



3808 River Rd, Columbus, GA 31904

Healthcare Investment Opportunity

Offering Memorandum



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Exclusively Listed By



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Property Overview



AMERIVET
VETERINARY PARTNERS



Property Highlights



AMERIVET
VETERINARY PARTNERS

Comprehensive Pet Care Services | Dedicated Facility The 2nd Home Pet Resort provides a full range of services including overnight boarding for dogs of all sizes, cage-free doggie daycare with supervised play and socialization, personalized pet sitting, and on-site retail, all within a spacious facility built to meet growing demand.

Sister Animal Hospital | Less Than 1 Mile Away Situated just ± 0.9 miles from the 2nd Home Pet Resort, the 2nd Avenue Animal Hospital provides comprehensive veterinary care, including surgery, internal medicine, digital radiology, laser therapy, and dental care, ensuring boarding and daycare clients always have a trusted veterinarian close by.

National Veterinary Platform | AmeriVet Veterinary Partners AmeriVet Veterinary Partners owns and operates over 200 veterinary hospitals across 35 states, preserving each practice's local identity and clinical independence while providing the resources of a growing national network. Their partnership-driven approach supports doctor retention, strengthens community ties, and promotes long-term tenant stability.

Scheduled Rental Increases The lease features 3% annual rental increases, providing a future owner with a boost in cash flow and a hedge against inflation throughout the life of their investment.

High-Traffic Location | Direct Street Frontage Strategically positioned along River Road, the facility offers exceptional visibility and direct street frontage on one of the area's busiest corridors, with traffic counts exceeding 10,000 vehicles per day.

Favorable Demographics The facility caters to more than 140,000 residents within a 5-mile radius with average household incomes exceeding \$80,000.

Military-Driven Demand | Built-In Client Pipeline Fort Moore (formerly Fort Benning) is the largest single-site employer in the state of Georgia, with over 125,000 connected military personnel, families, and retirees in the region. Military households are among the highest-frequency users of boarding, daycare, and veterinary services due to deployments, training rotations, and relocations, providing a consistent and self-replenishing source of demand.

Established Trade Area | Built-In Patient Base The property is situated within a well-established commercial and residential corridor supported by strong institutional and retail presence. Major area drivers include St. Francis–Emory Healthcare, Piedmont Columbus Regional, Peachtree Mall, Walmart Supercenter, Target, The Home Depot, The Fresh Market, Columbus Airport, and Columbus State University, all within a 4-mile radius. The surrounding trade area is further anchored by Hardaway High School and Columbus High School, reinforcing the corridor's family-oriented demographic profile. Over 51% of Georgia households own at least one pet, and the average pet owner spends nearly \$1,900 annually on care. The dense single-family neighborhoods surrounding this property represents the highest-demand segment for veterinary services.

Healthcare Real Estate | Recession-Resistant Property Veterinary hospitals are extremely sought-after investments for their resistance to downturns in the economy and e-commerce trends that affect traditional retail properties.

Tenant Investment in Location Pet hospitals rarely relocate due to difficulty retaining the same patients in a new location and the high costs associated with moving and build outs.

Robust Industry Growth The global veterinary services market, valued at \$156.5 billion in 2025, is projected to reach \$263.1 billion by 2034, growing at a compound annual rate of 5.94%.

