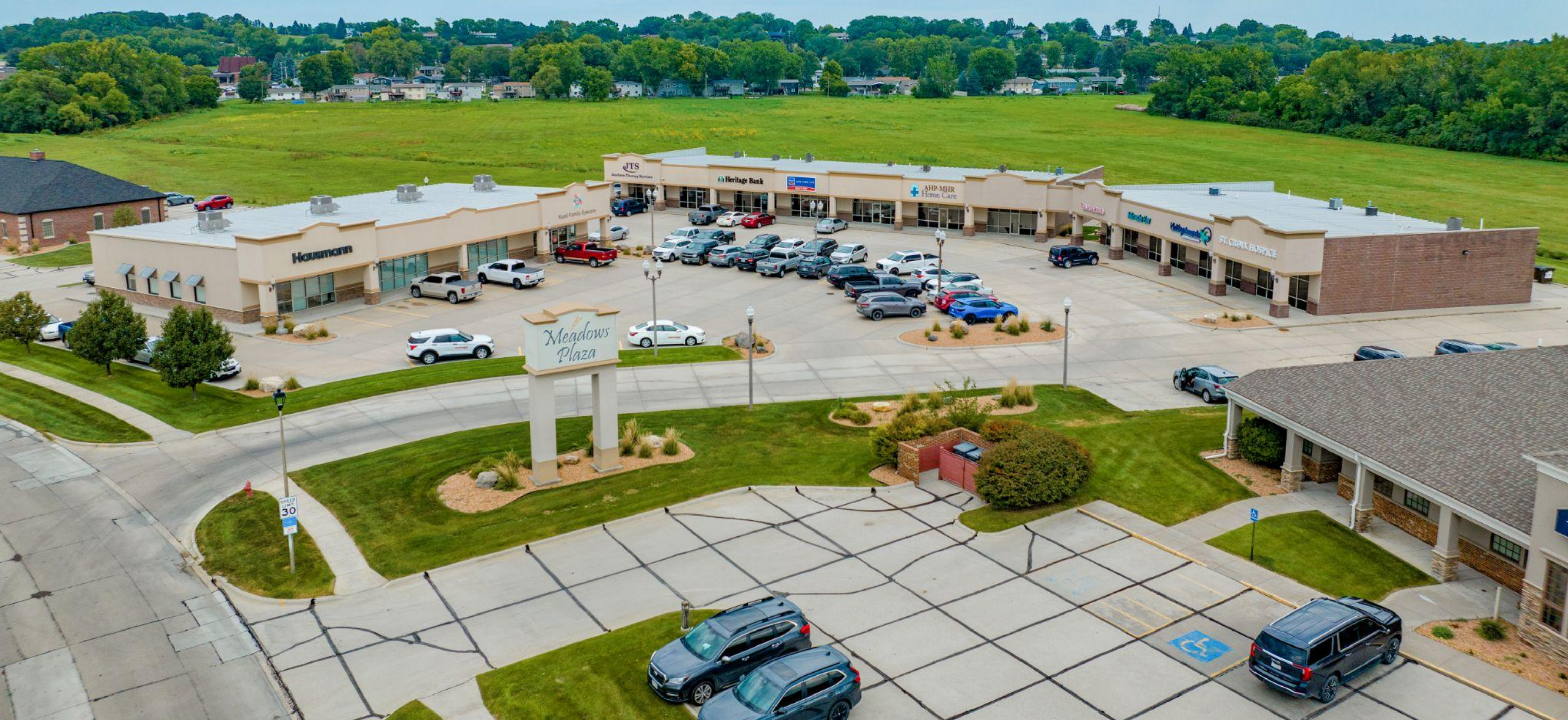
MEADOWS PLAZA

Norfolk, NE 68701

Shopping Center Investment Opportunity

Offering Memorandum



Diverse Medical-Oriented Strip Center | 2017 Construction | 100% Occupied

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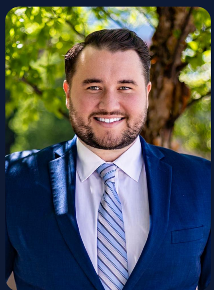

