

NORTH CAROLINA MEDICAL PORTFOLIO

JACKSONVILLE, NC | KINSTON, NC



100% LEASED ABS NET MEDICAL OFFICE INVESTMENT | RAPID GROWTH MEDICAL & RETAIL SUBMARKET

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

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OFFERING SUMMARY

LIST PRICE
\$5,350,000

CAP RATE
7.87%*

NOI
\$421,228*

NOI/MO
\$35,102*

*Based on 11/01/2026 Rent Increase



INVESTMENT SUMMARY



TENANT HIGHLIGHTS

- Multi-Specialty Practice with Surgical Capabilities
- Very Little Competition at Practice Locations
- 6+ Year Lease Term Remaining on Current Lease
- Absolute Net Lease | 3.00% Annual Escalations
- **Certificate of Need Requirement for Operation at Kinston Location**

OVERVIEW

Trade Name:	E.S.I Investments LLC, dba Atlantic Medical GroupPC
Ownership	Private
Locations:	3
Specialties:	12
Physicians:	1
Headquarters:	Jacksonville, NC
Website:	www.amg-gi.com

TENANT INFO

Atlantic Medical Group (AMG) is a well-established healthcare provider offering comprehensive medical services across various specialties.

As a tenant, AMG offers stability and long-term potential for property owners. AMG has a long historical occupancy at all of their locations due to the need for specialized equipment, buildouts, and patient relationships. AMG’s established reputation and broad patient base make them a desirable tenant, reducing vacancy risk and enhancing the value of any property they occupy. Additionally, the growing demand for healthcare services further strengthens the position of healthcare providers like AMG as strong, reliable tenants in the real estate market.



OVERVIEW

Ownership	Public
Locations:	1,380
Employees:	371,000
Headquarters:	Washington, DC
Website:	www.va.gov



TENANT HIGHLIGHTS

- America’s largest integrated health care system
- 1,380 health care facilities serving 9 million enrolled Veterans each year
- 6+ Year Lease Term Remaining on Current Lease
- Absolute Net Lease | 3.00% Annual Escalations

TENANT INFO

VHA Medical Centers provide a wide range of services including traditional hospital-based services such as surgery, critical care, mental health, orthopedics, pharmacy, radiology and physical therapy.

In addition, most of our medical centers offer additional medical and surgical specialty services including audiology and speech pathology, dermatology, dental, geriatrics, neurology, oncology, podiatry, prosthetics, urology, and vision care. Some medical centers also offer advanced services such as organ transplants and plastic surgery.

VA, the nation’s largest health care system, employs more than 371,000 health care professionals and support staff at 1,380 health care facilities, including 170 VA Medical Centers and 1,193 outpatient sites of care of varying complexity (VHA outpatient clinics).

ABOUT THE TENANTS

There are two occupants operating in the Jacksonville location and one occupant located in the Kinston location. The properties are structured under a single tenant, absolute net, master lease agreement which features a 10-year term with 3% annual increases and a guarantee built into the lease. The properties are 100% physically leased and occupied.

The sub-tenants and physical occupants of the properties are Atlantic Medical Group (“AMG”) and the U.S. Department of Veterans Affairs - Veterans Health Administration medical clinic (“VA”).



KINSTON, NC

The Kinston, NC location is 100% occupied by AMG Endoscopy Centers. It also houses an Ambulatory Surgery Center (ASC) - solidifying the tenancy due to the rigorous build-out of the space and the regulatory procedures required to obtain a Certificate of Need (CON) for this use.

AMG Endoscopy Centers are state of the art outpatient facilities that provide both comfort and convenience to patients needing gastroenterology procedures such as upper endoscopies and colonoscopies. They are accredited by Accreditation Association for Ambulatory Healthcare (AAHC).



