



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Bradenton, FL. 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 the rapidly expanding Bradenton-Lakewood Ranch community.







LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$200,550
Rent Escalation	6-10	\$220,605
Rent Escalation	11-12	\$242,666
1st Option Term	13-17	\$266,932
2nd Option Term	18-22	\$293,625
3rd Option Term	23-27	\$322,988
4th Option Term	28-32	\$355,287

NOI	\$200,550	
CAP	5.00%	
PRICE	\$4,011,000	

ASSET SNAPSHOT		
Tenant Name	Heartland Dental	
Address	14407 FL-64, Bradenton, FL 34212	
Building Size (GLA)	4,260 SF	
Land Size	1.11 Acres	
Year Built/Renovated	2025	
Signator/Guarantor	Heartland Dental (Corporate)	
Rent Type	Abs. NNN	
Landlord Responsibilities	None	
Rent Commencement Date	8/27/2025	
Lease Expiration Date	8/31/2037	
Remaining Term	12 Years	
Rent Escalations	10% Every 5 Years and in Options	
Current Annual Rent	\$200,550	















ABS. NNN 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 2024 Total Revenue was over \$3B



HIGH GROWTH & INCOME TRADE AREA

Over 524 apartment units have delivered in the past 3 years, with another 320 under construction | Average household income within a 1 mile radius exceeds \$200K | Affluent demographics drive strong patient bases for Heartland Dental with more than 80K people within a 5-mile radius



NEW CONSTRUCTION IN A HIGH TRAFFICKED CORRIDOR

The building has recently been built to the tenant's newest prototype | Site is positioned off of busy SR 64 E (35K VPD)



RAPIDLY EXPANDING MARKET

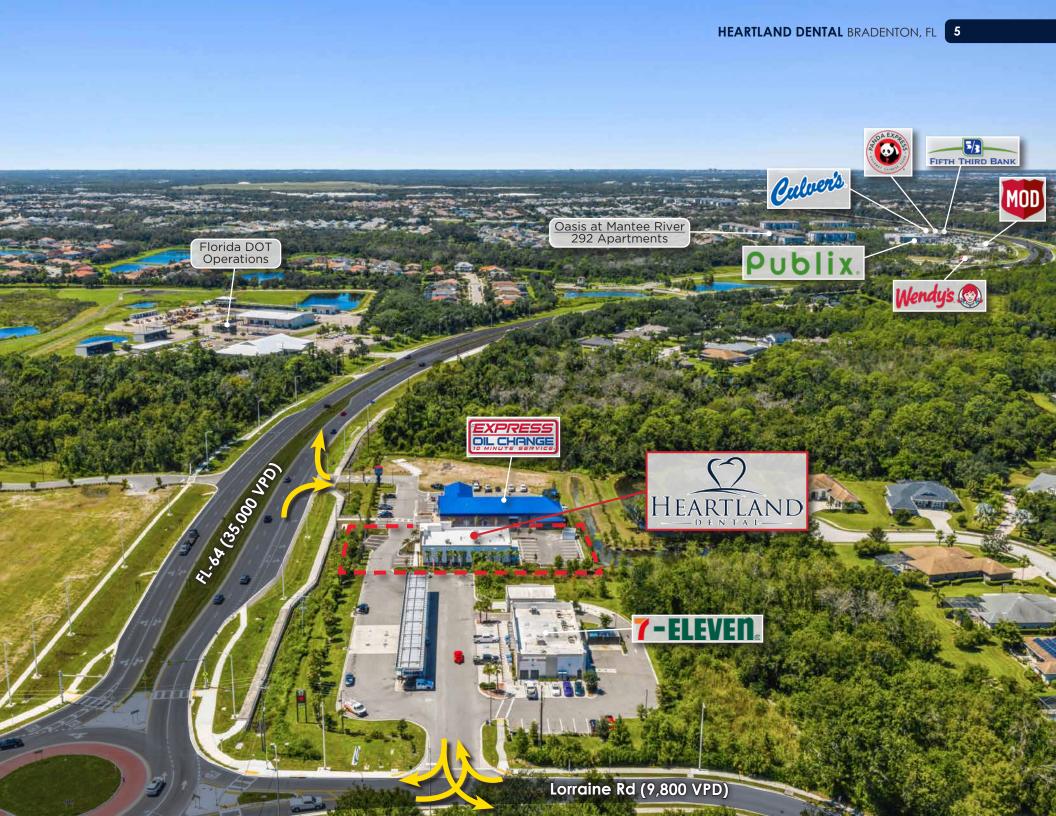
Bradenton-Lakewood Ranch area ranked among the top 5 fastestgrowing master-planned communities in the U.S. | Population growth exceeds 3% annually | Expanding residential base drives continued healthcare demand



