U.S. GOVERNMENT-LEASED MEDICAL INVESTMENT

VA ATHENS CLINIC

100% OCCUPIED BY THE U.S. DEPARTMENT OF VETERANS AFFAIRS

6.96%

STABILIZED CAP RATE

$3,295,000

ASKING PRICE

13,168 RSF | FIRM LEASE THROUGH FEBRUARY 14, 2033

US HWY 29 | IMMEDIATE INGLES / STARBUCKS ADJACENCY

NEW 109-SITE ROSEWOOD RESERVE RV PARK NEXT DOOR

ATHENS, GEORGIA | VICI REAL ESTATE

INVESTMENT SNAPSHOT

Federal medical tenancy. Visible cash flow. $218K+ documented owner + VA investment in the facility. Growing Hwy 29 location.

The deal in 30 seconds - the core facts an investor needs before opening the lease.

$3.295M ASKING PRICE	**6.96%** STABILIZED CAP RATE	**Approx. $229K** STABILIZED NOI
13,168 RSF LEASE AREA 11,838 NUSF per executed VA lease	**100%** GOVERNMENT OCCUPANCY U.S. Department of Veterans Affairs	**2/14/2033** FIRM LEASE EXPIRATION

FEDERAL GOVERNMENT TENANCY

100% occupied by the U.S. Department of Veterans Affairs under a federal government lease with firm term through February 14, 2033.

ESTABLISHED VA MEDICAL USE

Community-Based Outpatient Clinic serving veterans in the greater Athens region; prior marketing materials identify VA occupancy at this location since 2007.

OPERATING-COST & TAX PROTECTION

Annual CPI-linked operating-cost adjustment plus a separate real-estate-tax adjustment mechanism above the established tax base.

CAPITAL WORK ALREADY ADDRESSED

2025 roof replacement plus multiple HVAC replacements during current ownership, totaling more than $112,000 of documented roof and HVAC capital investment.

LOCATION CATALYSTS

Immediate Ingles / Starbucks adjacency and the new 109-site Rosewood Reserve RV Park next door reinforce the Hwy 29 investment story.

DOCUMENTED OWNER + VA INVESTMENT

$112K+ of documented owner-funded roof/HVAC capital, plus $106,797.68 of documented VA-funded tenant improvements for technology, access control and clinic-space upgrades.

