# HOSPITAL CREDIT MEDICAL BUILDING

13,587 Sq. Ft. | 1377 Locust Ave. Fairmont WV


CONFIDENTIAL INVESTMENT MEMORANDUM

# Important Information Concerning this Memorandum

This Confidential Investment Memorandum (the "Memorandum") has been prepared by Zeustra, LLC ("Zeustra") on behalf of the ownership and is being provided to a select group of potential investors who may be interested in evaluating a possible transaction involving the property located at 1377 Locust Ave, Fairmont WV 26554 (the "Property").

The Memorandum is intended solely for informational purposes to assist recipients in determining whether they wish to proceed with further investigation of the opportunity. It is provided subject to the execution of a Confidentiality Agreement, and the information contained herein is based on data obtained from sources believed to be reliable. However, neither the Company nor Zeustra makes any representations or warranties, express or implied, as to the accuracy or completeness of the information provided.

This Memorandum contains certain statements, estimates, and projections regarding the anticipated performance of the Property. These forward-looking statements reflect various assumptions that may or may not prove to be accurate. Recipients should conduct their own independent investigations and analysis. Nothing contained herein should be considered a guarantee or representation of future results.

The information in this Memorandum is not intended to be all-inclusive, and it does not constitute legal, tax, accounting, or investment advice. Only those specific representations and warranties contained in a definitive agreement, if and when executed, shall have any legal effect.

Neither the delivery of this Memorandum nor any subsequent communications shall be deemed to imply that there has been no change in the business, condition, or affairs of the Company or the Property since the date of this Memorandum. Zeustra and the Company expressly disclaim any obligation to update this Memorandum or to correct any inaccuracies that may become apparent. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in any jurisdiction where such offer or solicitation would be unlawful. Parties who do not wish to pursue the opportunity, or who are requested to do so by Zeustra or the Company, must promptly return or destroy all materials received, including this Memorandum and any related information, without retaining any copies.

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Any questions or requests for additional information should be addressed to ZEUSTRA, LLC, to the attention of the following individuals.

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ZEUSTRA

# EXECUTIVE SUMMARY

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## OVERVIEW

Zeustra, LLC ("Zeustra") is pleased to present the exclusive opportunity to acquire 1377 Locust Avenue, an 86.2%-occupied, 13,587-square-foot medical office building situated on a 1.43-acre corner parcel in Fairmont, West Virginia. The Property is anchored by West Virginia University Medicine ("WVU Medicine"), the state's largest healthcare system and an investment-grade tenant with an "A" credit rating from S&P Global Ratings, offering investors stable healthcare-backed income and additional value-creation potential. The building was comprehensively repositioned into a modern outpatient medical facility through more than $1.6 million of tenant-specific improvements completed between 2020 and 2021.

WVU Medicine occupies 11,707 square feet across two separately leased suites providing adult primary care, pediatrics, otolaryngology, and audiology services. The leases extend through March and December 2031, respectively, and include corporate guarantees, two renewal options, and annual rental increases based on the lesser of 2.5% or CPI. The Property also offers additional value-creation potential through the lease-up or adaptive reuse of the remaining 1,880-square-foot, four-bay suite.

