Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM

9608 SC-707
MYRTLE BEACH, SC

HEARTLAND
DENTAL

OFFERED FOR SALE
$3,581,000 | 5.50% CAP

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Myrtle Beach, SC. The premises is leased to Heartland Dental for a twelve year initial term with Four (4) Five (5) year extensions. The Asset has been operating for over a year and is located off of the busy Hwy 707 in the high growth Myrtle Beach MSA.

12-YR LEASE

LOCATED IN RETAIL NODE

HIGH GROWTH MYRTLE BEACH, SC

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	$196,930
Rent Escalation	6-10	$216,623
Rent Escalation	11-12	$238,285
1st Option Term	13-17	$262,114
2nd Option Term	18-22	$288,325
3rd Option Term	23-27	$317,158
4th Option Term	28-32	$348,874

NOI	$196,930
CAP	5.50%
PRICE	$3,581,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	9608 SC-707, Myrtle Beach, SC 29588
Building Size (GLA)	4,190 SF
Land Size	0.84 Acres
Year Built/Renovated	2024
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	8/9/2024
Lease Expiration Date	8/31/2036
Remaining Term	11.5 Years
Rent Escalations	10% in Year 6, 10% in Year 11 and 10% Each Option
Current Annual Rent	$196,930

90,467 PEOPLE IN 5 MILE RADIUS

$102,480 AHHI IN 1 MILE RADIUS

21,200 VPD ON HWY 707

INVESTMENT HIGHLIGHTS

RARE LEASE STRUCTURE

One of the first Abs. NNN Heartland Dental lease formats | Zero landlord Responsibilities | 12 Year lease with four (4) five (5) year extensions | 10% Rental Increases every 5 years and in extensions

LARGEST DENTAL ORGANIZATION GUARANTY

Heartland Dental is the largest dental support organization in the United States | Over 1,800 Locations | 2023 Total Revenue was $3B

TOURIST DESTINATION

Top Tourist Destination in the Country - The Grand Strand, which includes Myrtle Beach, hosts approximately 19 million tourists annually | Myrtle Beach ranked third on most popular tourist destinations for Americans by Trip Advisor in 2021 | Home to 25 international companies, in the top 10 for Foreign Direct Investment | The subject property is approximately 30 miles north of the Grand Strand

NEARBY THOUSANDS OF STUDENTS - BUILT IN CLIENTS

Within a mile of the site is the St. James Schools | St. James Middle School has over 920 students and is only half a mile from the site | Even closer to the site is St. James Elementary School with over 850 students | Around a mile from the site is St. James High School with over 1,900 students on their 60 acres campus

HOLMESTOWN COMMONS

Site is an outparcel to the Food Lion anchored shopping center Holmestown Commons | According to Placer.ai the center is highly visited - Adjacent to a top performing Sonic (80th percentile across all Sonics)

