



# Invest in the Future of Specialty Medicine

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the opportunity



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A Private Real Estate Offering  
CC Urology Center Real Estate, LLC

An accredited investor opportunity in fully leased medical real estate

# OWN PART OF A MISSION-ALLIGNED UROLOGY CENTER

## CC Urology Center Real Estate, LLC

Is offering Class A equity membership interests in a purpose-built, 43,000 sq ft medical facility located in Cridersville, Ohio.

The facility will serve as the flagship location for a regionally dominant urology group and Ambulatory Surgery Center (ASC), built to deliver specialty care at scale.

This is a rare opportunity to invest in healthcare infrastructure backed by long-term leases, rising demand, and a proven specialty business model.

### Key Offering Terms

Offering Type	Reg D Rule 506(c)
Securities Offered	Class A Units
Price per Unit	\$25,000
Mini. Investment	\$50,000
Target Raise	\$8,000,000
Preferred Return	8% Annual Cum.
Exit Bonus	30% on Recap/Sale
Target Hold Period	5 Years From Launch

**13–16% targeted IRR**

**This investment combines long-term lease stability with exposure to one of the most in-demand specialties in healthcare.**

The 43,000 sq ft flagship facility will serve as the hub for a growing urology network and surgery center—positioned to capture rising demand from aging demographics, cancer diagnoses, and men’s health. With over 95% pre-leased before breaking ground, this project offers real estate-backed returns and a clearly defined exit strategy.



# America is Facing a **UROLOGY CRISIS**

**3500+** urologists  
short today

Gap expected to double  
by **2035**

**Access**  
is the number  
**1** barrier

Demand

Urology visits and surgical procedures are expected to rise **40%+ over the next decade**, driven by:

- Aging population
- Rising urologic cancers
- BPH and incontinence
- Men's Health expansion

**70%** of urologists  
are over age **55**

Most stressful job in  
healthcare **5** years  
running

## Our Solution:

We're building a durable, scalable model anchored by long-term tenants, offering high-quality care and real estate-backed returns. Center purpose build for high quality, high service and high efficiency.

Demand will only grow.

# PURPOSE-BUILT FOR PERFORMANCE

A center purpose-built for surgical volume, streamlined efficiency, and patient-centered care.

## Core Revenue Drivers:



### Long-Term Leases from High-Volume Medical Tenants

10+ year lease commitments from a urology group, ASC, and lab partner—anchored by the project founder and largest stakeholder.



### Ambulatory Surgery Center (ASC) with Physician Ownership

High-margin surgical procedures performed onsite by physician-owners who are directly invested in the success of the facility..



### Multi-Specialty Diagnostics (Imaging + Pathology)

Captive revenue from integrated radiology and lab services, increasing lease value and diversifying income streams.

## Your Investment Powers:

### Site Acquisition & Land Control

The land is fully secured and shovel-ready with utilities and entitlements in place—  
Removes speculative risk.

### Vertical Construction of a Flagship Urology Center

Funding the construction of a 43,000 sq ft, purpose-built medical facility with proven demand and pre-leased occupancy.

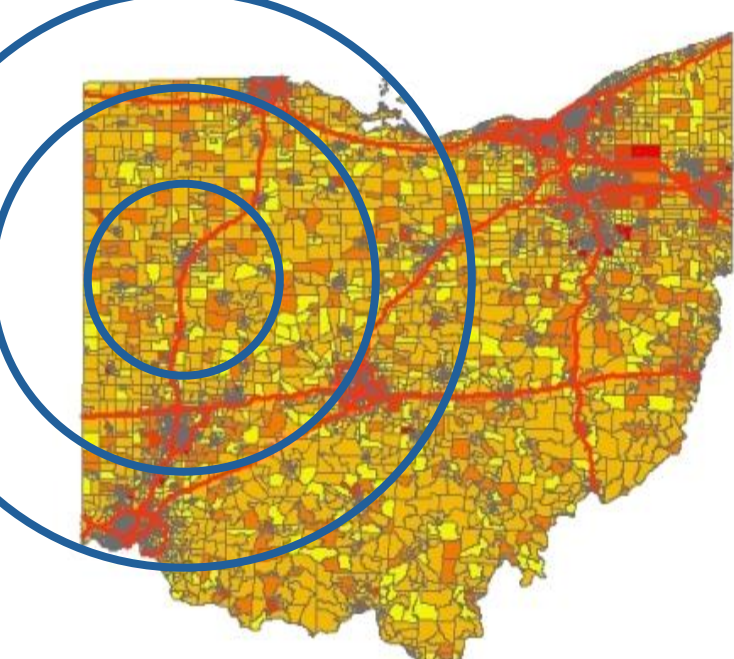
### Custom Tenant Buildouts with Leasebacks in Place

Capital will fund custom interiors for the clinic, ASC, and lab—each backed by long-term leases.