WHY THIS ASSET

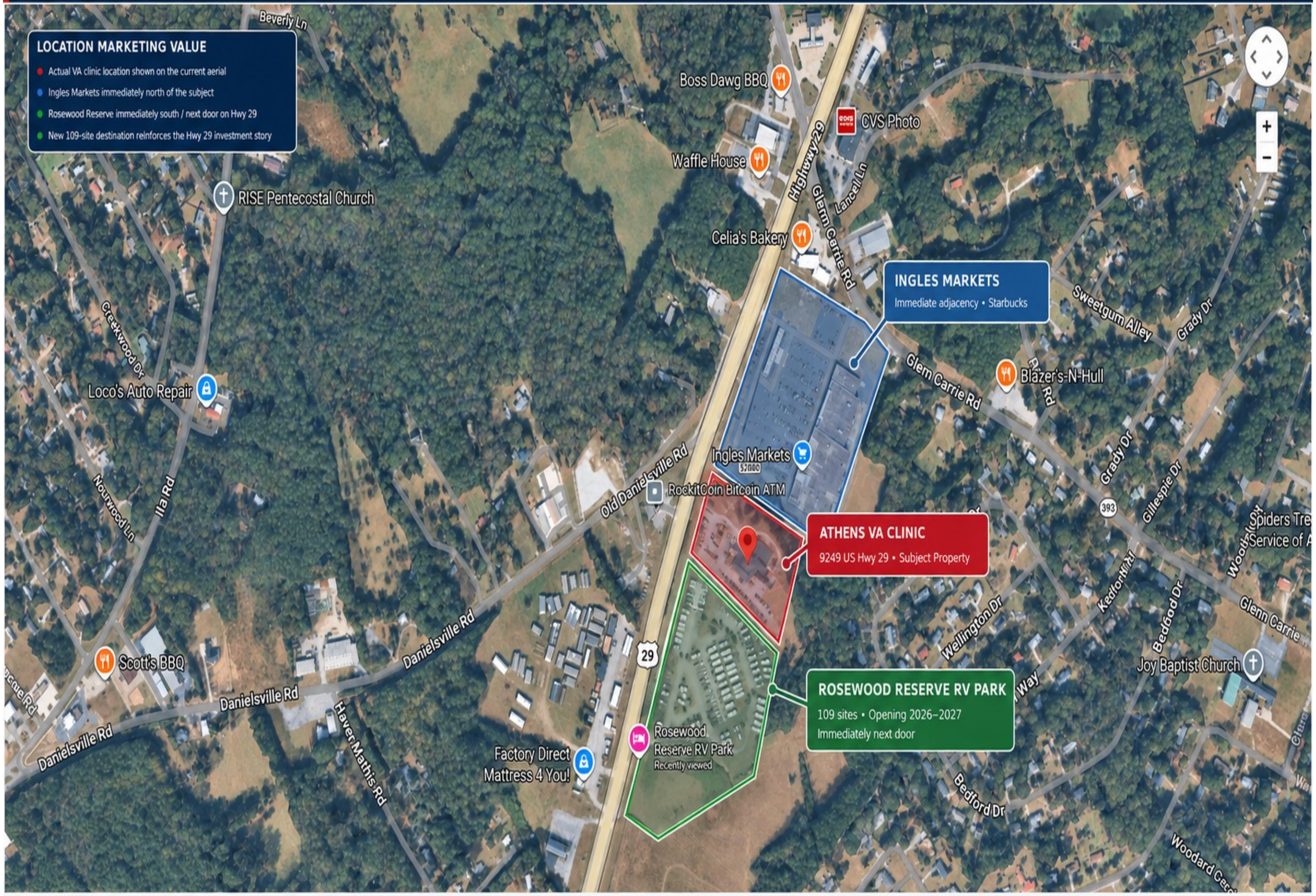
Federal credit + mission-driven healthcare use

Simple story. Strong tenant. Clear location catalysts.

Key terms are summarized for marketing purposes from executed lease documents and seller-provided financials. Buyer to independently verify all lease and financial information.

STRATEGIC HWY 29 LOCATION

Real aerial view • Ingles adjacency • Rosewood Reserve RV Park immediately next door



Approximate parcel boundaries shown for marketing purposes only; not based on survey.

MARKET STORY

ATHENS GROWTH STORY

Education, healthcare, research and infrastructure growth support a durable regional demand base.

SR 316 / UNIVERSITY PARKWAY INFRASTRUCTURE INVESTMENT

The State of Georgia continues major investment in the corridor connecting Metro Atlanta and Athens, including interchange and grade-separation improvements intended to enhance safety, mobility and long-term regional connectivity.

43,888 STUDENTS

UGA reached record fall 2025 enrollment, reinforcing Athens' durable education-driven demand base.

NEW UGA SCHOOL OF MEDICINE

Preliminary accreditation received in 2026; inaugural class begins fall 2026.

93,000 SF MEDICAL EDUCATION & RESEARCH BUILDING

New UGA facility scheduled for completion in December 2026 with classrooms, clinical skills, simulation and biomedical research space.

$654M IN FY2025 R&D

UGA reported a record seventh consecutive year of research growth, up approximately 75% since 2015.

$9.2B STATEWIDE IMPACT

UGA reports a record economic impact on the State of Georgia, underscoring the scale of the Athens-based institution.

