | $41,041.64 | $41.30 | 6.95% |
| Year 15 | $499,887 | $41,657.26 | $41.92 | 7.10% |
| Year 16 | $507,385 | $42,282.12 | $42.55 | 7.25% |
| Year 17 | $514,996 | $42,916.35 | $43.19 | 7.41% |
| Year 18 | $522,721 | $43,560.10 | $43.83 | 7.57% |
| Year 19 | $530,562 | $44,213.50 | $44.49 | 7.73% |
| Year 20 | $538,520 | $44,876.70 | $45.16 | 7.90% |

*Note: Cap rate accounts for current annual ground rent, CAM and demo fee per ground lease*

# Tenant Overview

**Mercy Primary Care**
Ozark, MO | Joplin, MO | St. Louis, MO

NATIONAL RECOGNITION

## Only Top General Hospital in Missouri

Named 1 of Only 45 Top General Hospitals Nationwide by The Leapfrog Group

**190**
Providers

**13,894**
Inpatient Discharges

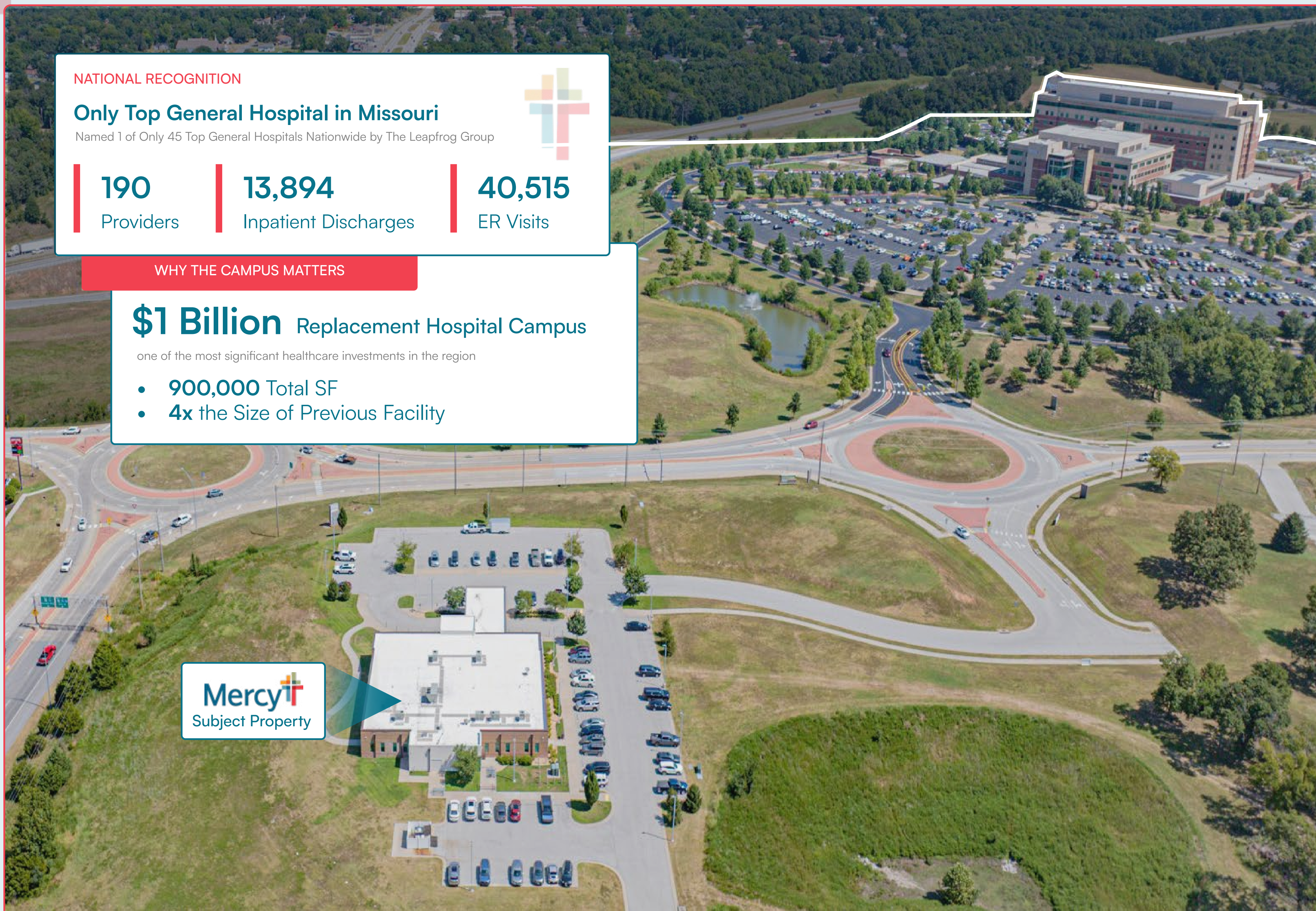
**40,515**
ER Visits

WHY THE CAMPUS MATTERS

## $1 Billion Replacement Hospital Campus

one of the most significant healthcare investments in the region

- **900,000** Total SF
- **4x** the Size of Previous Facility



# Tenant Overview

## Tenant Overview

Mercy Health System is one of the nation's largest nonprofit Catholic healthcare systems, headquartered in Chesterfield, serving communities across Missouri, Arkansas, Oklahoma, and Kansas. The integrated healthcare network includes acute care hospitals, specialty clinics, physician groups, outpatient centers, urgent care facilities, virtual care services, imaging centers, pharmacies, and comprehensive home health programs.

