

FRYE *Care*
PHYSICIANS NETWORK

Duke LifePoint Physician Practices

10 YEAR LEASE



5.6 YEAR LEASE



4.8 YEAR LEASE



INVESTMENT OFFERING
MEDICAL OFFICE

2810 16TH STREET
HICKORY, NC 28601

Linville | Team Partners
COMMERCIAL REAL ESTATE

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INVESTMENT SUMMARY & PROPERTY HIGHLIGHTS



INVESTMENT HIGHLIGHTS

Address	2810 16th Street Northeast Hickory, NC 28601	
NOI	\$259,201	
Sales Price	\$4,320,017	
Cap Rate	6%	
Building Size	19,644 SF	
Lot Size	1.47 Acres	
Year Built	2000	
Number of Floors	3	
First Floor	FryeCare Duke Lifepoint	<i>NNN Lease, through 05/2031 3% Annual Escalations</i>
Second Floor	Center for Emotional Health	<i>Full Service Lease, through 09/2026 1% Annual Escalations</i>
Third Floor	AMN Healthcare	<i>NNN Lease, through 12/2025 2% Annual Escalations</i>



Linville Team Partners is pleased to offer the unique opportunity to purchase 2810 16th Street in Hickory, North Carolina.

The building is home to AMN Healthcare, Center for Emotional Health and FryeCare, a Duke LifePoint Physician Practice. AMN Healthcare has occupied the building since construction and will make \$100,000+ in improvements by year end.

Constructed in 2000, and situated at the signalized corner of major Hickory thoroughfares, this three-story building is one of the most well-known medical properties in the market.