JACKSONVILLE, NC

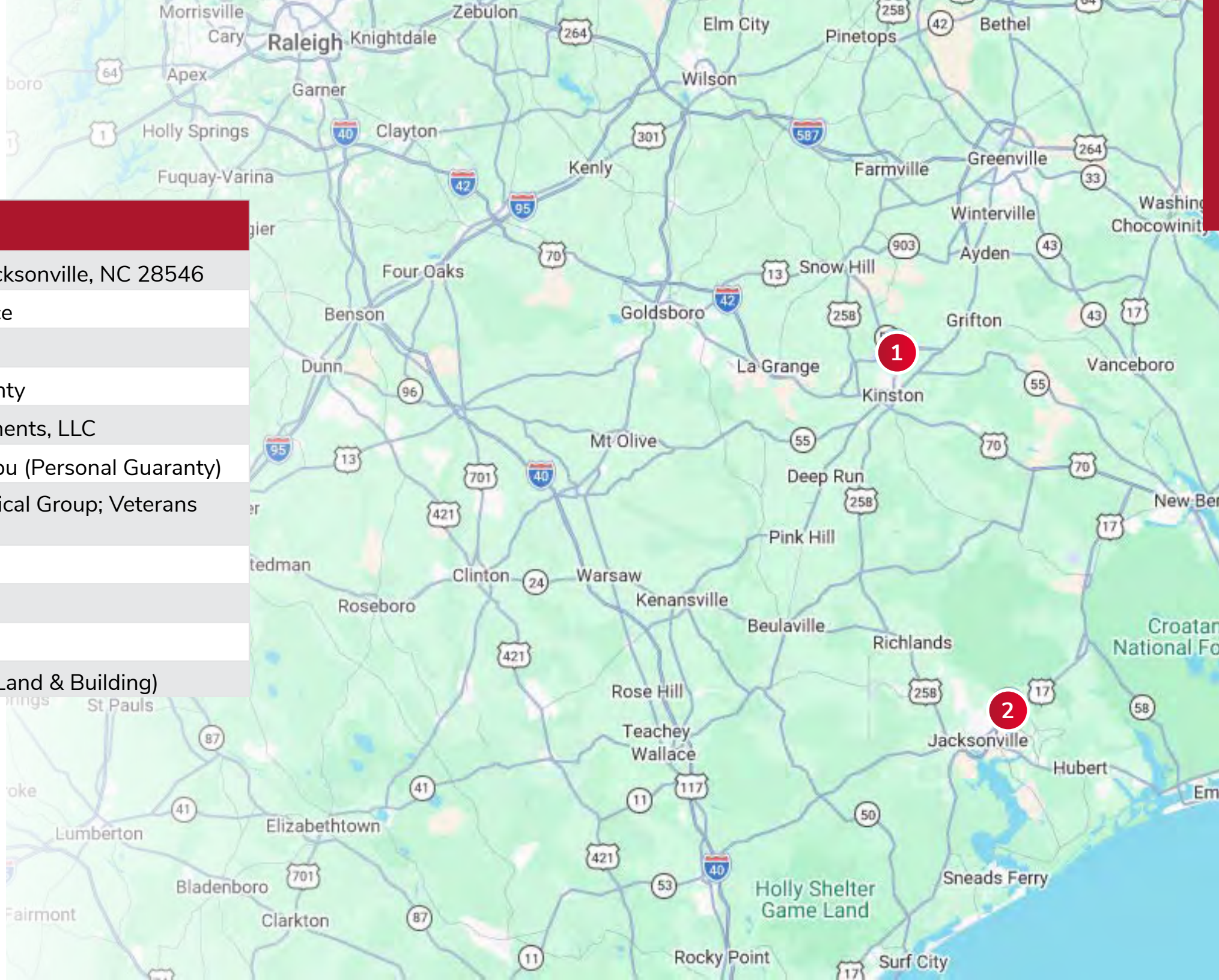
The Jacksonville location is owned 51% by AMG and 49% by the Veteran’s Health Administration. It is located less than 1 mile from Onslow Memorial Hospital, which is west of the property.

The Veterans Health Administration is America’s largest integrated health care system, providing care at 1,298 health care facilities, including 171 medical centers and 1,113 outpatient sites of care of varying complexity, serving 9 million enrolled Veterans each year. The VA ranks as one of the nation’s leaders in health research.

