MULTI-TENANT MEDICAL BUILDING

23,144 Sq. Ft. | 4520 S Harvard Ave, Tulsa, OK

ZEUSTRA

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 4520 S Harvard Ave, Tulsa, OK 74135 (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.

TABLE OF CONTENTS

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

EXCLUSIVE ADVISORS

ERIK GAINOR
President
717.503.6785
Erik.Gainor@zeustra.com

RYAN LUPO
Senior Vice President
732.856.4349
Ryan.Lupo@zeustra.com

RICHARD CEFALU
Associate
732.484.2888
Richard.Cefalu@zeustra.com

ZEUSTRA

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

OVERVIEW

Zeustra, LLC ("Zeustra") is proud to present this exclusive opportunity to acquire Harvard Gardens, a 93.7%-leased ±23,144-square-foot, multi-tenant medical and professional office building located in Tulsa, Oklahoma. This well-maintained asset delivers immediate exposure to the resilient outpatient medical sector, underpinned by strong in-place cash flow, long-term credit-backed tenancy, and durable midtown healthcare fundamentals.

The building is 93.7% leased by square footage to six healthcare and professional tenants anchored by MyEyeDr (MED Southwest PLLC), one of the largest optometry platforms in the country. The anchor suite operates directly under the MyEyeDr banner — comprising 12,400 SF and 54% of the building's rentable area. The practice has been in occupancy for well over a decade, representing an established, deeply rooted patient base at this location. Following MyEyeDr's acquisition of the practice in 2021, the anchor suite now carries the direct financial backing of a national, Goldman Sachs-owned platform with more than 900 locations.

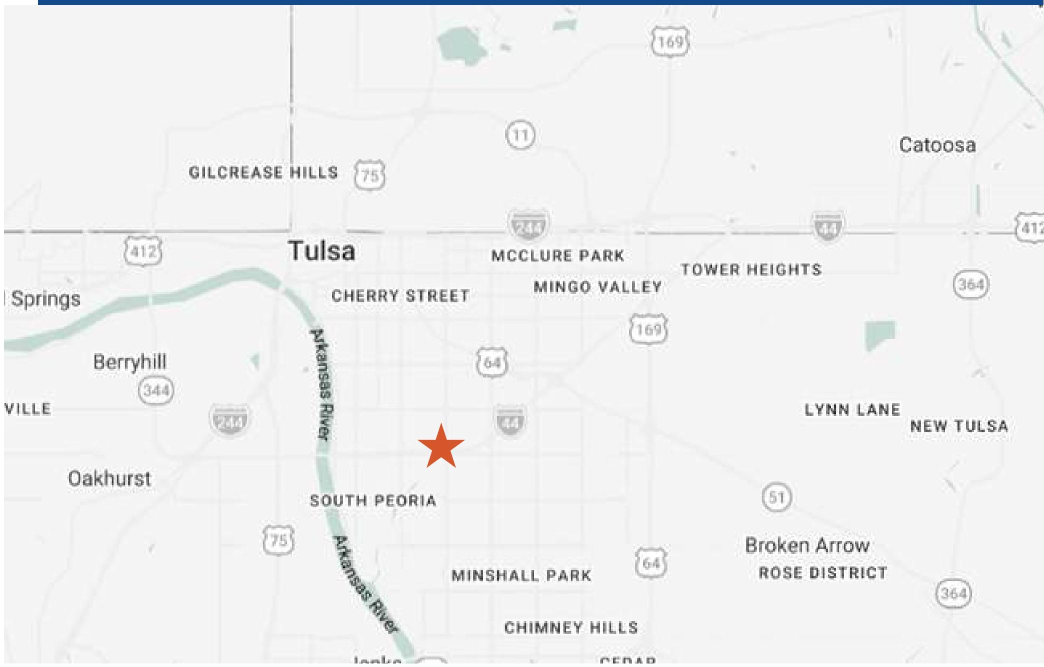
Strategically positioned in one of Tulsa's most central and amenity-rich submarkets, the property benefits from proximity to major hospital systems, a dense surrounding population base, and a deep daytime employment pool supported by the Saint Francis, Hillcrest, and Ascension St. John hospital networks, and the broader midtown corridor's concentration of medical, professional, and retail uses along South Harvard Avenue.

Midtown Tulsa remains one of the metro's core healthcare nodes, driven by established residential density, an aging patient population, and continued expansion of the city's major hospital systems. For medical real estate, that translates to more insured households and growing outpatient demand. Harvard Gardens sits directly in that corridor, offering investors a stabilized medical asset in a submarket where healthcare demand is steady and supply is effectively fixed.

With a national, credit-backed anchor, an irreplaceable midtown corridor location, contractual rent escalations, and a diversified tenant mix spanning optometry, home health, psychology, mortgage, property management, and realty — Harvard Gardens represents a compelling opportunity to acquire a durable healthcare asset at the heart of midtown Tulsa's established medical corridor.

