

ATRIUM HEALTH - 6.80% CAP RATE

114 KINDERTON BLVD. | BERMUDA RUN, NC 27006

Linville | Team Partners

COMMERCIAL REAL ESTATE



Atrium Health
Wake Forest Baptist

PRESENTED BY:

CALI RICH

E Cali@LTPcommercial.com

M 857.204.8326

P 336.724.1715

AUBREY LINVILLE

E Aubrey@LTPcommercial.com

M 336.345.7300

P 336.724.1715

INVESTMENT SUMMARY

DESCRIPTION

Well-established practice, formerly known as Advance Pediatrics, has served the submarket since 2007. Prime healthcare location, within approximately 3 miles of two regional medical centers. NNN lease provides minimal landlord requirements.

SALE PRICE \$1,270,000

NOI \$86,410.83

CAP RATE 6.80%

TENANT Atrium Health Wake
Forest Baptist Pediatrics

LEASE TYPE NNN

BUILDING SIZE ±4,000 SF

LEASE ENDS September 30, 2027

RENT ESCALATIONS 3%



TENANT PROFILE

Linville | Team Partners

COMMERCIAL REAL ESTATE



IN 2020, ATRIUM HEALTH AND WAKE FOREST BAPTIST HEALTH, INCLUDING WAKE FOREST SCHOOL OF MEDICINE, OFFICIALLY JOINED TOGETHER AS A SINGLE ENTERPRISE



THERE ARE MORE THAN 300 AHWFB LOCATIONS ACROSS NORTH CAROLINA, INCLUDING 5 HOSPITALS



ATRIUM HEALTH CAROLINAS MEDICAL CENTER RANKED #1 IN CHARLOTTE METRO



ATRIUM HEALTH NAMED BY FORBES AS BEST EMPLOYER BY STATE RECOGNIZING DIVERSITY, ADVANCEMENT OPPORTUNITIES, AND WORKING CONDITIONS



Atrium Health Wake Forest Baptist

Atrium Health Wake Forest Baptist is a pre-eminent academic health system based in Winston-Salem, North Carolina. Atrium Health Wake Forest Baptist is part of Advocate Health, which is headquartered in Charlotte, North Carolina, and is the fifth-largest nonprofit health system in the United States, created from the combination of Atrium Health and Advocate Aurora Health. Atrium Health Wake Forest Baptist's two main components are an integrated clinical system – anchored by Atrium Health Wake Forest Baptist Medical Center, an 885-bed tertiary-care hospital in Winston-Salem – that includes Atrium Health Levine Children's Brenner Children's Hospital, five community hospitals, more than 300 primary and specialty care locations and more than 2,700 physicians; and Wake Forest School of Medicine, the academic core of Atrium Health Enterprise and a recognized leader in experiential medical education and groundbreaking research that includes Wake Forest Innovations, a commercialization enterprise focused on advancing health care through new medical technologies and biomedical discovery.

