HEARTLAND DENTAL

908 S MAIN ST
ROLESVILLE, NC

CONFIDENTIAL
OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

OFFERED FOR SALE

$3,801,000 | 5.45% CAP

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Heartland Dental in Rolesville, NC. The premises is leased to Heartland Dental for a twelve year initial term with four (4) five (5) extensions remaining. The Asset was recently constructed to fit the tenants specifications. The site is located in a suburb of Raleigh, NC, one of the fastest growing cities in the country with lots of major development occuring in the area.

12-YR LEASE

LOCATED IN RETAIL NODE

RALEIGH, NC MSA

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	$207,154
Rent Escalation	6-10	$227,869
Rent Escalation	11-12	$250,656
1st Option Term	13-17	$275,722
2nd Option Term	18-22	$303,294
3rd Option Term	23-27	$333,624
4th Option Term	28-32	$366,986

NOI	$207,154
CAP	5.45%
PRICE	$3,801,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	908 S Main St, Rolesville, NC 27571
Building Size (GLA)	4,200 SF
Land Size	0.99 Acres
Year Built/Renovated	2024
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/14/2024
Lease Expiration Date	6/30/2036
Remaining Term	11 years
Rent Escalations	10% in Year 6, 10% in Year 11 and 10% Each Option
Current Annual Rent	$207,154

104,422 PEOPLE IN 5 MILE RADIUS

$150,929 AHHI IN 3 MILE RADIUS

14,500 VPD ON S MAIN ST

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

NEW CONSTRUCTION IN A HIGH TRAFFICKED CORRIDOR

The Building has recently been built to suit the tenant's need | Transferable warranties in place | According the placer.ai the Bojangles next door is ranked in the 92% percentile nationwide in terms of visits | Along S Main St there are more than 14,500 Vehicles Per Day

NEARBY DEVELOPMENT

Site is positioned across the street from a new Publix anchored shopping center that is set to deliver in late 2025 | Less than half a mile from the site are 140 newly constructed townhomes (Wallbrook Townhomes) | These two developments will have an additional 75K SF of retail, restaurant, fitness, office space, and more coming following the townhomes

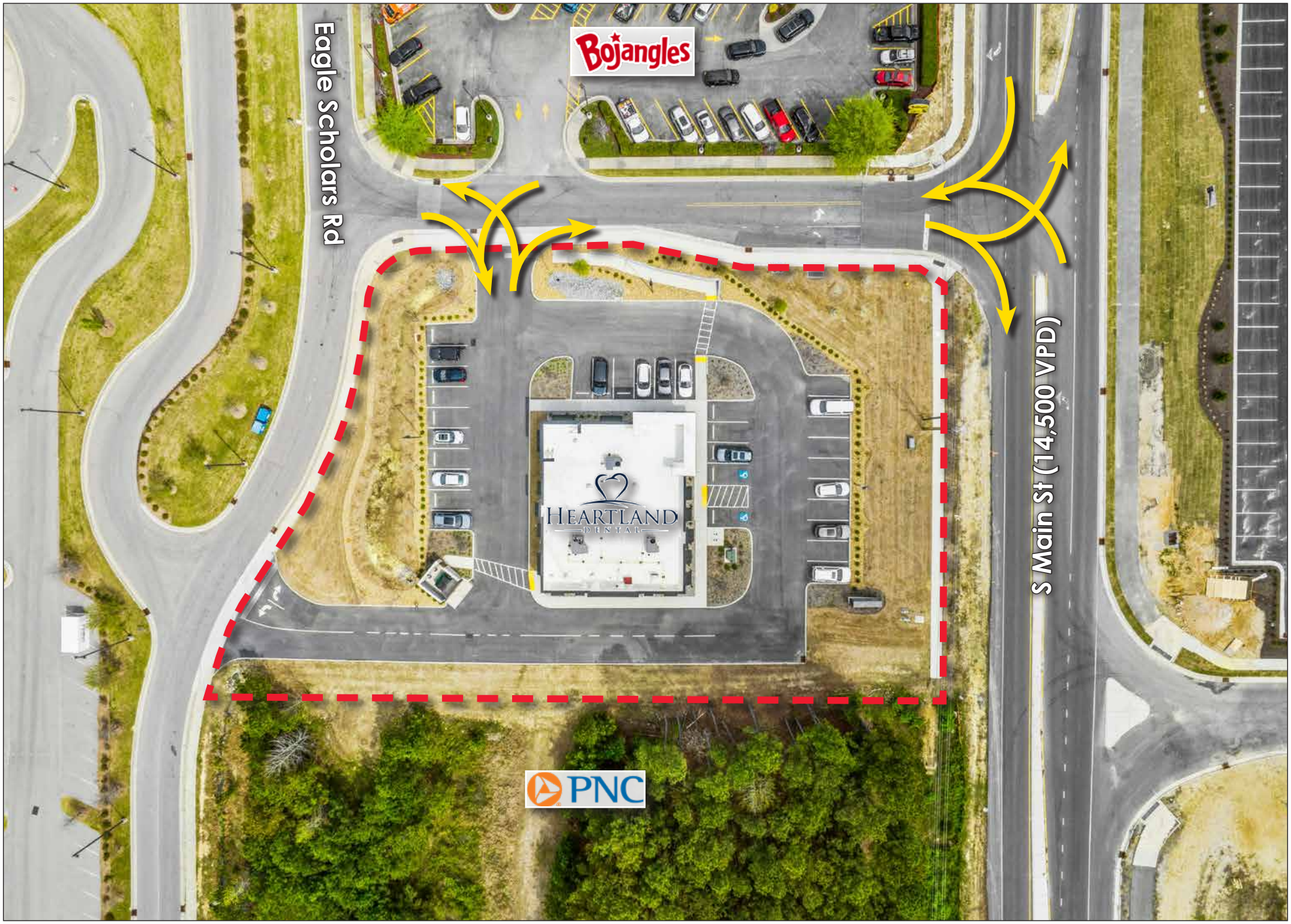
BUILT IN CUSTOMER BASE: NEARBY SCHOOLS

Site is positioned as an outparcel to Rolesville Charter Academy with over 750 students providing an influx of customers | Situated less than 1.5 miles from the site are two more schools with over 1,600 more students combined | Directly northeast of the site is Rolesville Middle School with more than 1,000 students while Thales Academy is a mile away with around 650 students

