



KIDNEY & HYPERTENSION ASSOCIATES

2032 WYNNTON RD | COLUMBUS, GA 31906

\$1,751,821

LIST PRICE

6.85%

CAP RATE

\$120,076

NOI

±8,500 SF

GLA

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EXECUTIVE OVERVIEW

SECTION
01





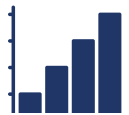
LIST PRICE

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TOTAL NOI

\$120,076



CAP RATE

6.85%

PROPERTY HIGHLIGHTS

- **Medical Office Building** – Medical tenants have a history of being one of the most stable tenant types when it comes to office space. Particularly in these trying times of drastic change, medical office buildings have shown their ability to maintain performance
- **Newly Renewed Leases** – Investors can feel secure with 3 of the 4 tenants showing long term commitment with fresh 7 & 10 year leases
- **Value-Add Potential** – 50% of tenants have rental rates that are significantly below market at \$9/SF or less. This allows an investor with significant potential upside and value-add capabilities
- **Annual Rental Increases** – 30% of the rent roll has significant, annual increases of 5%, allowing an investor to hedge against a possible influx in inflation

LOCATION HIGHLIGHTS

- **Georgia's Top 3 Largest Cities** – Columbus is one of Georgia's top 3 largest cities by population. Enriched with local and national history, tourism, and business accessibility to corporate headquarters, manufacturing, and a high-density population
- **Highly Visible** – This site benefits from seeing 24,000+ cars daily on one of Columbus' busiest roads, directly connecting Hwy 185 to downtown Columbus
- **Low Market Vacancy** – Vacancy rates remain low in this sub-market, dropping 8.7% in the last year with significant net absorption of 148,000 SF
- **Minutes from Hwy 185** – The 49 miles Auxillary highway connects Columbus with Atlanta metropolitan areas, providing an efficient route to and from the many world-renowned medical facilities located within Atlanta

TENANT HIGHLIGHTS

- **Healthy Medical Tenant Mix** – Pediatric Gastroenterology and Internal Medicine services attract a cohesive client base by creating a “one-stop-shop” for various care. Fresenius Dialysis also sits next to this site, allowing synergistic care with Kidney & Hypertension Associates
- **Growing Industries** – Kidney Care is a highly essential service, receiving increasing Medicare payments of over \$100B per year. As a \$48.4B industry, Gastroenterology has grown 4.45% from 2015-2022, and Internal Medicine physicians are among the most in-demand specialties in 2019, rising 4.7% annually over the next six years
- **Extensive Expertise** – Lead physicians in 3 of the 4 suites have over 30 years of experience which allows for an exclusive demand of services and proven patient retention

CROSS COUNTRY PLAZA

SHOPPING CENTER



CATO
DENNY'S
GOODWILL
LONGHORN STEAKHOUSE
WELLS FARGO
ETC.

MIDTOWN

SHOPPING CENTER



CAPTAIN D'S
CITIZENS BANK
DOLLAR TREE
HAZEL'S
PANERA BREAD
SHOE CARNIVAL
STAR NAILS
ETC.



WYNNTON ARTS ACADEMY



WYNNTON RD
± 24,000 VPD



DOWNTOWN COLUMBUS



DINGLEWOOD PHARMACY



WYNNTON RD



± 24,000 VPD

FINANCIAL OVERVIEW

SECTION
02



INVESTMENT SUMMARY

List Price	\$1,751,821
NOI	\$120,076
CAP Rate	6.85%
Price/SF	\$206.10
GLA	±8,500 SF
Year Built	1972

Please contact a Capital Markets
Matthews™ agent for financing options:

KEVIN KERN
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INCOME AND EXPENSES

