

suve^{to}

2675 Highway 155 | Locust Grove, GA 30248

**Veterinary
Investment Opportunity**

Offering Memorandum

±18.40 Years Remaining | Annual 3% Rent Growth | Atlanta, GA MSA



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Exclusively Listed By

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EXECUTIVE OVERVIEW

The Grove Animal Hospital
2675 Highway 155, Locust Grove, GA 30248



Investment Highlights

Stable Long-Term Investment | 18+ Years Remaining

- There are ± 18.40 years remaining on the lease, providing long-term income stability with a corporate guaranty and a proven veterinary operator.

Scheduled Rental Increases | Hedge Against Inflation

- The lease features 3% annual rental increases, offering consistent NOI growth and protection against inflation.

Corporate-Backed Tenant | Suveto

- Suveto is a national veterinary platform providing operational and financial support to veterinary practices, offering strong tenancy backed by a corporate guarantee.

Very Passive Lease Structure | NNN Lease

- This is a true NNN lease with minimal landlord responsibilities. Tenant handles maintenance, HVAC, and general upkeep, while landlord is responsible for replacement of roof/foundation.

Strong Real Estate Fundamentals

- Built in 2009, the $\pm 9,848$ SF facility sits on ± 2.76 acres, offering a purpose-built veterinary facility with long-term utility and tenant commitment.

High Barrier-to-Entry Use | Veterinary Hospital

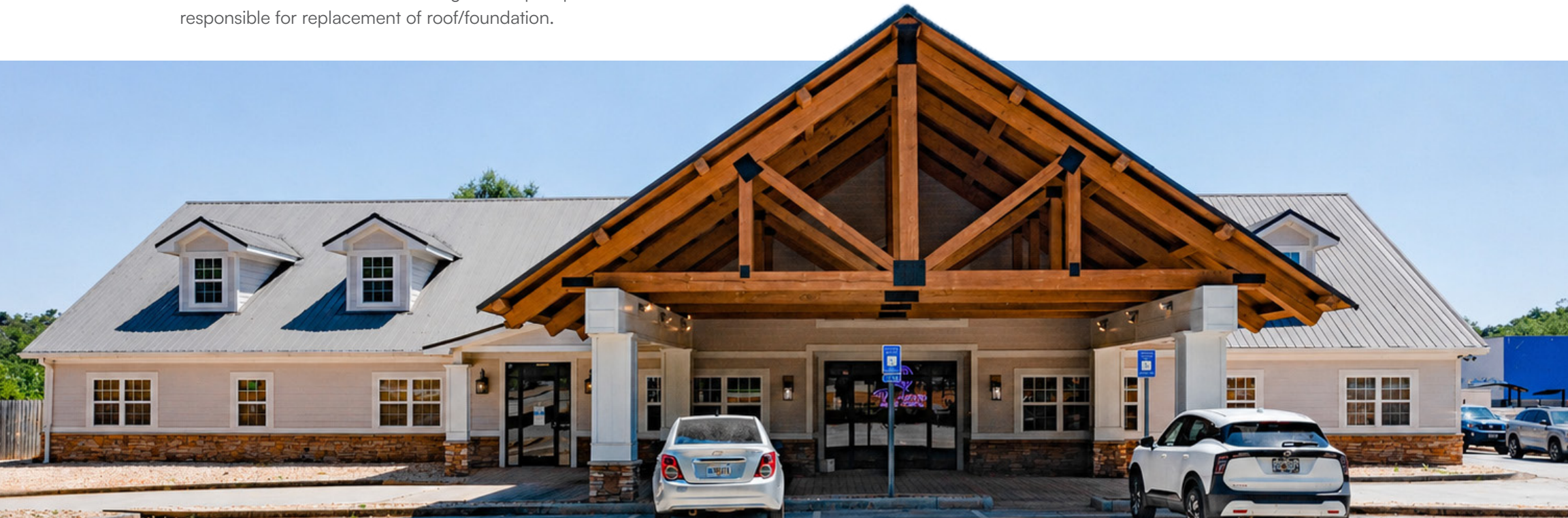
- Veterinary facilities are highly specialized and costly to relocate, creating strong tenant stickiness and long-term occupancy stability.

Attractive Yield | \$446K NOI

- The property offers a 6.25% cap rate on \$445,578 NOI, providing investors with stable cash flow from a healthcare-oriented asset class.

