

9.5 YEAR NNN MEDICAL INVESTMENT OFFERING - 6.40% CAP RATE

1492 RYMCO DRIVE, WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



PRESENTED BY:

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INVESTMENT OVERVIEW

SALE PRICE

\$2,895,000.00

TENANT

**THE CAROLINA CENTER FOR
ABA AND AUSTISM TREATMENT**

LEASE TYPE

NNN

CAP RATE

6.40%

NOI - YEAR 1

\$185,235.65

BUILDING SIZE

±7,877 SF

LEASE EXPIRATION

SEPTEMBER 30, 2031

RENEWALS

TWO 5-YEAR OPTIONS

Located in one of Winston-Salem's major medical submarkets, 1492 Rymco Drive is home to The Carolina Center for ABA and Autism Treatment.

CCABA has locations all over the state of North Carolina and are growing rapidly. This stand-alone medical office building has just been fully renovated in 2020 with over \$130/SF invested in the upfit.

This ±7,877 SF building provides ample surface parking, easy access to Interstate 40, Highway 421, and other major thoroughfares.

RENT SCHEDULE

LEASE TERM START	LEASE TERM END	MONTHLY RENT	ANNUAL RENT
7/1/21	9/30/21	\$0.00	\$0.00
10/1/21	9/30/22	\$15,436.30	\$185,235.65
10/1/22	9/30/23	\$15,436.30	\$185,235.65
10/1/23	9/30/24	\$15,436.30	\$185,235.65
10/1/24	9/30/25	\$15,436.30	\$185,235.65
10/1/25	9/30/26	\$15,436.30	\$185,235.65
10/1/26	9/30/27	\$16,894.60	\$202,735.20
10/1/27	9/30/28	\$16,894.60	\$202,735.20
10/1/28	9/30/29	\$16,894.60	\$202,735.20
10/1/29	9/30/30	\$16,894.60	\$202,735.20
10/1/30	9/30/31	\$16,894.60	\$202,735.20