Property Information

Total Rentable SF	23,144 +/-
Property Occupancy	93.7%
Total Net Operating Income (Year 1)	$282,691 +/-
Annual Rent Increases	1% - 3%
Lease Structure	——
Weighted Average Lease Term	2.2 Years
Year Built	1981
Number of Tenants	6



RENT ROLL

Tenant	RSF	Start Date	End Date	Base Rent	Rent psf
MyEyeDr (MED Southwest PLLC)	12,400	11/15/2021	11/30/2028	$305,937.60	$24.67
TVG NP Homecare Acquisition Inc	3,059	9/1/2021	10/31/2028	$36,708.00	$12.00
ZFG Mortgage, LLC	2,265	12/1/2023	12/31/2031	$32,276.28	$14.25
Elevate Realty	1,698	7/1/2024	6/30/2031	$17,400.00	$10.25
Tulsa Family Development Center, LLC	1,392	3/1/2023	2/29/2028	$10,457.76	$7.51
Henry Hinds LLC Realty	867	10/1/2021	9/30/2027	$10,200.00	$11.76
Suite 170 — VACANT	370				
Suite 200B — VACANT	1,093				

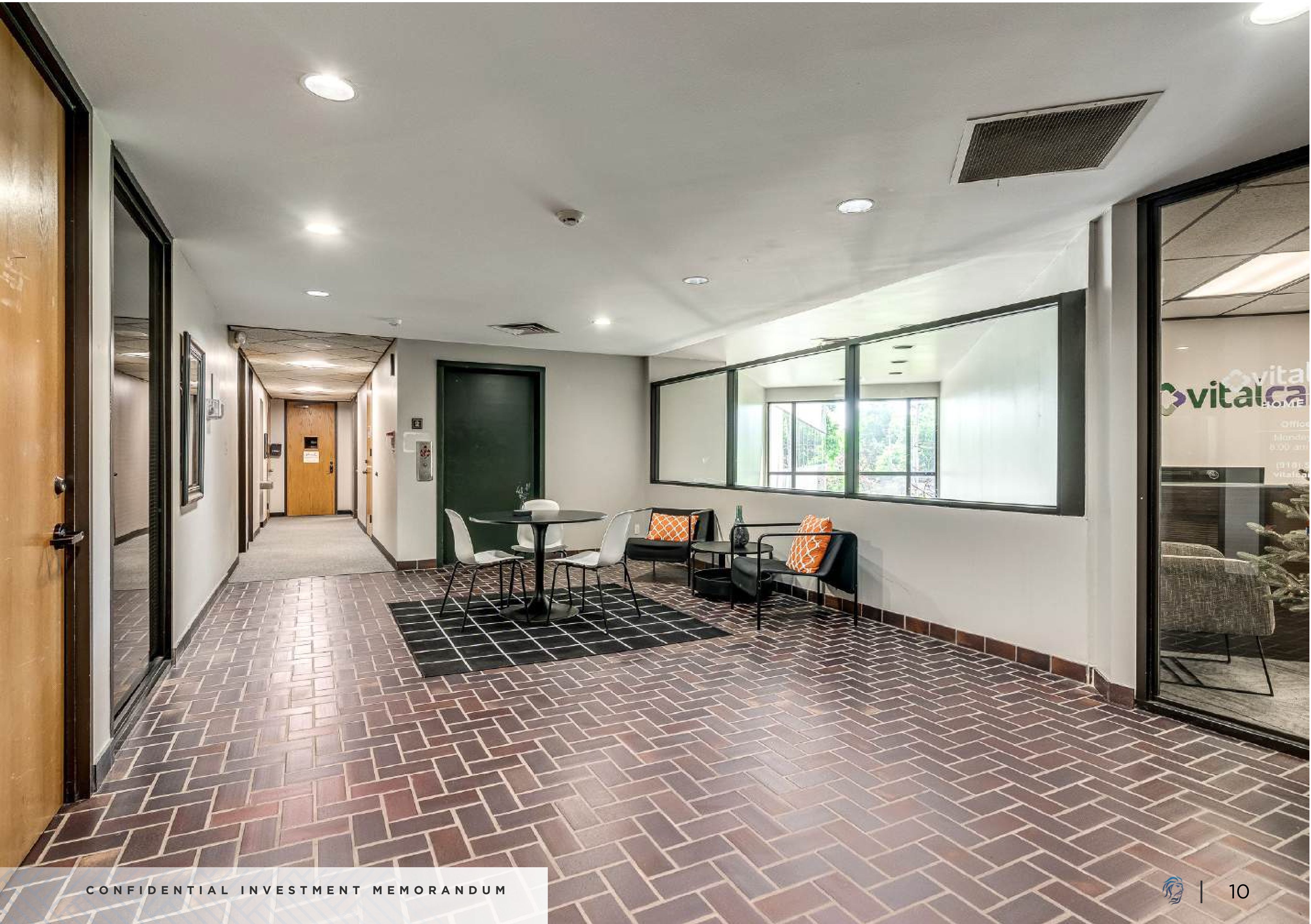
Net Operating Income	**$282,691.00**