Corporate Lease Structure | Favorable Terms

- The lease includes a 25-year original term with two (2) 10-year renewal options, no ROFO/ROFR, and financial reporting requirements, enhancing transparency and long-term control.





Tanger Outlets Locust Grove

OLD NAVY NikeFactoryStore COACH
 VICTORIA'S SECRET Bath&BodyWorks
 adidas AMERICAN EAGLE carter's crocs
 OUTFITTERS LANE BRYANT



Publix
 FRESENIUS KIDNEY CARE
 24 WORKOUT ANYTIME
 SUBWAY

Under Construction
Kroger



Bill Gardner Pkwy ± 10,000 VPD

155

E 20,100 VPD

Subject Property





Luella Middle School
±851 Students

Luella High School
±1,353 Students

Distribution Center



McDonough Retail Corridor

Ryan Homes at Edinburgh
±60 Homes



Subject Property

155

± 20,100 VPD



FINANCIAL OVERVIEW

The Grove Animal Hospital
2675 Highway 155, Locust Grove, GA 30248



Financial Summary

Investment Summary

List Price	\$7,129,248
NOI	\$445,578
Cap Rate	6.25%
Price PSF	\$723.93
Rent PSF	\$42.65

Property Overview

Property Name	The Grove Animal Hospital
Address	2675 Highway 155, Locust Grove, GA 30248
Year Built	2009
Building Size (SF)	±9,848
Lot Size (AC)	±2.76
Occupancy	100%
Property Type	Veterinary Hospital
Ownership Type	Fee Simple

Lease Abstract

Tenant Name	Suveto
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Original Lease Term	25 Years
Lease Effective Date	9/9/2019
Lease Expiration Date	9/8/2044
Term Remaining on Lease	±18.40 Years
Rent Increases	3% Annual Increases commencing 7/1/2024
Option Periods	Two, 10-Year Options
Roof and Structure	Tenant Maintains, LL replaces
Maintenance	Tenant Responsible
HVAC	Tenant Responsible
ROFO/ROFR	No
Financial Reporting	Yes

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current Year	\$445,578	\$37,131.50	\$45.25	6.25%
Year 8	\$458,945	\$38,245.45	\$46.60	6.44%
Year 9	\$472,714	\$39,392.81	\$48.00	6.63%
Year 10	\$486,895	\$40,574.59	\$49.44	6.83%
Year 11	\$501,502	\$41,791.83	\$50.92	7.03%
Year 12	\$516,547	\$43,045.59	\$52.45	7.25%
Year 13	\$532,043	\$44,336.95	\$54.03	7.46%
Year 14	\$548,005	\$45,667.06	\$55.65	7.69%
Year 15	\$564,445	\$47,037.07	\$57.32	7.92%
Year 16	\$581,378	\$48,448.19	\$59.04	8.15%
Year 17	\$598,820	\$49,901.63	\$60.81	8.40%
Year 18	\$616,784	\$51,398.68	\$62.63	8.65%
Year 19	\$635,288	\$52,940.64	\$64.51	8.91%
Year 20	\$654,346	\$54,528.86	\$66.44	9.18%
Year 21	\$673,977	\$56,164.73	\$68.44	9.45%
Year 22	\$694,196	\$57,849.67	\$70.49	9.74%
Year 23	\$715,022	\$59,585.16	\$72.61	10.03%
Year 24	\$736,473	\$61,372.71	\$74.78	10.33%
Year 25	\$758,567	\$63,213.89	\$77.03	10.64%

Tenant Overview

Year Founded
2018

Headquarters
Conshohocken, PA

Employees
2,900+

of Hospitals
75+

of States
20+

Website
suveto.com



Tenant Overview

Suveto Veterinary Health is a rapidly growing veterinary services platform focused on empowering veterinary professionals through ownership, operational support, and career development. Positioned as a differentiated player within the veterinary services organization (VSO) landscape, Suveto emphasizes a partnership-driven model that aligns veterinarians with equity participation and long-term value creation. The company has established a strong presence across the U.S. through its network of veterinarian-led hospitals and integrated support platforms, positioning itself as a forward-thinking operator in a consolidating and resilient pet care industry.