Mercy continues expanding its regional footprint through major capital investments, digital healthcare innovation, and facility modernization initiatives, reinforcing its position as a leading healthcare provider throughout the Midwest and South-Central United States. The system emphasizes patient-centered care, faith-based service, advanced medical technology, and regional accessibility while maintaining a strong focus on community wellness, physician integration, and long-term healthcare infrastructure growth.


**1 OF 15**
Largest US Health Systems

**50**
Acute & Specialty Hospitals

**1,000+**
Outpatient Care Locations and Clinics

**±52,000**
Employees & Team Members

**11.6M**
Outpatient & Office Visits

# Tenant Overview

## Rankings & Awards

Mercy Primary Care is the primary care arm of Mercy, one of the nation's leading Catholic health systems. Mercy Primary Care delivers comprehensive, accessible, and compassionate care close to home—focused on prevention, chronic disease management, wellness, and whole-person health.

### Strong National Presence

Part of Mercy, operating in multiple states with thousands of primary care providers.

### Patient-Centered Care

Focused on preventive care, chronic condition management, and whole-person wellness.

### Trusted & Established

Backed by Mercy's more than 150-year mission of compassionate, quality care.

### Growing Footprint

Expanding primary care locations to improve access and meet community needs.

### High Quality Standards

Committed to clinical excellence, patient satisfaction, and coordinated care.

## Mercy Primary Care Footprint

80+ Clinics Across 4 States

# Market Overview



# Market Overview

## Joplin, Missouri

The Joplin property is strategically positioned directly on the Mercy Hospital Joplin campus, one of the most significant healthcare investments in the Four-State region. Mercy's replacement hospital, developed following the 2011 tornado, represents an approximately $1 billion investment and serves as the dominant regional medical center for Southwest Missouri, Southeast Kansas, Northeast Oklahoma, and Northwest Arkansas.

Joplin functions as a critical healthcare hub due to its central location along Interstate 44 and its role as the largest medical provider within the surrounding rural trade area. Patients regularly travel from neighboring states for specialty care, outpatient services, diagnostics, and physician access, creating a broad and stable referral network for Mercy's outpatient operations. The city's economic base is supported by healthcare, manufacturing, logistics, higher education, and regional retail, helping sustain long-term population stability and healthcare demand.

## Asset Highlights

- Regional medical hub for the Four-State area
- Located near Mercy's $1B hospital campus
- Strong access via Interstate 44
- Large regional patient draw
- Limited competing healthcare systems
- Growing outpatient medical demand

# Market Overview

## Ozark, Missouri

Located just south of Springfield, Ozark, Missouri has become one of the fastest-growing communities in the region, offering residents and businesses the advantages of a strategic location combined with a welcoming small-town atmosphere. The city benefits from strong population growth, a highly rated school district, and convenient access to major transportation corridors, making it an attractive destination for families, professionals, and employers alike.

A diverse mix of retail, healthcare, education, and professional services supports the local economy, while nearby employment centers throughout the Springfield metropolitan area provide additional opportunities. Continued residential development and investment in public infrastructure have reinforced Ozark's reputation as a desirable place to live and work.

## Asset Highlights

- Established Primary Care Medical Campus
- Serving the Rapidly Growing Ozark Community
- Strong Access via U.S. Highway 65
- Integrated Multi-Specialty Medical Campus
- Located Within Mercy's Regional Healthcare Network
- Minutes from Springfield's Major Medical Corridor

# Market Overview

## Ozark / Springfield, Missouri

Ozark is one of the fastest-growing communities within the Springfield MSA and continues to benefit from strong residential expansion, commercial development, and increasing healthcare demand throughout Southwest Missouri. Located just south of Springfield, the area has become a preferred suburban destination due to its strong schools, growing population base, and expanding retail and service infrastructure.

The property is positioned within a highly active commercial corridor surrounded by restaurants, entertainment, and new mixed-use development activity. Nearby city-owned land is currently part of a larger municipal development initiative that includes future hospitality, office, and healthcare-related uses, further supporting long-term growth in the immediate area.