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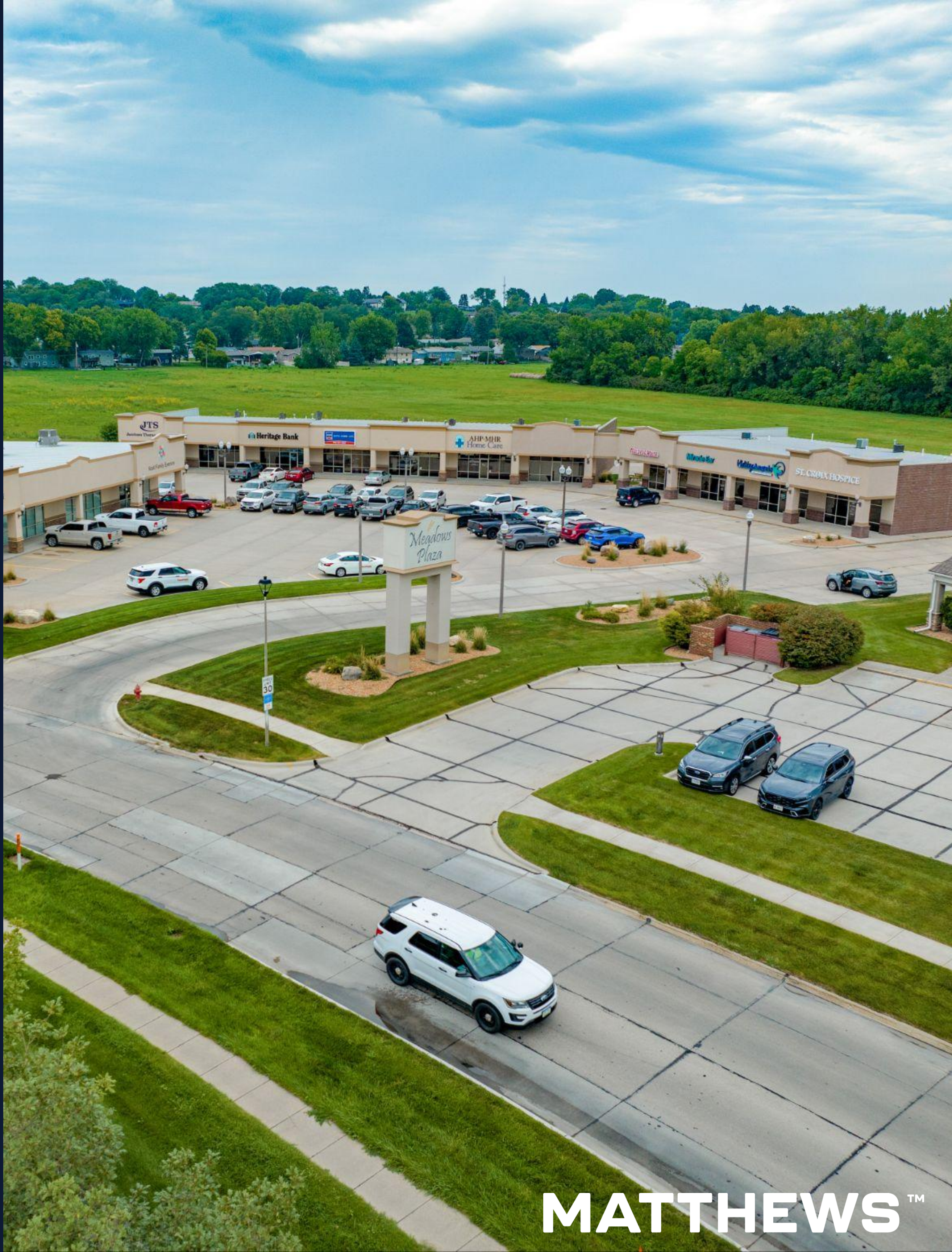

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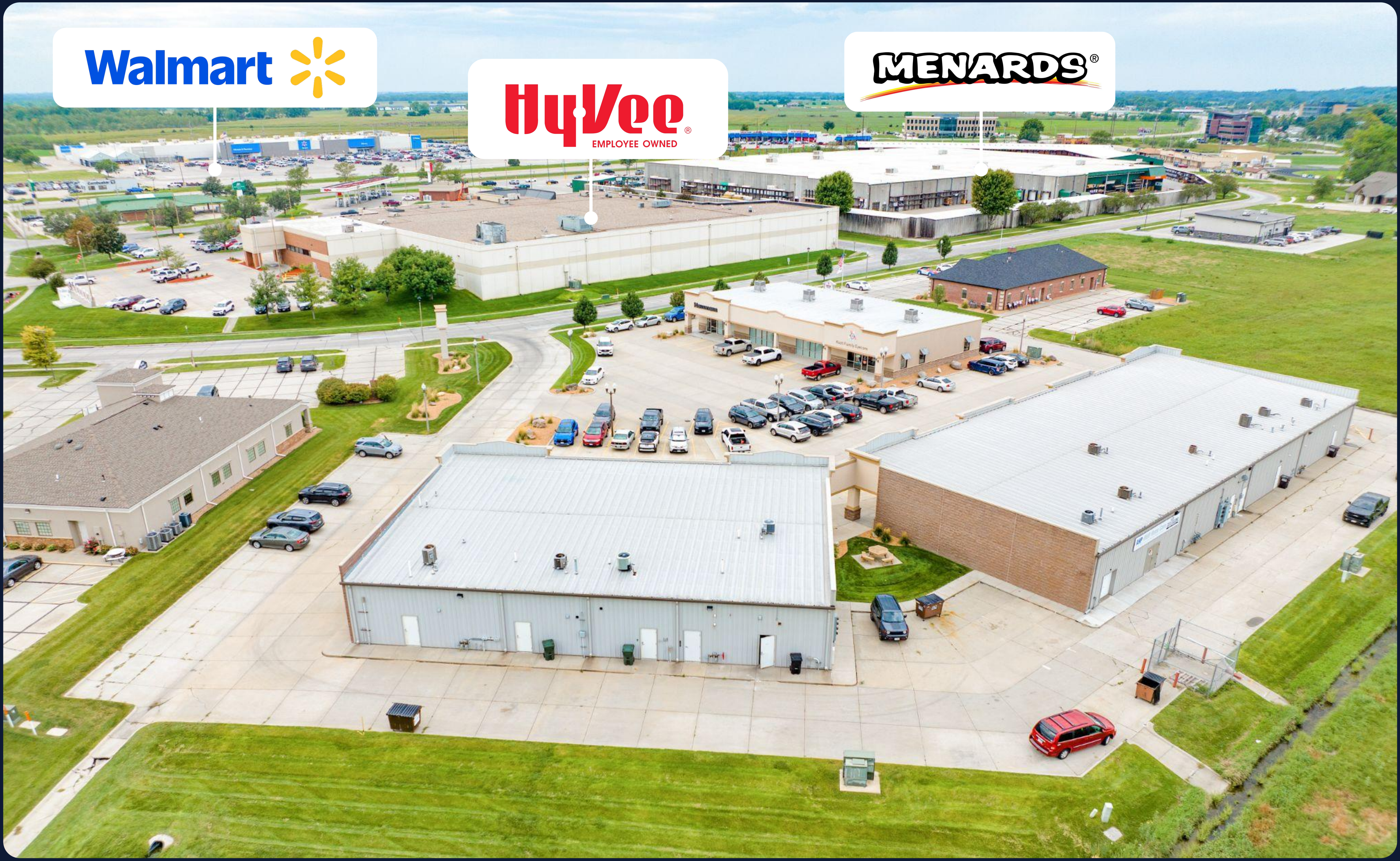
Property Overview

