

CONFIDENTIAL OFFERING MEMORANDUM

Columbia County Medical Center

4106 Columbia Rd
Martinez, GA 30907

Meybohm
COMMERCIAL



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Investment Overview



Credit-anchored medical office

- ~69% of GLA backed by two institutional parents: Blue Sprig Pediatrics (KKR) and Trinity Home Health / Hospice (UnitedHealth/Optum).
- 89.1% of income is corporately guaranteed.

Priced well below replacement cost

- List \$4,050,000 = ~\$160/SF across 25,282 SF.
- Comparable new medical office construction runs materially higher in the CSRA - buyer acquires quality space at a fraction of build cost.
- 2022 renovation supports a low near-term capex basis.

Attractive going-in yield

- 7.49% cap on largely credit-backed, healthcare-use income.

Mark-to-market upside behind the WALT

- Staggered 2027-2030 expirations; several in-place rents below market.
- Single small vacancy (Suite 102, 956 SF / 4.4%) = modest lease-up upside not a structural hole (95.68% occupied).

Durable demand

- Signalized hard corner; ~19,200 VPD on Columbia Rd.
- Young-family demographics (HH size 2.6-2.8) support pediatric/medical use.

TENANT	PARENT / BACKING		% GLA
Blue Sprig	KKR (PE)	Corp.	21.5%
Trinity (201)	UnitedHealth / Optum	Corp.	19.1%
Trinity (202)	UnitedHealth / Optum	Corp.	19.1%
Covenant MSG	Independent (7 MDs)	Corp.	20.4%
Anora Health	Independent	Personal	6.6%
Available (102)	-	-	4.4%

Pricing Summary

M



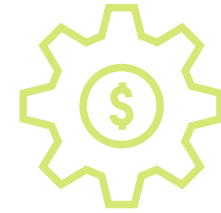
\$4.05M

LIST PRICE



\$302,320

NOI



7.46%

CAP RATE



89.1%

CORPORATELY GUARANTEED



6.82%

10-YR PROJ. NOI CAGR.



95.6%

OCCUPANCY

Rent Roll



UNIT	TENANT	SF	GLA	START	END	DATE	\$PSF	ANNUAL	MONTHLY	RECOVERYTYPE	OPTIONS
100	Anora Health	1,440	6.6%	1-Aug-23	31-Jul-28	Current	16.50	23,760	1,980	PRS CAMTI + MGMT	None
						Esc. 1-Aug-27	17.68	25,459	2,122		
101	Blue Sprig Pediatrics	4,688	21.5%	1-Jul-22	30-Jun-27	Current	20.00	93,760	7,813	PRS CAMTI + MGMT	5 - Year 22.0
											5 - Year 24.20
102	Available	956	4.4%	1-Jun-27	31-May-32	Current	-	-	-		
103	Covenant Multi-Specialty Group	4,458	20.4%	1-Aug-25	31-Jul-30	Current	20.50	91,389	7,616	PRS CAMTI	5 - Year 21.50
						Esc. 1-Aug-27	21.75	96,955	8,080		
						Esc. 1-Aug-28	22.40	99,863	8,322		
						Esc. 1-Aug-29	23.07	102,859	8,572		
201	Augusta Home Care Services (Trinity Hospice Services)	4,162	19.1%	1-Jun-23	31-May-28	Current	20.50	85,338	7,111	Gross	3 - Year 23.20
						Esc. 1-Jun-27	21.02	87,471	7,289		3 - Year 26.25
202	Augusta Home Care Services (Trinity Home Health)	6,123	28.1%	1-Jun-23	31-May-28	Current	20.50	125,546	10,462	Gross	3 - Year 23.20
						Esc. 1-Jun-27	21.02	128,685	10,724		3 - Year 26.25
TOTAL(S):		21,827	100.00%				19.23	419,793	34,983		