Financial Overview



AMERIVET
VETERINARY PARTNERS



2nd Home Pet Resort
Columbus, GA

\$651,638

Price

±6,636 SF

GLA

±10,300

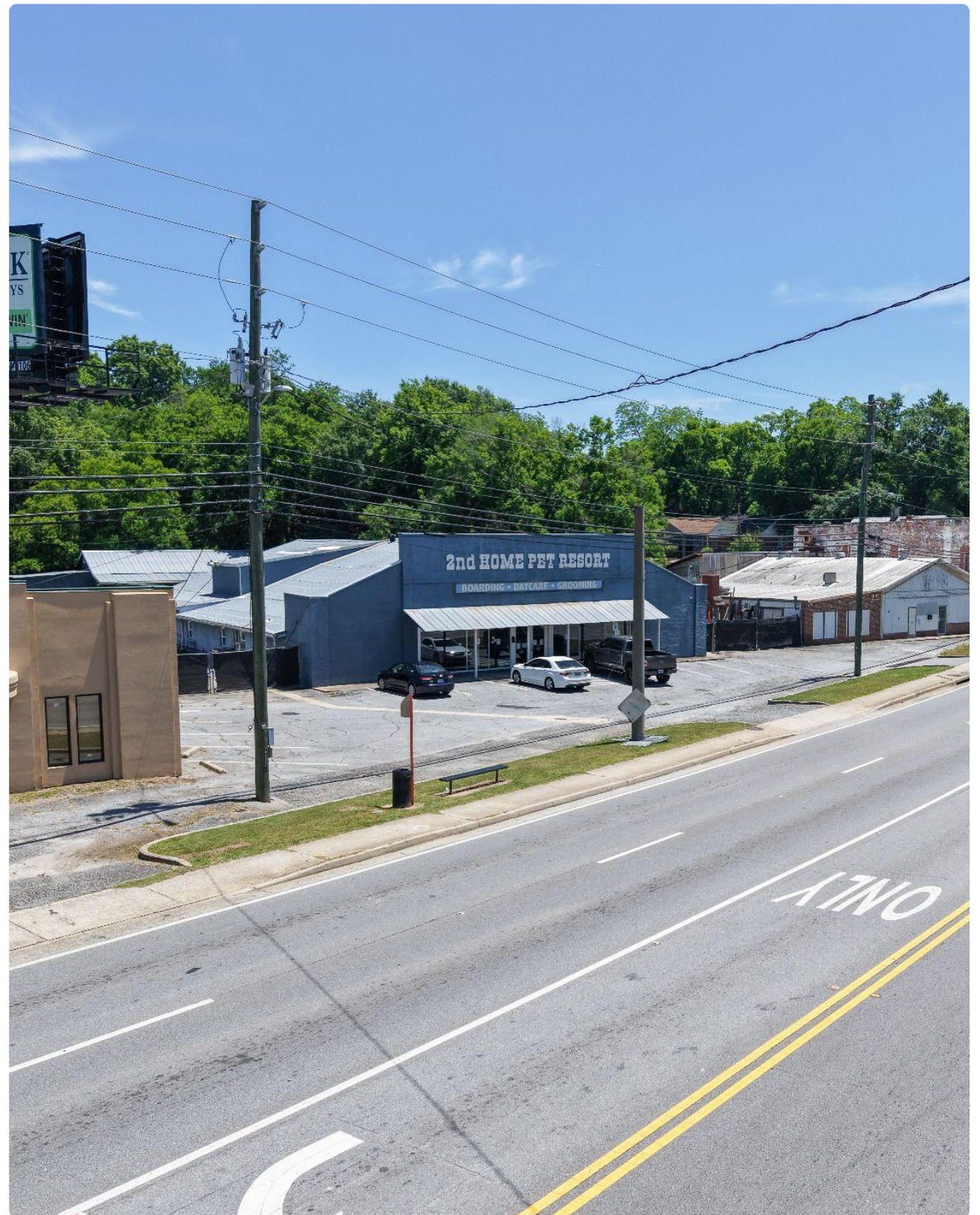
Vehicles Per Day

3.00%

Annual Increases

\$98.20

Price Per SF



Financial Overview

3808 River Rd, Columbus, GA 31904



AMERIVET
VETERINARY PARTNERS

\$651,638

List Price

9.06%

Cap Rate

\$59,034

NOI

±6,636 SF

Building Size

Property Details

Tenant Name	AmeriVet Veterinary Partners
Lease Guarantor	AVPM GA 1 LLC
Rent Commencement	12/17/2018
Lease Expiration	12/16/2028
Lease Term Remaining	±2.62 Years
Rental Increases	3.00% Annual
Renewal Options	Two, 5-Year Options
Expense Structure	NN
Landlord Responsibilities	Repair and replacement of roof, structure, replace HVAC, maintain parking lot
Tenant Responsibilities	Operate, maintain and repair HVAC, repavement of parking lot, ice and snow removal, landscaping
Insurance	Tenant Responsible
Taxes	Tenant Responsible