Meadows Plaza
2108 Taylor Ave , Norfolk, NE 68701



2108 Taylor Ave, Norfolk, NE 68701

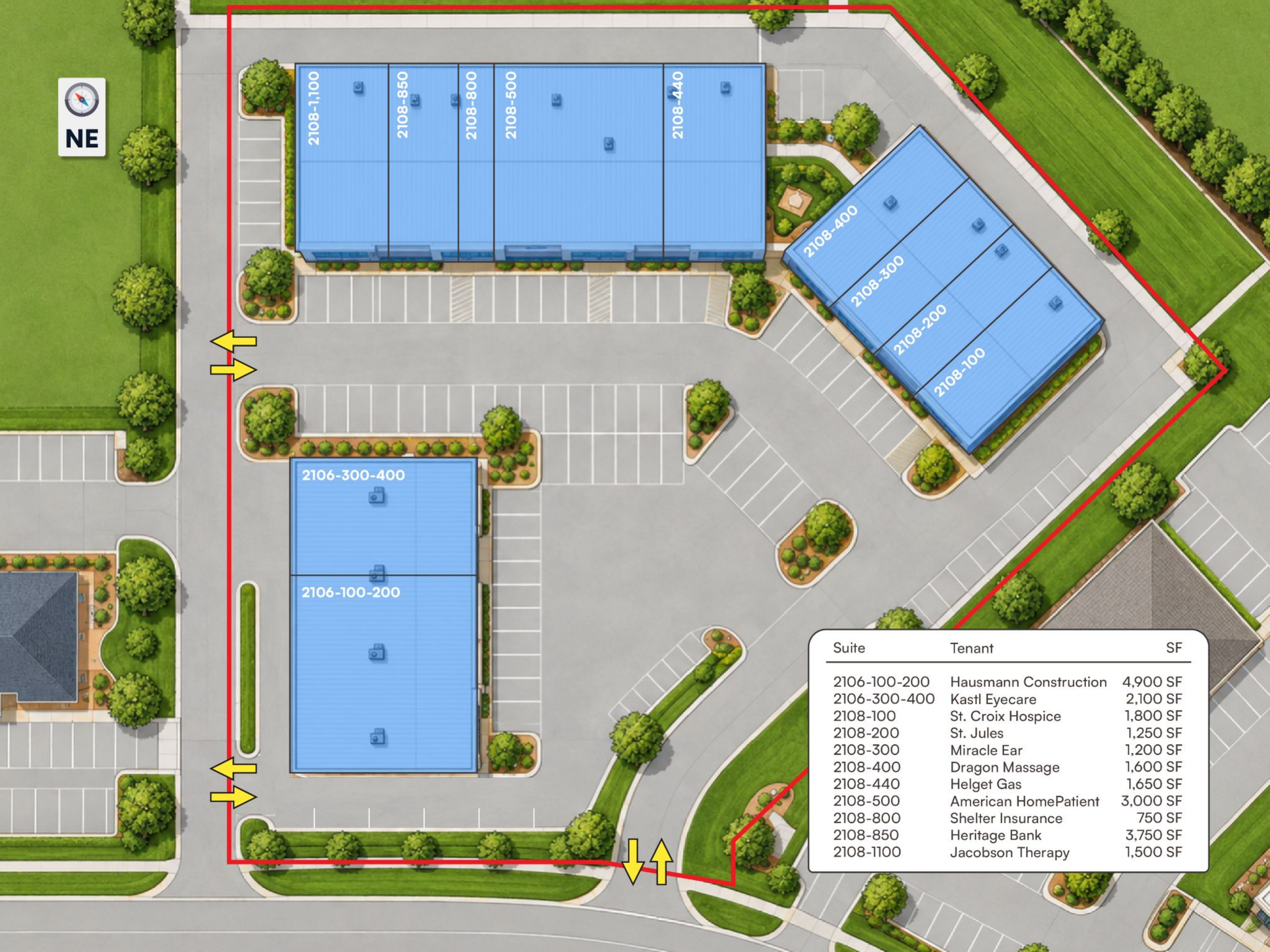
$4,335,000	$179	7.75%	$335,918
List Price	Price PSF	Year 1 Cap Rate	NOI

Diverse Medical-Oriented Tenant Roster: Meadows Plaza is 100% occupied by 11 tenants, with approximately half of the tenant roster consisting of healthcare and service-oriented users, including a doctor's office, home health provider, and physical therapy. This diverse mix provides essential services to the surrounding community and supports stable, consistent tenancy.