Annual Operating Statement



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Year Ending	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31	Oct-32	Oct-33	Oct-34	Oct-35	Oct-36
Physical Occupancy	96.2%	99.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Expense Recovery	38.5%	42.0%	42.3%	42.3%	42.4%	42.5%	42.6%	56.8%	79.2%	79.3%
Rental Revenue										
Gross Potential Rent	425,174	471,597	498,943	512,529	526,774	536,900	541,774	583,659	586,925	615,493
Additional Income										
CAM Income	51,531	57,871	59,607	61,097	62,624	63,877	65,154	86,197	128,191	130,755
MGMT Income	8,674	10,233	11,004	11,323	11,663	11,932	12,126	17,705	23,477	24,620
Insurance Income	7,596	8,513	8,808	9,050	9,267	9,490	9,703	14,342	19,185	19,617
RE Tax Income	8,982	10,212	10,592	10,857	11,128	11,351	11,578	17,071	22,779	23,235
Total Other Income	76,785	86,829	90,010	92,327	94,683	96,649	98,562	135,315	193,632	198,225
Total Potential Gross Income	501,959	558,426	588,953	604,856	621,457	633,549	640,335	718,975	780,556	813,718
Less: General Vacancy 2.00%	-	11,169	11,779	12,097	12,429	12,671	12,807	14,379	15,611	16,274
Effective Gross Income	501,959	547,258	577,174	592,759	609,028	620,878	627,529	704,595	764,945	797,444
Operating Expenses										
CAM Recoverable										
Utilities										
Electrical	62,277	64,145	66,070	67,721	69,414	70,803	72,219	73,663	75,136	76,639
Water/Sewer	3,673	3,783	3,896	3,994	4,093	4,175	4,259	4,344	4,431	4,519
Gas	11,556	11,903	12,260	12,566	12,880	13,138	13,401	13,669	13,942	14,221
Service Contracts										
Landscaping	4,557	4,693	4,834	4,955	5,079	5,180	5,284	5,390	5,497	5,607
Pest Control	1,152	1,186	1,222	1,253	1,284	1,310	1,336	1,362	1,390	1,417
Refuse	5,691	5,861	6,037	6,188	6,343	6,470	6,599	6,731	6,866	7,003
Security System Monitoring	925	953	982	1,006	1,032	1,052	1,073	1,095	1,117	1,139
Elevator Inspection & Maintenance	361	371	382	392	402	410	418	426	435	444
Fire Riser Insp	1,287	1,326	1,365	1,400	1,435	1,463	1,492	1,522	1,553	1,584
Janitorial Maintenance	20,004	20,604	21,222	21,753	22,297	22,743	23,197	23,661	24,135	24,617
Repairs & Maintenance										
Telephone	5,187	5,343	5,503	5,641	5,782	5,897	6,015	6,136	6,258	6,383
R&M Interior Building	1,105	1,138	1,173	1,202	1,232	1,257	1,282	1,307	1,334	1,360
HVAC Contract/Repairs	4,996	5,145	5,300	5,432	5,568	5,679	5,793	5,909	6,027	6,148
Signage	300	309	318	326	334	341	348	355	362	369
Total CAM Recoverable	123,070	126,762	130,565	133,829	137,174	139,918	142,716	145,571	148,482	151,452
Mgmt Fee 4.0%	20,078	21,925	23,087	23,710	24,361	24,835	25,101	28,184	30,598	31,898
General Maintenance	16,896	16,896	16,896	16,896	16,896	16,896	16,896	16,896	16,896	16,896
Insurance	18,142	18,777	19,293	19,824	20,300	20,787	21,255	21,733	22,222	22,722
RE Taxes	21,452	22,525	23,201	23,781	24,375	24,863	25,360	25,867	26,385	26,912
Total Operating Expenses	199,639	206,885	213,042	218,040	223,107	227,299	231,328	238,251	244,582	249,880
Net Operating Income	302,320	340,373	364,133	374,719	385,921	393,579	396,200	466,345	520,363	547,564

Tenant Overview

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SCALE & PRESENCE

- 160 locations across 18 states
- 2,200+ employees
- Applied Behavior Analysis (ABA) therapy exclusively for children diagnosed with Autism Spectrum Disorder (ASD) — one of the largest dedicated ABA platforms in the country
- Parent company: KKR

COMPANY OVERVIEW

BlueSprig Pediatrics was created by global investment firm KKR through its Health Care Strategic Growth Fund and has grown into one of the largest Applied Behavior Analysis (ABA) therapy providers in the country. Backed by one of the world's most established private equity firms, BlueSprig carries institutional-grade capital infrastructure and an estimated \$750M+ in annual revenue.



