SOUTHEAST PRIMARY CARE PARTNERS

N.T. Cardiovascular Center
Serving the Hearts of Middle Georgia

1115-1119 Morningside Dr | Perry, GA 31069

Healthcare Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Point Of Contact

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Executive Overview

The Opportunity

Matthews™ is offering a qualified investor the opportunity to acquire three adjacent properties totaling ±9,534 rentable square feet on ±1.03 acres in Perry, GA. This asset is fully occupied by Southeast Primary Care Partners (SPCP) and NT Cardiovascular Center (NTCC). These clinics benefit from a premier location directly across from the Emory Hospital and proximity to numerous medical clinics and surgery centers.

SPCP is part of a 450+ affiliate provider network across the Southeast while NTCC utilizes this location as their main office among the seven locations throughout middle Georgia. Perry is experiencing significant growth as shown by the recent acquisition of the Houston Healthcare Perry Hospital by Emory Health out of Atlanta.

Each tenant covers operating expenses and provides annual rental increases, making this asset ideal for a 1031 exchange buyer or out-of-state investor. Additionally, the 8.50% year one cap rate may support positive leveraged cash flow from day one even when utilizing debt.

Investment Highlights

- **Desirable Product Type:** Healthcare real estate provides a strong tendency toward long-term tenants, increased property value, and favorable rental rates.
- **Growing Rental Income:** The rental increases included provide a hedge against inflation and ensure consistent growth of investment dollars.
- **Predictable Revenue:** Operating expenses are paid for by each tenant, providing predictable revenues for investors.
- **Multi-State Operator:** Southeast Primary Care Partners has 450+ locations throughout the southeast, primarily focused in Georgia.
- **Hospital Adjacent:** This asset sits directly across from the Emory Hospital Perry, an invaluable location for any healthcare tenant or owner.
- **Business Friendly State:** Georgia has ranked as the #1 state for business for 12 years due to the business friendly policies and a robust $14.6B surplus.
- **Medical Corridor:** Numerous medical clinics and surgery centers surround this asset, providing an ideal location for patient traffic and potential referral sources.
- **PE-Backed Operator:** Southeast Primary Care Partners has a 450+ affiliate provider network across the southeast as part of the healthcare-focused BPOC private equity firm out of Chicago.
- **Regional Provider:** NT Cardiovascular maintains a strong presence in central Georgia with seven locations with this asset being the main office.


Publix
WAFFLE HOUSE
Marco's
O'Reilly AUTO PARTS
ZAXBY'S
CIRCLE K
PEACHTREE IMMEDIATECARE
Lennar at The Orchard
±109 Units
New Expansion
Remington Chase
±112 Homes
Oliver Place
±100 Units
Rooted in Tradition, Driven by Innovation
HOUSTON PUBLIC WORKS
PERRY
FAMILY PRACTICE
CAPSTONE
MEDICAL CLINIC
Morningside Elementary
±490 Students
EMORY HEALTHCARE
±45 Beds | ±2,500 Employees
Subject Property
Primary Pediatrics
ADVANCED EYECARE CENTER
Morningside Dr ± 3,270 VPD
PERRY DENTAL

1115 - 1119 Morningside Dr
Perry, GA 31069

±9,534 SF
GLA

±1.03 AC
Lot Size

100%
Occupancy

NNN
Lease Type

±3.67 Years
WALT

FINANCIAL OVERVIEW

SOUTHEAST PRIMARY CARE PARTNERS

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Financial Overview

$2,508,000	8.50%	$263.06	$213,187
List Price	Cap Rate	Price/SF	NOI

Property Details

Property Name	Southeast Primary Care Portfolio
Address	1115 - 1119 Morningside Dr, Perry, GA 31069
Property Size (SF)	±9,534
Lot Size (AC)	±1.03
Year Built	1115 (1968), 1117 (1975), 1119 (1980)
Occupancy	100%
Property Type	Medical Outpatient Building
Ownership Type	Fee Simple

Rent Roll

Tenant	Lease Start	Lease End	GLA (SF)	% of NRA	Contract Rental Rate		Rent/ SF	Rental Increases	Options Remaining	Term Remaining (Years)	Lease Structure
					Annual	Monthly					
NT Cardiovascular Center	08/01/26	07/31/31	±4,998	52%	$117,931	$9,828	$23.60	Greater of CPI or 3%	One, 5-Year Option	±4.93	NNN
Southeast Primary Care Partners	06/01/26	09/28/28	±2,736	29%	$57,456	$4,788	$21.00	3% Annually	One, 3-Year Option	±2.10	NNN
Southeast Primary Care Partners	06/01/26	09/28/28	±1,800	19%	$37,800	$3,150	$21.00	3% Annually	One, 3-Year Option	±2.10	NNN
Totals			**±9,534**	**100%**	**$213,187**	**$17,766**	**$22.36**				
WALT			**±3.67 Years**								