PROPERTY SUMMARY

PROPERTY SUMMARY	
Address	2541 N Queen St, Kinston, NC 28501
Property Type	Medical Office
County	Lenoir County
Parcel No.	38472
Tenant	E.S.I. Investments, LLC
Guarantor	Dr. Eric Ibegbu (Personal Guaranty)
Occupants	Atlantic Medical Group ASC; Atlantic Medical Group Clinic
Building Size (GLA)	5,878 SF
Land Size	2 AC
Year Built	2012
Ownership	Fee Simple (Land & Building)

PROPERTY SUMMARY	
Address	4 Josh Ct, Jacksonville, NC 28546
Property Type	Medical Office
Parcel No.	51187
County	Onslow County
Tenant	E.S.I. Investments, LLC
Guarantor	Dr. Eric Ibegbu (Personal Guaranty)
Occupants	Atlantic Medical Group; Veterans Affairs Clinic
Building Size (GLA)	6,775 SF
Land Size	0.97 AC
Year Built	2014
Ownership	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



STRATEGIC HEALTHCARE PORTFOLIO WITH UNC HEALTH AFFILIATION

- Two medical properties totaling approximately 12,653 square feet located in Jacksonville and Kinston, North Carolina
- Portfolio is anchored by healthcare providers affiliated with UNC Health, one of the largest and most recognized healthcare systems in the Southeast
- Healthcare real estate continues to demonstrate strong resiliency due to recurring patient demand and the essential nature of medical services
- The portfolio is 100% leased and occupied by established medical operators serving their respective communities



LONG-TERM NET LEASES WITH BUILT-IN RENT GROWTH

- Portfolio benefits from long-term lease commitments with remaining terms extending through 2032
- Jacksonville and Kinston are leased under absolute net lease structures, minimizing landlord responsibilities and creating passive ownership characteristics
- All leases feature annual rental increases, providing investors with contractual NOI growth and a hedge against inflation
- Current annual net rental income totals \$408,960, delivering stable and predictable cash flow



MISSION-CRITICAL MEDICAL FACILITIES

- Facilities are utilized for specialty medical services including gastroenterology, ambulatory surgery, veterans healthcare, and urology services
- The Kinston property includes an ambulatory surgery center component, a highly specialized use that benefits from significant regulatory barriers to entry
- Medical office and outpatient facilities require substantial tenant investment in equipment, buildout, and licensing, supporting long-term occupancy
- The properties serve as important healthcare destinations within their respective trade areas



PROXIMITY TO MAJOR REGIONAL HEALTH SYSTEMS

- Jacksonville property is located less than one mile from Onslow Memorial Hospital and within an established medical corridor
- Kinston property is situated less than one mile from UNC Health Lenoir and surrounded by complementary healthcare providers
- Locations near major hospitals create referral opportunities, physician synergies, and long-term demand for outpatient medical services



DIVERSIFIED HEALTHCARE TENANCY WITH STRONG OPERATING HISTORY

- Portfolio tenancy includes Atlantic Medical Group and Veterans Affairs outpatient clinic presence
- Healthcare operators have established patient bases and provide specialized services that generate recurring demand
- The combination of private-practice healthcare providers, health system affiliation, and government-related occupancy creates a diversified income stream
- Longstanding occupancy and continued investment in the facilities demonstrate tenant commitment to each location



ESTABLISHED NORTH CAROLINA MEDICAL MARKETS

- The properties are positioned throughout Eastern North Carolina in communities that serve as regional healthcare hubs
- Jacksonville benefits from the economic stability generated by Camp Lejeune and Marine Corps Air Station New River
- Growing demand for outpatient healthcare services continues to support long-term medical office fundamentals across the region

LEASE SUMMARY & RENT SCHEDULE

4 JOSH CT	
Annual Base Rent	\$196,712*
Rent Commencement	11/19/2022
Lease Expiration	10/31/2032
Original Lease Term	10 Years
Lease Term Remaining	6.4 Years
Options to Renew	None
Rent Increases	3% Annually
Lease Type	Absolute Triple-Net (NNN)
LL Responsibilities	None

*Rent as of 11/01/2026

2541 N QUEEN ST	
Annual Base Rent	\$224,516*
Rent Commencement	11/19/2022
Lease Expiration	10/31/2032
Original Lease Term	10 Years
Lease Term Remaining	6.4 Years
Options to Renew	None
Rent Increases	3% Annually
Lease Type	Absolute Triple-Net (NNN)
LL Responsibilities	None