SITE INFORMATION



ADDRESS

1492 RYMCO DRIVE
WINSTON-SALEM, NC 27103



PIN NUMBER

6814-18-7082



BUILDING SIZE

±7,877 SF



YEAR BUILT

2006



ZONING

GO-S



ACRES

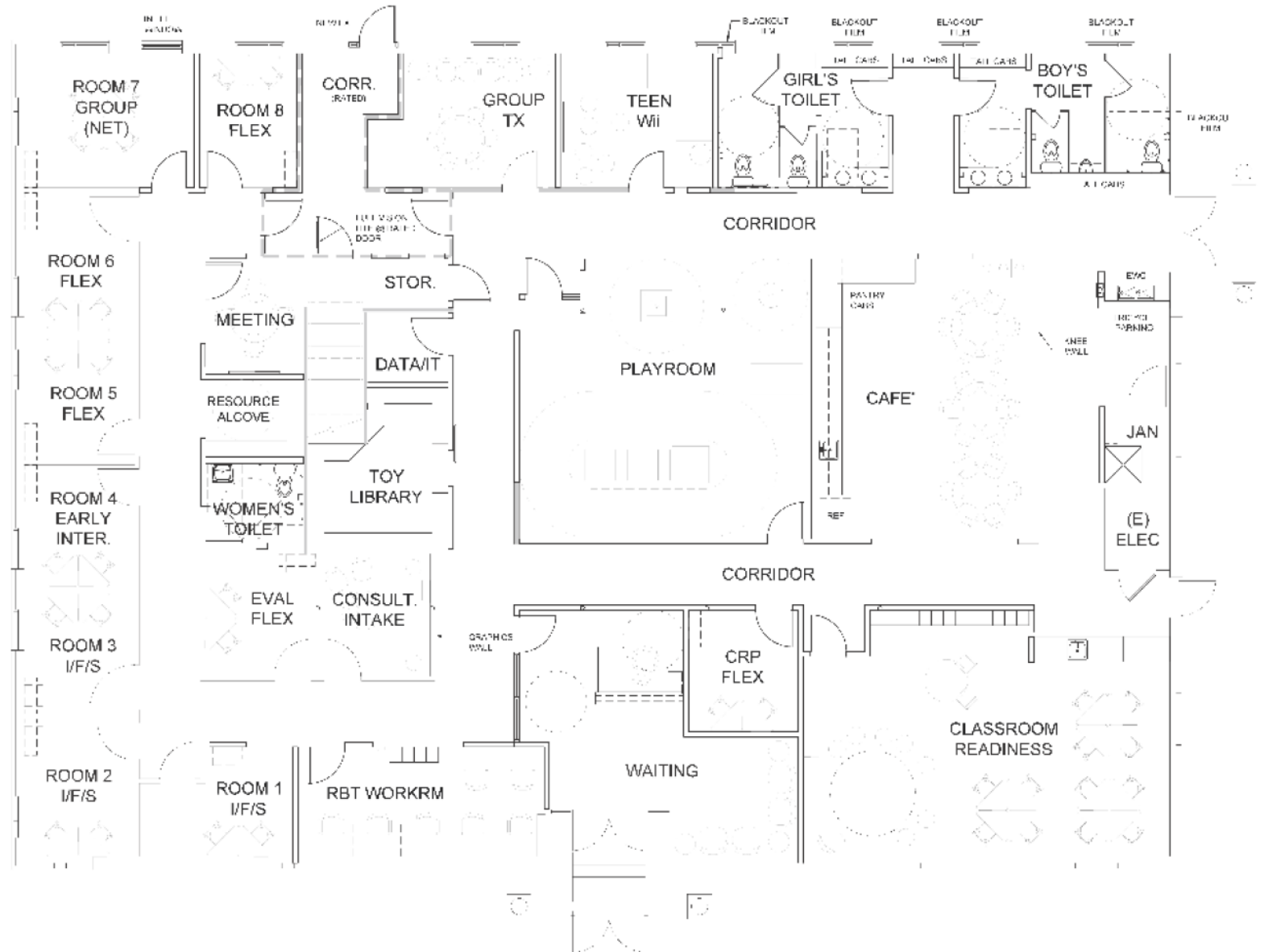
0.99



FLOOR PLAN

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TENANT PROFILE



CCABA WAS FOUNDED IN 2006



THERE ARE 7 LOCATIONS ACROSS NORTH CAROLINA
WITH NEW LOCATIONS COMING SOON



SPECIALTIES INCLUDE APPLIED BEHAVIOR ANALYSIS
AND AUTISM SPECTRUM DISORDERS WITH CLINICIANS
THAT SERVE AS BOARD CERTIFIED BEHAVIOR ANALYSTS
OR REGISTERED BEHAVIOR TECHNICIANS



1 IN 39 CHILDREN IN CENTRAL NORTH CAROLINA WERE
IDENTIFIED AS HAVING AUTISM IN 2016



The
Carolina Center
FOR ABA & AUTISM TREATMENT

The Carolina Center for ABA and Autism Treatment is dedicated to improving the lives of children with autism, their families, and their surrounding communities. They believe in a collaborative approach, where caregivers share expertise about their child and our clinicians share expertise about how individuals learn the skills to have a successful, happy life.

The clinicians serve as Board Certified Behavior Analysts or Registered Behavior Technicians and collaborate with Licensed Psychologists.

CCABA is proud to be the leading provider of ABA services in North Carolina. Building on a central theme of CCABA's history, the organization continues to believe that strong clinicians are critical to strong outcomes. With that, CCABA consistently invests heavily in training its clinical team and maintains a commitment to upholding the highest professional standards. Additionally, we continue a core belief that diversity make us stronger, both in terms of our team mates as well as the clients we serve.

MARKET OVERVIEW

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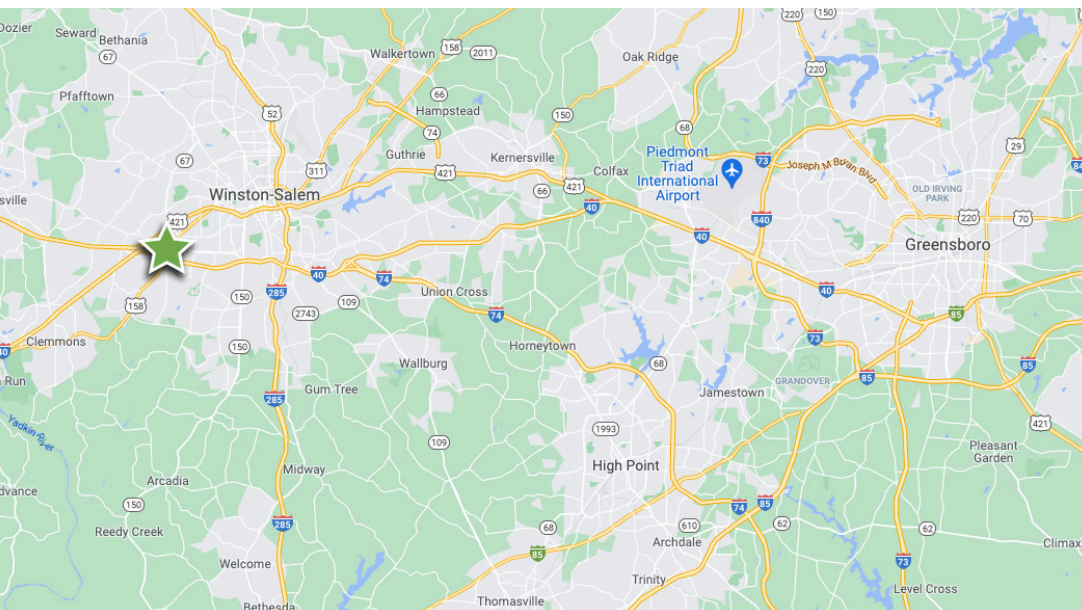
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WINSTON-SALEM, NORTH CAROLINA

Winston-Salem is located in the Piedmont Triad region of North Carolina about 100 miles west of Raleigh and 80 miles northeast of Charlotte. It is Forsyth County's largest city and currently the fifth largest city in the state. Called the "Twin City" for its dual heritage and "City of Arts and Innovation" for its dedication to fine arts and research, Winston-Salem, is home to multiple reputable employers in the financial industry. Although the city has traditionally been associated with the textile and tobacco industries, Winston-Salem has recently transformed into a leader in the nanotech, high-tech and bio-tech fields. Winston-Salem is home to a number of colleges and universities including Wake Forest University, Winston-Salem State University, UNC School of the Arts, Salem College, and Forsyth Tech Community College.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,306	61,418	151,342
AVERAGE HH INCOME	\$43,879	\$86,631	\$82,124
DAYTIME POPULATION	18,407	84,339	182,359

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LINVILLE TEAM PARTNERS

206 West Fourth Street
Winston-Salem, NC 27101
336.724.1715

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. In this case, 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.