**This isn't speculative development—it's purpose-built, fully pre-leased, and aligned with accelerating healthcare demand.**

Your capital helps deliver the infrastructure for the future of urology care—while targeting real estate-backed, risk-adjusted returns.

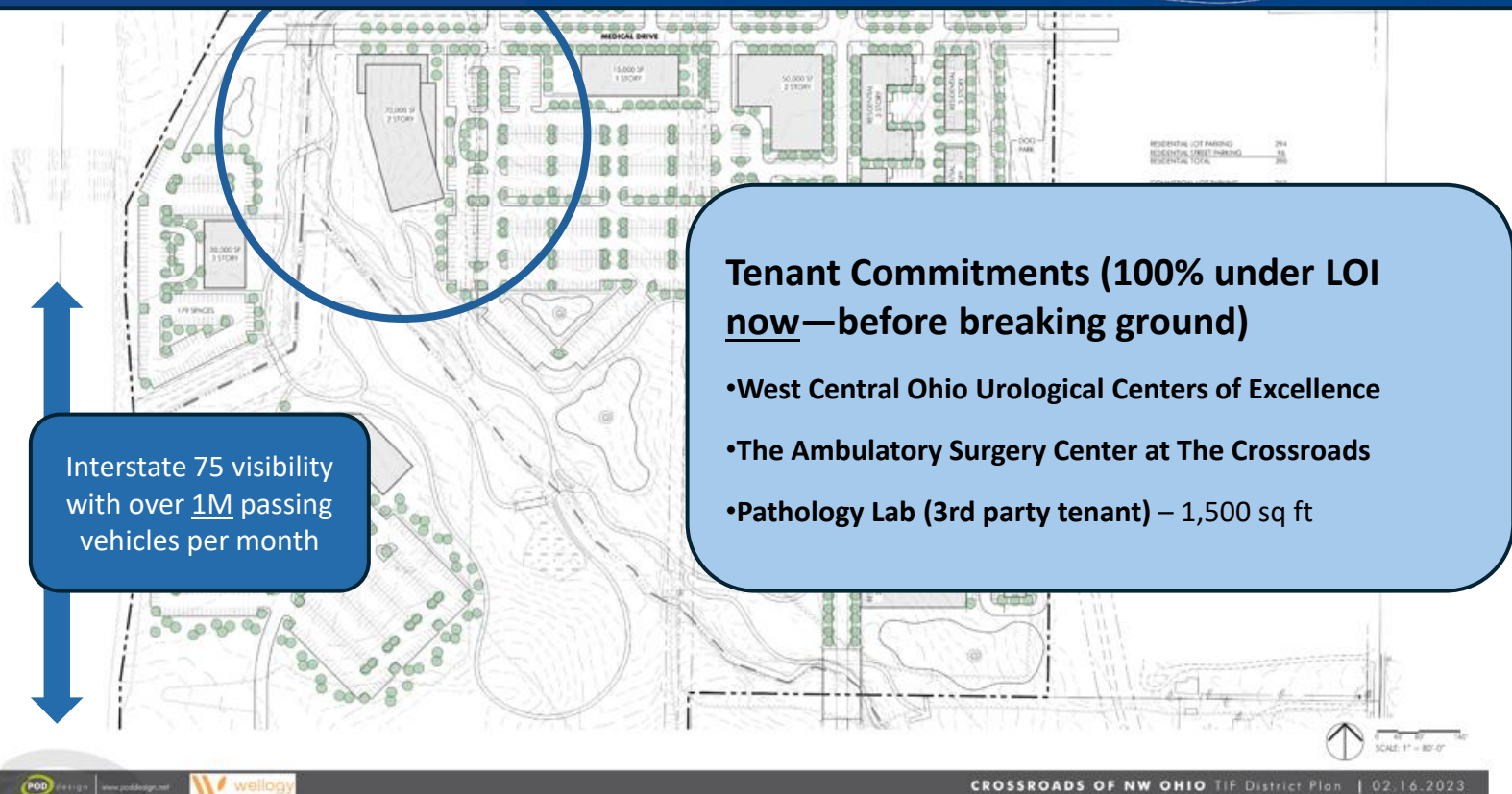
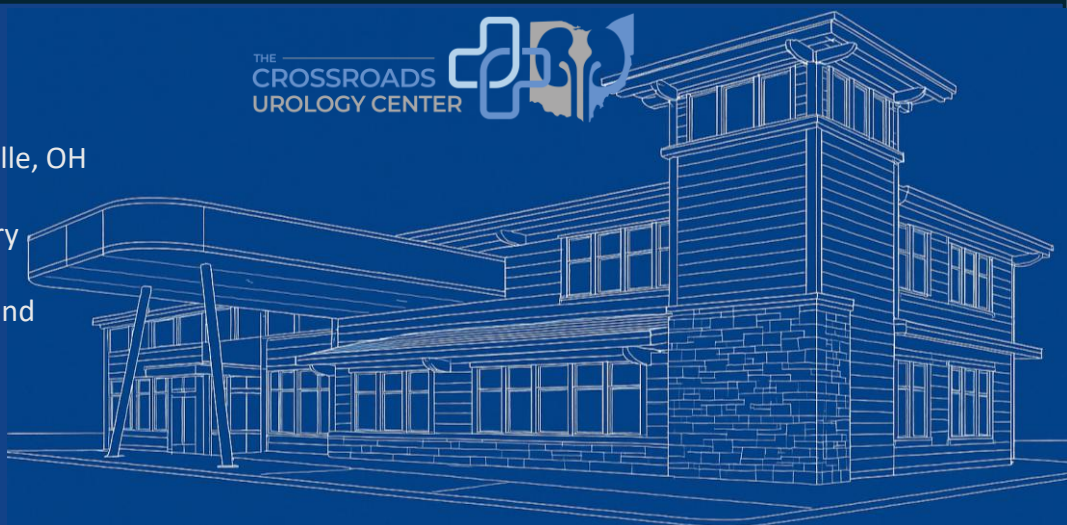




