PRECISION SPINE CARE

5016 Gilmer Rd | Longview, TX 75604

Medical Office Investment Opportunity

Offering Memorandum

Precision Spine Care | ASC & MOB | 11+ Years Remaining | 3% Annual Escalators | Favorable Depreciation

MATTHEWS™

Exclusively Listed By

Points of Contact

Tyler Swade
VP & Director

(630) 854-9717

tyler.swade@matthews.com

License No. 02238285 (CA)

Rahul Chhajed
SVP & Senior Director

(949) 432-4513

rahul.chhajed@matthews.com

License No. 01986299 (CA)

Michael Moreno
SVP & Senior Director

(949) 432-4511

michael.moreno@matthews.com

License No. 01982943 (CA)

Tyler Swade, Rahul Chhajed, and Michael Moreno (in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

Kyle Matthews
Broker of Record
Broker License No. 528005 (TX)
Firm License No. 9005919 (TX)

MATTHEWS™

Table of Contents

EXECUTIVE OVERVIEW

Precision Spine Care
5016 Gilmer Rd, Longview, TX 75604

Executive Summary

Offering Summary

Matthews™ Healthcare Division is pleased to present the opportunity to acquire a ±15,072 square foot, ambulatory surgery center and medical office building located at 5016 Gilmer Rd, Longview, TX. The property is 100% leased to Precision Spine Care, an eight-unit pain management clinic with locations in Texas and Georgia. This property serves as a de novo location as part of the tenant's expansion plans and has recently undergone significant improvements to ready the property for the tenant's use.

Precision Spine Care leases the property under two separates leases: i) one lease for their clinical operations and ii) one lease for their surgical operations. Both leases are NNN with 3% annual escalators and over 10 years of remaining term. In total, tenant has investment $1.3M to improve the property, demonstrating their dedication to this location. The clinical portion of the building is a corporate lease with Precision Spine Care which reports robust financials that can be shared with an executed NDA.

The property is situated in Longview, TX which has a population of over 120,000 people within a 10-mile radius. Longview, TX features favorable demographics with nearly 17% of their population being of the age 65 years or older — creating a sizeable patient base for the property.

The Opportunity

Name
Precision Spine Care

Property Address
5016 Gilmer Rd,
Longview, TX 75604

GLA (SF)
±15,072

Land Area (AC)
±3.43

Total Tenants
1

Term Remaining
±11 Years

Price
$6,998,586

Cap Rate
7.00%

PPSF
$464.34

Investment Highlights

- **Established Regional Operator:** The property is operated by Precision Spine Care, which has eight locations across Texas and Georgia and specializes in interventional pain management services, reflecting its operational scale and established market presence.
- **Long-Term Lease Security:** Both tenant leases have more than 10 years of remaining term, providing durable and predictable cash flow visibility through the next decade.
- **NNN Lease Structure:** The leases are structured as triple-net (NNN), minimizing landlord responsibilities and reducing exposure to operating expense volatility.
- **Contractual 3% Annual Rent Increases:** Each lease features 3% annual rental escalations, delivering consistent year-over-year cash flow growth and serving as a strong hedge against inflation.
- **Growing Pain Management Sector:** The U.S. pain management market is projected to expand from $27.9 billion in 2024 to $38.5 billion by 2033 (3.7% CAGR), supporting long-term demand for the tenant's services and reinforcing the defensive nature of the healthcare asset class.
- **Significant Build-to-Suit Investment:** Tenant invested approximately $1.3M, reflecting substantial capital commitment and long-term dedication to the site.
- **Tax-Advantaged State — Texas:** Texas is one of nine states with no personal income tax, creating a favorable tax environment for residents and business operators. According to U.S. Census data, Texas led the nation in net domestic migration in 2024, underscoring strong demographic momentum and long-term economic growth.
- **Accelerated Depreciation Potential:** Given the significant capital invested in the facility buildout, investors may benefit from enhanced depreciation through a cost segregation study, potentially improving after-tax returns. Investors should consult their CPA to confirm applicability.


