

COLUMBIA COUNTY MEDICAL CENTER

4106 COLUMBIA ROAD | MARTINEZ, GA 30907



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By acknowledging your receipt of this Offering Memorandum from Meybohm Commercial Properties, you agree:

- 1.The Offer Memorandum and its contents are confidential;
- 2.You will hold it and treat it in the strictest of confidence;
- 3.You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

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Point of Contact



Rooted in the Southeast. Built for What's Next.
With decades of experience and a culture of performance, Meybohm Commercial delivers results across markets, assets, and relationships.

Meybohm Commercial is a second-generation, family-owned commercial real estate firm with deep roots in Augusta and the Southeast.

Over the past decade, we've transformed from a primarily acquisition-focused practice to a full-service firm specializing in brokerage, development, and management.

We pride ourselves on being trusted advisors and problem-solvers invested in our clients' long-term success. Whether representing high-net-worth investors, regional businesses, or local entrepreneurs, Meybohm Commercial is committed to making a lasting, positive impact on the communities we serve

3519 Wheeler Road , Augusta, GA 30909
meybohmcommercial.com
706.736.3375

Offering & Procedures

Interested parties are welcome to present offers at anytime in the form of a non-binding Letter of Intent (LOI). It is Seller's expectation to respond to LOI's as received. To ensure a full and complete response from the Seller, we encourage LOI's to identify the significant terms and conditions of the bidder's offer, including:

1. Pricing
2. Earnest Money Deposit
3. Due Diligence Period and Process
4. Closing Timeline
5. Buyer Questionnaire

Submit offers to Seleta Collins: scollins@meybohmcre.com

Key Metrics

% Corporately Guaranteed

89.1%

Occupancy

95.6%

WALT

5.01 Years

NOI

\$304,800



Executive Summary

4106 Columbia Rd | Augusta, GA 30907

Columbia County
Medical Center

COVENANT
PEDIATRICS



Management & Leasing Info 706 738-0700

Offering Overview

Offering Price
\$4,355,000

NOI
\$304,800

Cap Rate
7.00%

Price/SF
\$172.26

PROPERTY SUMMARY

Address	4106 Columbia Rd Augusta, GA 30907
Ownership	Fee Simple
Year Built / Renovated	1992 / 2022
Building Size	± 25,282 SF
Parcel Size	± 1.82 Acres
Parking	4.21 / 1,000 SF
Occupancy	95.6%
Units	6
WALT	5.01 Years