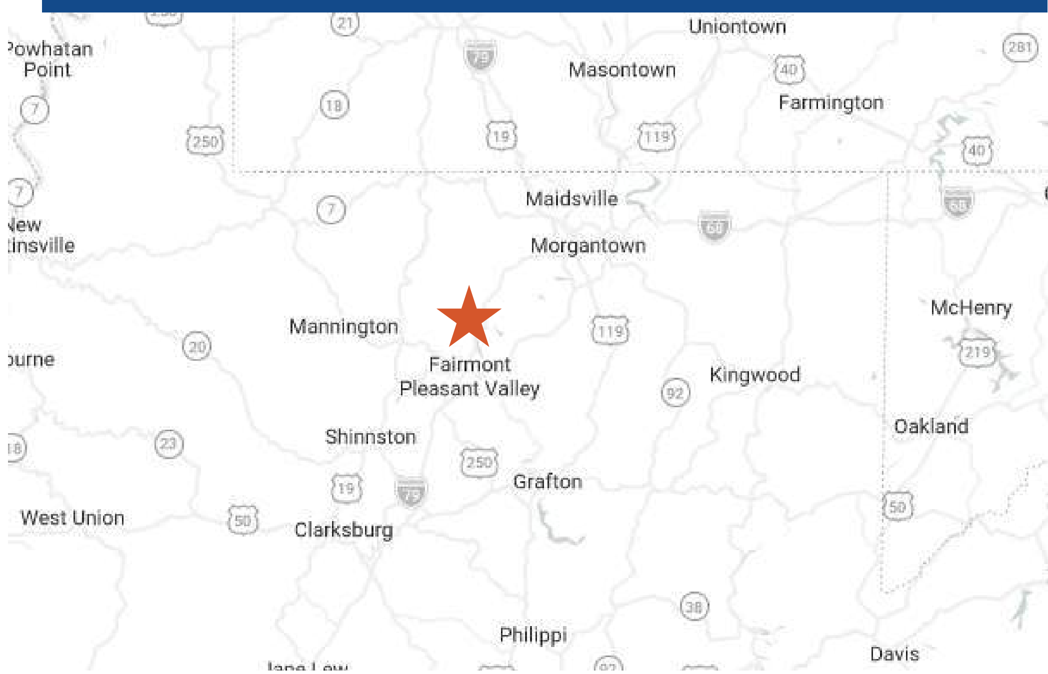
Most notably, the asset is located approximately 0.5 miles from WVU Medicine Fairmont Medical Center, a full-service hospital campus that has undergone a substantial, multi-phase expansion and modernization program. The nearby hospital serves as an important referral and patient-demand generator, reinforcing the strategic nature of WVU Medicine's outpatient presence at the Property.

Fairmont serves as a regional center for healthcare, education, and employment in north-central West Virginia. The Property is also located near Fairmont State University, established residential neighborhoods, schools, retailers, and daily-needs businesses that support a built-in patient population. Its proximity to U.S. Route 250 and Interstate 79 provides convenient connectivity to Morgantown, Clarksburg, and other regional destinations, while the surrounding area includes approximately 64,800 residents within 10 miles and more than 17,700 employees.

With investment-grade healthcare tenancy, contractual rent growth, substantial prior capital investment, proximity to a major WVU Medicine hospital campus, and a defined lease-up opportunity, 1377 Locust Avenue represents a compelling opportunity to acquire a durable medical office asset with both stable in-place income and future upside.

### Property Information

| | |
|---|---|
| **Total Rentable SF** | 13,587 +/- |
| **Property Occupancy** | 86.16% |
| **Total Net Operating Income (Year 1)** | $246,573 +/- |
| **Annual Rent Increases** | Lesser of CPI or 2.5% |
| **Lease Structure** | NN |
| **Weighted Average Lease Term** | 2.2 Years |
| **Year Renovated** | 2020,2021,2025 |
| **Number of Tenants** | 2 |
| **Parking Ratio** | 5.30 per 1,000 |