Springfield serves as the dominant healthcare hub for Southwest Missouri, drawing patients from surrounding rural communities across Missouri, Arkansas, Oklahoma, and Kansas. Continued suburban growth, expanding outpatient care demand, and limited Class A medical inventory within the Ozark submarket support favorable long-term fundamentals for healthcare real estate.

## Asset Highlights

- Fast-growing Springfield suburban market
- Strong residential and population growth
- Regional healthcare hub for Southwest Missouri
- Adjacent mixed-use and city development
- Strong surrounding retail corridor
- Continued outpatient healthcare demand

# Market Overview

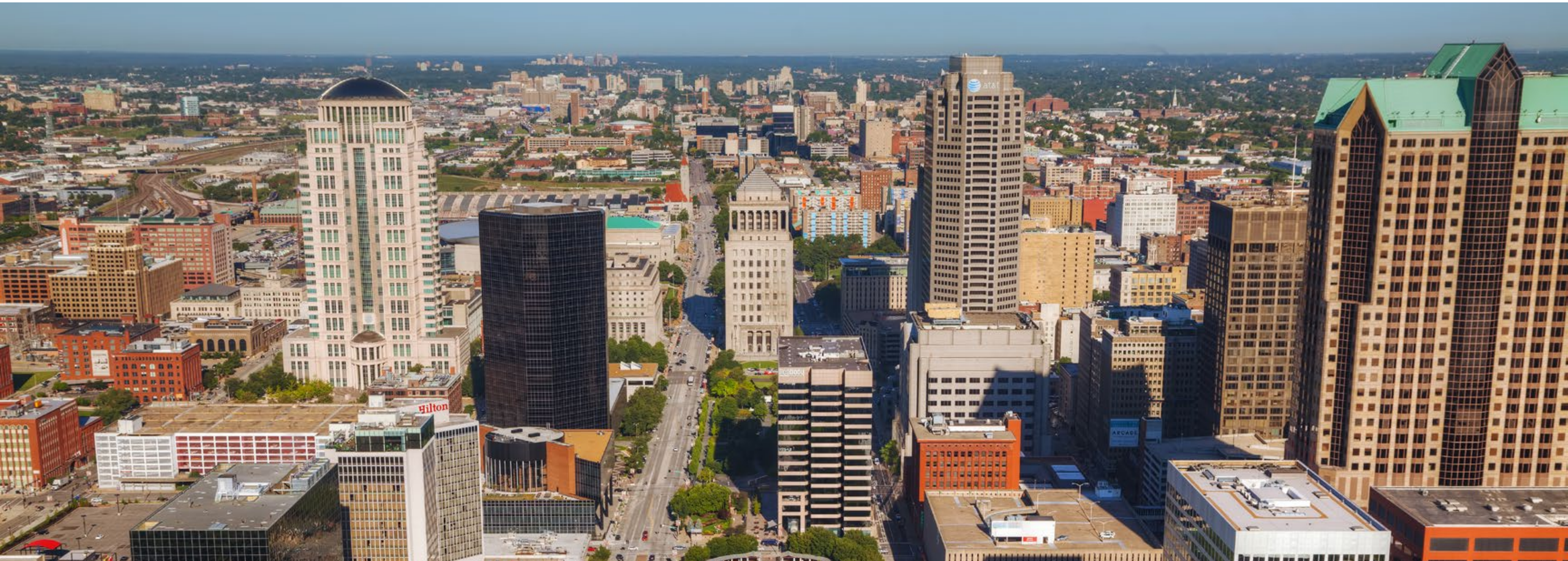
## St. Louis, Missouri

St. Louis is one of the Midwest's largest and most established metropolitan areas, serving as a major center for healthcare, life sciences, manufacturing, financial services, and logistics. Home to several Fortune 500 companies, world-renowned healthcare institutions, and leading research universities, the region supports a diverse employment base that continues to attract businesses and investment. Its strategic location near the geographic center of the United States, combined with an extensive interstate, rail, river, and air transportation network, has positioned St. Louis as a critical distribution and commerce hub.

The metro's healthcare sector is among its largest economic drivers, anchored by nationally recognized systems including Mercy, BJC HealthCare, SSM Health, and St. Luke's. Continued investment in medical facilities, research, and outpatient care has reinforced the region's role as a destination for specialized healthcare throughout Missouri and neighboring states. Combined with a highly educated workforce and a diversified economy, St. Louis offers a stable foundation that supports long-term commercial real estate demand.

## Asset Highlights

- Established South St. Louis Medical Corridor
- Minutes from Interstate 55
- Dense and Affluent Residential Trade Area
- Regional Patient Base Across South County
- Surrounded by Established Retail & Services
- Strong Demand for Outpatient Healthcare



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License No. 02238285 (CA)


This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property in 202 E 50th Street, Joplin, MO 64804, 505 N 25th St, Ozark, MO 65721 & 4280 Mid America Ln, St. Louis, MO 63129. 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.