DEMOGRAPHICS



2025 Total Population

	5 Mins	10 Mins	15 Mins.
2025 Total Population	15,390	76,898	187,033



2025 Households

	5 Mins	10 Mins	15 Mins.
2025 Households	6,124	32,220	76,950



2025 Employed Population

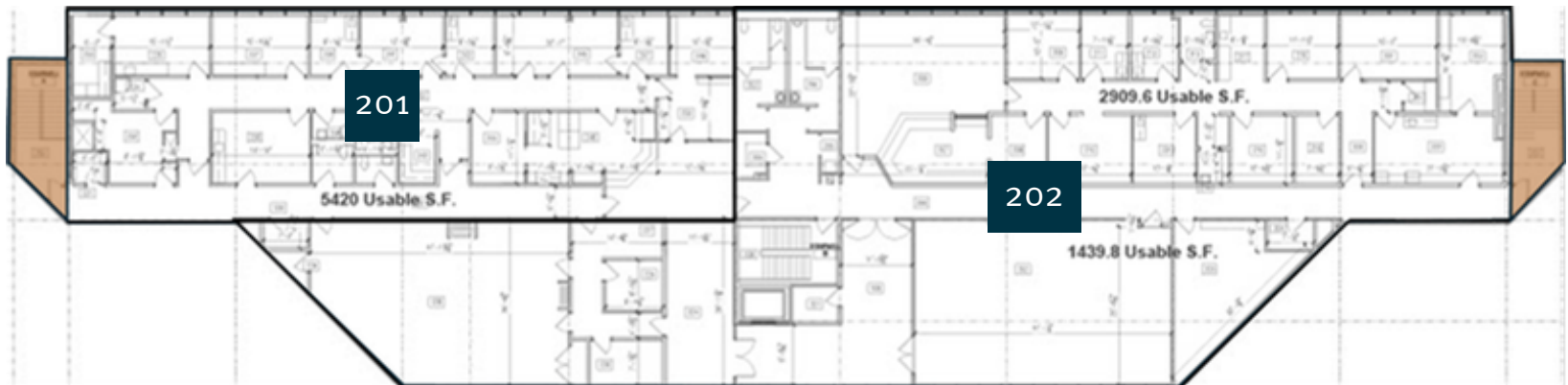
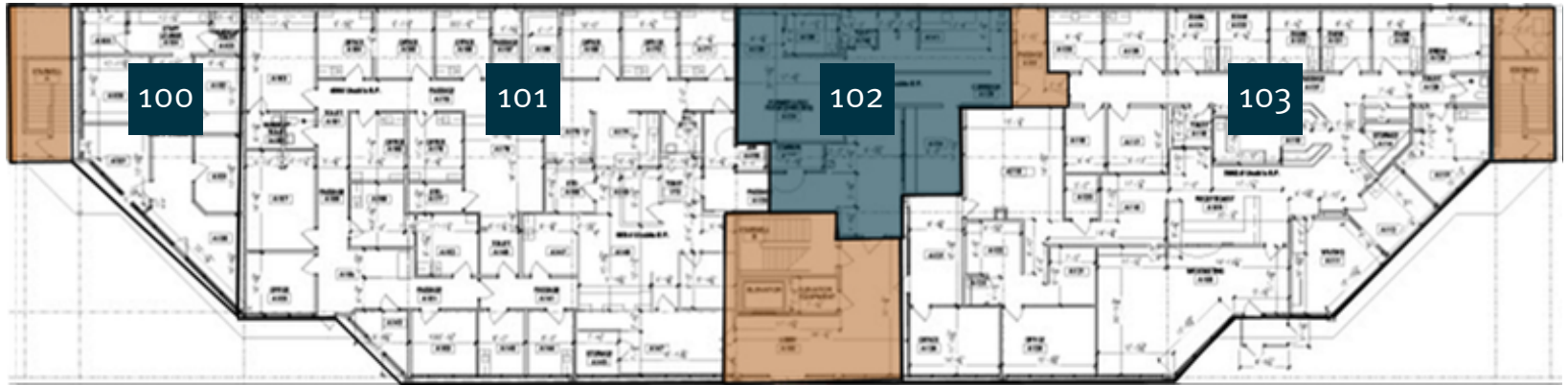
	5 Mins	10 Mins	15 Mins.
2025 Employed Population	7,259	37,784	89,275



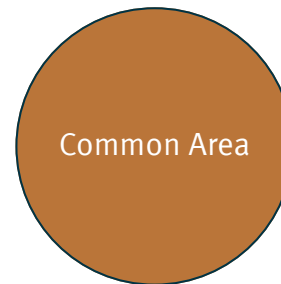
2025 Median Household Income

	5 Mins	10 Mins	15 Mins.
2025 Median Household Income	\$74,365	\$76,587	\$76,205

Property Overview | Site Map



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
	1 st Floor Common Area	2,958
	2 nd Floor Common Area	497