	Year 1	
INCOME	Total	\$ PSF
Rental Income	\$138,618	\$16.31
Expense Reimbursements	\$2,929	\$0.34
Vacancy Factor (5%)	-\$6,931	-\$0.82
Effective Gross Revenue	\$134,616	\$15.84
EXPENSES		
Real Estate Taxes	\$7,802	\$0.92
Insurance	\$1,500	\$0.18
CAM	\$1,200	\$0.14
Management (3% of EGR)	\$4,038	\$0.48
Total Operating Expenses	\$14,540	\$1.71
Net Operating Income	\$120,076	\$14.13

RENT ROLL

SUITE	TENANT	LEASE START	LEASE END	SQUARE FEET	% OF GLA	CONTRACT RENTAL RATE		RENT \$ PSF/YR.	RENTAL INCREASES	LEASE STRUCTURE	OPTIONS
						YEAR	MONTH				
A	Kidney & Hypertension Associates	Oct-20	Sep-30	2,700	31.8%	\$61,458	\$5,122	\$22.76	None	Gross	Three (3) Five (5) Year
B	Children's Gastroenterology Center	Oct-20	Sep-30	2,500	29.4%	\$57,360	\$4,780	\$22.94	None	Gross	Three (3) Five (5) Year
C	Premier Impressions	Oct-20	Sep-21	800	9.4%	\$7,200	\$600	\$9.00	None	Gross	None
D	Ghourri Medical Clinic	Jan-21	Dec-27	2,500	29.4%	\$12,600	\$1,050	\$5.04	5% Annual	Mod. Gross	None
Occupied Totals - In Place				8,500	100.0%	\$138,618	\$11,552	\$16.31			
Vacant Totals				0	0.0%	\$0	\$0	\$0.00			
Totals				8,500	100.0%	\$138,618	\$11,552	\$16.31			

KIDNEY & HYPERTENSION ASSOCIATES

Tenant Location:	Suite A
GLA:	±2700 SF
Date of Lease:	October 1, 2020
Lease Commencement:	October 1, 2020
Lease Expiration:	September 30, 2030
Renewal Options:	3 5-year
Annual Rent:	\$61,458

PREMIER IMPRESSIONS

Tenant Location:	Suite C
GLA:	±800 SF
Date of Lease:	October 4, 2019
Lease Commencement:	October 1, 2020
Lease Expiration:	September 30, 2021
Renewal Options:	None
Annual Rent:	\$7,200

CHILDREN'S GASTROENTEROLOGY

Tenant Location:	Suite B
GLA:	±2500 SF
Date of Lease:	October 1, 2020
Lease Commencement:	October 1, 2020
Lease Expiration:	September 30, 2030
Renewal Options:	3 5-year
Annual Rent:	\$57,360

GHOURI MEDICAL CLINIC

Tenant Location:	Suite D
GLA:	±2,500 SF
Date of Lease:	November 5, 2020
Lease Commencement:	January 1, 2021
Lease Expiration:	December 31, 2027
Renewal Options:	None
Annual Rent:	\$12,600



AREA OVERVIEW

SECTION
03



ECONOMY

The Columbus MSA, home to over 300,000 residents, has a Gross Metropolitan Product of over \$15.5 Billion. The MSA's major industries are Defense and Insurance. Median household income is \$43,825 with a median home price of over \$171,000.