Class A Newer Construction: Built in 2017, the asset offers Class A construction with a modern façade and contemporary multi-tenant layout with strong In-Place Cash Flow.

Regional Retail Draw: Located in Norfolk, NE, the property benefits from its position within the region's primary retail and commercial hub serving Northeast Nebraska. The surrounding area features major traffic drivers including Walmart, Menards, and Hy-Vee, producing consistent consumer traffic.

Proximity to Major Healthcare Hub: Located just one mile from Faith Regional Health Services, the property benefits from its proximity to one of Northeast Nebraska's leading healthcare destinations. As a regional medical hub, Faith Regional draws patients, employees, and visitors from surrounding counties, providing the property with access to a broad and diverse customer base.



Suite	Tenant	SF
2106-100-200	Hausmann Construction	4,900 SF
2106-300-400	Kastl Eyecare	2,100 SF
2108-100	St. Croix Hospice	1,800 SF
2108-200	St. Jules	1,250 SF
2108-300	Miracle Ear	1,200 SF
2108-400	Dragon Massage	1,600 SF
2108-440	Helget Gas	1,650 SF
2108-500	American HomePatient	3,000 SF
2108-800	Shelter Insurance	750 SF
2108-850	Heritage Bank	3,750 SF
2108-1100	Jacobson Therapy	1,500 SF

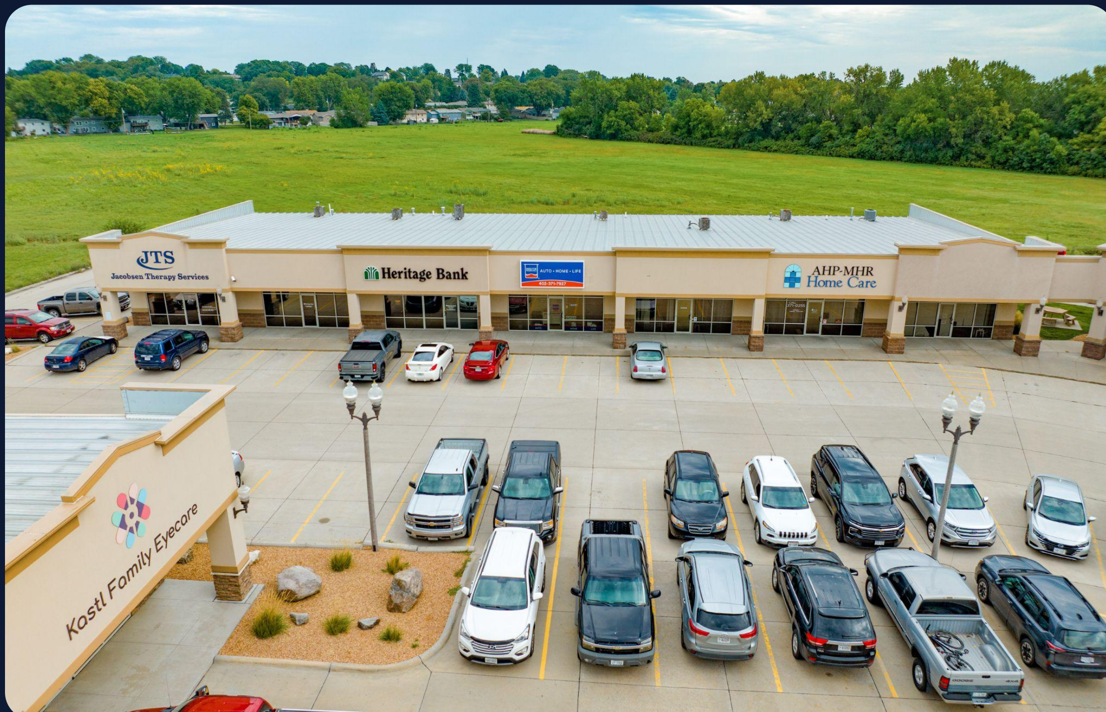
FaithHealth
Faith Health
±131 Beds | ±1,400 Employees
Langan Dental
PLATTE RIVER FOOT & ANKLE SURGEONS
FOOT & ANKLE SOLUTIONS FOR YOU
the Y
± 17,500 VPD
N
Walgreens
MENARDS
275
± 16,133 VPD
Pizza Hut
HyVee
CVS pharmacy
JOHN DEERE
AKRS
The Heritage at Fountain Point
Subject Property
Sunset Plaza Mall
TARGET
JCPenney
KOHL'S
Bath & Body Works
planet fitness
Midwest Bank
Walmart Supercenter
Continental
Continental
±330 Total Employees
81
Ford
NISSAN
Advance Auto Parts
GMC
Associated Wholesale Grocers
Nebraska Division
±500 Total Employees
Google Earth