Property Description | *Site / Building Information*

PROPERTY ADDRESS

4106 Columbia Rd | Augusta, GA 30907

LAND AREA

±1.82 Acres

SQUARE FOOTAGE

Total SF: 25,282
Leasable SF: 21,827 SF
Shared SF: 3,455 SF

ZONING

C-2: General Commercial

ACCESSIBILITY

One (1) entrance off of Columbia Rd
One (1) entrance off of Flowing Wells Rd

FRONTAGE

410' South Side of Columbia Rd
385' West Side of Flowing Wells Rd

EXTERIOR WALLS

Masonry with stucco extension

SIGNAGE

Bi-directional LED illuminated monument sign
Pylon monument sign on Columbia Rd

HVAC

Packaged rooftop units

ROOF

Flat tar and gravel

2025 REAL ESTATE TAX SUMMARY

<u>Municipality</u>	<u>Parcel Number</u>	<u>2025 Tax Amount</u>
Columbia County	079 068	\$21,452.40

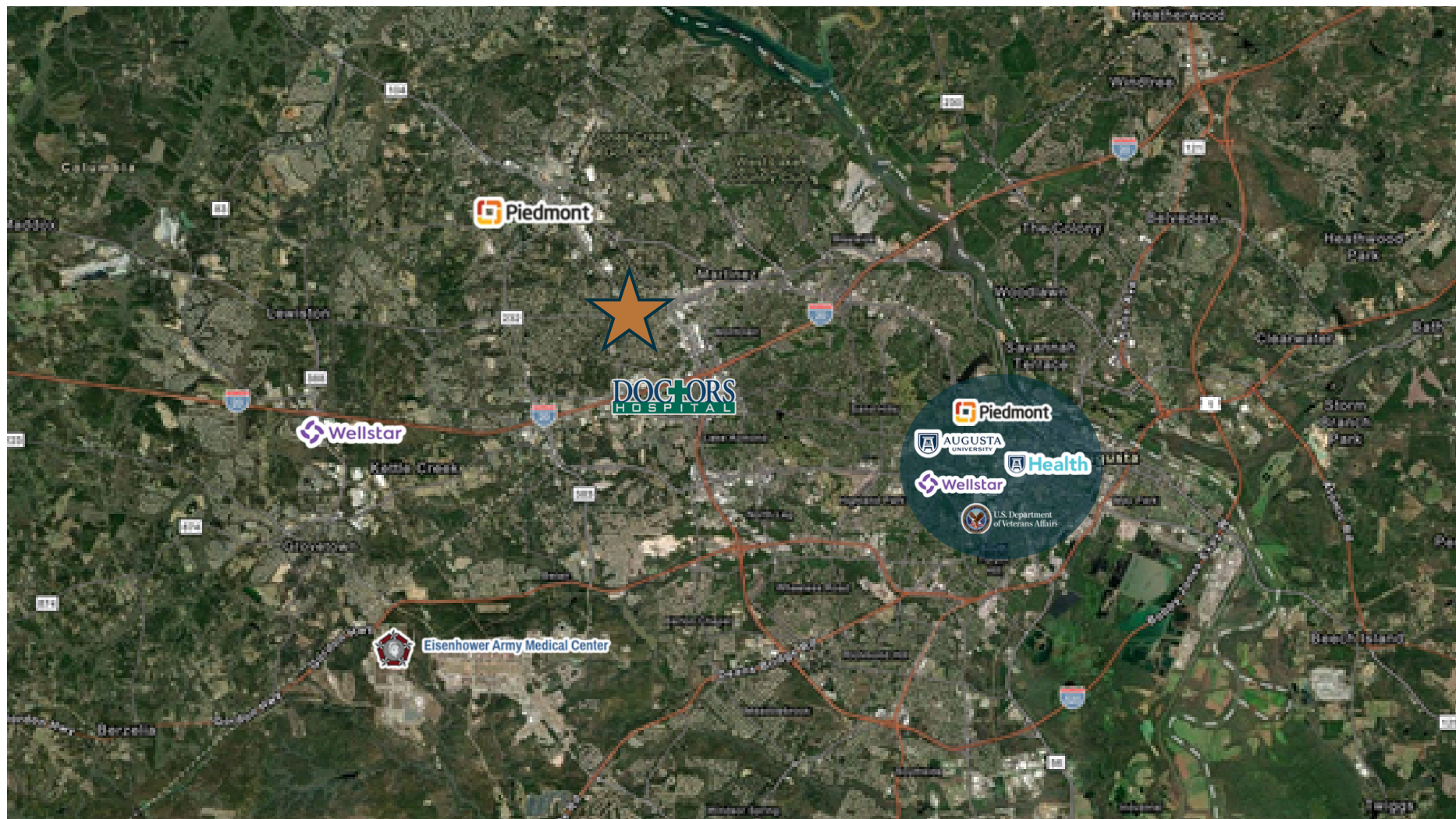


Market Position | *Healthcare Providers*



PROMINENT SIGNALIZED HARD CORNER

Strategically located in SE Columbia County, 2.0 miles from Richmond County and 4.0 miles from I-20 allowing ease of access from both counties, forming a large customer base from which the site can draw.



Market Position | Retailers



Market Overview | *Demographics*

1
mile
radius

Summary	2010	2025	2030
Population	7,791	8,020	8,406
Households	2,984	3,404	3,404
Families	-	2,145	2,211
Average Household size	2.61	2.45	2.46
Owner Occupied Housing Units	76.3%	72.9%	75.1%
Renter Occupied Housing Units	23.7%	27.1%	24.9%
Median Age	38.8	36.7	41.7
Average Household Income	-	\$75,508	\$87,297

3
mile
radius

Summary	2010	2025	2030