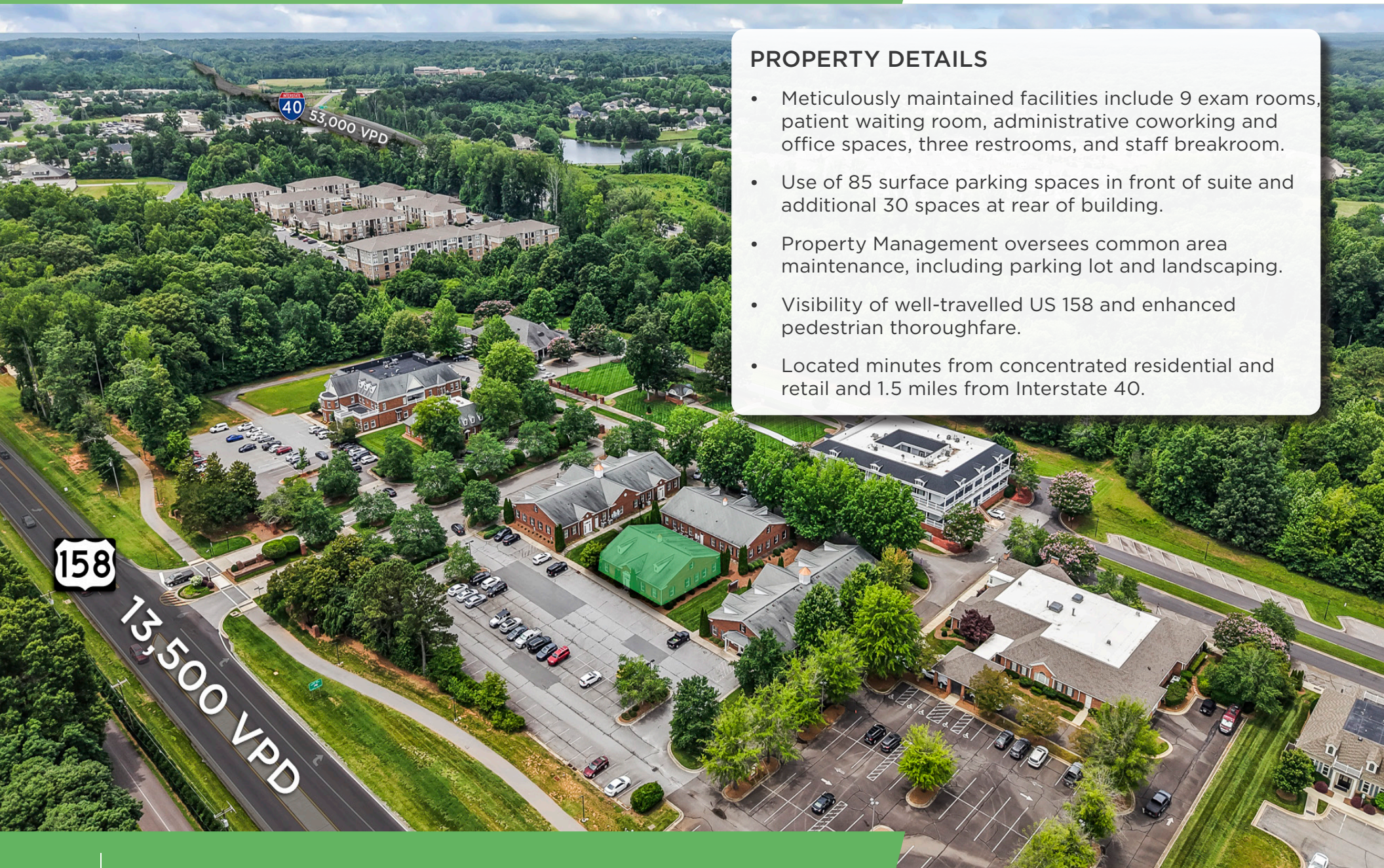
PROPERTY OVERVIEW

Linville | Team Partners

COMMERCIAL REAL ESTATE

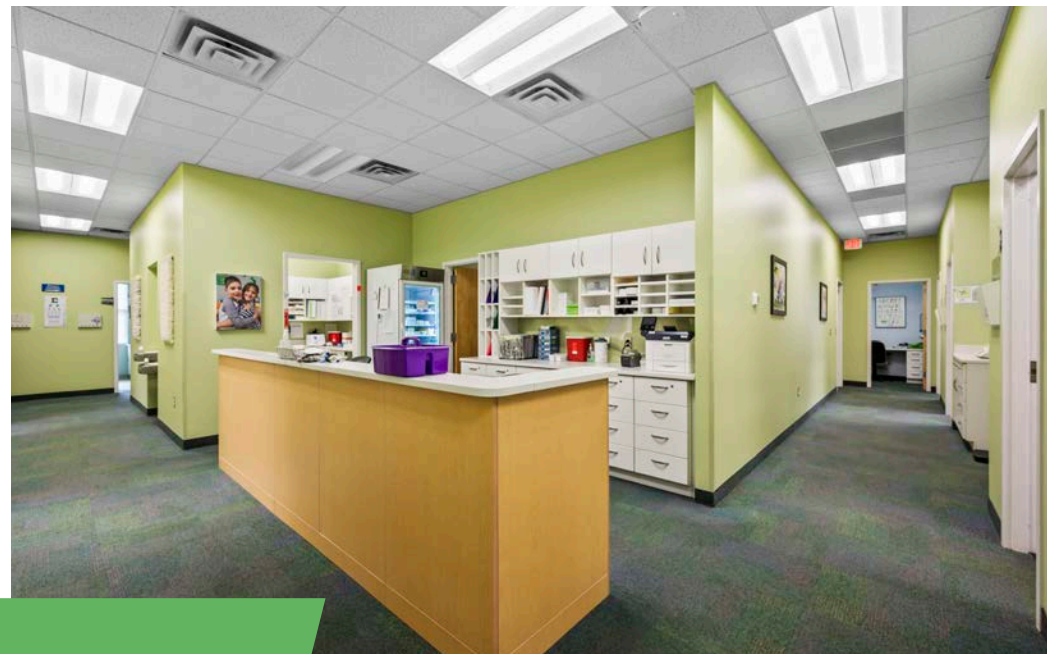
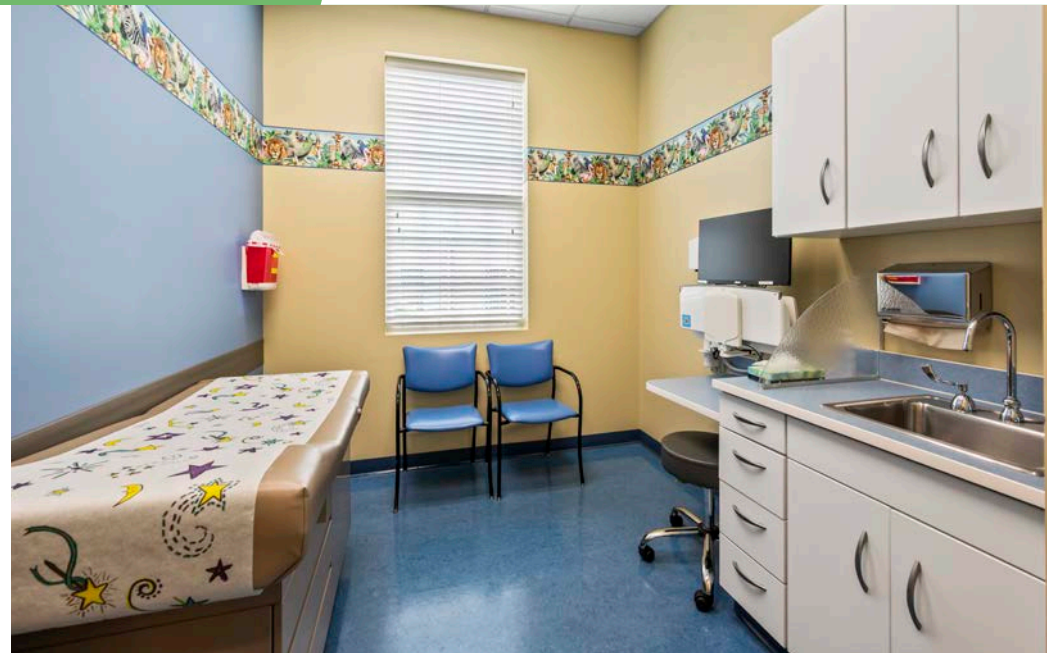
PROPERTY DETAILS

- Meticulously maintained facilities include 9 exam rooms, patient waiting room, administrative coworking and office spaces, three restrooms, and staff breakroom.
- Use of 85 surface parking spaces in front of suite and additional 30 spaces at rear of building.
- Property Management oversees common area maintenance, including parking lot and landscaping.
- Visibility of well-travelled US 158 and enhanced pedestrian thoroughfare.
- Located minutes from concentrated residential and retail and 1.5 miles from Interstate 40.