*Rent as of 11/01/2026

4 JOSH CT - RENT SCHEDULE - PRIMARY TERM						
TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/ SF	RENT INCREASE
Year 1	11/19/2022	10/31/2023	\$174,776.50	\$14,564.71	\$25.80	
Year 2	11/1/2023	10/31/2024	\$180,019.80	\$15,001.65	\$26.57	3%
Year 3	11/1/2024	10/31/2025	\$185,420.39	\$15,451.70	\$27.37	3%
Year 4	11/1/2025	10/31/2026	\$190,983.00	\$15,915.25	\$28.19	3%
Year 5	11/1/2026	10/31/2027	\$196,712.49	\$16,392.71	\$29.04	3%
Year 6	11/1/2027	10/31/2028	\$202,613.87	\$16,884.49	\$29.91	3%
Year 7	11/1/2028	10/31/2029	\$208,692.28	\$17,391.02	\$30.81	3%
Year 8	11/1/2029	10/31/2030	\$214,953.05	\$17,912.75	\$31.73	3%
Year 9	11/1/2030	10/31/2031	\$221,401.64	\$18,450.14	\$32.68	3%
Year 10	11/1/2031	10/31/2032	\$228,043.69	\$19,003.64	\$33.66	3%

2541 N QUEEN ST - RENT SCHEDULE - PRIMARY TERM						
TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/ SF	RENT INCREASE
Year 1	11/19/2022	10/31/2023	\$199,480.00	\$16,623.33	\$33.94	
Year 2	11/1/2023	10/31/2024	\$205,464.40	\$17,122.03	\$34.95	3%
Year 3	11/1/2024	10/31/2025	\$211,628.33	\$17,635.69	\$36.00	3%
Year 4	11/1/2025	10/31/2026	\$217,977.18	\$18,164.77	\$37.08	3%
Year 5	11/1/2026	10/31/2027	\$224,516.50	\$18,709.71	\$38.19	3%
Year 6	11/1/2027	10/31/2028	\$231,252.00	\$19,271.00	\$39.34	3%
Year 7	11/1/2028	10/31/2029	\$238,189.55	\$19,849.13	\$40.52	3%
Year 8	11/1/2029	10/31/2030	\$245,335.24	\$20,444.60	\$41.74	3%
Year 9	11/1/2030	10/31/2031	\$252,695.30	\$21,057.94	\$42.99	3%
Year 10	11/1/2031	10/31/2032	\$260,276.16	\$21,689.68	\$44.28	3%



