



ZÖe PEDIATRICS

Columbus, GA 31901

Healthcare
Investment Opportunity

Offering Memorandum



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PROPERTY OVERVIEW

Zöe Pediatrics

1110 13th St, Columbus, GA 31901



EXECUTIVE SUMMARY

The Opportunity

Matthews™ is pleased to offer to a qualified investor the opportunity to acquire the fee simple interest in a single tenant medical outpatient building with 15,576 SF of leasable area on 0.80 acres. This opportunity includes a 10-year sale leaseback with Zoe Pediatrics, a regional operator with five locations and 10 providers offering various services such as pediatrics, ABA therapy, and after-hours clinic.

Zoe Pediatrics has a long history of successful operations and growth throughout Georgia, recently entering the Jacksonville, FL market. This flagship location for Zoe sits in downtown Columbus, less than one mile from the 583-bed Piedmont Hospital and densely surrounded by various retail locations.

At an 8.50% cap rate, this opportunity allows investors the likelihood of a profitable return on day one, even when utilizing debt. As one of the largest cities in Georgia, Columbus offers a thriving market for pediatrics as shown by the 12+ year track record of this clinic.



INVESTMENT HIGHLIGHTS

Property Highlights

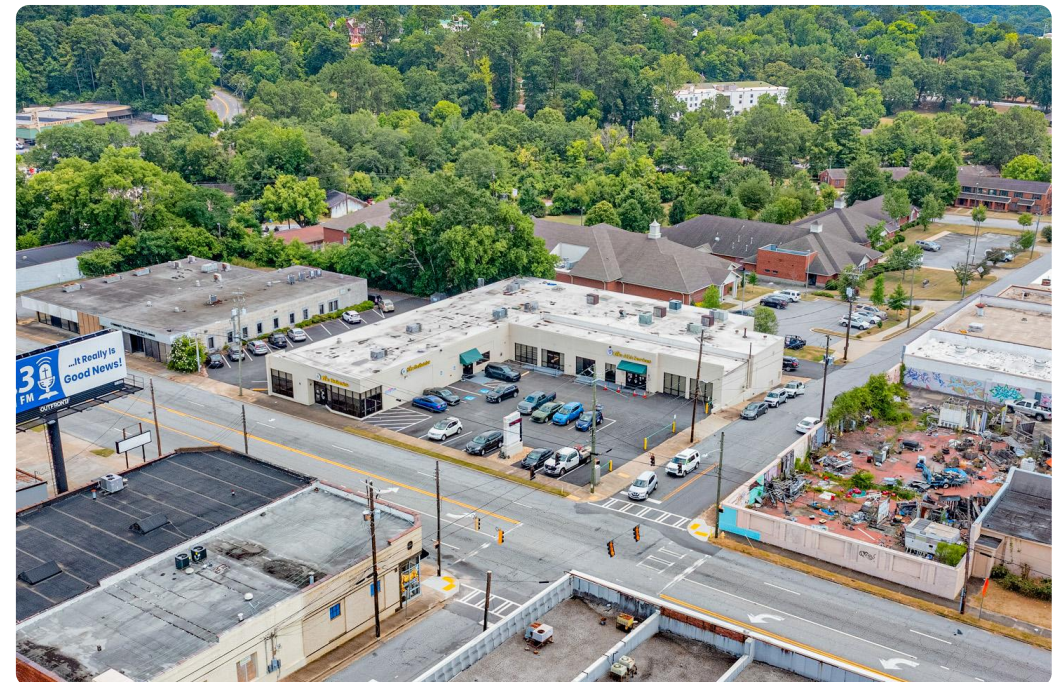
- **Annual Growth** – Maintain growth of your investment dollars with 2% annual increases offered with this asset. Rental increases are a crucial hedge against inflation, especially in today's economic environment.
- **Resilient Asset Class** – Healthcare Real Estate has a reputation as one of the most resilient and reliable types of real estate available. The high demand, essential nature, extensive buildout, and typical long-term tenancy check all the boxes for an ideal tenant, providing investors with confidence in successful operations for this location.
- **Ideal Ownership** – Fee Simple ownership allows an investor the most flexibility and control of a property, unlike other types of ownership such as condominium or leasehold.
- **Long-Term Lease** – This sale leaseback includes a 10 year lease providing long term income, ideal for 1031 exchange buyers, lenders, and investors seeking a long term hold.

