



HEARTLAND
DENTAL

1379 N. OUTER BELT W
EFFINGHAM, IL

Heartland FAMILY
DENTAL CARE

OFFERED
FOR SALE

\$3,151,000 | 5.00% CAP

CONFIDENTIAL
OFFERING MEMORANDUM

 Atlantic
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Effingham, IL (home to the Heartland HQ). The Premises is leased to Heartland Dental for a ten year initial term with 10% rental increases every 5 years. The Asset was recently renovated and is located in an opportunity zone.



**10-YR
LEASE**



**IN MAIN
RETAIL NODE**



**AFFLUENT
ILLINOIS MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$157,563
Rent Escalation	6-10	\$173,319
1st Option Term	11-15	\$190,651
2nd Option Term	16-20	\$209,716
3rd Option Term	21-25	\$230,688
4th Option Term	26-30	\$253,757

NOI	\$157,563
CAP	5.00%
PRICE	\$3,151,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	1379 N Outer Belt W, Effingham, IL 62401
Building Size (GLA)	5,166 SF
Land Size	1.60 Acres
Year Built/Renovated	2019
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	3/1/2025
Lease Expiration Date	2/28/2035
Remaining Term	10 Years
Rent Escalations	10% Every 5 Years and in Option Periods
Current Annual Rent	\$157,563

ACTUAL PROPERTY



18,281 PEOPLE
IN 5 MILE RADIUS



\$100,715 AHHI
IN 1 MILE RADIUS



11,600 VPD
ON IL-33



RARE LEASE STRUCTURE

One of the first Abs. NNN Leased Heartland Dentals | Zero landlord responsibilities | 10 Years lease with four (4) five (5) year extensions | 10% rental Increases every 5 years and in option periods



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



PRIMARY RETAIL NODE IN EFFINGHAM, IL

Hard-Corner site at the intersection of Outer Belt W (1,950 VPD) and IL-33 (11,600 VPD) | Heartland Dental is positioned along the main retail corridor of Effingham, IL (Over 1.1MSF within a 1-mile radius) | Nearby National Retailers Include: Walmart Supercenter, Kohl's, Hobby Lobby, ALDI, Menards Home Improvement, and more



OPPORTUNITY ZONE

This Heartland Dental is located in an Opportunity Zone in Effingham, IL which offers significant tax incentives, including tax deferrals and exemptions on capital gains