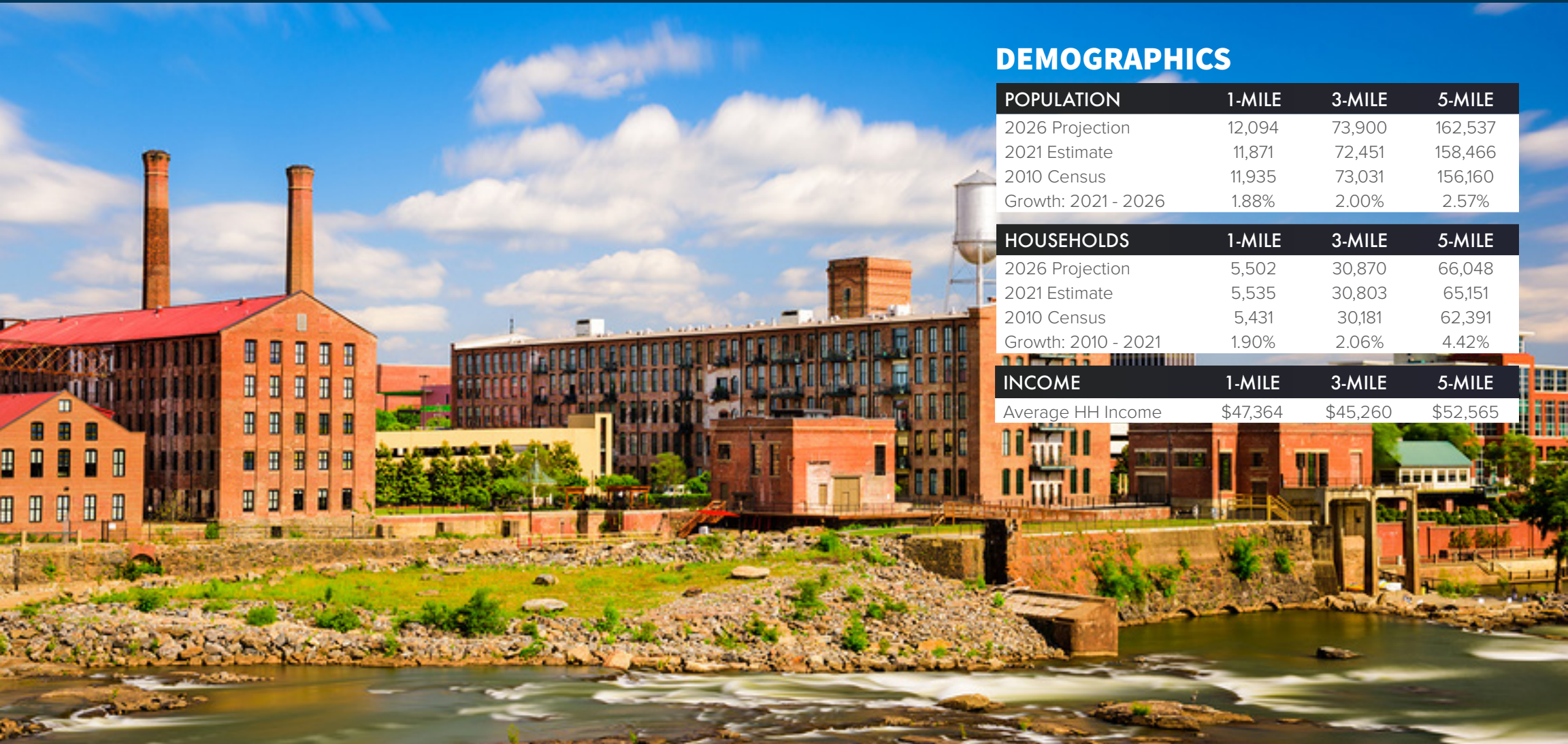
Columbus 2025, a new initiative to drive economic development, build a well-trained workforce, encourage entrepreneurs, reduce poverty, and promote the arts has been rolled out by the Greater Columbus Georgia Chamber of Commerce. In 2016, new investments by companies totaled \$123.8 Million and created nearly 900 new jobs. The Columbus 2025 initiative aims to continue investment growth. In early 2017, local employer Pratt & Whitney announced a \$386 Million capital investment and the addition of over 500 jobs.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	12,094	73,900	162,537
2021 Estimate	11,871	72,451	158,466
2010 Census	11,935	73,031	156,160
Growth: 2021 - 2026	1.88%	2.00%	2.57%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	5,502	30,870	66,048
2021 Estimate	5,535	30,803	65,151
2010 Census	5,431	30,181	62,391
Growth: 2010 - 2021	1.90%	2.06%	4.42%

INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$47,364	\$45,260	\$52,565



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Kidney & Hypertension Associates** located at **2032 Wynnton Rd, Columbus, GA 31906** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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 Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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