SITE PHOTOS

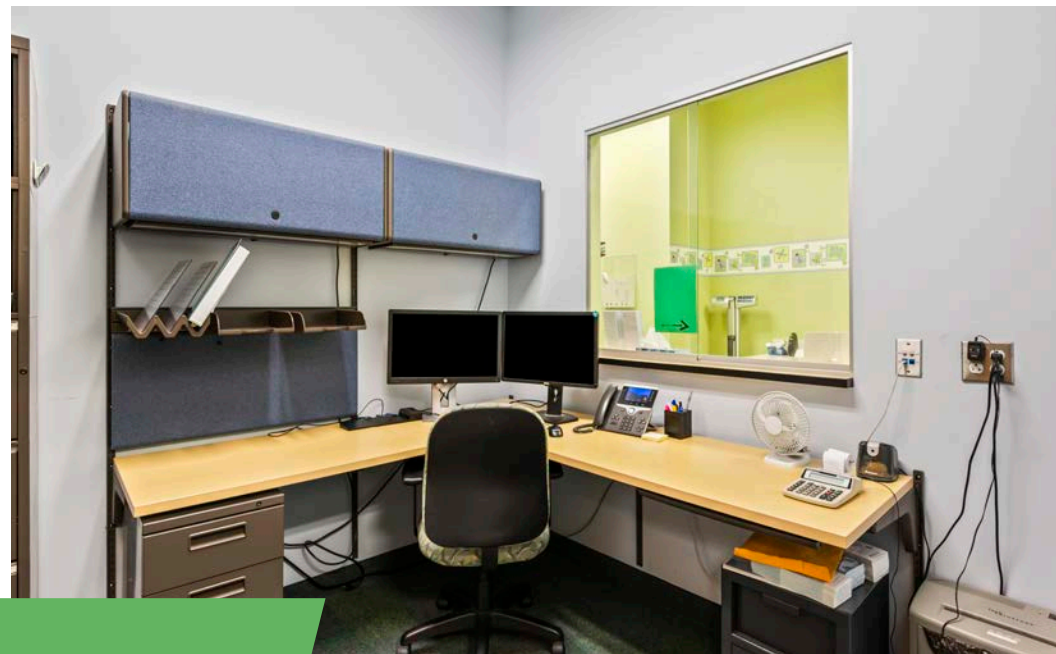
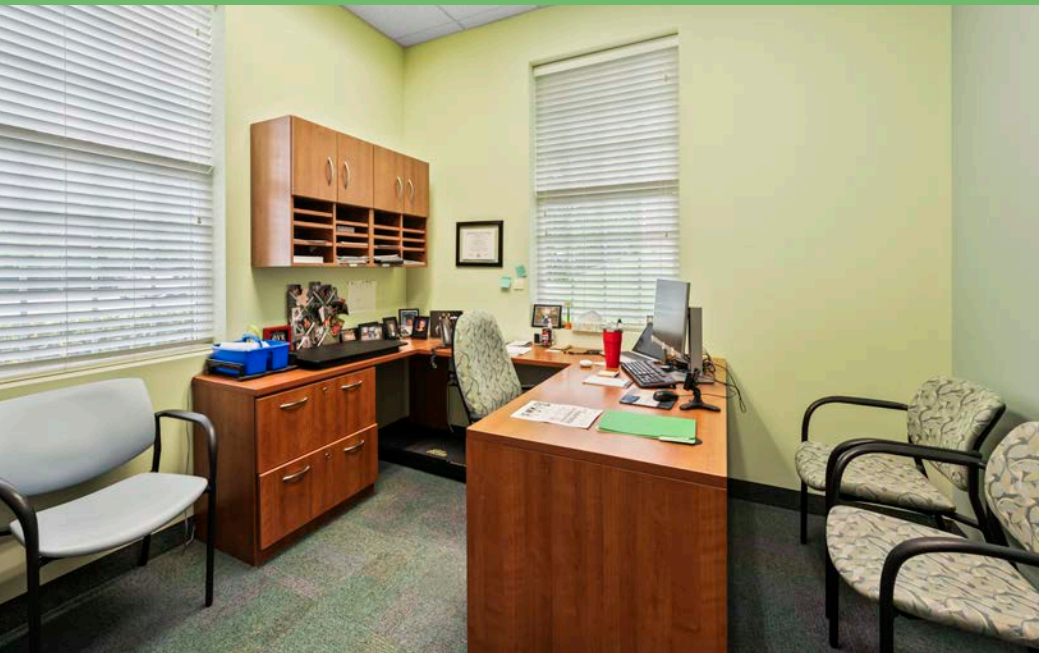
Linville | Team Partners
COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101
LTPCOMMERCIAL.COM • 336.724.1715

SITE PHOTOS

Linville | Team Partners
COMMERCIAL REAL ESTATE



L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101
LTPCOMMERCIAL.COM • 336.724.1715

