

**PRICE REDUCED**  
**7.35% CAP RATE**



**Atrium Health**

**6 YEAR NNN LEASE**



**PRICE REDUCED**  
**ATRIUM HEALTH**  
**OB/GYN**

446 NC-108, RUTHERFORDTON, NC 28139

**Linville** | *Team Partners*  
COMMERCIAL REAL ESTATE

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# INVESTMENT SUMMARY & PROPERTY HIGHLIGHTS

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## INVESTMENT HIGHLIGHTS

**Address** 446 NC-108, Rutherfordton, NC 28139

**Sale Price** \$1,293,800

**NOI** \$95,094

**Cap Rate** 7.35%

**Tenant** Atrium Health Women's Care

**Year Renovated** 2019

**Lot Size** 3.62 Acres

**Lease Type** NNN

**Escalations** 2%

**Lease Ends** January 1, 2030



Atrium Health just renewed its NNN lease, now ending January 1, 2030. This ±7,321 SF medical office building is home to Atrium Health OB/GYN. Significant interior renovations were completed by the Tenant in 2019, and as part of its renewal, Atrium Health was extended a sizable Tenant Improvement Package to further enhance the building. The property is located in close proximity to Rutherford Regional Medical Center; this OB/GYN clinic serves both Rutherford and surrounding counties. Parking lot work was just completed by the seller. A roof warranty is still in place. Additional information available upon request.

# SITE PHOTOS

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# TENANT INFORMATION

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## Atrium Health

Atrium Health is a nationally recognized leader in shaping health outcomes through innovative research, education, and compassionate patient care. Based in Charlotte, North Carolina, Atrium Health is an integrated, nonprofit health system with more than 70,000 teammates serving patients at 40 hospitals and more than 1,400 care locations. Atrium Health is part of Advocate Health, the third-largest nonprofit health system in the United States. Atrium Health is renowned for its top-ranked pediatric, cancer and heart care, as well as organ transplants, burn treatments and specialized musculoskeletal programs. A recognized leader in experiential medical education and groundbreaking research, Wake Forest University School of Medicine is the academic core of the enterprise, including Wake Forest Innovations, which is advancing new medical technologies and biomedical discoveries. Atrium Health is also a leading-edge innovator in virtual care and mobile medicine, providing care close to home and in the home. With a commitment to every community it serves, Atrium Health seeks to improve health, elevate hope and advance healing – for all, providing \$2.46 billion last year in free and uncompensated care and other community benefits.

Atrium Health Women's Care Shelby OB/GYN provides exceptional women's health care for every age and stage of life. Board-certified physicians and entire team of compassionate medical professionals care for patients at four convenient locations: Boiling Springs, Kings Mountain, Shelby and Rutherfordton. Whether hoping to get pregnant or just trying to stay healthy, patients are cared for with preventive screenings, unmatched maternity services and treatment for female-specific conditions.



# 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.

Brokers have owner interest in property.

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

## PRESENTED BY:

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