NEW ADJACENT ROSEWOOD RESERVE RV PARK

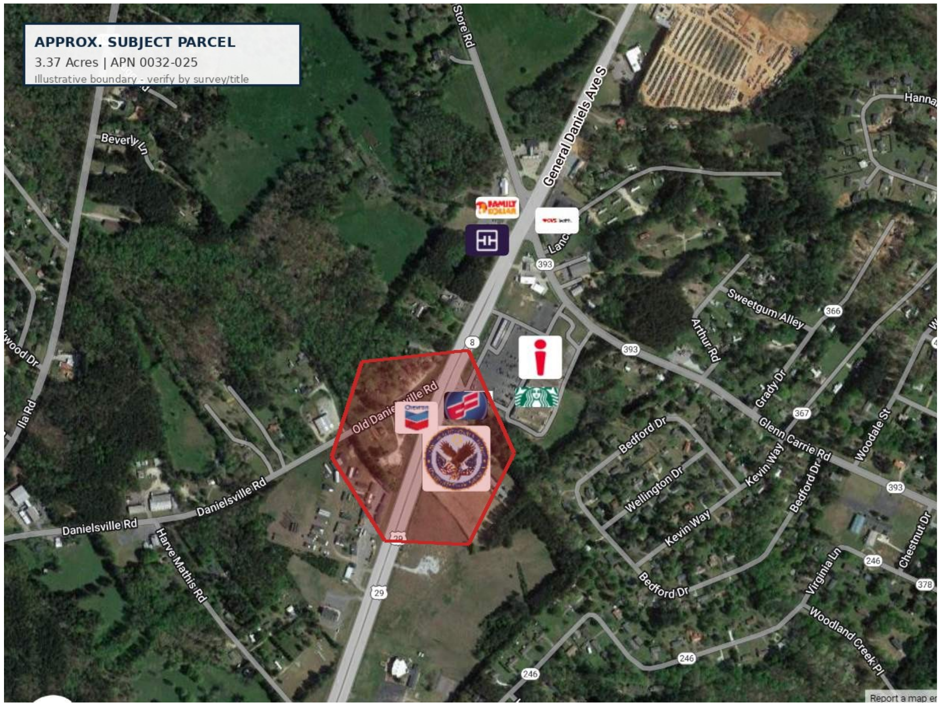
Immediately adjacent to the subject, Rosewood Reserve is a new 109-site full-service RV park expected to begin opening in 2026–2027, with amenities planned to include a lodge / pavilion, high-speed Wi-Fi, bath facilities, dog park, playground and pickleball courts. The project adds another visible private-investment and traffic-generating use along the Hwy 29 corridor.

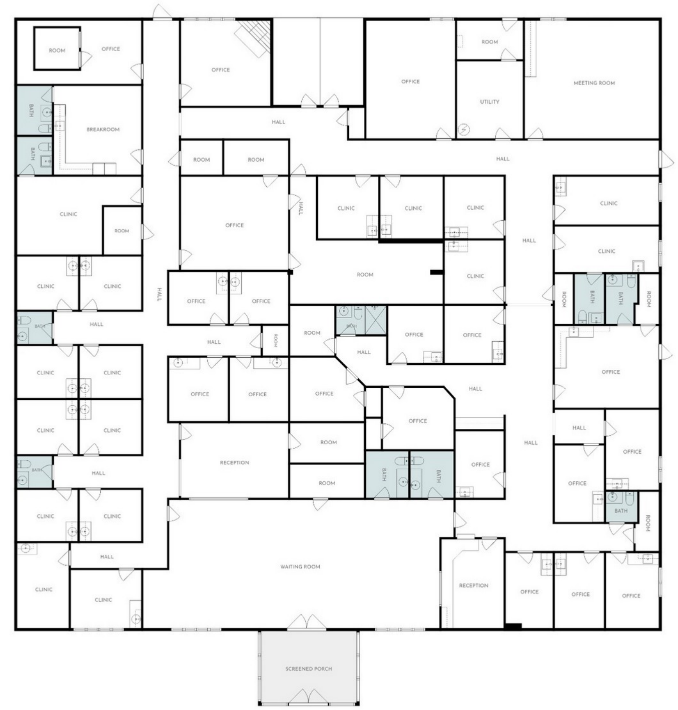
Market sources: University of Georgia official enrollment, research and School of Medicine publications (2025–2026); Georgia DOT and State of Georgia SR 316 corridor announcements; and Rosewood Reserve RV Park public project information.

PROPERTY

Federal-Leased Medical Facility on 3.37 Acres

13,168 RSF under the executed VA lease, 11,838 NUSF, 120 reserved surface spaces, direct Hwy 29 frontage and immediate retail adjacency.





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

13,168 RSF	3.37 AC	120	1 STORY	COMMERCIAL	APN 0032-025
LEASE AREA	SITE	PARKING SPACES	LAYOUT	ZONING	PARCEL
11,838 NUSF					

Approximate parcel overlay is illustrative only. Lease area is 13,168 RSF / 11,838 NUSF per executed VA Lease No. 36C24721L0013. Madison County tax records separately report 11,770 SF of commercial improvement area for assessment purposes. Buyer to verify all dimensions by lease, survey, title and physical inspection.