Population	58,805	64,103	66,5561
Households	24,088	27,235	28,336
Families	-	16,351	16,835
Average Household size	2.41	2.32	2.31
Owner Occupied Housing Units	64.4%	60.2%	61.6%
Renter Occupied Housing Units	35.6%	39.8%	38.4%
Median Age	36.7	39.1	40.7
Average Household Income	-	\$75,584	\$84,011

5
mile
radius

Summary	2010	2025	2030
Population	125,872	144,671	150,902
Households	51,187	60,027	62,775
Families	-	37,401	38,865
Average Household size	2.44	2.38	2.37
Owner Occupied Housing Units	64.3%	61.3%	62.6%
Renter Occupied Housing Units	35.7%	38.7%	37.4%
Median Age	36.4	38.9	40.1
Average Household Income	-	\$81,914	\$92,092

Investment Summary

4106 Columbia Rd | Augusta, GA 30907



Columbia County
Medical Center

Covenant Pediatrics



University Home Health Services

FASTEST US FROM THE TOP
Meybohm

Financial Overview | *Rent Roll*

UNIT	TENANT	SF	GLA	START	END	DATE	\$PSF	ANNUAL	MONTHLY	RECOVERY TYPE	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-26	17.08	24,595			2,050
						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 22.00 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-26	21.11	94,131			7,844
						Esc.	1-Aug-27	21.75	96,955			8,080
						Esc.	1-Aug-28	22.40	99,863			8,322
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 3 - Year 26.25	
						Esc.	1-Jun-27	21.02	87,471			7,289
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 3 - Year 26.25	
						Esc.	1-Jun-27	21.02	128,685			10,724
TOTAL(S):		21,827	100.00%				19.23	419,793	34,983			