8
7
5
EXIT


EXIT


PRECISION
SPINE CARE

EXIT

8
EXIT


N
Gilmer Rd ± 14,000 VPD
Subject Property
Distribution Center
GAP
Distribution Center
DOLLAR GENERAL
259
Spring Hill High School
±611 Students
The Reserve at Towne Crossing
±216 Units
Panther Place Apts.
±200 Units
Spring Hill Junior High
±456 Students
TARGET
ULTA BEAUTY
KOHL'S
DOLLAR TREE
PETSMART
Massage Envy
Walmart
Neighborhood Market
CHRISTUS Health
SpringHill TownHomes
± 22,400 VPD
Paladin
±220 Units
Brookshire's food & pharmacy
Longview High
±2,185 Students
The Fairways Apts.
±152 Units
Albertsons
HOBBY LOBBY
281
± 34,200 VPD
City Pines
±310 Units
Walmart
Supercenter
Walmart Supercenter
sam's club
THE HOME DEPOT
LOWE'S
Fairfield BY MARRIOTT
Chick-fil-A
Panera BREAD
Comfort INN & SUITES
Walgreens
281
259
ALDI
ROSS DRESS FOR LESS
BEALLS Live Life Local
Walgreens
Pine Tree Primary
±486 Students
Longview Mall
JCPenney
Dillard's
HomeGoods
DICK'S SPORTING GOODS
H&M
LIDL
CHUCK E. CHEESE
Longview Regional Medical Center
±224 Beds
Pine Tree High School
±1,256 Students
80
Google Earth

FINANCIAL OVERVIEW

Financial Summary

Investment Summary

List Price	$6,998,586
NOI	$489,901
Cap Rate	7.00%
Price PSF	$464.34
Rent PSF	$32.50

Property Overview

Property Name	Precision Spine Care
Address	5016 Gilmer Rd, Longview, TX 75604
Property Size (SF)	±15,072
Lot Size (AC)	±3.43
Year Built	2006
Occupancy	100%
Property Type	ASC & MOB
Ownership Type	Fee Simple

Lease Abstracts

Lease Abstract

Tenant Name	Roseland Management, LLC
Ownership Type	Fee Simple
SF Leased	±7,347
Occupancy	49%
Lease Term Remaining	±10 Years
Base Rent	$189,099
Rental Increases	3% Annual
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	Landlord is responsible for the replacement of HVAC, roof, structure and foundation, parking areas, sidewalks, and driveways.
Tenant Responsibilities	Tenant is responsible for repair of the premises (including the roof, structure, foundation, parking lot, driveways, and walkways) and shall make all repairs thereto, non-structural, ordinary, and extraordinary.
Insurance	Tenant
Taxes	Tenant
ROFR/ROFO	No

Lease Abstract

Tenant Name	Longview Surgery Center, LLC
Ownership Type	Fee Simple
SF Leased	±7,725
Occupancy	51%
Lease Term Remaining	±12 Years
Base Rent	$300,802
Rental Increases	3% Annual
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	Landlord is responsible for the replacement of HVAC, roof, structure and foundation, parking areas, sidewalks, and driveways.
Tenant Responsibilities	Tenant is responsible for repair of the premises (including the roof, structure, foundation, parking lot, driveways, and walkways) and shall make all repairs thereto, non-structural, ordinary, and extraordinary.
Insurance	Tenant
Taxes	Tenant
ROFR/ROFO	No

Rent Roll

Suite #	Tenant Name	Initial Lease Term	Rent Commencement	Size (SF)	% of NRA	Contract Rental Rate		Rent/SF	Lease Structure	Rental Increases	Options Remaining
						Annual	Monthly				
Suite A	Roseland Management, LLC	10 Years	6/10/2025	7,347	48.75%	$189,099	$15,758	$25.74	NNN	3% Annual	Two, 5-Year Options
Suite B	Longview Surgery Center, LLC	12 Years	Est. 3/23/2026	7,725	51.25%	$300,802	$25,067	$38.94	NNN	3% Annual	Two, 5-Year Options
	Totals			**15,072**	**100%**	**$489,901**	**$40,825**	**$32.50**			
	WALT			**±11 Years**							