PROPERTY SUMMARY

4 JOSH CT, JACKSONVILLE, NC

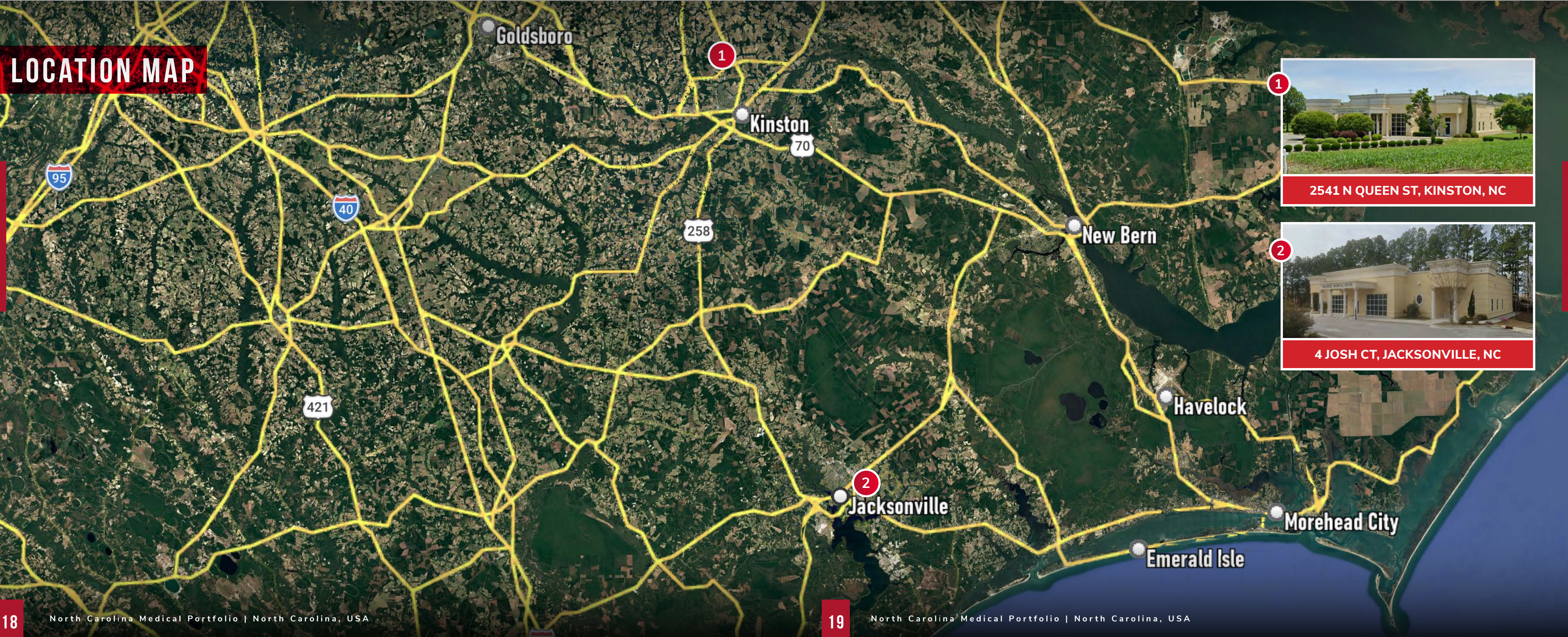
SUBJECT PROPERTIES



2541 N QUEEN ST, KINSTON, NC



LOCATION MAP



2541 N QUEEN ST, KINSTON, NC



4 JOSH CT, JACKSONVILLE, NC



AERIAL OVERHEAD

4 JOSH CT, JACKSONVILLE, NC

JACKSONVILLE MALL
--- ANNUAL VISITS

Placer.ai



SUBJECT PROPERTY
4 JOSH CT, JACKSONVILLE, NC

VOCATIONAL
REHABILITATION
SERVICES

JOSH CT



AERIAL WEST

4 JOSH CT, JACKSONVILLE, NC

ONSLOW
MEMORIAL HOSPITAL

NISSAN

ihop

BARNES & NOBLE
BOOKSELLERS

VICTORIA'S
SECRET

Chick-fil-A

HOLLISTER
CALIFORNIA

AMERICAN EAGLE
OUTFITTERS

JCPenney

amc
THEATRES

JACKSONVILLE MALL
--- ANNUAL VISITS
Placer.ai

SUBJECT PROPERTY
4 JOSH CT, JACKSONVILLE, NC

HIBBETT
SPORTS

AERIAL SOUTHEAST

4 JOSH CT, JACKSONVILLE, NC

DENSE RESIDENTIAL

WILMINGTON
MATERNAL-FETAL
MEDICINE

MACDONALD
REALTY GROUP

TERRA
KAMP

COASTAL CAROLINA
MEDICAL CARE

COASTAL VETERINARY
EMERGENCY CLINIC

AXIS PHYSICAL
THERAPY

OMNI
CLINIC

PIERPAN DENTAL
EXCELLENCE

Davita

amc
THEATRES

VOCATIONAL
REHABILITATION
SERVICES

ONslow
INTERNAL MEDICINE
& PRIMARY CARE

SUBJECT PROPERTY
4 JOSH CT, JACKSONVILLE, NC

JACKSONVILLE MALL
--- ANNUAL VISITS
Placer.ai





AERIAL OVERHEAD

2541 N QUEEN ST, KINSTON, NC

SUBJECT PROPERTY
2541 N QUEEN ST, KINSTON, NC

N HERITAGE ST

N QUEEN ST

AERIAL OVERHEAD

2541 N QUEEN ST, KINSTON, NC

CAROLINA HOME
MEDICAL

UNC HEALTH
CENTER

DOWN EAST
MEDICAL SUPPLY



LENOIR
WOMEN'S CARE

UNC FAMILY
MEDICINE

HILLS DISCOUNT
PHARMACY

GENTIVA
HOSPICE

KINSTON PEDIATRIC
ASSOCIATES

ALBEMARLE
EYE CENTER

PEOPLE'S
PAWN SHOP

PROGRESSIVE
PAIN PARTNERS

SUBJECT PROPERTY
2541 N QUEEN ST, KINSTON, NC

RIVERSTONE
CROSSING AT
THE NEUSE
64 UNITS





AERIAL EAST
2541 N QUEEN ST, KINSTON, NC