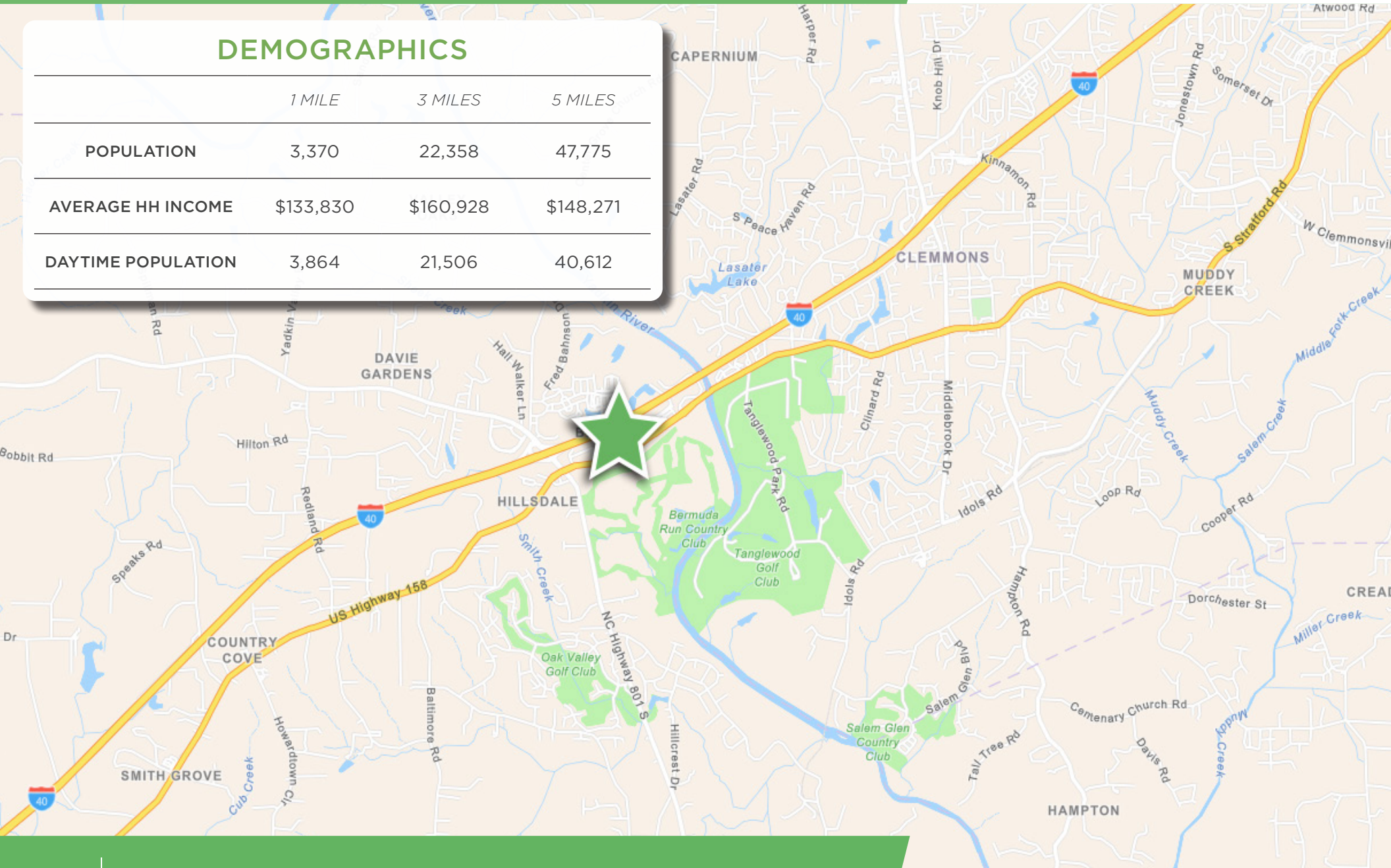
MARKET OVERVIEW

Linville | Team Partners

COMMERCIAL REAL ESTATE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,370	22,358	47,775
AVERAGE HH INCOME	\$133,830	\$160,928	\$148,271
DAYTIME POPULATION	3,864	21,506	40,612



L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

PRESENTED BY:

CALI RICH

E Cali@LTPcommercial.com

M 857.204.8326

P 336.724.1715

AUBREY LINVILLE

E Aubrey@LTPcommercial.com

M 336.345.7300

P 336.724.1715

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.