SCALE & PRESENCE

- 964 locations across 37 states and Washington D.C.
- 30,000+ employees
- Home health services — skilled nursing, physical therapy, occupational therapy, speech therapy, hospice care, home and community-based services, and post-acute recovery; serving primarily Medicare and Medicaid patients
- Parent company: United Health/Optum

COMPANY OVERVIEW

Trinity Home Health of Aiken operates as a branded location under LHC Group, one of the largest home health providers in the United States. LHC Group was acquired by UnitedHealth Group's Optum division in February 2023 for \$5.4 billion, making this tenancy ultimately backed by one of the most financially powerful healthcare enterprises in the world.



SCALE & PRESENCE

- 3 locations across the CSRA
- 50+ employees
- Full-spectrum pediatric primary care — well-child visits, sick care, adolescent medicine, ADHD management, developmental screenings, and general pediatrics; faith-based practice affiliated with Covenant Multispecialty Group

COMPANY OVERVIEW

Covenant Pediatrics is an independent, faith-based pediatric primary care group serving the Augusta, Georgia market with three locations across Augusta, Martinez, and Grovetown, staffed by seven physicians across multiple specialty areas. The practice operates under the Covenant Multispecialty Group umbrella and has established a loyal patient base throughout the CSRA community.

Tenant Overview

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Tenant / Trade Name:	Anora Health, LLC	Blue Sprig Pediatrics, Inc.	Covenant Multi-Specialty Group, LLC	Augusta Home Care Services, LLC	Augusta Home Care Services, LLC
Suite Number:	100	101	102	201	202
Square Footage:	1,440	4,688	4,458	4,162	6,123
Current Term Expiration:	July 31, 2028	June 30, 2027	July 31, 2030	May 31, 2028	May 31, 2028
CAM Reimbursement:	Pro-rata Share +15% admin fee	5% Cap	5% Cap	Gross	Gross
Tax Reimbursement:	Pro-rata Share	Pro-rata Share	Pro-rata Share	Gross	Gross
Insurance Reimbursement:	Pro-rata Share	Pro-rata Share	Pro-rata Share	Gross	Gross
Landlord Repairs/ Maintenance:	Exterior building components, common areas, HVAC, parking lot, and landscaping	Exterior building components, common areas, HVAC, parking lot, and landscaping	Exterior building components, common areas, HVAC, parking lot, and landscaping	Exterior building components, common areas, HVAC, parking lot, and landscaping	Exterior building components, common areas, HVAC, parking lot, and landscaping
Tenant Repairs/ Maintenance:	Interior contracted services and maintenance	Interior contracted services and maintenance	Interior contracted services and maintenance	Telephone and internet services	Telephone and internet services
HVAC:	Landlord Responsibility	Landlord Responsibility	Tenant repair and replacement cap of \$3,500 per lease year	Landlord Responsibility	Landlord Responsibility
Exclusive Use:	None	Autism behavior therapy treatment	None	None	None
Guarantor:	Personal	Corporate	Corporate	Corporate	Corporate
Termination Option:	None	None	None	Tenant has the right to terminate the lease after 6/1/2026 at the cost of reimbursing the LL upfront cost, commission, and month of rent	Tenant has the right to terminate the lease after 6/1/2026 at the cost of reimbursing the LL's upfront cost, commission, and a month of rent

Aerial



Site Map

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UNIT	TENANT	SF
100	Anora Health	1,440
101	Blue Sprig Pediatrics	4,688
102	AVAILABLE	956
103	Covenant Multi Specialty Group	4,458
201	Trinity Hospice Services	4,162
202	Trinity Home Health	6,123
	1st Floor Common Area	2,958
	2nd Floor Common Area	497

**COMMON
AREA**

Market Position | Healthcare Providers

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Located in fast-growing SE Columbia County, this MOB is encircled by the region's leading providers such as Piedmont, Wellstar MCG Health, Doctors Hospital, and Eisenhower Health, with Augusta University Health and two national VA campuses minutes away. Augusta University reports a regional economic impact of more than \$2 billion, reflecting a deep medical sector and one of the country's highest concentrations of specialty care that creates durable demand for medical office space.