CAPITAL IMPROVEMENTS

Documented Owner + VA Investment in the Facility

Recent owner-funded roof/HVAC work plus documented Government-funded technology, access-control and clinic improvements.

$57,750	Approx. $54,512	$106.8K
2025 ROOF REPLACEMENT	**HVAC REPLACEMENTS 2024-2026**	**VA-FUNDED TENANT IMPROVEMENTS**
Brand-new roof completed during current ownership	Multiple units replaced / upgraded	Documented Government-funded technology, security and clinic-space work

New roof / site overview

VA clinic entrance

Interior waiting / reception area

INVESTOR TAKEAWAY: the asset benefits from $112K+ of documented owner-funded roof/HVAC capital and a separate $106.8K of documented VA-funded tenant improvements - evidence of continued investment by both sides in the facility.

Owner-funded roof/HVAC amounts are based on seller accounting records and invoices. The $106,797.68 VA-funded tenant-improvement amount is supported by VA Lease Amendment P00032 / Purchase Order 509-C15097. Buyer to verify final scope and warranties in due diligence.

LEASE STRUCTURE & INVESTOR CONSIDERATIONS

Source-backed summary of occupancy, rent mechanics, expense responsibilities and stabilized underwriting.

LEASE INTELLIGENCE

Tenant: U.S. Department of Veterans Affairs

Lease Area: 13,168 RSF / 11,838 NUSF

Occupancy: 100% | Parking: 120 reserved surface spaces

Lease Structure: Full Service / Government Lease with tenant-paid exceptions

Firm Expiration: February 14, 2033

Current Contract Rent: $25,802.48 / month

Current Annual Rent: $309,629.72 before annual adjustments

Shell Rent Step-Up: scheduled beginning 2/15/2028; approximately +$25,031/year before other adjustments

Operating Costs: annual CPI-linked adjustment / reimbursement

Real Estate Taxes: 100% Government occupancy for lease tax-adjustment purposes

Tenant-Paid Exceptions: janitorial, pest control, trash/recycling; Lessee-installed Security Level II system upkeep

Existing Buildout: CBOC clinical buildout accepted as-is in succeeding lease materials

IMPORTANT: Not NNN. Lessor retains utilities and multiple building/maintenance obligations.

Documented VA-Funded TI: $106,797.68 for technology, access-control and clinic-space improvements (2020-2021 project).

INVESTOR UNDERWRITING

Asking Price: $3,295,000

Price / RSF: Approx. $250 / RSF

Stabilized NOI: Approx. $229,310

Going-In Cap Rate: Approx. 6.96%

2025 Total Income: $334,493

Normalized Management: $15,000

Recent Roof + HVAC CapEx: $112,000+

Firm Lease Remaining: ~6.5 years as of Aug. 2026

SOURCE-BACKED REVIEW

Executed lease controls marketing area: 13,168 RSF / 11,838 NUSF. Madison County separately reports 11,770 SF improvement area for tax assessment. Buyers should independently verify all assumptions during due diligence.

A federal healthcare tenancy, CPI-linked operating-cost adjustments, a real-estate-tax adjustment mechanism, recent capital investment and immediate retail adjacency create a differentiated Athens investment profile.

NOI is a broker-normalized estimate and is not a representation of future performance. Buyer should independently underwrite all income, expenses and lease obligations.

TENANT & OFFERING

U.S. Department of Veterans Affairs | Athens CBOC

Established federal healthcare use with contractual income visibility through the firm lease term.

WHY THE TENANT MATTERS

- The U.S. Department of Veterans Affairs operates a national network of hospitals, outpatient clinics and specialized healthcare facilities serving veterans.
- The Athens facility is an established VA Community-Based Outpatient Clinic; prior offering materials identify VA occupancy at the location since 2007.
- The executed lease covers 13,168 RSF / 11,838 NUSF with 120 surface parking spaces reserved for Government use through the firm term ending February 14, 2033.
- Lease economics include annual CPI-linked operating-cost adjustments, real-estate-tax adjustments and a scheduled shell-rent step-up beginning February 15, 2028.

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