



811
Wedgewood
Ave
NASHVILLE, TN

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

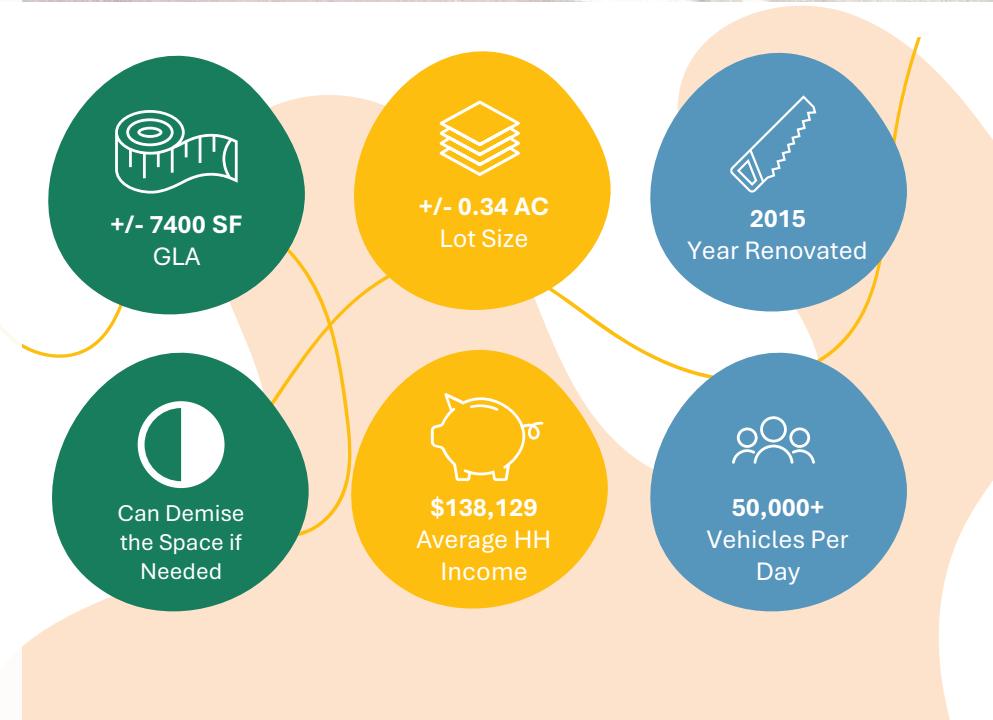
This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner



PROPERTY OVERVIEW

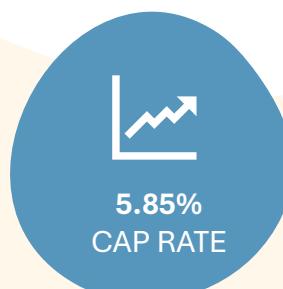
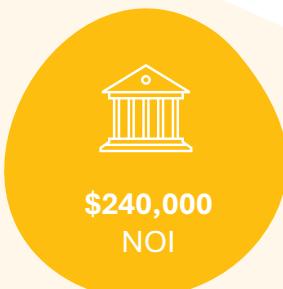
- **Long Term Lease** – 6 years remaining
- **Zero Landlord Obligations** – The Tenant is on an absolute NNN lease allowing for a truly passive investment
- **Option to Extend Lease** – Two 5 Year extension options
- **Downtown Proximity** – Nashville is the most populous metro area in Tennessee, with a population just over 2 Million People.
- **Dense Population** – 251,734 people in a 5-mile radius
- **Recently Renovated** – The building was built in 1960 but took on a substantial remodel in 2015 that brought it multiple roll up garage doors, new roof, lighting, interior etc.