Financial Overview

3808 River Rd, Columbus, GA 31904



Annualized Operating Data

Lease Term	Annual Rent	Monthly Rent	Cap Rate
Current Year	\$59,034.00	\$4,919.50	9.06%
Year 9	\$60,805.02	\$5,067.09	9.33%
Year 10	\$62,629.17	\$5,219.10	9.61%

Lease Term	Annual Rent	Monthly Rent	Cap Rate
Option 1			
Year 1	\$64,508.05	\$5,375.67	9.90%
Year 2	\$66,443.29	\$5,536.94	10.20%
Year 3	\$68,436.59	\$5,703.05	10.50%
Year 4	\$70,489.68	\$5,874.14	10.82%
Year 5	\$72,604.37	\$6,050.36	11.14%

Lease Term	Annual Rent	Monthly Rent	Cap Rate
Option 2			
Year 1	\$74,782.50	\$6,231.88	11.48%
Year 2	\$77,025.98	\$6,418.83	11.82%
Year 3	\$79,336.76	\$6,611.40	12.17%
Year 4	\$81,716.86	\$6,809.74	12.54%
Year 5	\$84,168.37	\$7,014.03	12.92%



4025 2nd Ave,
Columbus, GA



3808 River Rd,
Columbus, GA



±583 Beds



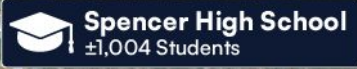
Downtown
Columbus



±7,937 Students



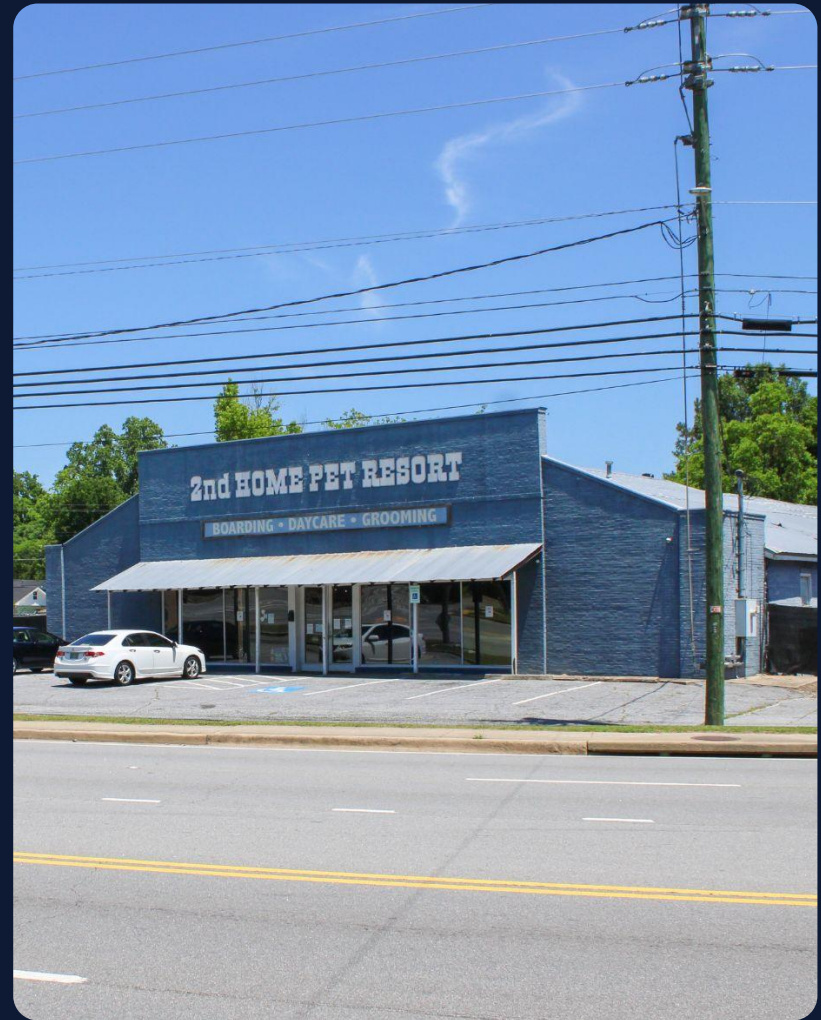
±903 Students



±1,004 Students

Property Address	Distance to Columbus
4025 2nd Ave	2.6 Miles
3808 River Rd	2.7 Miles

Property Photos



Tenant Overview



AMERIVET
VETERINARY PARTNERS

Tenant Overview

AmeriVet Veterinary Partners is a rapidly growing veterinary services organization focused on partnering with and supporting independent veterinary practices across the United States. Founded with a mission to preserve the legacy and autonomy of local veterinarians while providing the operational scale and resources of a larger platform, AmeriVet has established itself as a notable consolidator within the highly fragmented veterinary services industry. The company's partnership-driven model emphasizes clinical independence, doctor retention, and community-based care, positioning it favorably within a sector benefiting from strong long-term demand fundamentals driven by rising pet ownership and increased spending on animal health.

Founded in 2017 and headquartered in San Antonio, Texas, AmeriVet Veterinary Partners is privately held and backed by institutional capital, enabling accelerated expansion through acquisitions and strategic partnerships. The company has built a national footprint with over 200 veterinary hospitals and clinics, offering a wide range of services including general practice, emergency care, and specialty treatments. AmeriVet operates in a resilient and recession-resistant industry, supported by non-discretionary spending trends and favorable demographic tailwinds. The company continues to scale its platform through targeted acquisitions, investments in technology and staffing, and enhanced operational efficiencies, reinforcing its position as a leading player in the veterinary care consolidation space.