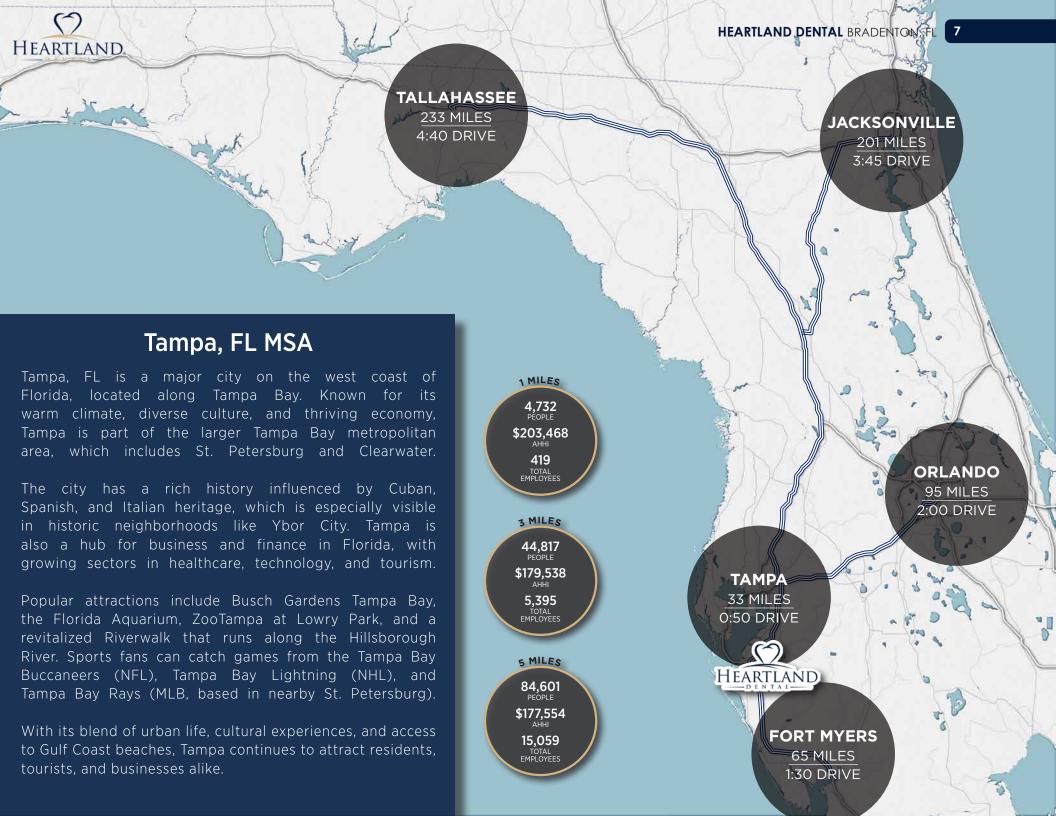
TOURISM IN HIGH GROWTH ST. PETERSBURG MSA

Tampa-St. Petersburg-Clearwater welcomed 26M+ visitors in 2023 | Sarasota-Bradenton region adds another 3.5M annual visitors | Combined tourism spend exceeds \$7B annually | Creates powerful tailwinds for retail, QSR, and healthcare demand











TENANT OVERVIEW

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	