# RENT ROLL

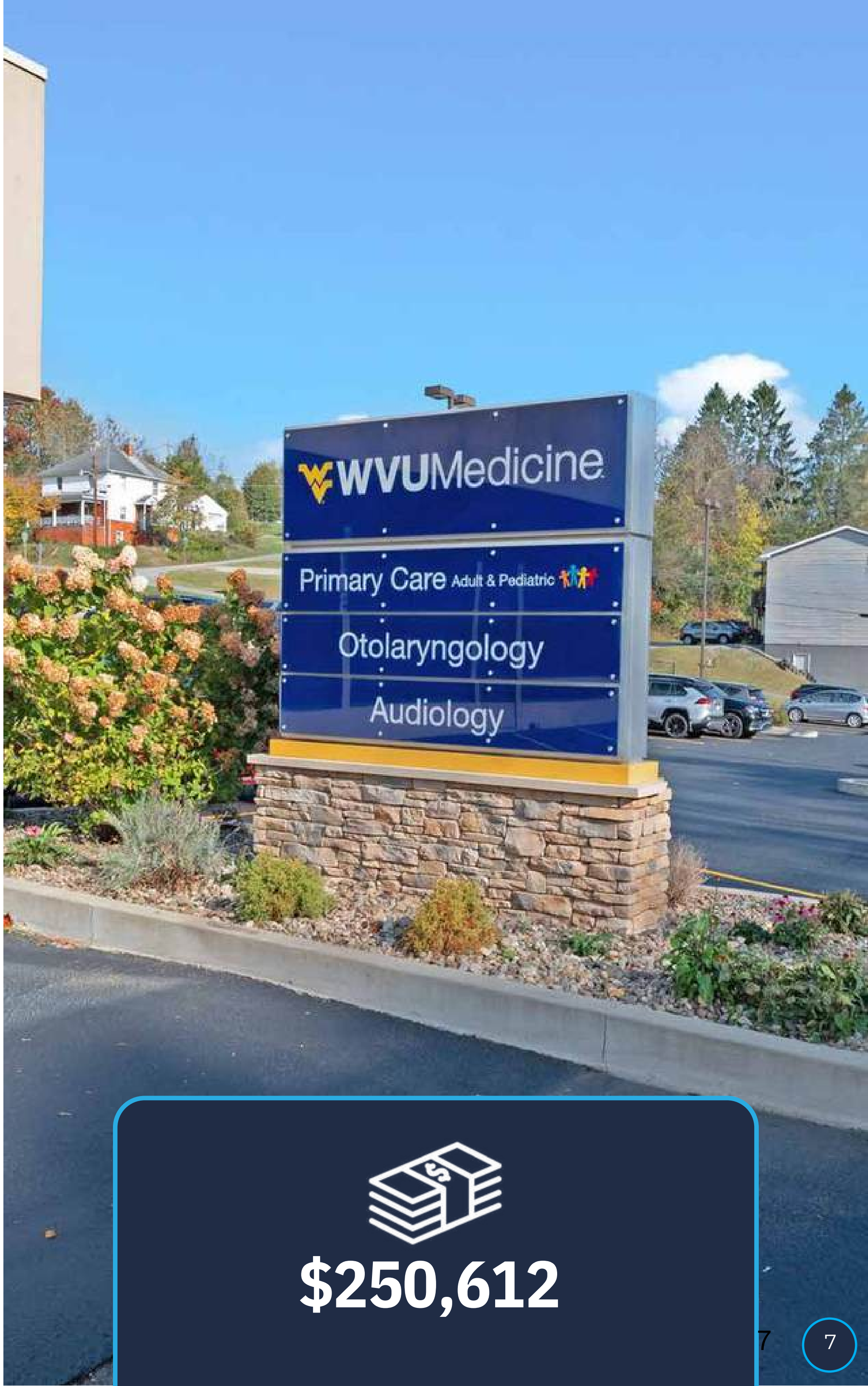
| TENANT | UNIT | SQ FT | % OF GLA | ANNUAL RENT | RENT PSF | COMMENCE | EXPIRATION | OPTIONS |
|---|---|---|---|---|---|---|---|---|
| WVU MEDICINE | 1 | 8,107 | 59.67% | $178,972 | $22.08 | 04/01/2021 | 03/31/2031 | 2, 2-YEAR OPTIONS |
| WVU MEDICINE | 2 | 3,600 | 26.50% | $73,315 | $20.37 | 12/20/2021 | 12/31/2031 | 2, 2-YEAR OPTIONS |
| VACANT (4 BAYS) | 3 | 1,880 | 13.84% | - | - | N/A | N/A | - |
| TOTAL | | 13,587 | 100.00% | $258,823 | | | | |

| | |
|---|---|
| **Net Operating Income** | **$246,573.00** |

# INCOME & EXPENSE

| INCOME | CURRENT | PRO FORMA |
|---|---|---|
| BASE RENT | $254,974 | $277,581 |
| EXPENSE REIMBURSEMENT REVENUE | | |
| REAL ESTATE TAX | $14,295 | $14,295 |
| INSURANCE | $3,094 | $3,094 |
| COMMON AREA MAINTENANCE | $4,210 | $4,210 |
| TOTAL EXPENSE REIMBURSEMENTS | $21,599 | $21,599 |
| EFFECTIVEGROSS REVENUE | $276,573 | $304,773 |
| **EXPENSES** | | |
| REAL ESTATE TAXES | $16,591 | $16,591 |
| INSURANCE | $3,592 | $3,592 |
| UTILITIES | $4,886 | $4,886 |
| LANDSCAPING | * | * |
| SNOW REMOVAL | * | * |
| HVAC MAINTENANCE | $1,500 | $1,500 |
| CAPITAL RESERVES | $2,641 | $2,641 |
| OTHER | $600 | $600 |
| TOTAL EXPENSES | $29,810 | $29,810 |
| **NET OPERATING INCOME** | **$246,573** | **$274,963** |

- * WVU Medicine is responsible for landscaping and snow removal at the preimses.
- * Tenant self-manages the property.
- *Landlord spent $7,278.44 for repairs/maintenance to the roof in 2024 & spent $12,986.95 in major repairs to HVAC systems in 2024. Based on historical P&L's, these capex outlays were anomalies & will not be recurring OPEX for buyer. Moreover, in October 2025, landlord spent $13,150 for shingle replacements to the roof & an amount of $7,330 for parking lot repaving. With all that being said, we are showing a capital reserves line item of $2,641 ($0.20 PSF) that is not being reimbursed by tenant for future capex work that a buyer will have to pay for.
- The Pro-Forma income assumes that the vacant space (4 Bays) is leased for $2,350/ month or $28,200 annually.