Year Founded
2017

Headquarters
San Antonio, TX

of Locations
200+

of Employees
5,000+

Website
amerivet.com

Market Overview



AMERIVET
VETERINARY PARTNERS



Columbus, GA

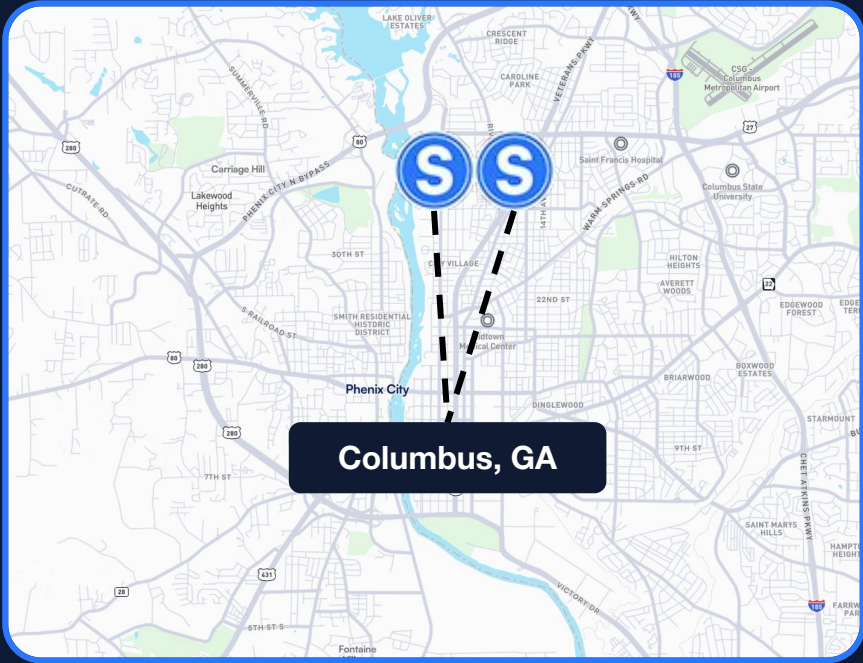
Market Demographics: 3-Mile Radius

62,637
Total Population

\$68,229
Average HH Income

26,990
of Households

38.1 Years
Median Age



Local Market Overview

Columbus, Georgia serves as a key economic and cultural hub in western Georgia, anchored by a diverse employment base and steady population trends. Positioned along the Chattahoochee River near the Alabama border, the city benefits from regional connectivity and a cost of living that remains well below the national average. Household incomes are supported by a mix of public sector employment, healthcare, manufacturing, and military-related activity, providing stability through economic cycles. The presence of Fort Benning, one of the largest military installations in the United States, contributes significantly to population consistency, rental demand, and overall economic resilience in the area.

The city's ongoing investment in riverfront redevelopment, downtown revitalization, and infrastructure improvements has enhanced its appeal for both residents and businesses. Uptown Columbus has emerged as a focal point for dining, entertainment, and professional services, attracting young professionals and supporting small business growth. Educational institutions such as Columbus State University further strengthen the local workforce pipeline and contribute to consumer activity. With accessible home prices, a growing base of service-oriented industries, and continued public-private investment, Columbus maintains a balanced profile that supports long-term growth and livability within the broader regional economy.

Top Employers



COLUMBUS STATE
UNIVERSITY



Pratt & Whitney
An RTX Business





Fort Benning Leading Local Economic Drivers

Columbus, Georgia's economy is anchored by a diverse mix of government, military, healthcare, and advanced manufacturing sectors that provide long-term stability and consistent employment. Fort Benning serves as the largest single-site employer in the state of Georgia, supporting more than 125,000 military personnel, civilian employees, retirees, and family members. The installation plays a central role in the regional economy, generating significant economic impact through defense operations, workforce development, housing demand, healthcare services, and retail activity across the Columbus metropolitan area. Home to the Maneuver Center of Excellence, Fort Benning is nationally recognized for training infantry and armored forces, attracting thousands of soldiers and trainees annually. Its long-standing military presence has helped establish the surrounding region as a stable and diversified economic hub, supported by ongoing federal investment, infrastructure expansion, and population growth tied to military operations and defense-related industries.