Asset Overview

Diverse Medical-Oriented Strip Center | 2017 Construction | 100% Occupied

Name	Meadows Plaza	Year Built	2017
Address	2108 Taylor Ave	Gross Leasable Area	±23,500 SF
City, ST, Zip	Norfolk, NE 68701	Total Tenants	11
Parcels	2	Current Occupancy	100%

Property Photos



Financial Overview

Meadows Plaza
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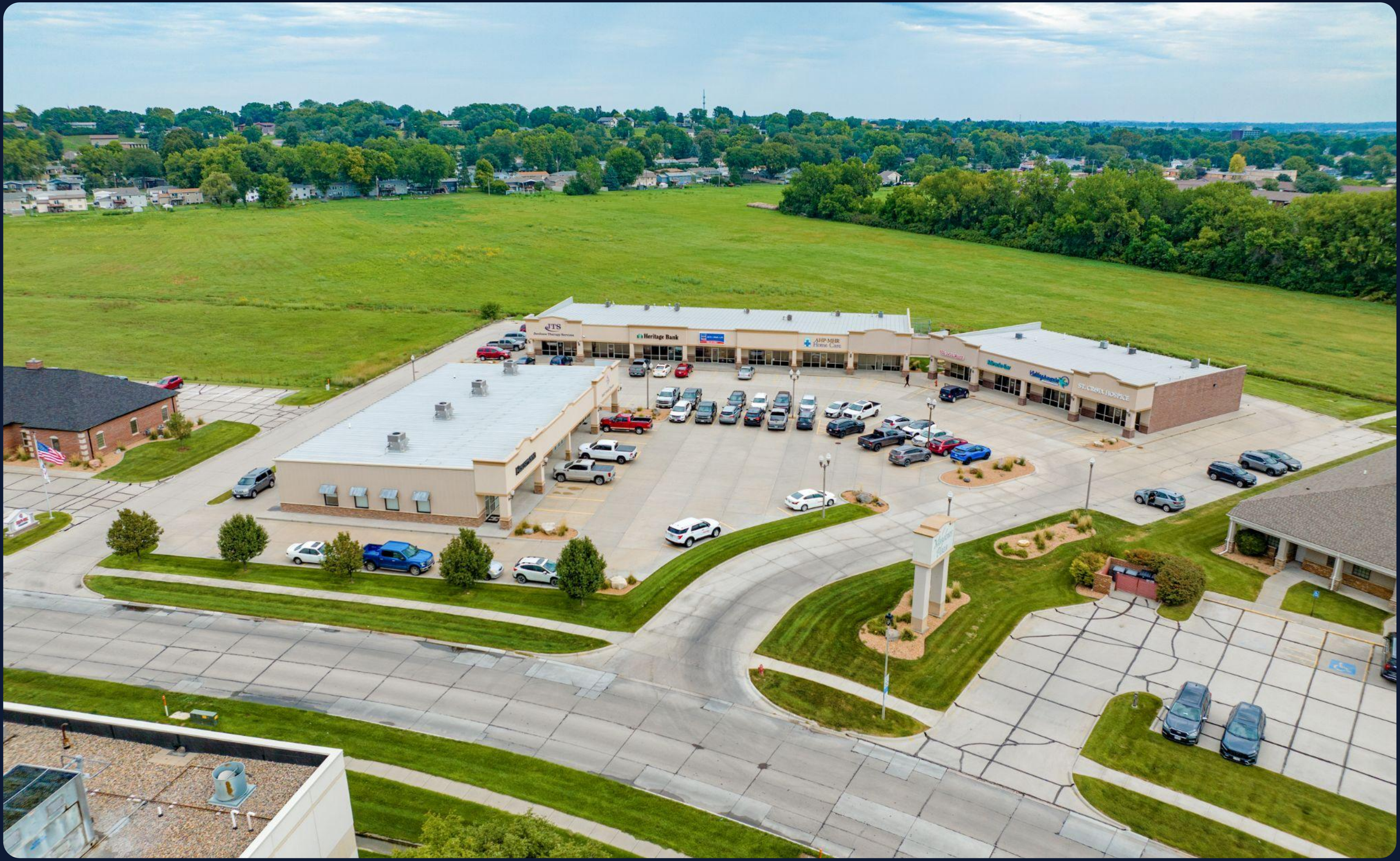