KINSTON HIGH SCHOOL

RIVERSTONE CROSSING AT THE NEUSE
64 UNITS

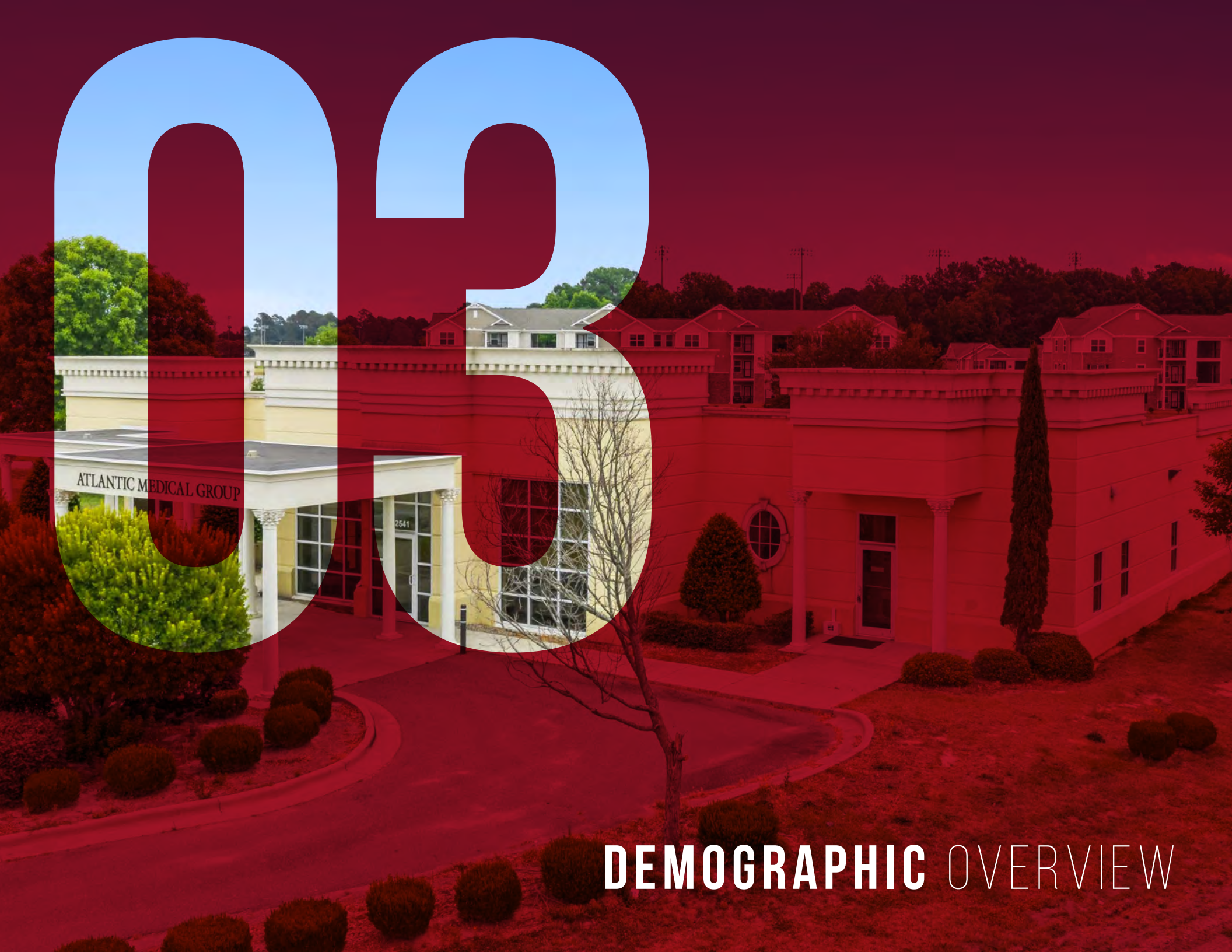
SOCIAL SECURITY ADMINISTRATION

SUBJECT PROPERTY
2541 N QUEEN ST, KINSTON, NC

N HERITAGE ST

N QUEEN ST





DEMOGRAPHIC OVERVIEW



DEMOGRAPHICS | JACKSONVILLE

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	5,449	37,839	78,154
HOUSEHOLDS	2,104	14,687	28,865
EMPLOYEES	6,017	23,755	30,565
MEDIAN AGE	32.2	29.1	28.5
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$94,399	\$75,004	\$84,551
MEDIAN	\$53,572	\$56,305	\$64,976
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$183.18 M	\$1.12 B	\$2.33 B
EDUCATION	\$2.99 M	\$17.78 M	\$37.63 M
HEALTHCARE	\$12.93 M	\$84.98 M	\$165.59 M
ENTERTAINMENT	\$9.22 M	\$57.99 M	\$120.68 M



DRIVE TIMES

JACKSONVILLE, NC **10 MIN**
RALEIGH, NC **2 HR**
DURHAM, NC **2 HR 30 MIN**



TRAFFIC COUNTS

COUNTRY CLUB RD .. **17,082 VPD**
WESTERN BLVD **37,021 VPD**
HUFF DR..... **12,446 VPD**
US-17 **35,111 VPD**

DEMOGRAPHICS | KINSTON

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	3,701	20,449	26,969
HOUSEHOLDS	1,567	8,993	11,717
EMPLOYEES	3,221	12,059	16,135
MEDIAN AGE	39.9	42.1	41.9
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$59,865	\$66,273	\$68,969
MEDIAN	\$41,300	\$46,898	\$49,024
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$101.01 M	\$587.08 M	\$793.67 M
EDUCATION	\$1.53 M	\$9.05 M	\$12.31 M
HEALTHCARE	\$10.59 M	\$61.21 M	\$79.72 M
ENTERTAINMENT	\$5.2 M	\$29.72 M	\$40.02 M



DRIVE TIMES

KINSTON
REGIONAL JETPORT **7 MIN**
RALEIGH, NC **1 HR 30 MIN**
DURHAM, NC **1 HR 45 MIN**



TRAFFIC COUNTS

N QUEEN ST **4,212 VPD**
N HERRITAGE ST **8,756 VPD**
AIRPORT RD **5,098 VPD**



AREA OVERVIEW



ABOUT JACKSONVILLE, NC