STRATEGIC LOCATION.  
FULLY LEASED.  
READY TO BUILD.

## Property Overview

- **Address:** 16918 National Road, Cridersville, OH
- **Size:** 5.75 acres | 43,000 sq ft | Two-story
- **Status:** Shovel-ready – zoning, utilities, and infrastructure complete
- **Access:** Immediately off Exit 118



# ATTRACTIVE YIELD + COMPELLING EXIT BONUS

## 8% Preferred Return

Earns 8% annually on unreturned capital—paid before any profit sharing.



## 30% Exit Bonus



Get a 30% premium on your original investment at sale or recapitalization.

## BACKED BY A BLUEPRINT FOR SCALE

## Early Capital Return

90% of excess cash flow goes toward paying back your original investment



## 20% Post-Capital Participation



Continue earning 20% of future profits after your capital is fully returned.

**Projected IRR:**  
~11.2% over 5 years

## A Legacy Backed by Leadership and Leases.

Dr. Nicholson is more than the sponsor—he's the visionary behind the model, the anchor tenant, and its largest investor. His success is directly aligned with yours, and the facility is already secured with long-term leases and a durable operating model.

\* No property-level debt—offering greater downside protection and stronger cash flow potential.



While public markets remain unpredictable—especially with renewed tariff policies, rate shifts, and election-year volatility—this offering stands apart. You're investing in a real asset with long-term lease stability, strong annual cash flow, and a defined 30% exit bonus. With a projected IRR of 11.2%, it outperforms most core real estate investments while offering greater alignment and less volatility.

This is more than a return on investment—it's a return on purpose. You'll also be directly supporting the expansion of life-changing, patient-centered urologic care at a time when access is shrinking nationwide.



# Vision-Driven. Patient-Focused. Fully Aligned.



The Crossroads Urology Center is the result of a shared vision between Dr. Craig Nicholson and Kelly Bowers, BSN, RN — forged over a decade of collaboration and built on a foundation of clinical excellence, operational insight, and enduring trust.

This flagship center reflects a commitment to restoring access, improving patient experience, and redefining what it means to deliver physician-led specialty care in a sustainable way.

This is not private equity medicine. It is personal. It is purposeful. And it is built to last.

The Crossroads Urology Center

*"The Greatest Experience in Medicine"*



Outstanding  
Patient  
Outcomes



Outstanding  
Patient  
Experience



Efficient &  
Affordable Care



Best Provider/  
Staff  
Experience

4 Pillars of Success



## Our Leadership:

### Craig A. Nicholson, M.D.

- Urologist, Chief Executive Officer, and Co-Founder
- 20+ years in surgical practice
- Founder of multiple successful medical ventures
- Personally invested over \$4 million to bring this center to life
- Committed to patient-first, physician-led care and the long-term success of the Center

### Kelly E. Bowers, BSN, RN

- Chief Operating Officer and Co-founder
- 20+ years as an Operating Room nurse
- 10+ years in high-level healthcare operations alongside Dr. Nicholson
- Deep expertise in planning and executing surgical programs
- Financially invested and co-created the vision and mission



8% Preferred Return



30% Exit Bonus



Early Capital Return



20% Post-Capital Participation



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## Ready to Learn More?

Explore the PPM and take the first step in mission-aligned medical real estate ownership.

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