Rent Roll

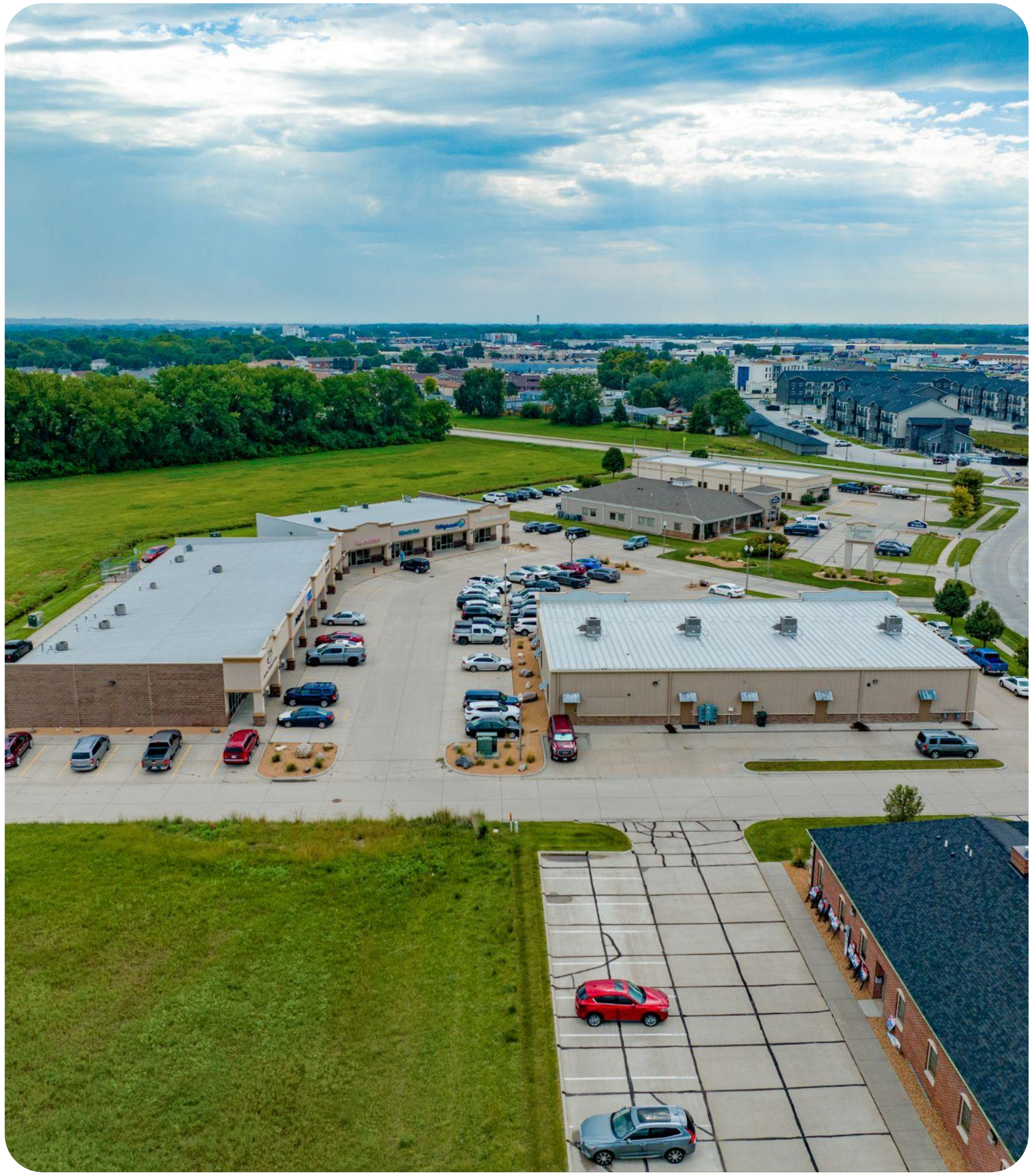
Unit #	Tenant	GLA (SF)	% of GLA	Term Start	Term Expiration	Annual Rent ($)	Rent PSF Ann.	Rent PSF Mon.	Monthly Rent ($)[2]	Lease Type
2106-100-200	Hausmann Construction	4,900 SF	20.85%	12/1/22	11/30/27	$83,280	$17.00	$1.42	$6,940	Gross
2106-300-400	Kastl Eyecare	2,100 SF	8.94%	1/1/25	12/31/30	$35,700	$17.00	$1.42	$2,975	Gross
2108-100	St. Croix Hospice	1,800 SF	7.66%	9/29/23	9/30/28	$34,200	$19.00	$1.58	$2,850	Gross
2108-200	St. Jules	1,250 SF	5.32%	2/18/22	2/28/28	$25,248	$20.20	$1.68	$2,104	Gross
2108-300	Miracle Ear	1,200 SF	5.11%	6/20/16	5/31/31	$21,000	$17.50	$1.46	$1,750	Gross
2108-400	Dragon Massage	1,600 SF	6.81%	7/1/23	9/30/28	$24,804	$15.50	$1.29	$2,067	Gross
2108-440	Helget Gas	1,650 SF	7.02%	1/30/24	1/31/29	$33,000	$20.00	$1.67	$2,750	Gross
2108-500	American HomePatient	3,000 SF	12.77%	2/1/24	1/31/29	$67,992	$22.66	$1.89	$5,666	Gross
2108-800	Shelter Insurance	750 SF	3.19%	5/11/18	10/31/29	$15,480	$20.64	$1.72	$1,290	Gross
2108-850	Heritage Bank	3,750 SF	15.96%	7/17/23	6/30/27	$69,000	$18.40	$1.53	$5,750	Gross
2108-1100	Jacobson Therapy	1,500 SF	6.38%	9/4/20	8/31/30	$27,000	$18.00	$1.50	$2,250	Gross
Occupied	**11 Suites**	**23,500 SF**	**100.00%**		**2.1 Years**	**$436,704**	**$18.58 PSF**	**$1.55 PSF**	**$36,392**	
Vacant	**0 Suites**	**0 SF**	**0.00%**		**2.1 Years**	**$0**	**$0.00 PSF**	**$0.00 PSF**	**$0**	
Total (100%)	**11 Suites**	**23,500 SF**	**100.00%**			**$436,704**	**$18.58 PSF**	**$1.55 PSF**	**$36,392**	