Market Position | Retailers

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Property Photos

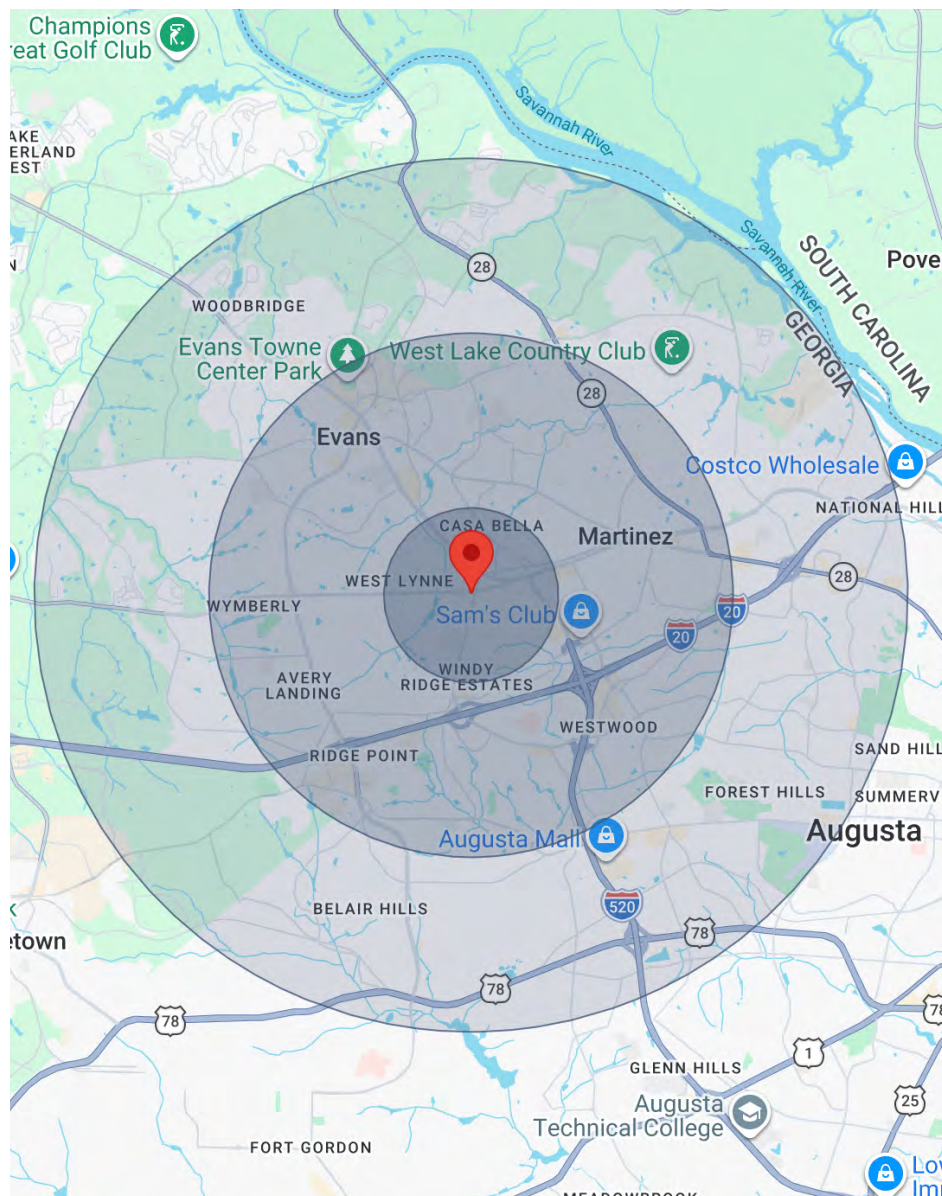
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Property Photos



Demographics



	1 Miles	3 Miles	5 Miles
Population	7,481	57,490	125,898
Households	2,717	22,447	47,386
Average Household Size	2.8	2.6	2.7
Owner Occupied Housing Units	1,916	13,934	30,616
Renter Occupied Housing Units	807	8,528	16,781
Average Age	36.6	38.4	38.3
Avg. Household Income	\$90,149	\$96,340	\$105,648

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