Cost Segregation Analysis

2026 Accelerated Depreciation Benefits

	Conservative	High End
2026 Increased Depreciation	$1,153,321	$1,638,930
2026 Tax Savings (37%)	$426,729	$606,404

Why this is Important for Investors

Straight line depreciation allows investors to deduct the cost of a commercial property evenly over a 39 year period, creating a consistent annual tax shelter that reduces taxable income without affecting cash flow.

A cost segregation analysis enhances this benefit by identifying portions of the property such as mechanical systems, electrical, plumbing, and site improvements that can be depreciated over shorter lives, typically 5 or 15 years.

By accelerating depreciation into the early years of ownership, cost segregation can materially increase near term tax deductions and tax savings, improving after tax cash flow and overall investment returns. For many investors, especially those with significant taxable income, cost segregation can meaningfully enhance the economics of an acquisition compared to straight line depreciation alone.

Tenant Overview

PRECISION SPINE CARE

Tenant Overview

Precision Spine Care is a specialized spine and pain management healthcare provider offering comprehensive diagnostic, surgical, and non-surgical services for back and neck pain sufferers. Recognized regionally as a center of excellence, the organization combines multidisciplinary expertise, spine surgeons, pain management physicians, and physical medicine specialists, to deliver coordinated care under one roof, reducing treatment fragmentation for patients across East Texas and parts of Louisiana and Southeast Oklahoma. The clinic's model emphasizes evidence-based, conservative care first, with minimally invasive surgical options when clinically indicated, helping to enhance patient outcomes and optimize care pathways. The business attracts patients with complex conditions and is positioned as a high-quality medical service provider in a growing outpatient healthcare sector.

Year Founded	Headquarters	Locations
2004	**Tyler, TX**	**7**

MARKET OVERVIEW

Precision Spine Care
5016 Gilmer Rd, Longview, TX 75604

Longview, TX

Local Market Overview

Longview, Texas is a key economic and cultural center in East Texas, strategically positioned along Interstate 20 between Dallas and Shreveport. Known for its strong industrial foundation and regional connectivity, the city plays an important role in manufacturing, energy, logistics, and healthcare across the broader East Texas market. Its established infrastructure, including rail access and proximity to major highways, supports distribution and industrial activity, while its business-friendly environment continues to attract investment and expansion.

Beyond its economic base, Longview offers a well-rounded quality of life defined by recreational amenities, higher education institutions, and a growing retail and dining scene. The city features an extensive park system, multiple golf courses, and access to nearby lakes, providing year-round outdoor opportunities. Cultural assets such as local arts venues, community events, and regional festivals contribute to a strong sense of place. As development continues along key commercial corridors, Longview maintains a balance between economic growth and community-oriented living, making it a central destination for residents and businesses throughout East Texas.