Year 1 Financial Overview

Financials (Historical)	Year 1	
Income	**Total**	**$ PSF**
Rental Income	$436,704	$18.58
Effective Gross Revenue	**$436,704**	**$18.58**
Expenses	**Total**	**$ PSF**
Real Estate Taxes	$42,971	$1.83
Insurance	$20,600	$0.88
Repairs & Maintenance	$1,594	$0.07
Pest Control	$664	$0.03
Electric	$3,340	$0.14
Water	$1,843	$0.08
Other Operating Expense	$16,673	$0.71
Property Management Fee	$13,101	$0.56
Total Operating Expenses	**$100,786**	**$4.29**
Net Operating Income	**$335,918**	**$14.29**
Capital Reserves	$5,875	$0.25
Cash Flow Available for Distribution	$330,043	$14.04

Financial Overview

	Year 1	
Income	**Total**	**PSF/Yr**
Potential Base Rent (+)	$436,704	$18.58
Gross Potential Rent	**$436,704**	**$18.58**
Expense Reimbursements		
Vacancy Factor (0.0% of GPI)	($0)	($0.00)
Effective Gross Revenue	**$436,704**	**$18.58**
Expenses		
CAM	$24,114	$1.03
Insurance	$20,600	$0.88
Real Estate Taxes	$42,971	$1.83
Management Fee (3.0% of EGR)	$13,101	$0.56
Total Operating Expenses	**$100,786**	**$4.29**
Net Operating Income	**$335,918**	**$14.29**



Market Overview

Meadows Plaza
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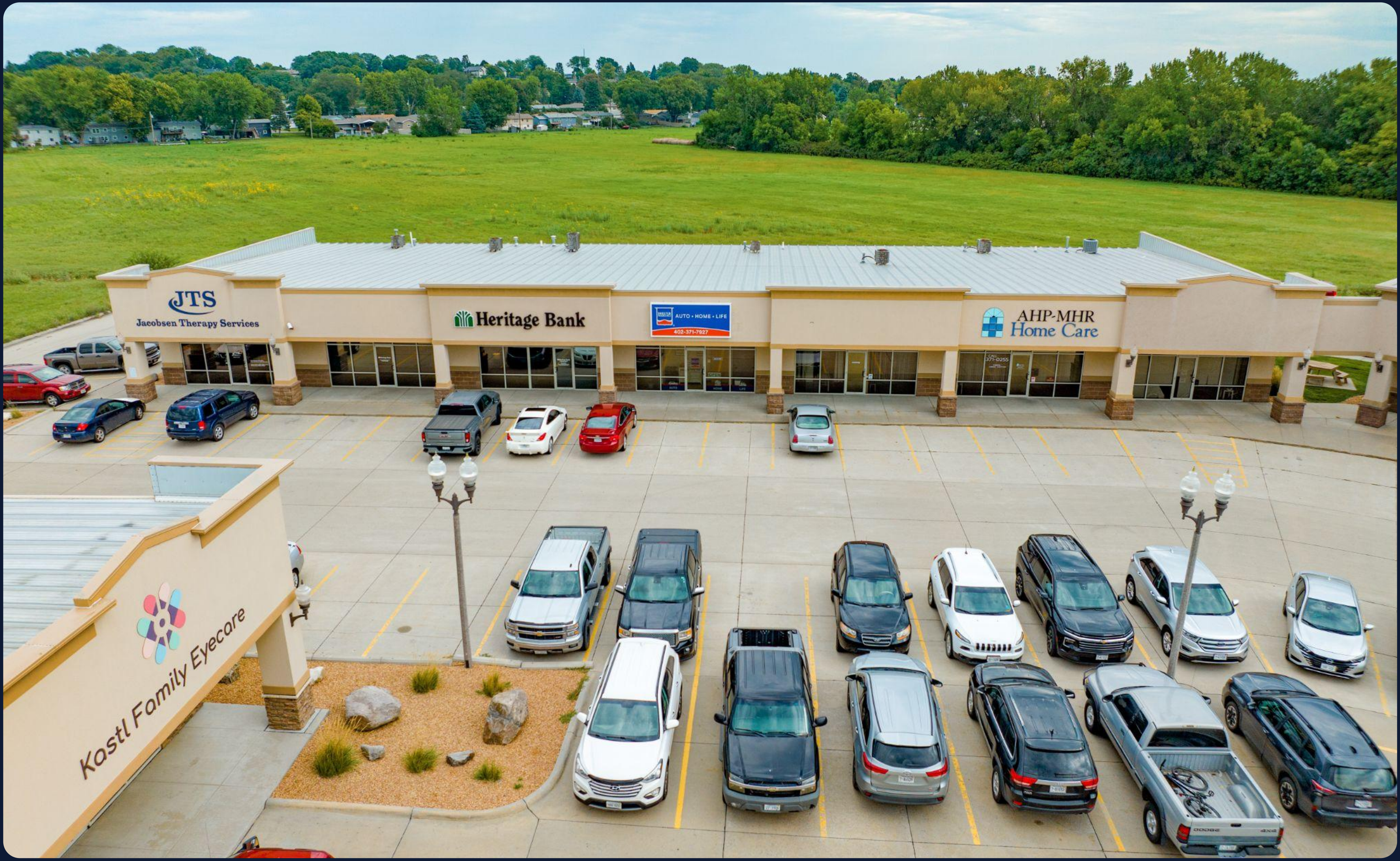
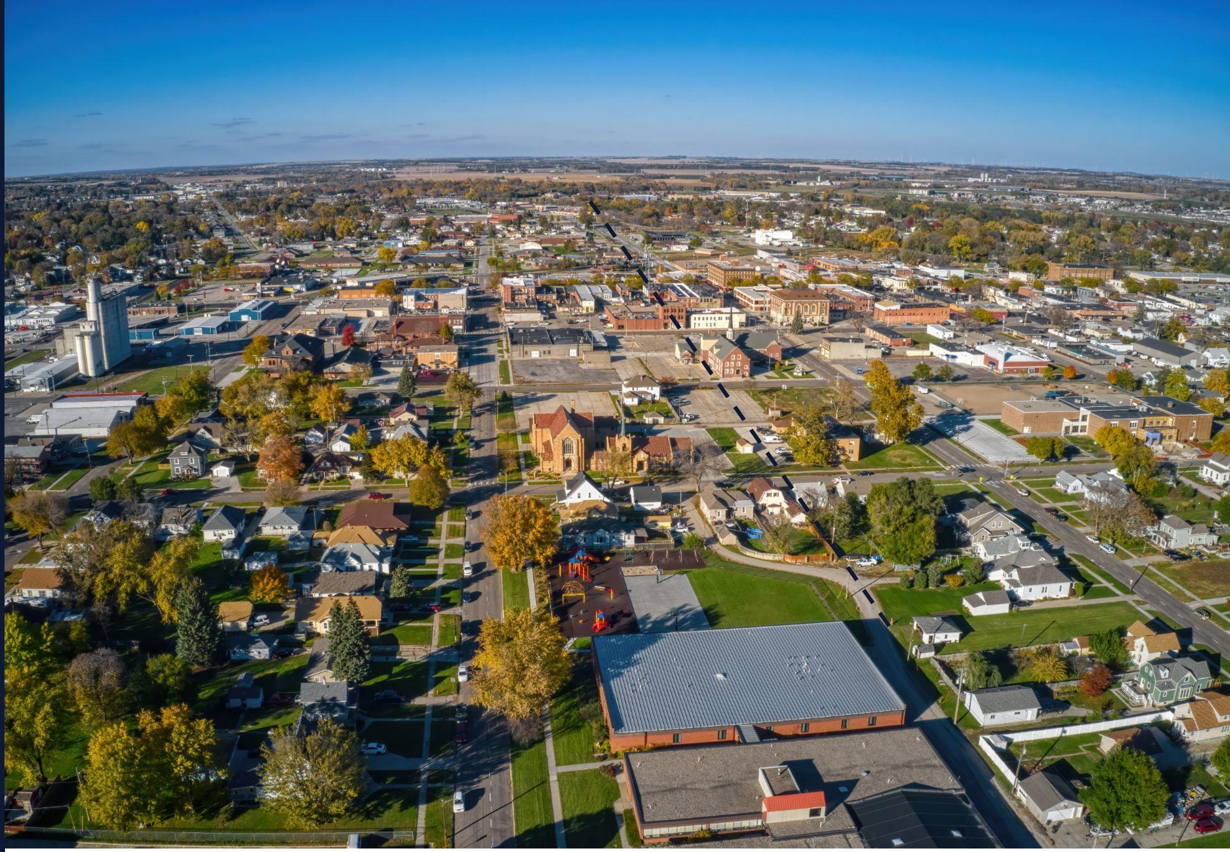