FINANCIAL SUMMARY

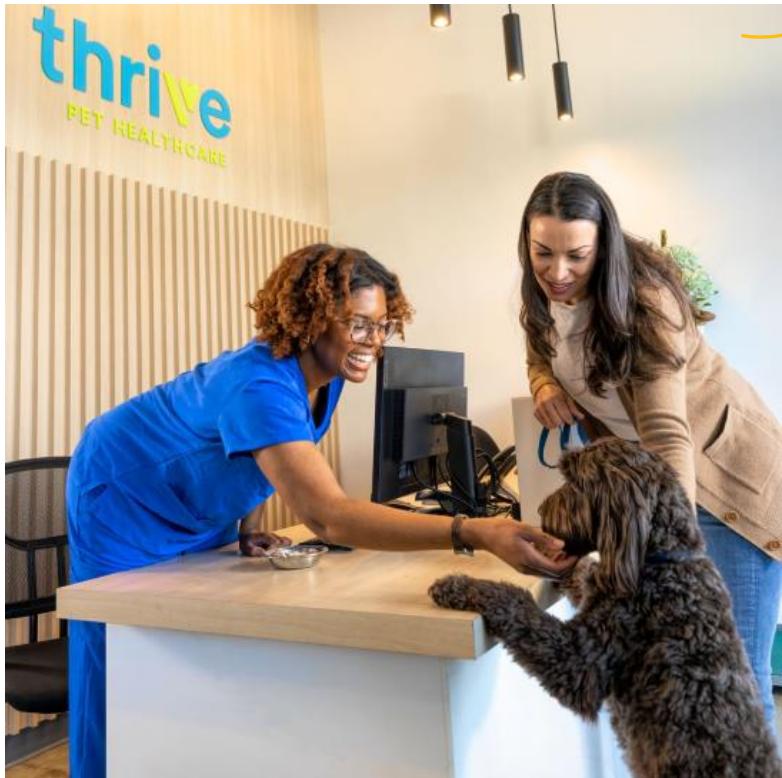
TENANT OVERVIEW

TENANT NAME	THRIVE
OWNERSHIP	FEE SIMPLE
LEASE GUARANTOR	CORPORATE GUARANTEE
LANDLORD RESPONSIBILITY	NONE
ORIGINAL LEASE TERM	10 YEARS
RENT COMMENCEMENT	10/1/2021
LEASE EXPIRATION	10/1/2031
TERM REMAINING	+/- 5.9 Years
INCREASES	2% ANNUAL INCREASES
OPTIONS	2 FIVE (5) YEAR OPTIONS



Thrive Pet Healthcare

DATE	Rate Per Sq Ft	Annual Rent	CAP RATE
Current	\$34.10	\$252,314.94	5.87%
Year 6	\$34.78	\$257,361.24	5.98%
Year 7	\$35.47	\$262,508.46	6.10%
Year 8	\$36.18	\$267,758.63	6.23%
Year 9	\$36.91	\$273,113.80	6.35%
Year 10	\$37.65	\$278,576.08	6.48%
Year 11	\$38.40	\$284,147.60	6.61%
Year 12	\$39.17	\$289,830.55	6.74%
Year 13	\$39.95	\$295,627.16	6.87%
Year 14	\$40.75	\$301,539.71	7.01%
Year 15	\$41.56	\$307,570.50	7.15%
Year 16	\$42.39	\$313,721.91	7.30%
Year 17	\$43.24	\$319,996.35	7.44%
Year 18	\$44.11	\$326,396.27	7.59%
Year 19	\$44.99	\$332,924.20	7.74%
Year 20	\$45.89	\$339,582.68	7.90%



*-Founded 2003
-10,000+ Employees
-Austin, TX Headquarters*



Thrive Overview

Thrive Pet Healthcare is a leading investment opportunity in the growing U.S. pet health sector, operating over 380 veterinary hospitals and clinics nationwide. Through strategic acquisitions and de novo development, Thrive is the most active consolidator in the \$40+ billion market, offering a continuum of care and serving millions of pet owners. Thrive is committed to shaping the future of pet well-being through medical excellence and innovative programs, while also attracting and retaining top veterinary talent. Supported by nearly \$800 million in committed capital and strong revenue growth, Thrive is the category leader, poised to dominate the next era of pet healthcare. This presents a rare chance to invest in a rapidly expanding industry, driven by strong secular trends in pet ownership and care.