In recent years, Columbus has experienced increased investment in its urban core and infrastructure, supporting broader economic diversification. The revitalization of the Uptown district has encouraged growth in professional services, hospitality, and small businesses, while also enhancing the city's appeal to younger professionals and entrepreneurs. Columbus State University contributes to workforce development and innovation, helping align local talent with evolving industry needs. Combined with a relatively low cost of living and strategic location along key regional corridors, Columbus continues to strengthen its economic foundation while attracting new business activity and investment.

Major Local Student & Facility Base

Columbus State University is a comprehensive public university that serves as a major educational, cultural, and economic anchor within the Columbus metropolitan area. Part of the University System of Georgia, the university offers undergraduate, graduate, and professional degree programs across business, education, nursing, cybersecurity, the arts, and sciences. Columbus State is nationally recognized for its cybersecurity and music programs and maintains strong partnerships with Fort Benning and regional employers to support talent development and research initiatives. The university contributes significantly to the local economy through student spending, employment, innovation initiatives, and downtown revitalization efforts tied to its RiverPark campus. Its growing academic profile and community engagement continue to strengthen Columbus as a regional center for higher education and workforce advancement.



3,150+
Students

950+
Employees

\$250M
Annual Economic Impact



Columbus Technical College is a leading workforce development institution serving the greater Columbus, Georgia region through career-focused education and technical training programs. The college plays a critical role in supporting the area's labor force by offering specialized instruction in healthcare, advanced manufacturing, information technology, aviation maintenance, logistics, and skilled trades. Through partnerships with regional employers, Fort Benning, and local economic development organizations, Columbus Technical College helps align workforce training with the evolving needs of the regional economy. Its emphasis on affordable education, hands-on learning, and job placement has positioned the institution as a key driver of workforce readiness and economic mobility throughout West Georgia and East Alabama.

8,000+
Students

2,700+
Employees

\$301.4M
Annual Economic Impact



Columbus, GA

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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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