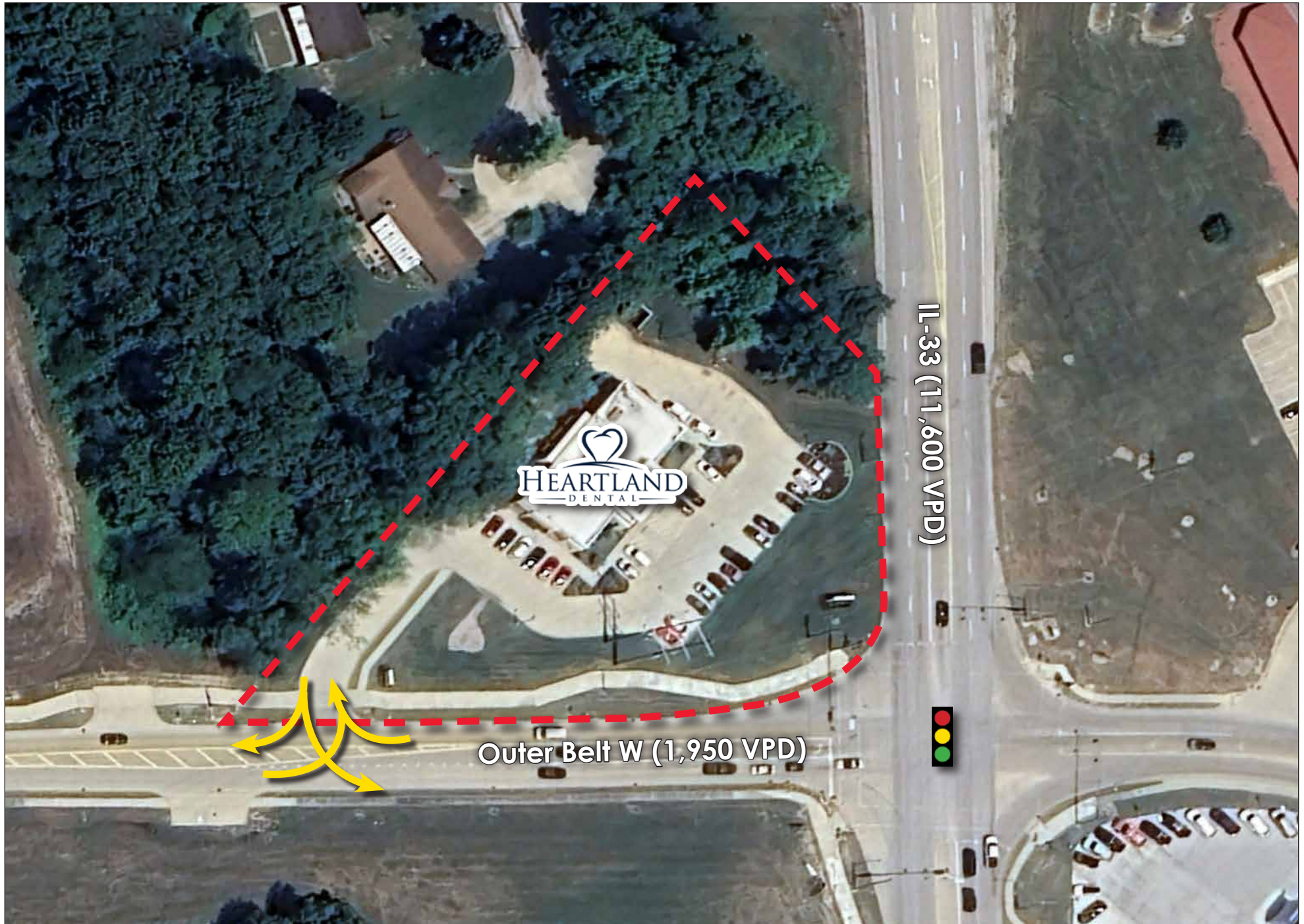
NEW CONSTRUCTION

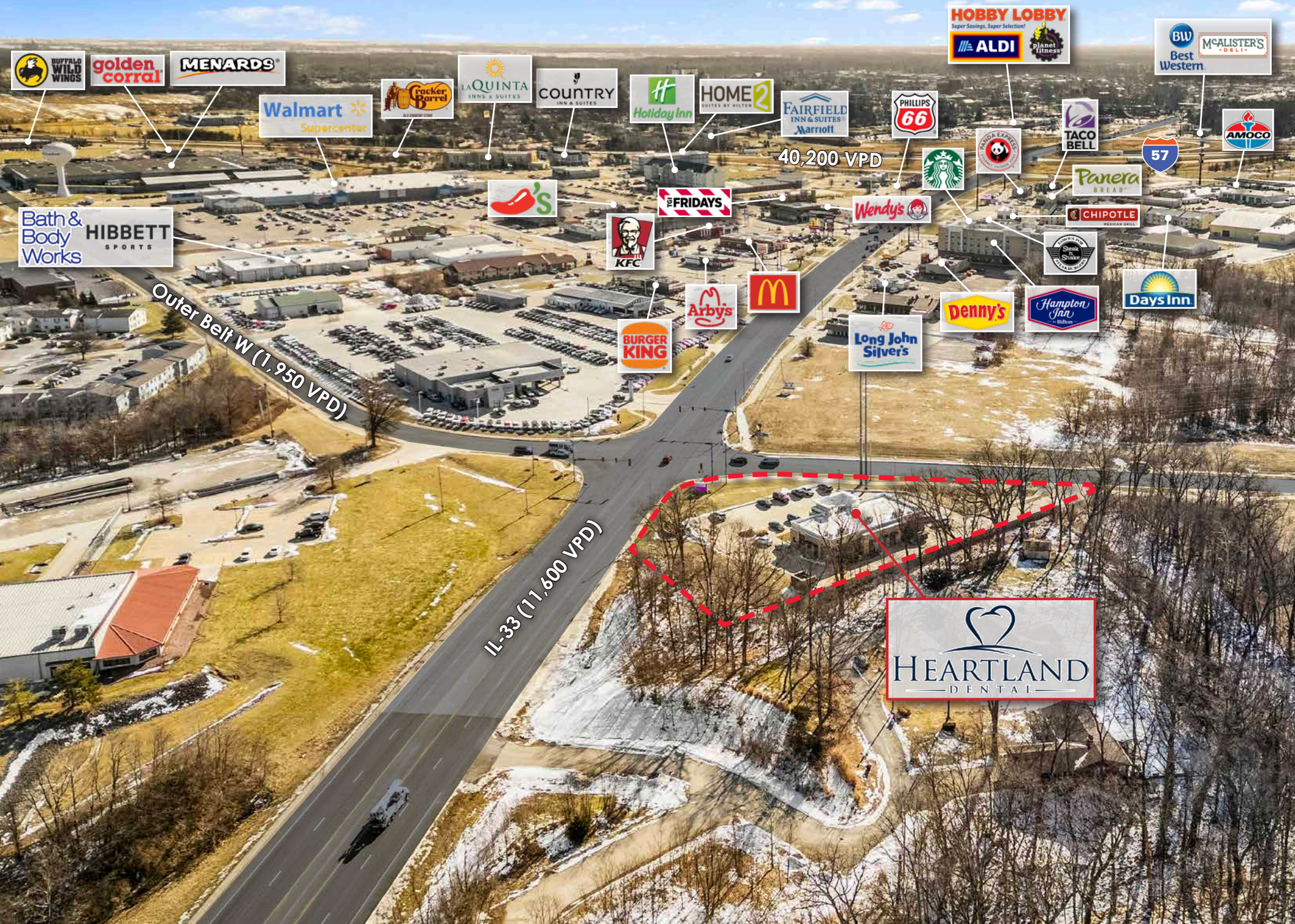
The Building has recently been built to suit the tenant's specifications | Tenant has paid to add specific capital improvements to enhance operational performance



EFFINGHAM, IL - HOME TO HEARTLAND HEADQUARTERS

The Site is located just 3.5 miles from the Heartland Dental Headquarters, the 2nd largest employer for the town | Local brand name recognition will drive patient demand | Its proximity to the headquarters offers potential for reduced operational costs and enhanced visibility





Effingham, IL

Effingham, Illinois, is a city in south-central Illinois, known as the “Crossroads of Opportunity” due to its location at the intersection of two major interstates, I-57 and I-70. With a population of around 12,000, Effingham serves as a regional hub for commerce, healthcare, and transportation. The city is home to the 198-foot Cross at the Crossroads, one of the tallest crosses in the U.S. Effingham also boasts a strong local economy with industries in manufacturing, agriculture, and retail. Visitors can explore attractions like the Effingham Performance Center, local wineries, and scenic parks, making it a vibrant community with a small-town feel.

CHICAGO
195 MILES
3:10 DRIVE

INDIANAPOLIS
160 MILES
2:20 DRIVE

LOUISVILLE
160 MILES
3:30 DRIVE

ST LOUIS
95 MILES
1:30 DRIVE



1 MILES

2,027
PEOPLE
\$100,715
AHHI
3,249
TOTAL
EMPLOYEES

3 MILES

12,608
PEOPLE
\$98,367
AHHI
16,533
TOTAL
EMPLOYEES

5 MILES

18,281
PEOPLE
\$98,685
AHHI
21,113
TOTAL
EMPLOYEES

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



OFFERED FOR SALE

\$3,151,000 | 5.00% CAP



HEARTLAND DENTAL

**1379 N. OUTER BELT W
EFFINGHAM, IL**

Exclusively Offered By



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

BOR:

Shai Wolkowicki

IL License # 471016976

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Heartland Dental - Effingham, IL (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.