**$250,612**

# EXECUTIVE SUMMARY

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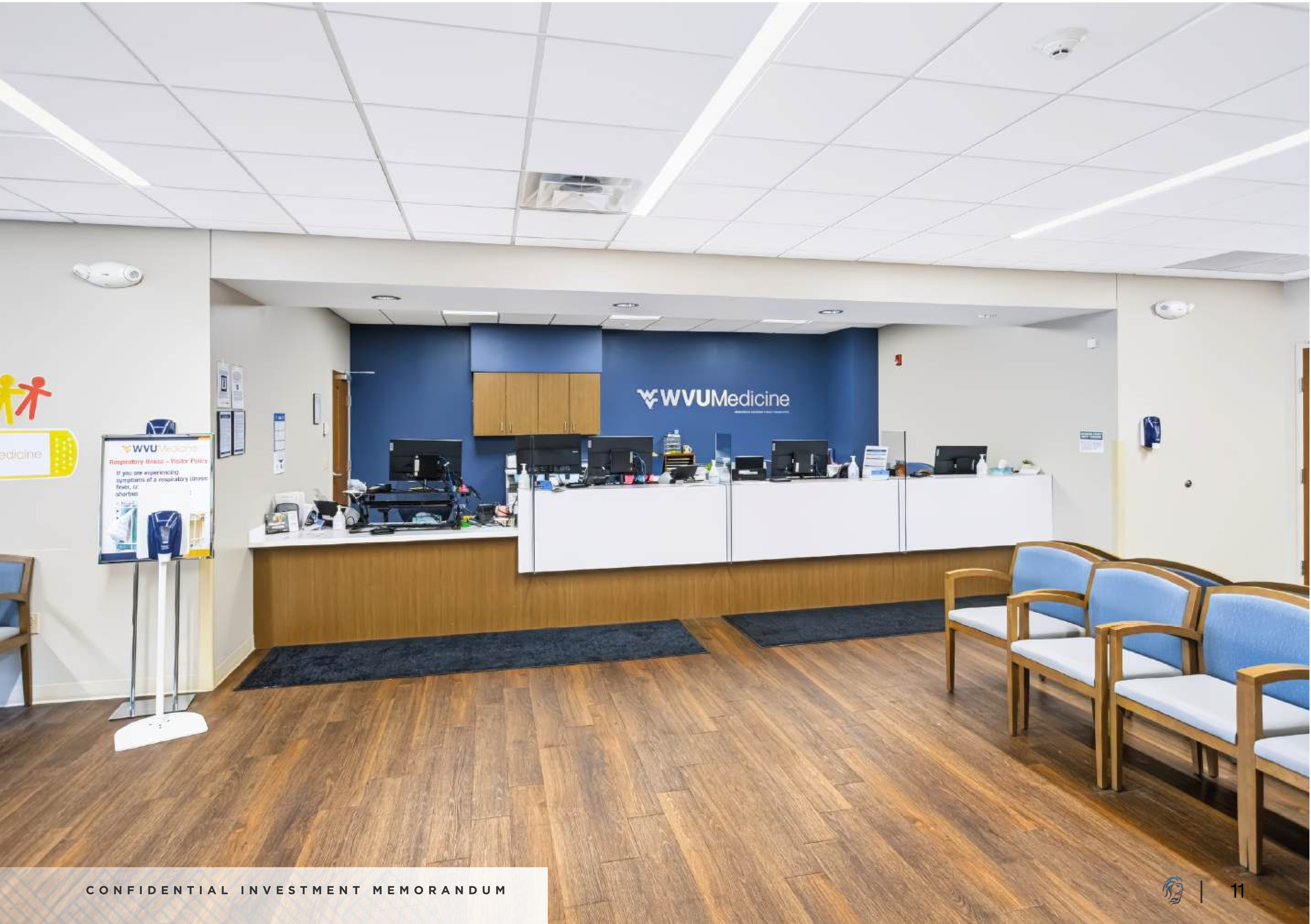
the spread of germs

# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

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## INVESTMENT HIGHLIGHTS

### Investment-Grade WVU Medicine Tenancy

- The Property is 86.2% occupied by West Virginia University Medicine, the state's largest healthcare system and largest private employer
- WVU Medicine maintains an investment-grade "A" credit rating from S&P Global Ratings, providing durable healthcare-backed income
- The health system occupies 11,707 square feet across two separately leased suites providing adult primary care, pediatrics, otolaryngology, and audiology services
- Both leases are corporately guaranteed and include annual rental increases of up to 2.5% throughout the primary terms and renewal options

### Substantial Medical Conversion with Defined Upside

- Suite 1 was completed in 2020 for Adult Medicine, Otolaryngology, and Audiology, followed by the Pediatric Medicine buildout in Suite 2 in 2021
- The Property benefits from a large, well-maintained parking lot, prominent building signage, and convenient patient access
- The remaining 1,880-square-foot suite is currently configured as a four-bay garage, providing an opportunity for lease-up or adaptive reuse
- Contractual rent growth and the vacant suite create multiple avenues to increase revenue and enhance future property value

### Strategic Location Near Expanding Hospital Campus

- The Property is located approximately 0.5 miles from WVU Medicine Fairmont Medical Center, reinforcing its position within the health system's local outpatient network
- Fairmont Medical Center is undergoing an approximately $110 million, multi-phase expansion and renovation program
- The Property offers prominent frontage and visibility at Christie Street and Locust Avenue, one of Fairmont's principal commercial and commuter corridors
- Nearby residential neighborhoods, schools, Fairmont State University, retailers, and restaurants provide a built-in patient and employee base

# TENANT OVERVIEW - WVU Medicine

**WVU Medicine, formally known as the West Virginia University Health System, anchors the Property through two outpatient medical suites providing adult primary care, pediatrics, otolaryngology, and audiology services. The nonprofit, university-affiliated health system is West Virginia's largest healthcare system and one of the state's largest employers, with more than 35,000 employees and over 3,260 licensed beds.**

**At the Property, WVU Medicine occupies 11,707 square feet across two separately leased suites purpose-built to the system's specifications through more than $1.6 million of improvements. The location serves as an established outpatient access point approximately 0.5 miles from WVU Medicine Fairmont Medical Center, where emergency, inpatient, cancer, surgical, and specialty services complement the care delivered through the system's nearby outpatient clinics.**

**WVU Medicine's commitment to the Fairmont market is further demonstrated by significant ongoing capital investment. An approximately $110 million multi-phase redevelopment plan was launched to expand inpatient capacity, skilled nursing, operating and procedure rooms, imaging, laboratory, and infusion services. In 2024, WVU Medicine announced an additional $44 million for operating rooms, a pharmacy, cafeteria, dialysis unit, infusion center, and related improvements. The system subsequently approved a $68.1 million Phase III expansion involving demolition of older campus structures and construction of a new three-story building with outpatient clinical space and capacity for future primary and specialty care growth.**

WVU Medicine

# DEMOGRAPHIC & MARKET OVERVIEW

# LOCATION & ECONOMIC OVERVIEW

Fairmont, West Virginia, is the county seat of Marion County and a principal community within north-central West Virginia's I-79 corridor. Positioned between Morgantown and Clarksburg, the city benefits from regional connectivity to two of the state's strongest employment and healthcare centers. Fairmont's economy is supported by a diversified mix of healthcare, education, government, technology, retail, and professional services, with healthcare and social assistance representing one of the area's largest employment sectors.

The region's institutional base is anchored by WVU Medicine and Fairmont State University. Fairmont State, founded in 1865, enrolls approximately 3,400 students and offers more than 40 academic programs, providing the market with a stable source of employment, consumer activity, and workforce development. The university reported meaningful enrollment and retention growth for Fall 2025, further strengthening its long-term role within the local economy.


With direct access to Interstate 79 and proximity to U.S. Route 250 and U.S. Route 19, Fairmont offers convenient connectivity throughout north-central West Virginia and to the larger Morgantown and Clarksburg employment markets. The combination of established healthcare and educational institutions, regional accessibility, an affordable cost structure, and continued investment in medical infrastructure provides a stable operating environment for the Property and supports its position as a durable outpatient healthcare location.

# 1377 LOCUST AVE.
# FAIRMONT WV

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