Jacksonville is one of the fastest-growing military-oriented markets in the Southeast, anchored by Marine Corps Base Camp Lejeune and Marine Corps Air Station New River. The city's economy benefits from a stable federal employment base, consistent population inflows tied to military activity, and ongoing demand for housing, retail, healthcare, and service-sector businesses.

The combination of government stability, population growth, and relatively affordable costs continues to make Jacksonville an attractive market for commercial and residential investment.



Urbanized Market

Nearly 96.5% of residents live in urbanized areas, supporting concentrated retail, healthcare, and commercial development patterns.



Diverse Population

Jacksonville's population is approximately 58.0% White, 18.2% Black, and 18.6% Hispanic/Latino, reflecting a diverse workforce and consumer base.



Military-Driven Economy

Jacksonville serves as the primary urban center for Camp Lejeune and MCAS New River, two of the nation's largest Marine Corps installations.



Strong Family Presence

Approximately 36.3% of households have children under 18, reflecting the area's large military-family population



ABOUT KINSTON, NC

As the county seat of Lenoir County, Kinston serves as the regional center for commerce and services, while UNC Health Lenoir reinforces the market's healthcare base as the area's primary hospital and a meaningful employment anchor.

The city also benefits from proximity to the North Carolina Global TransPark, giving it access advantages for logistics and manufacturing users. For investors and site selectors, Kinston combines a modest market scale, essential public services, and a cost structure that supports value-oriented business and residential opportunities.