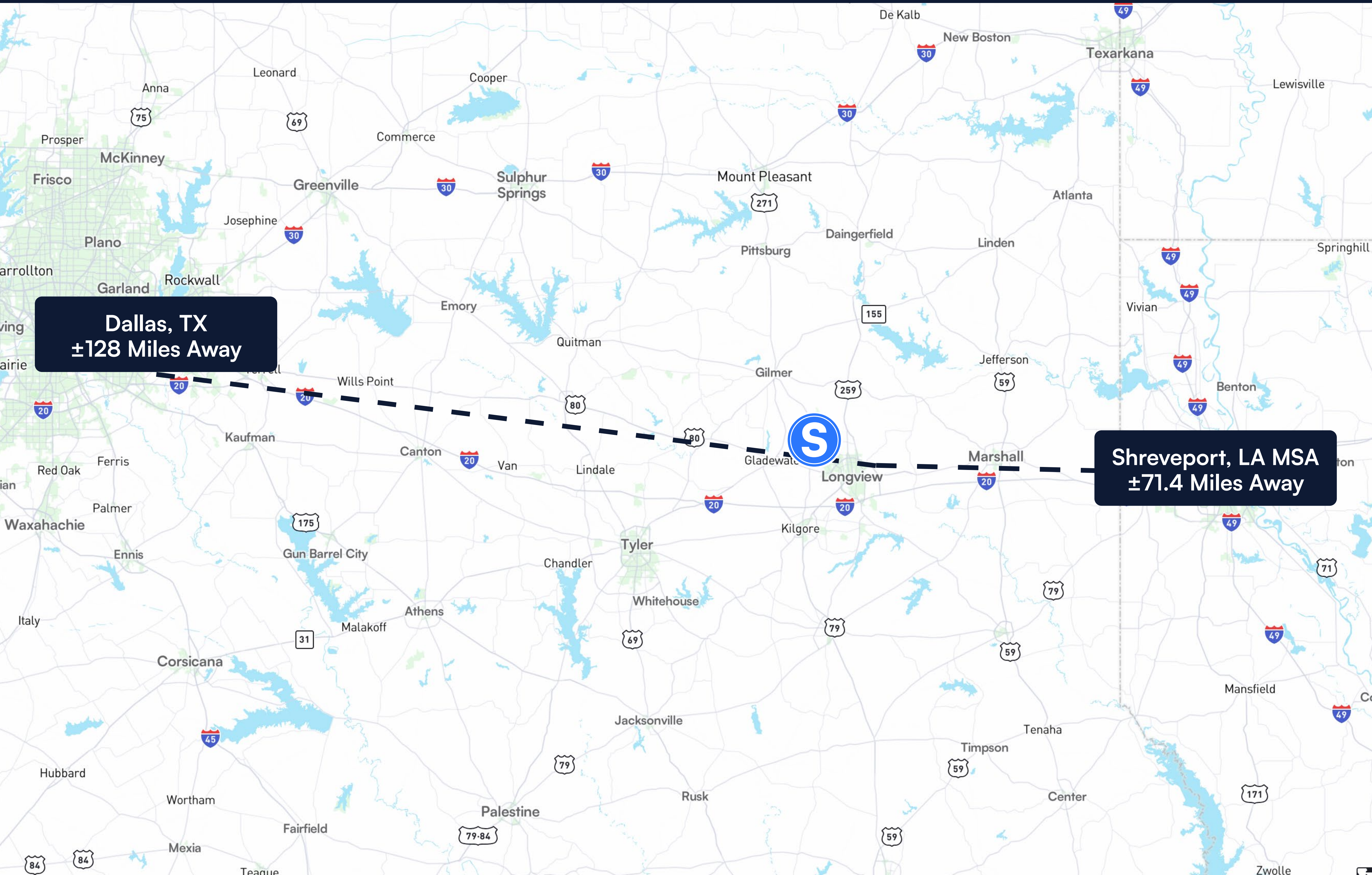
Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	17,023	55,264	121,525

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	6,388	21,902	46,997

INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	$89,515	$85,309	$77,585

Regional Map



Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5016 Gilmer Rd, Longview, TX 75604** ("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.

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.

PRECISION SPINE CARE

5016 Gilmer Rd | Longview, TX 75604

MATTHEWS™

Exclusively Listed By

Points of Contact

Tyler Swade
VP & Director
(630) 854-9717
tyler.swade@matthews.com
License No. 02238285 (CA)

Rahul Chhajed
SVP & Senior Director
(949) 432-4513
rahul.chhajed@matthews.com
License No. 01986299 (CA)

Michael Moreno
SVP & Senior Director
(949) 432-4511
michael.moreno@matthews.com
License No. 01982943 (CA)