MARKET OVERVIEW

The Grove Animal Hospital
2675 Highway 155, Locust Grove, GA 30248

Atlanta, GA MSA



Locust Grove, GA

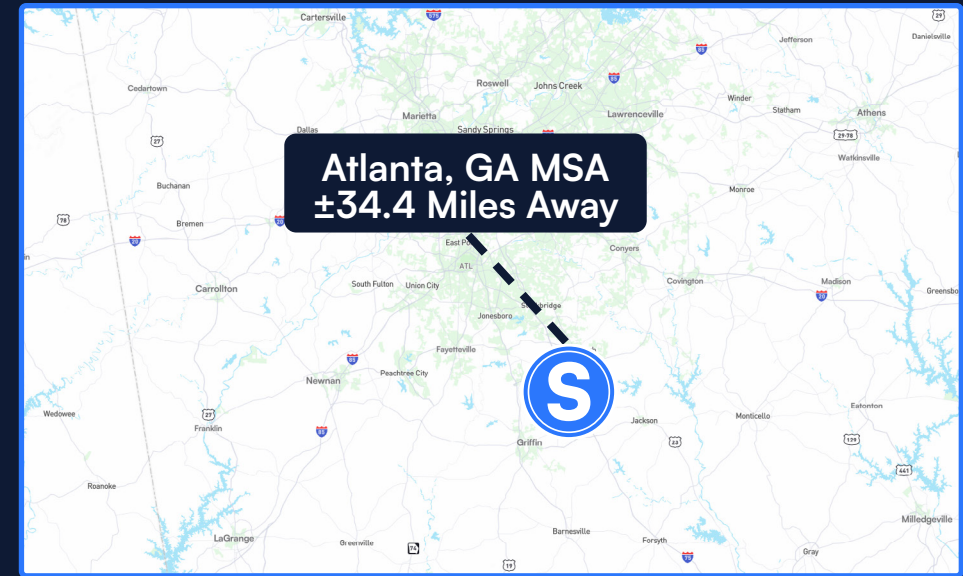
Market Demographics

25,000
Total Population

\$75,000
Median HH Income

8,500
of Households

36.0 Years
Median Age



Local Market Overview

Locust Grove, Georgia is a growing community positioned within the southern arc of the Atlanta metropolitan area, benefiting from steady population expansion and residential development. The city has become increasingly attractive to families and commuters seeking more attainable housing options while maintaining access to major employment centers. Its proximity to Interstate 75 supports convenient connectivity to Atlanta, reinforcing its role as a suburban alternative with continued upward pressure on housing demand. Retail corridors and neighborhood services have expanded alongside new residential growth, contributing to a more complete local economy.

The area's economic profile is supported by a mix of logistics, light industrial activity, and service-oriented businesses that cater to a rising population base. Ongoing development in Henry County has brought new investment in infrastructure, schools, and commercial amenities, enhancing overall livability. Locust Grove also benefits from its proximity to regional distribution hubs and industrial parks, which continue to attract employers due to strong transportation access. This combination of accessibility, affordability, and steady development positions the area for continued long-term growth within the broader metro Atlanta region.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	15,727	44,827	190,972
2025 Population	18,232	50,693	213,683
2030 Population Projection	19,665	54,413	227,979
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	5,137	15,747	66,485
2025 Households	5,970	17,864	74,351
2030 Household Projections	6,446	19,194	79,394
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$120,178	\$97,640	\$97,017

ATLANTA, GA

The Atlanta MSA is one of the **largest and fastest-growing** metropolitan areas in the U.S., ranking among the **top 10 metros by population**. The region has consistently outperformed legacy gateway markets in net population and job growth, driven by strong in-migration, a diversified economy

anchored by Fortune 500 headquarters, logistics, technology, and professional services, and its role as the economic capital of the Southeast. These fundamentals continue to fuel sustained housing demand and position Atlanta as a core market for long-term institutional investment.

Total Population
6,305,839

Annual Visitors
51 Million

Tourism Economic Impact
\$20 Billion

GDP
\$571+ Billion



MAJOR EMPLOYERS



Tech

NCR Voyix Corporation ±14,000

Acuity Brands, Inc. ±12,000

CNN ±6,500

OneTrust, LLC ±2,300

Accenture ±2,200



Healthcare

Emory Healthcare ±26,400

Grady Health System ±5,354

Piedmont Healthcare ±4,000



Education

Georgia Tech ±19,000

GSU ±10,000



Government

Atlanta City Government ±8,932



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| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2675 Highway 155, Locust Grove, GA 30248** ("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.

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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.

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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.

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