Downtown
5 Min



8th Ave S



811
Wedgewood

Wedgewood Ave



8th Ave S



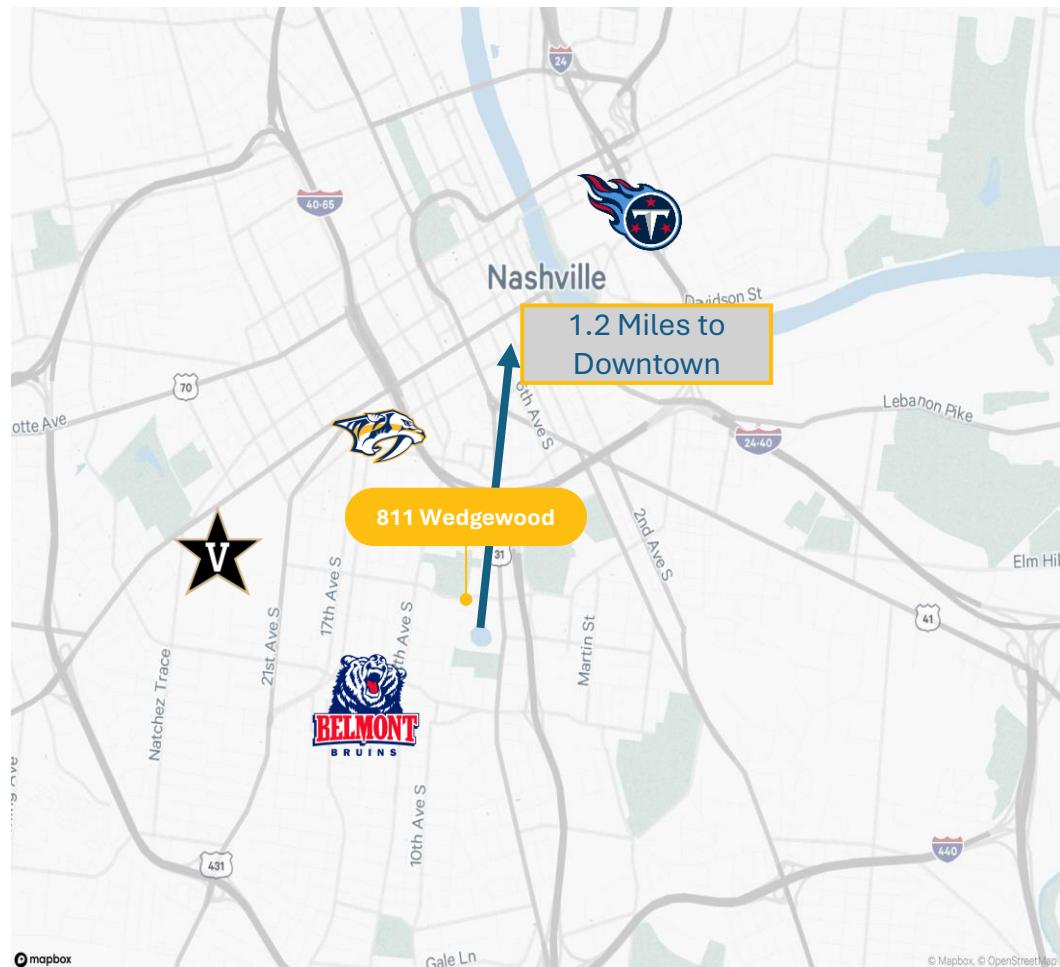
AVANTAGE RESTAURANT
love peace & phở



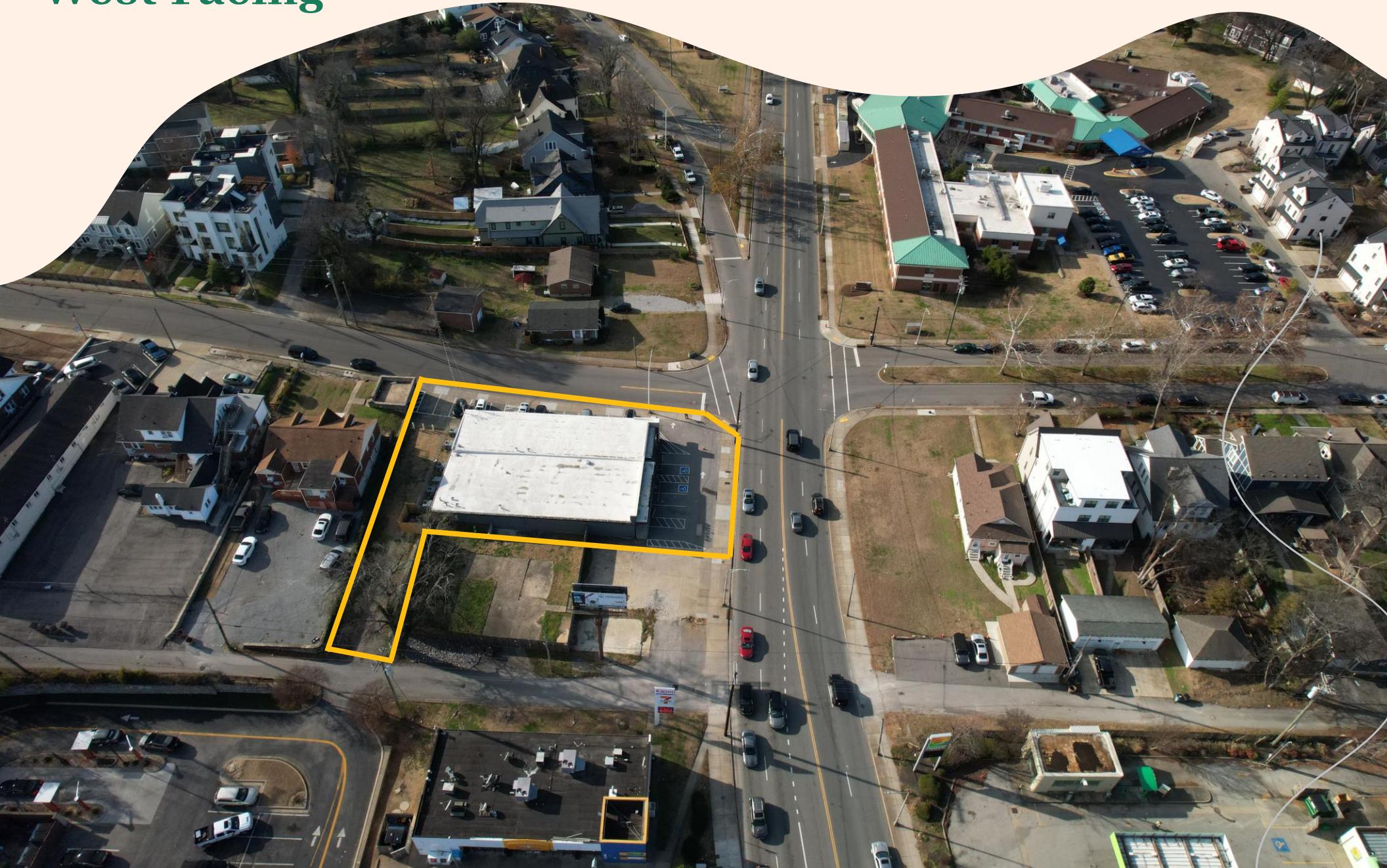
ZANES

area demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	19,721	117,382	251,690
2030 Population - Projection	24,151	138,886	280,050
2025-2030 Annual Population	4.14%	3.42%	2.16%
GENERATIONS			
Generation Alpha	8.0%	7.2%	8.9%
Generation Z	37.4%	32.0%	27.5%
Millennials	30.9%	34.1%	33.8%
Generation X	11.3%	13.4%	14.6%
Baby Boomers	10.2%	11.4%	12.7%
Greatest Generations	2.3%	2.0%	2.7%
HOUSEHOLD INCOME			
Average Household Income	\$145,673	\$137,779	\$138,180
Median Household Income	\$85,171	\$87,416	\$86,945
HOUSING VALUE			
Median Home Price	\$816,539	\$743,585	\$00,000
Average Home Price	\$898,755	\$871,825	\$793,782
PETS			
HH Owns Cat	19.0%	17.9%	18.6%
HH Owns Dog	23.1%	22.9%	25.1%



West Facing



811

Wedgewood

NASHVILLE, TN

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