NORFOLK, NE

Norfolk serves as Northeast Nebraska's primary retail, healthcare, employment, and service center, drawing consumers and patients from a broad multi-county trade area. The city's population has continued to expand, with the Census Bureau estimating approximately 26,700 residents and growth of roughly 3% from the 2020 population base. Norfolk combines an established residential base with regional employment in healthcare, manufacturing, education, agriculture, distribution, and retail. Its position at the intersection of U.S. Highway 81 and Nebraska Highway 275 reinforces the city's role as a commercial destination for surrounding rural communities.

Retail and healthcare uses benefit from Norfolk's unusually strong regional-service profile for a community of its size. Healthcare and social assistance is the city's largest employment sector, while retail trade is the second largest. Faith Regional Health Services anchors the medical ecosystem, complemented by specialty providers and healthcare training through Northeast Community College and the UNMC College of Nursing Norfolk Division. The city also recorded approximately $939 million in retail sales and $547 million in healthcare and social-assistance revenue, demonstrating substantial consumer and medical activity.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,413	25,631	28,794
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	2,217	10,610	11,840
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$85,426	$90,561	$91,495



Major Area Employers

Tyson Foods™

Northeast community college

Faith Regional Health Services

Norfolk Public Schools
The cornerstone of a proudly diverse community

NUCOR®

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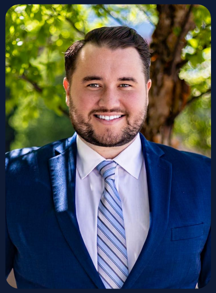

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2108 Taylor Ave , Norfolk, NE, 68701 (“Property”). The Offering Memorandum may not be all-inclusive 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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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.

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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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