RALEIGH, NC MSA

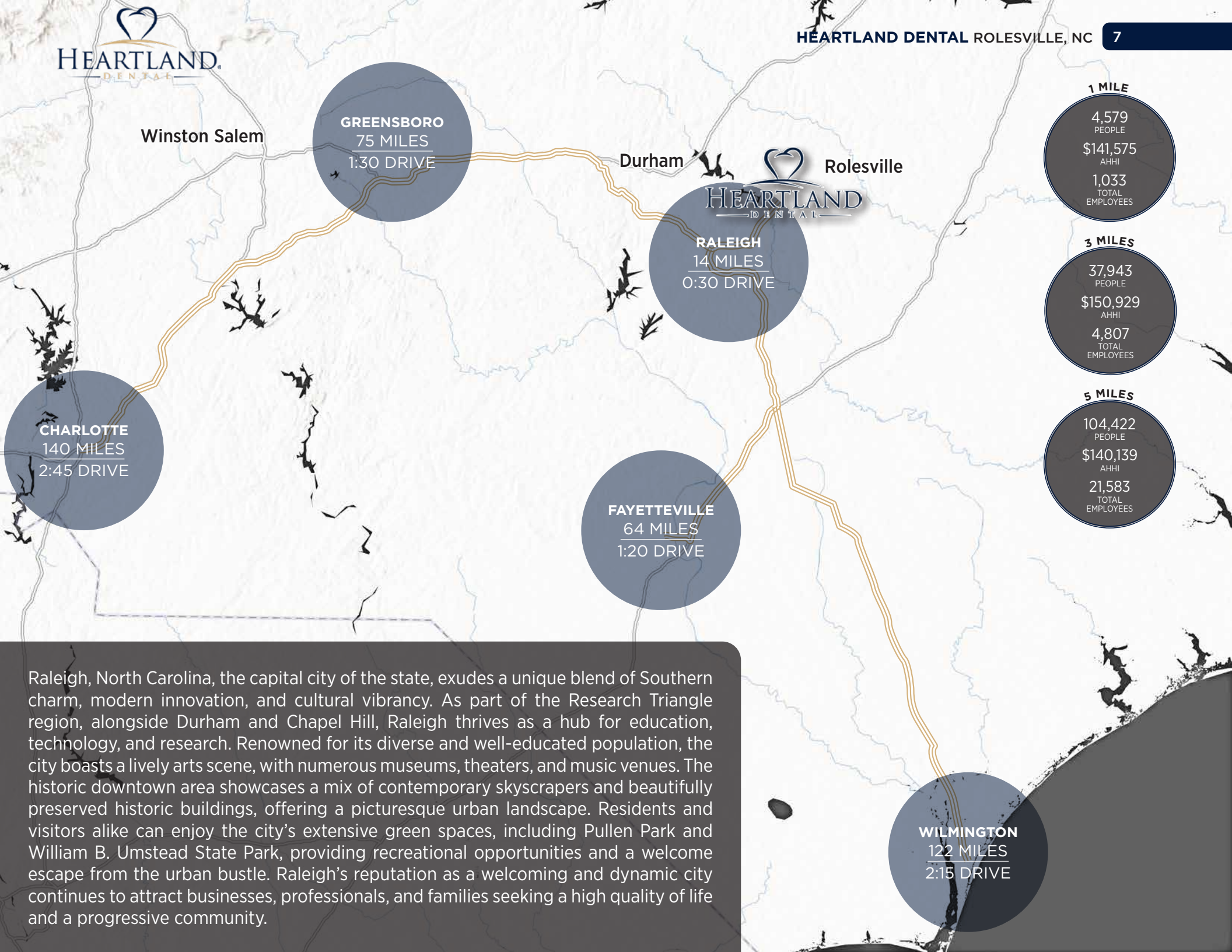
Raleigh, NC ranked #3 in 2023 of best residential markets (Rocket Mortgage) | Raleigh forecasts a 44% job growth over the next 10 years (3.0% growth from 2021 to 2022) | Raleigh ranked #3 in best places to live for 2023-2024 (U.S. News)

SITE PLAN


Eagle Scholars Rd
Bojangles
HEARTLAND DENTAL
PNC
S Main St (14,500 VPD)

Publix
tropical SMOOTHIE CAFE
CLUB PILATES
El Jefe MODERN MEX
Great Clips
Sushi Nami
FIFTH THIRD BANK
Jersey Mike's SUBS
FIVE GUYS
verizon
S Main St (14,500 VPD)
HEARTLAND DENTAL
PNC
Bojangles
Rolesville Charter Academy
746 Students

Rolesville Middle
944 Students
Rolesville Charter Academy
746 Students
7-ELEVEN
Bojangles
PNC
HEARTLAND
DENTAL
Jersey Mike's
SUBS
FIVE GUYS
verizon
Publix
S Main St (14,500 VPD)



Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.

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

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ROLESVILLE, NC

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

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