EXECUTIVE SUMMARY

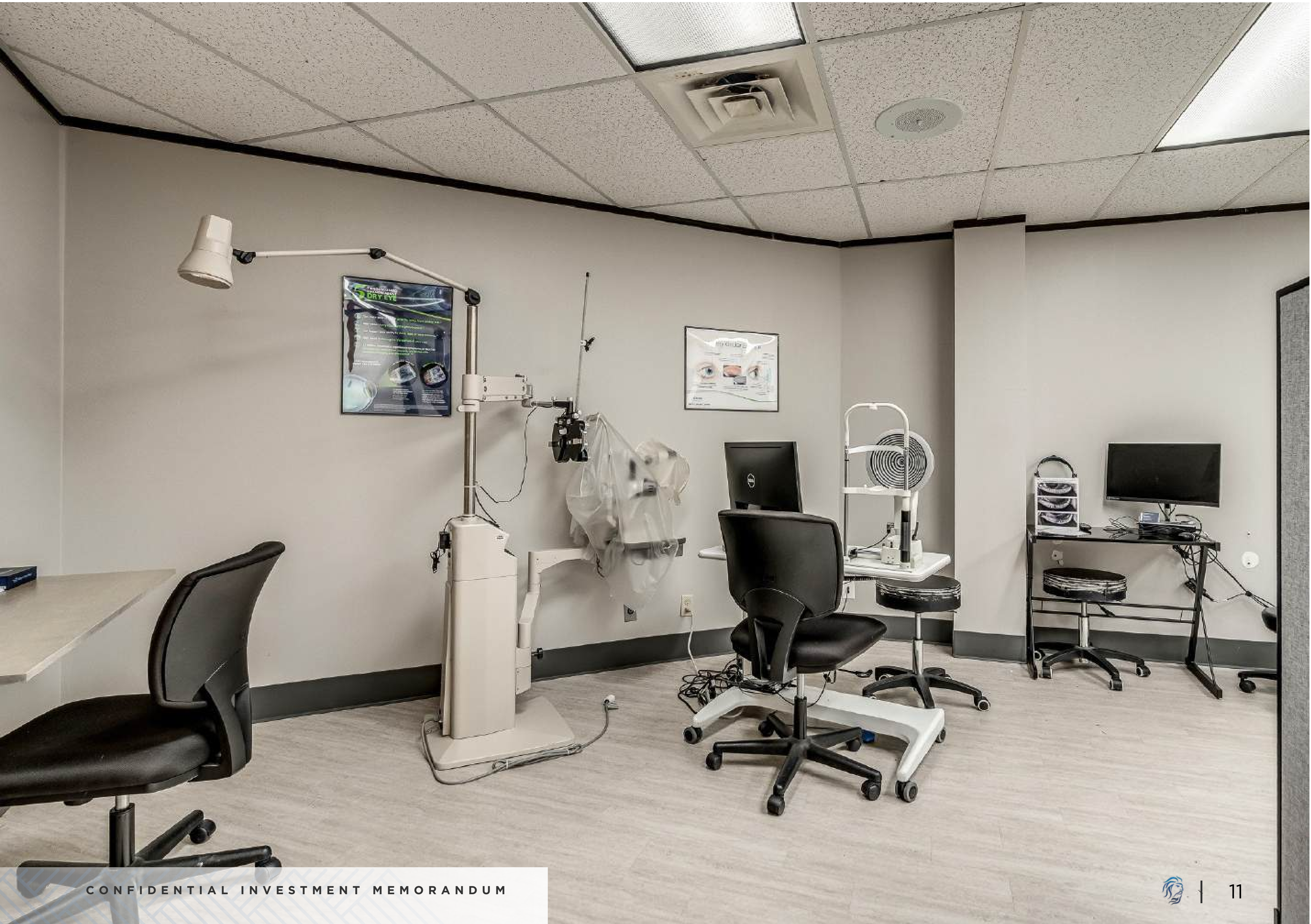
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

Purpose-Built Medical Office with Institutional Tenancy

- Harvard Gardens has operated as a dedicated medical and professional office property for decades, maintained to the standards of a healthcare owner-occupant since 2009
- The 12,400 SF anchor suite operates directly under the MyEyeDr brand following its 2021 acquisition of the practice, establishing national platform credit across the majority of the building
- MyEyeDr's long-tenured patient base at this exact location creates an operational rootedness that anchors the tenancy in a way no competing building can replicate
- Aligns with national healthcare real estate trends toward outpatient, specialty, and service-based care delivery in established infill corridors