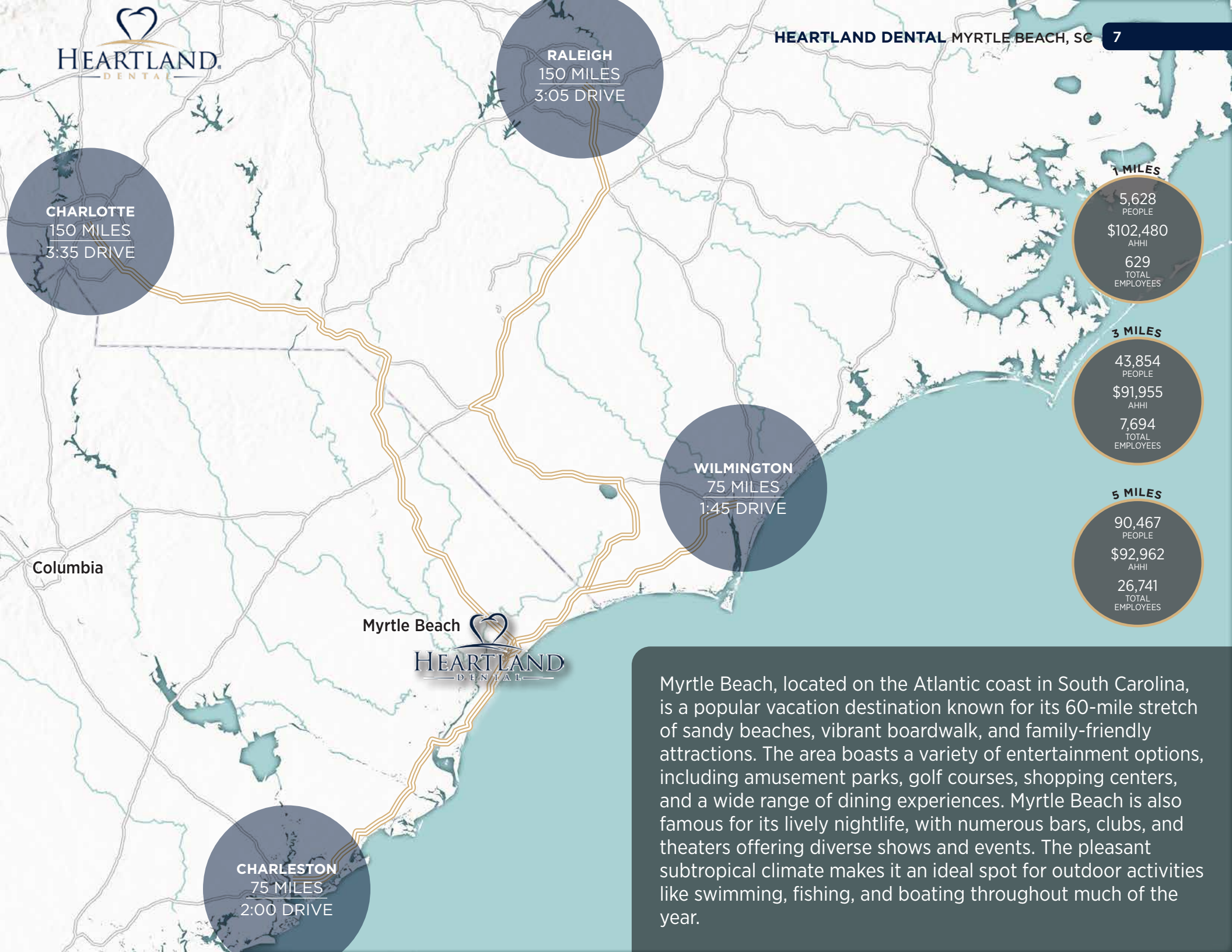
MYRTLE BEACH MSA

Over 40K people live in a 3-mile radius, which has grown at an annual rate of 2.9% over the last 5 years (According to CoStar.com) | Myrtle Beach has been named the fastest growing City in the US for 3rd straight year (U.S. News & World Report 2023) | 42% increases from 2010

SITE PLAN

St James Middle
907 Students
St James Elementary
901 Students
SONIC
America's Drive-In
FOOD LION
TAKE 5
OIL CHANGE
HEARTLAND
DENTAL
Hwy 707 (21,200 VPD)
Mobil

DOLLAR GENERAL
DUNKIN'
CIRCLE K
Storage Works
Hwy 707 (21,200 VPD)
Mobil
HEARTLAND DENTAL
Hwy 707 (21,200 VPD)
TAKE 5 OIL CHANGE
FOOD LION



Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.

HEARTLAND DENTAL

Heartland Dental is the largest dental support organization in the United States, with over 1,800 supported dental offices in 38 states. Founded in 1997, Heartland Dental supports over 2,700 dentists and over 10,000 team members nationwide. Based in Effingham, IL, Heartland Dental offers supported dentists and team members continuing education and leadership training, along with a variety of non-clinical administrative services. Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services and is majority owned by KKR, a leading global investment firm.

KKR

Heartland Dental's parent company, KKR (NYSE: KKR), is a leading global investment firm that manages multiple alternative asset management, capital markets, and insurance solutions. KKR has approximately $207 billion in assets under management and more than 103 companies in their portfolio

20,000+
Team Members in the HD Family

2,700+
Support Doctors Nationally

1,800+
Support Offices Nationally

HEARTLAND DENTAL QUICK FACTS	
Founded	1997
Ownership	Private (KKR)
Number of Locations	1,800+
Headquarters	Effingham, IL
Guaranty	Corporate

Corporate HQ

OFFERED FOR SALE

$3,581,000 | 5.50% CAP

HEARTLAND DENTAL

9608 SC-707
MYRTLE BEACH, SC

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD
Associate
980.498.3296
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Heartland Dental - Myrtle Beach, SC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.