Tenant Highlights

- **Successful Practice** – Zoe Pediatrics has maintained a successful practice that has grown continually since 2012. With 10 providers across five locations, this practice has a strong track record of successful operations in various lines of business including pediatrics, ABA Therapy, and after-hours care.
- **Imperative Demand** – ABA Therapy has seen explosive growth in the last decade, with an estimated 100,000 Board Certified Behavior Analysts needed and only 30,000 available. The ABA market is estimated to be worth \$9.96B by 2030.
- **Growing Market** – Pediatrics is estimated to reach a market size of \$17.68B by 2030, growing at a compounding rate of 4.4% annually. This continued growth gives a high likelihood of continued demand and growth for Zoe Pediatrics.
- **Comprehensive Care** – After-hours care is provided by Zoe Pediatrics at their Williams Road location in Columbus. This comprehensive approach to pediatric care creates a unique, exclusive service that significantly expands the patient base by allowing parents to be flexible with clinic hours and work schedules.

Location Highlights

- **Top Metro of GA** – Columbus is the second largest city in Georgia and is home to Zoe Pediatrics.
- **Highly Visible** – This location is well positioned to be highly visible and easily accessible, which is crucial for medical clinics. Patients increasingly favor locations that are convenient over the traditional campus-based approach.
- **Favorable Location** – Zoe Pediatrics is favorably positioned in downtown Columbus, less than one mile from the 583-bed Piedmont Columbus Regional Hospital, and surrounded by a dense retail presence.
- **Business Friendly State** – Georgia is well known for being pro-business, earning the spot as the #1 state to do business for 11 years in a row.