Annual Operating Statements

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Year Ending	May-27	May-28	May-29	May-30	May-31	May-32	May-33	May-34	May-35	May-36
<i>Physical Occupancy</i>	95.6%	99.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<i>Expense Recovery</i>	46.2%	50.3%	50.1%	50.1%	50.0%	49.9%	49.9%	50.7%	90.7%	93.3%
Rental Revenue										
Gross Potential Rent	423,511	442,760	493,887	504,965	506,852	526,358	543,997	578,774	567,348	609,240
Additional Income										
Expense Recovery										
CAM Income	73,315	82,334	84,804	86,925	89,098	90,880	92,697	94,551	175,220	186,029
MGMT Income	9,018	10,396	10,850	11,067	10,888	10,897	11,360	12,504	24,112	25,893
Insurance Income	8,692	9,741	10,078	10,355	10,604	10,858	11,102	12,195	21,951	22,445
RE Tax Income	<u>10,716</u>	<u>12,184</u>	<u>12,636</u>	<u>12,952</u>	<u>13,276</u>	<u>13,542</u>	<u>13,813</u>	<u>15,135</u>	<u>27,176</u>	<u>27,720</u>
Total Other Income	101,741	114,655	118,369	121,299	123,865	126,177	128,972	134,385	248,459	262,086
Total Potential Gross Income	525,252	557,415	612,256	626,264	630,717	652,535	672,969	713,159	815,807	871,326
Less: General Vacancy 2.00%	<u>-</u>	<u>11,148</u>	<u>12,245</u>	<u>12,525</u>	<u>12,614</u>	<u>13,051</u>	<u>13,459</u>	<u>14,263</u>	<u>16,316</u>	<u>17,427</u>
Effective Gross Income	525,252	546,266	600,011	613,739	618,102	639,484	659,510	698,896	799,491	853,900
Operating Expenses										
CAM Recoverable										
Utilities										
Electrical	68,192	70,237	72,344	74,153	76,007	77,527	79,078	80,659	82,272	83,918
Water/Sewer	7,290	7,509	7,734	7,928	8,126	8,288	8,454	8,623	8,796	8,971
Gas	13,150	13,545	13,951	14,300	14,657	14,950	15,249	15,554	15,865	16,183
Service Contracts										
Landscaping	5,240	5,397	5,559	5,698	5,841	5,957	6,077	6,198	6,322	6,449
Pest Control	1,642	1,691	1,742	1,785	1,830	1,867	1,904	1,942	1,981	2,021
Refuse	6,945	7,153	7,367	7,552	7,740	7,895	8,053	8,214	8,378	8,546
Alarm Monitoring	1,226	1,262	1,300	1,333	1,366	1,393	1,421	1,450	1,479	1,508
Telephone	6,945	7,153	7,367	7,552	7,740	7,895	8,053	8,214	8,378	8,546
Repairs & Maintenance										
R&M Exterior Building	2,556	2,633	2,712	2,780	2,849	2,906	2,964	3,023	3,084	3,146
R&M Interior Building	35,718	36,789	37,893	38,840	39,811	40,607	41,420	42,248	43,093	43,955
HVAC Repairs	6,293	6,482	6,677	6,843	7,015	7,155	7,298	7,444	7,593	7,745
Elevator Maintenance	2,607	2,685	2,766	2,835	2,906	2,964	3,023	3,084	3,145	3,208
Pressure Washing	<u>309</u>	<u>318</u>	<u>328</u>	<u>336</u>	<u>344</u>	<u>351</u>	<u>358</u>	<u>365</u>	<u>373</u>	<u>380</u>
Total CAM Recoverable	158,112	162,855	167,741	171,934	176,233	179,757	183,352	187,019	190,760	194,575
Mgmt Fee 4.3%	22,323	23,255	25,500	26,084	26,269	27,178	28,029	29,703	33,978	36,291
Insurance	17,921	18,548	19,058	19,582	20,052	20,534	20,996	21,468	21,951	22,445
RE Taxes	<u>22,096</u>	<u>23,201</u>	<u>23,897</u>	<u>24,494</u>	<u>25,107</u>	<u>25,609</u>	<u>26,121</u>	<u>26,643</u>	<u>27,176</u>	<u>27,720</u>
Total Operating Expenses	220,452	227,859	236,196	242,095	247,661	253,078	258,498	264,834	273,865	281,030
Net Operating Income	304,800	318,408	363,815	371,644	370,442	386,407	401,012	434,062	525,626	572,869

Tenant Summary

4106 Columbia Rd | Augusta, GA 30907



Tenant Overview



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

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

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.

Lease Overview



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
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
Guarantor:	Personal	Corporate	Corporate	Corporate	Corporate

Transaction Team



Point of Contact

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