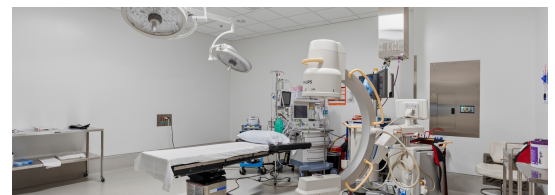


The only established multi-specialty ASC in Madison County.

160 Fountains Boulevard · Madison, Mississippi



160 Fountains Boulevard is a 15,967-square-foot Class A ambulatory surgical center built in 2017, the only established multi-specialty ASC in Madison County. It delivers vacant at closing, giving an owner-operator, physician group, or ASC platform immediate operational control, with a built-out medical office and a turnkey MediSpa under the same roof. At \$611 per square foot it is offered well below replacement cost; ground-up replication of an equivalent ASC runs roughly \$12.8 million, at \$800-plus per square foot. Certificate of Need protection in Ambulatory Service Planning Area 5 is a regulatory moat against new competition, and all authorizations transfer through standard change of ownership.

\$9,750,000	\$611	15,967	2017	1.70
OFFERING PRICE	PRICE / SF	SQUARE FEET	YEAR BUILT	ACRES

CERTIFICATE OF NEED

ASPA 5 runs above the 800-per-OR threshold, so new entry is blocked. The CON transfers with ownership.

TURNKEY, BUILT 2017

Two ORs, full medical gas, on-site generator. Active Medicare and QUAD A, all transferable via CHOW.

FLEXIBLE DELIVERY

Delivered vacant or leased at the buyer's election: day-one control for an operator or platform, or income via leaseback.

LOCATION & MARKET On the Highway 463 corridor at Interstate 55, 11 minutes to UMMC and 15 to downtown Jackson. Madison County is the highest-income county in Mississippi, where healthcare is 28% of trade-area employment, anchored by UMMC, Baptist Medical Center, and St. Dominic Hospital.

COMPOSITION

Ambulatory Surgical Center 7,364 SF · Medical Office 6,168 SF · MediSpa 1,451 SF · Conservatory 984 SF

Scott Overby CCIM CPM · Principal Broker

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160 FOUNTAINS BLVD · MADISON, MS

EXECUTIVE SUMMARY

OVERBY COMMERCIAL

The full Offering Memorandum and data room are available upon execution of the Confidentiality Agreement. Information from sources deemed reliable; recipient responsible for independent verification.