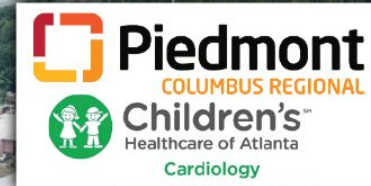


 **Downtown Elementary Magnet Academy**
±308 Students

 **Mercer University School of Medicine**
±240 Students



 **The Lofts at Swift Mill Apartments**
±67 Units



13th St ± 24,900 VPD



 **Subject Property**



1110 13th St
Columbus, GA 31901

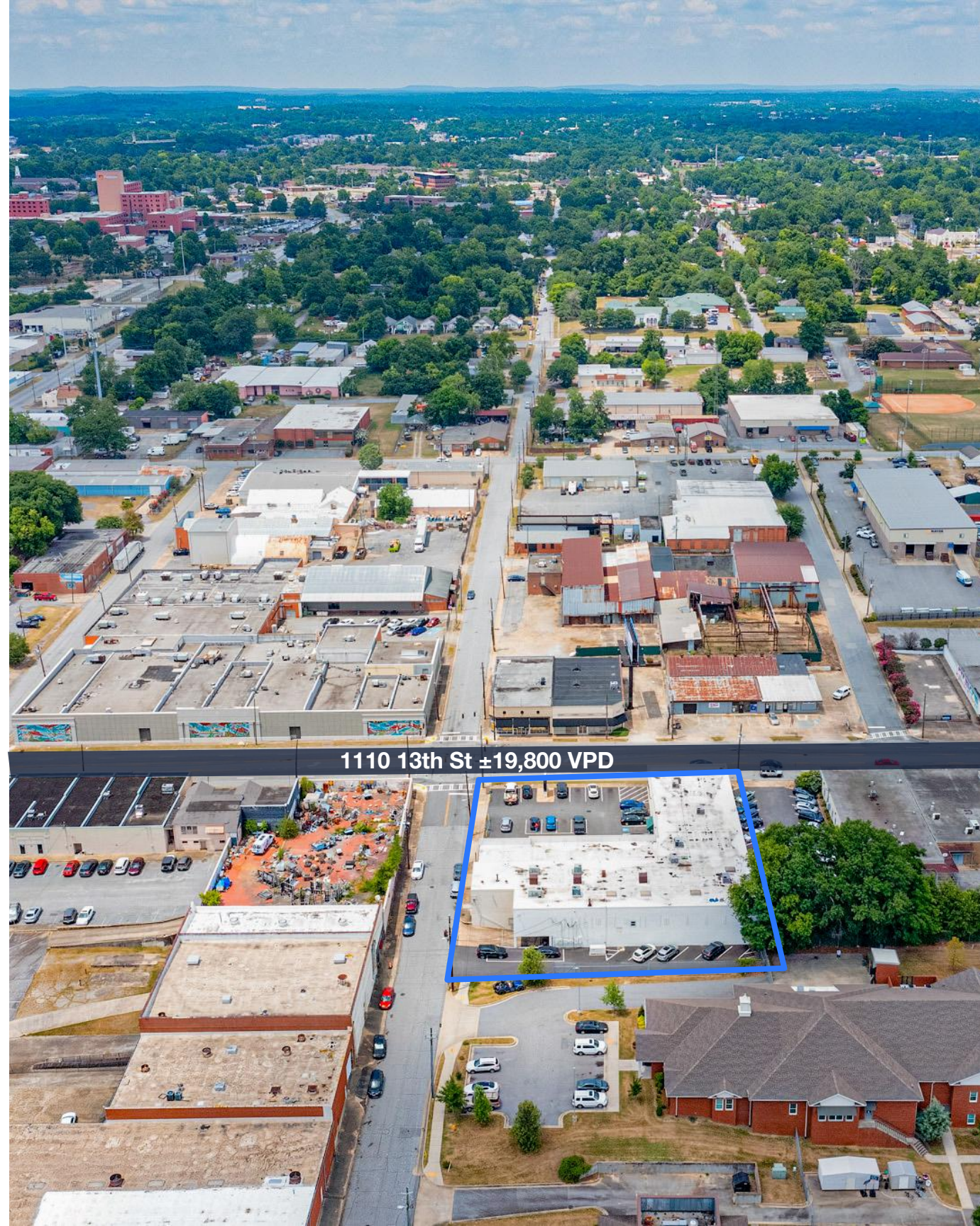
±15,576 SF
GLA

1958/2000
Year Built/Renovated

10 Years
Lease Term Remaining

Medical Outpatient Building
Property Type

2% Annual
Rental Increases



1110 13th St ±19,800 VPD

FINANCIAL OVERVIEW

Zöe Pediatrics

1110 13th St, Columbus, GA 31901



FINANCIAL SUMMARY

\$3,131,353

List Price

8.50%

Cap Rate

\$201.04

Price Per SF

\$266,165

NOI

Property Details

Tenant Trade Name	Zoe Pediatrics
SF Leased	±15,576
Original Lease Term	10 Years
Rent Commencement Date	Close of Escrow
Lease Expiration Date	10 Years After Close of Escrow
Term Remaining on Lease	±10 Years
Base Rent	\$311,535
Increases	2% Annually
Options	Three, 5-Year Options
Expense Structure	Modified Gross
Landlord Responsibilities	Roof, structure, HVAC, parking lot, property insurance, property taxes, management
Tenant Responsibilities	Interior portions of the premises and parking lot cleaning, liability insurance, utilities

Financial Summary

INCOME	TOTAL	SPSF
Rental Income	\$311,535	\$20.00
Effective Gross Revenue	\$311,535	\$20.00
EXPENSES		
Property Tax	\$39,370	\$2.53
CAM	\$2,000	\$0.13
Property Insurance	\$4,000	\$0.26
Total Operating Expenses	\$45,370	\$2.91
Net Operating Income	\$266,165	\$17.09

TENANT OVERVIEW



ZOE PEDIATRICS

Tenant Overview

ZÖe Pediatrics is a regional pediatric healthcare provider specializing in comprehensive primary and urgent care services for children from birth through adolescence. With a reputation centered on family-oriented care and convenient access, ZÖe Pediatrics operates multiple clinic locations across Georgia and Florida, emphasizing wellness visits, sick care, school physicals, immunizations, and extended hours to meet community needs. The practice is known locally for accessible care environments and patient-centric service models that support both routine pediatric health and acute medical needs.

Founded in 2014 and headquartered in Barnesville, Georgia, ZÖe Pediatrics employs an estimated 50–99 healthcare professionals and support personnel. The practice has grown to include at least three clinic sites in Columbus, Thomaston, and Barnesville (GA), offering pediatric care through traditional appointments and after-hours urgent pediatric services.

Year Founded
2014

Headquarters
Barnesville, GA

Ownership Status
Privately held

Employees
50-99

Locations
4

MARKET OVERVIEW

Zöe Pediatrics

1110 13th St, Columbus, GA 31901



COLUMBUS, GA



Local Market Overview

Columbus, Georgia stands as a dynamic economic and cultural hub in the southeastern United States, offering a unique blend of historical charm and modern amenities. As the second-largest city in Georgia, Columbus benefits from a diverse population and a strategic location along the Chattahoochee River, directly across from Phenix City, Alabama. The presence of Fort Moore, one of the largest military installations in the country, underpins a stable local economy and contributes significantly to regional growth. The city also supports a growing healthcare and education sector, bolstered by institutions like Piedmont Columbus Regional and Columbus State University.

Beyond its economic appeal, Columbus offers a high quality of life supported by affordable living, outdoor recreation, and cultural attractions. Residents and visitors enjoy access to the Chattahoochee Riverwalk, a 22-mile linear park, and an emerging arts scene anchored by venues like the RiverCenter for the Performing Arts. With ongoing investments in urban revitalization and infrastructure, Columbus is attracting both residents and businesses seeking a balanced lifestyle and strategic positioning in the southeastern U.S.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	64,196	148,913	270,931
Current Year Estimate	65,688	152,592	273,842
2020 Census	68,547	157,898	278,464
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	27,806	62,494	109,587
Current Year Estimate	28,360	63,690	110,100
2020 Census	29,020	65,096	110,046
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$63,528	\$71,528	\$85,828

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1110 13th St, Columbus, GA, 31901 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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. Neither 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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. 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 Owner or Matthews™. 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.