FIRST FLOOR



FRYE Care
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SECOND FLOOR

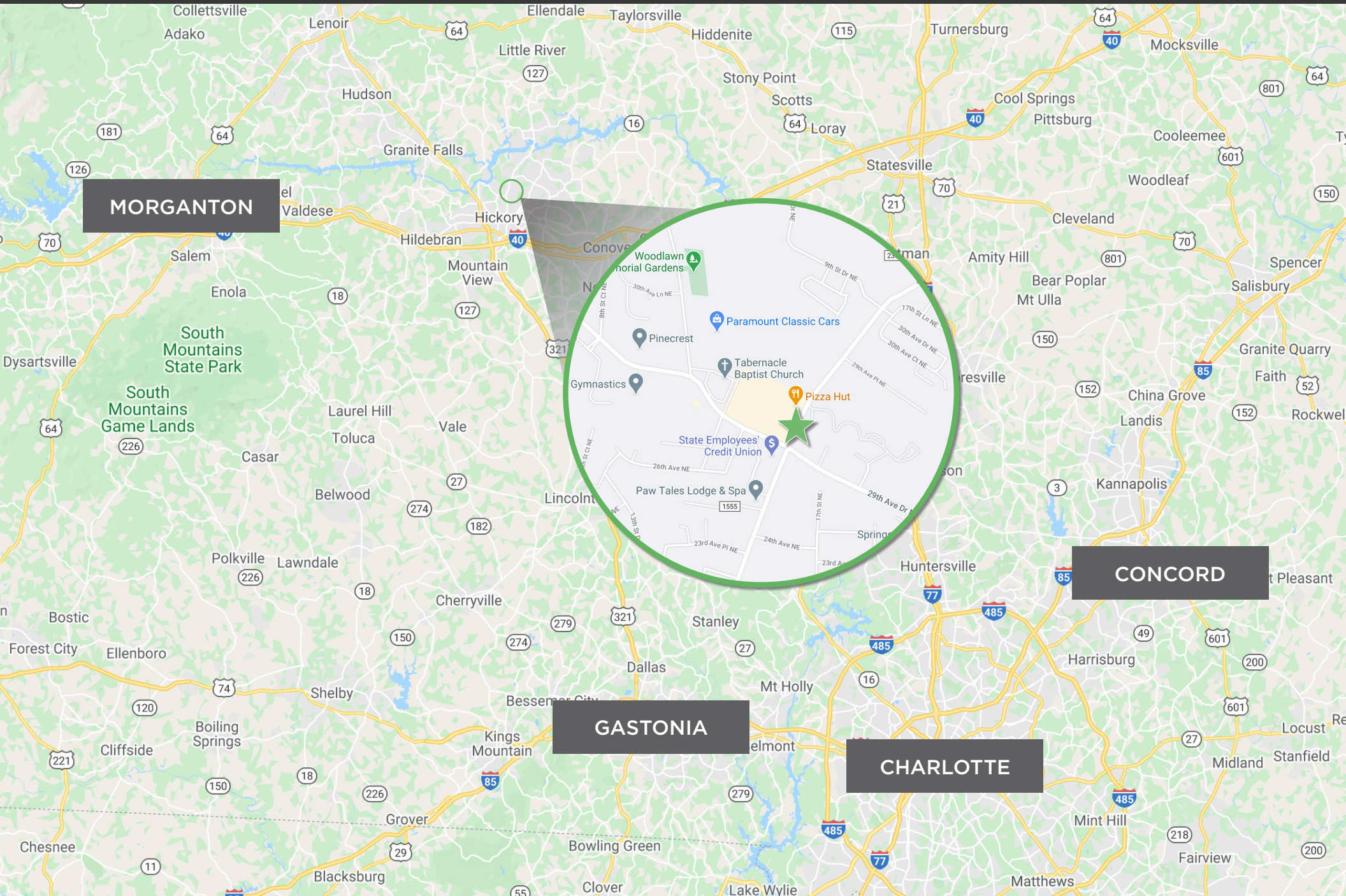


THIRD FLOOR



AERIAL

LT



MORGANTON

CONCORD

GASTONIA

CHARLOTTE

MARKET OVERVIEW



HICKORY, NC

Hickory is located in the western part of North Carolina in the foothills of the Blue Ridge Mountains. The city is approximately 60 miles northwest of Charlotte and 70 miles southwest of Winston-Salem. It is the 7th largest city in the Charlotte Metropolitan Area and has been named the 10th Best Place to Live and Raise a Family in the US by Reader's Digest. Hickory is situated equally between and south of Rhodhiss Lake and Lake Hickory, two popular destinations for locals and visitors alike. Hickory is also home to a professional baseball team, the Hickory Crawdads who play at the newly renovated L.P. Frans Stadium. Hickory provides a number of colleges and universities including Lenoir-Rhyne University, Catawba Valley Community College, and a satellite location for Gardner-Webb University.

2020 DEMOGRAPHICS (3 MILES)

POPULATION	37,197
HOUSEHOLDS	15,200
MEDIAN HH INCOME	\$49,611
AVERAGE AGE	40
DAYTIME POPULATION	24,002

TENANT INFORMATION



From temporary and per-diem staffing services to permanent placement and strategic integrated workforce solutions, AMN offers a broad spectrum of physician and clinician staffing services across a number of award-winning brands, as well as a wide variety of healthcare job sites and portals. Our companies include: Staff Care, Locum Leaders, and Merrit Hawkins.



The Center for Emotional Health is a private mental health organization dedicated to serving patients with the highest level of treatment and support for mental health issues. Providing individual out-patient therapy, they have facilities throughout North Carolina, including multiple in the Charlotte Metro and Piedmont region. Services include outpatient therapy, Transcranial Magnetic Stimulation (TMS), medication management, and Veterans support programs.



Duke LifePoint Physician Practices

The FryeCare Physicians Network is comprised of highly trained providers offering care across a broad range of specialties; from conveniently located family physician offices and urgent care locations to leading edge heart and vascular services.

With 22 locations, FryeCare Physician Network provides healthcare services close to home for those living in Western North Carolina.

DISCLAIMERS



Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your broker for more details.

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