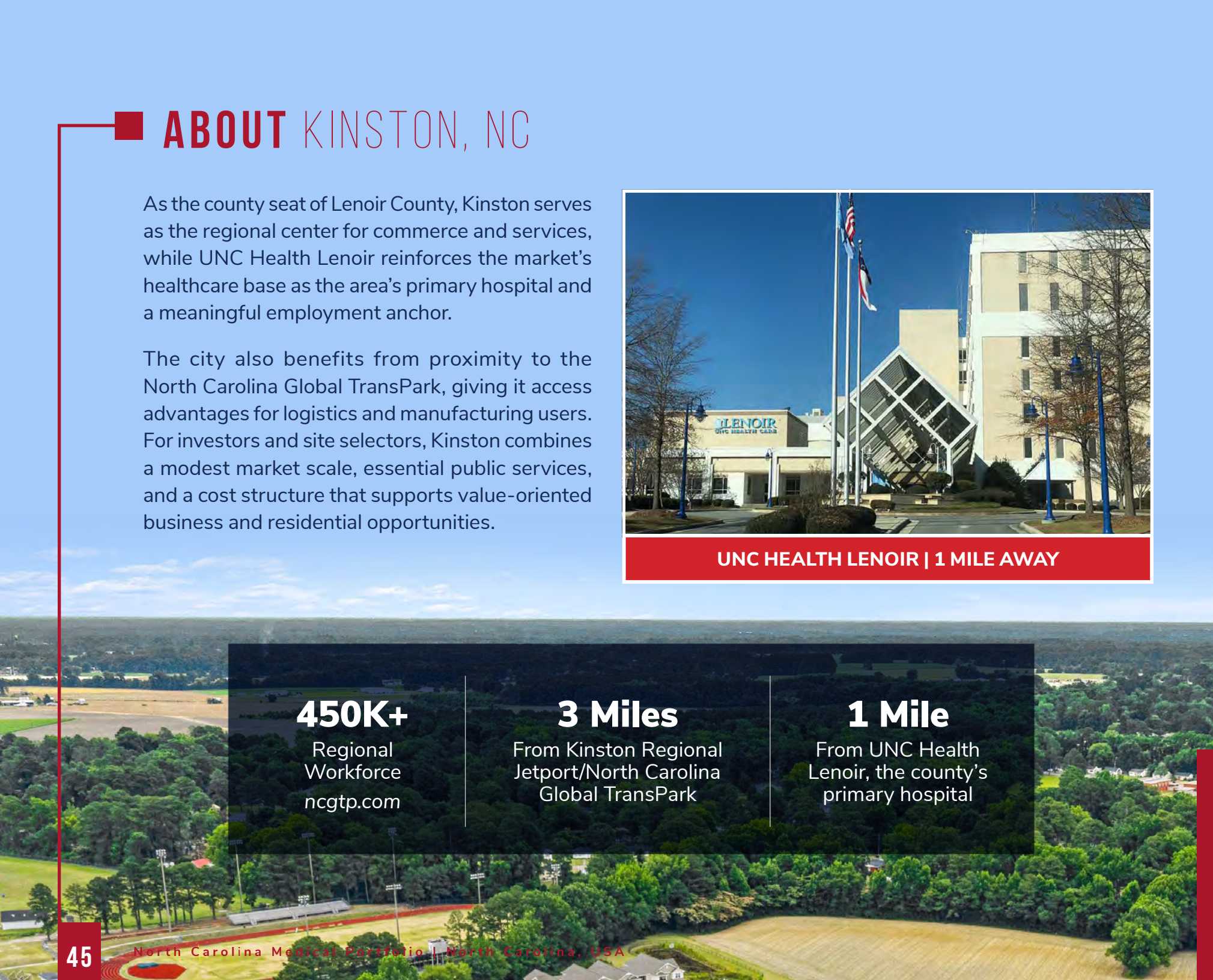


UNC HEALTH LENOIR | 1 MILE AWAY

450K+
Regional Workforce
ncgtp.com

3 Miles
From Kinston Regional Jetport/North Carolina Global TransPark

1 Mile
From UNC Health Lenoir, the county's primary hospital



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**NNN INVESTMENT
GROUP**

NET LEASED INVESTMENTS

100% LEASED ABS NET MEDICAL OFFICE INVESTMENT | RAPID GROWTH MEDICAL & RETAIL SUBMARKET