Lease Abstract

Lease Abstract	
Tenant Name	NT Cardiovascular Center
Lease Type	NNN
SF Leased	±4,998
Initial Term	5 Years
Rent Commencement	8/1/26
Lease Expiration	7/31/31
Lease Term Remaining	±4.93 Years
Base Rent	$117,931
Rental Increases	Greater of CPI or 3%
Renewal Options	One, 5-Year Option
Landlord R&M Responsibilities	Roof Replacements
Tenant R&M Responsibilities	Tenant to keep the premises in good repair including structure, interior, exterior & HVAC
Insurance	Tenant Expense
Taxes	Tenant Expense

Lease Abstract

Lease Abstract

Tenant Name	Southeast Primary Care Partners
Lease Type	NNN
SF Leased	±2,736
Initial Term	2 Years
Rent Commencement	6/1/26
Lease Expiration	9/28/28
Lease Term Remaining	±2.10 Years
Base Rent	$57,456
Rental Increases	3% Annually
Renewal Options	One, 3-Year Option
Landlord R&M Responsibilities	Landlord to keep premises in good repair with costs reimbursed by tenant as operating expense reimbursement
Insurance	Tenant Reimburses
Taxes	Tenant Reimburses

Lease Abstract

Lease Abstract

Tenant Name	Southeast Primary Care Partners
Lease Type	NNN
SF Leased	±1,800
Initial Term	2 Years
Rent Commencement	6/1/26
Lease Expiration	9/28/28
Lease Term Remaining	±2.10 Years
Base Rent	$37,800
Rental Increases	3% Annually
Renewal Options	One, 3-Year Option
Landlord R&M Responsibilities	Landlord to keep premises in good repair with costs reimbursed by tenant as operating expense reimbursement
Insurance	Tenant Reimburses
Taxes	Tenant Reimburses

Tenant Overview

Year Founded
2020

Headquarters
Alpharetta, GA

Ownership Status
Privately held

Employees
600+

Locations
450+

SOUTHEAST PRIMARY CARE PARTNERS

Tenant Overview

Southeast Primary Care Partners is a physician-led healthcare organization focused on delivering comprehensive, patient-centered primary care services across the southeastern United States. Headquartered in Alpharetta, GA, the organization partners with providers and care teams to improve access, quality, and outcomes through coordinated care models and value-based initiatives. By combining local clinical expertise with scalable operational support, Southeast Primary Care Partners serves diverse patient populations with an emphasis on preventive care, chronic disease management, and community health.

Why Invest in Southeast Primary Care Partners?

- Southeast Primary Care Partners is well-positioned to capitalize on the growing demand for accessible, value-based primary care across the southeastern United States. As healthcare shifts toward preventive care and population health management, the organization's physician-led model and focus on coordinated care enable improved patient outcomes while reducing overall costs.

- The platform benefits from strong demographic tailwinds, including population growth, an aging patient base, and increasing prevalence of chronic conditions in the region. Its scalable infrastructure and provider partnership model support expansion into new markets while maintaining high-quality, community-based care delivery.

- Additionally, Southeast Primary Care Partners is aligned with payer and regulatory incentives favoring value-based reimbursement, creating opportunities for sustainable revenue growth and margin expansion. Its emphasis on operational efficiency, clinical quality, and patient engagement positions the organization as a compelling investment in the evolving healthcare landscape.

MARKET OVERVIEW

SOUTHEAST PRIMARY CARE PARTNERS
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Perry, GA 31069

Perry, GA

Market Demographics: 5-Mile Radius

30,895
Total Population

11,661
# of Households

$91,573
Average HH Income

38
Median Age

Local Market Overview

Perry, Georgia, is a well-established community in Houston County positioned along the Interstate 75 corridor in Middle Georgia. Its strategic location provides convenient access to major employment and commercial centers throughout the region, including Warner Robins and Macon, while connecting the city to larger markets across Georgia. Perry features a historic downtown, growing commercial corridors, established neighborhoods, and expanding residential areas that contribute to a balanced community environment. The city is also home to the Georgia National Fairgrounds & Agricenter, a major regional destination that hosts fairs, livestock events, trade shows, sporting events, and other gatherings throughout the year.

Perry benefits from the broader economic strength of Houston County and the Warner Robins area, supported by defense, aerospace, healthcare, manufacturing, logistics, retail, and service-sector activity. Robins Air Force Base serves as a significant regional economic anchor, supporting employment and business activity throughout Middle Georgia. Continued residential and commercial development along major transportation corridors has expanded Perry's role as a regional destination for shopping, dining, lodging, and services.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	19,657	32,923	109,631
Current Year Estimate	18,474	30,895	103,894
2020 Census	16,345	27,105	95,878
Growth Current Year-Five-Year	1.3%	1.3%	1.1%
Growth 2020-Current Year	2.6%	2.8%	1.7%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	7,540	12,442	40,548
Current Year Estimate	7,076	11,661	38,403
2020 Census	6,234	10,187	35,443
Growth Current Year-Five-Year	1.3%	1.3%	1.1%
Growth 2020-Current Year	3.7%	4.0%	2.8%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$83,521	$91,573	$108,113

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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 1115, 1117, & 1119 Morningside Dr, Perry, GA, 31069 ("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.

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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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