Strategic Relationship with a National Healthcare Platform

- Unique opportunity to acquire a medical office building with direct MyEyeDr platform credit across 54% of rentable square footage
- The eyecare practice has occupied the anchor suite for well over a decade — representing continuous tenancy and demonstrated commitment to the location, now backed by a 900+ location national consolidator
- The lease, secured as part of the 2021 practice sale, runs through November 2028 with annual escalators and CAM recovery — institutional lease mechanics in a private-market asset
- MyEyeDr is owned by Goldman Sachs, giving a private or 1031 buyer rare access to investment-grade-style sponsorship behind the majority of the rent roll

Established Midtown Market with Durable Healthcare Fundamentals

- Midtown Tulsa is one of the metro's core healthcare nodes, anchored by the Saint Francis, Hillcrest, and Ascension St. John hospital systems and a dense base of medical and professional employers
- The 1,112-bed Saint Francis Hospital campus sits roughly 2.5 miles from the property
- Tulsa continues to attract private and 1031-exchange capital due to its favorable cost of living, stable economy, and limited new medical office supply in infill submarkets
- Midtown's established residential density and aging patient demographics provide a strong, durable patient base for the healthcare and service practices operating within the building

TENANT OVERVIEW - MyEyeDr

MyEyeDr (MED Southwest PLLC) anchors Harvard Gardens through its full-service optometry practice, the largest tenancy in the building. MyEyeDr is the nation's leading independent optometry platform, managed by Capital Vision Services, which was acquired by the merchant banking division of Goldman Sachs in 2019 in a transaction valued at approximately $2.7 billion — bringing the practice under institutional ownership and integrating it into a coordinated national network of more than 800 locations across 27 states.
At the subject property, the office operates six days per week as a full-service eyecare clinic providing comprehensive eye exams, contact lens fittings, medical optometry, and optical retail. MyEyeDr operates four offices across Tulsa, with the Harvard Avenue clinic serving as its midtown anchor, and as part of the 2021 acquisition

The result is a highly strategic anchor tenancy profile supported by national platform credit, an essential outpatient use, and a patient base built at this address over many years. With the majority of the building's square footage and rent backed by a Goldman Sachs-owned operator on a lease extending beyond a typical buyer's underwriting horizon, Harvard Gardens functions as an established eyecare access point for midtown Tulsa, reinforcing tenant stickiness, patient convenience, and long-term demand for medical space in one of the metro's most entrenched healthcare corridors.

DEMOGRAPHIC & MARKET OVERVIEW

LOCATION & ECONOMIC OVERVIEW

Tulsa, Oklahoma, the anchor of a metropolitan area of more than one million residents, is one of the region's most stable and economically diversified communities. As a city known for its strong aerospace, energy, and healthcare sectors, Tulsa benefits from a deep skilled workforce and a resilient, low-cost operating economy.

The region's economy is anchored by American Airlines' Tech Ops – Tulsa, the largest commercial aviation maintenance base in the world, which has operated at Tulsa International Airport as the principal location for airframe and engine maintenance and overhauls for American's aircraft since 1946. This momentum is reinforced by American's $550 million investment in the Tulsa base — the largest single capital investment in the city's history — which adds a powerful catalyst for long-term job stability, payroll depth, and healthcare demand.

Tulsa's healthcare sector is equally formidable. Saint Francis Health System — the largest private employer in eastern Oklahoma with over 12,000 employees and 1,000 physicians, anchored by the 1,112-bed Saint Francis Hospital, the largest hospital in Oklahoma and the 11th largest in the nation — operates its flagship campus approximately 2.5 miles from the property, complemented by the Hillcrest and Ascension St. John systems in the surrounding midtown corridor. The city's central location at the crossing of I-44, US-75, and the Broken Arrow Expressway provides connectivity throughout Oklahoma and the broader region.

With a stable population, a deep insured-employment base, and a reputation for affordability and livability, Tulsa offers a highly attractive setting for healthcare investment. The city's economic durability, skilled labor pool, and entrenched hospital networks position Harvard Gardens as a well-located asset in one of Oklahoma's most established medical corridors.

4520 S HARVARD AVE, TULSA, OK

MULTI TENANT MEDICAL OUTPATIENT BUILDING

ZEUSTRA

ERIK GAINOR
President
717.503.6785
Erik.Gainor@zeustra.com

RYAN LUPO
Senior Vice President
732.856.4349
Ryan.Lupo@zeustra.com

RICHARD CEFALU
Associate
732.484.2888
Richard.Cefalu@zeustra.com

CONFIDENTIAL INVESTMENT MEMORANDUM