



INVESTMENT HIGHLIGHTS

- **Minimal Landlord Responsibilities:** Landlord is only responsible for capital items, including structure, roof & parking lot replacement
- **High Quality Class “A” Construction:** Built in 2016, the Seller has taken meticulous care of the property providing a buyer with little risk of future deferred maintenance
- **Healthy NOI Growth:** Starbucks increases 10% every 5 years and Carolina Oaks increases 1.5% annually throughout the primary term and option periods
- **Very Desirable Tenant Mix:** Corporate Starbucks and very successful dental office provide excellent diversification
- **Excellent Demographics & Access to Population Density:** Over 72,000 people with an average HHI of \$64,618 within a 5-mile radius
- **Vibrant Community:** Nearby traffic generators include Publix, Chick-Fil-A, McDonalds, Anderson University, two major AnMed Health Campuses, three public schools, two private schools, and 29,000 households within the trade area
- **Servicing AnMed Health’s Two Main Campuses:** The property is located between two major AnMed Health campuses, each only minutes from the site
- **New AnMed Campus:** AnMed Health recently purchased the land directly across the street with plans to build a ±\$38M third campus
- **Booming Greater Market:** The “Upstate” is award winning and one of America’s fastest growing MSA’s
- **Explosive Regional Growth:** Anderson sits in the center of the Charlanta mega-region just off the I-85 “Boombelt,” a high growth corridor extending from Atlanta to Raleigh reporting a 40% higher growth rate than the rest of the U.S.

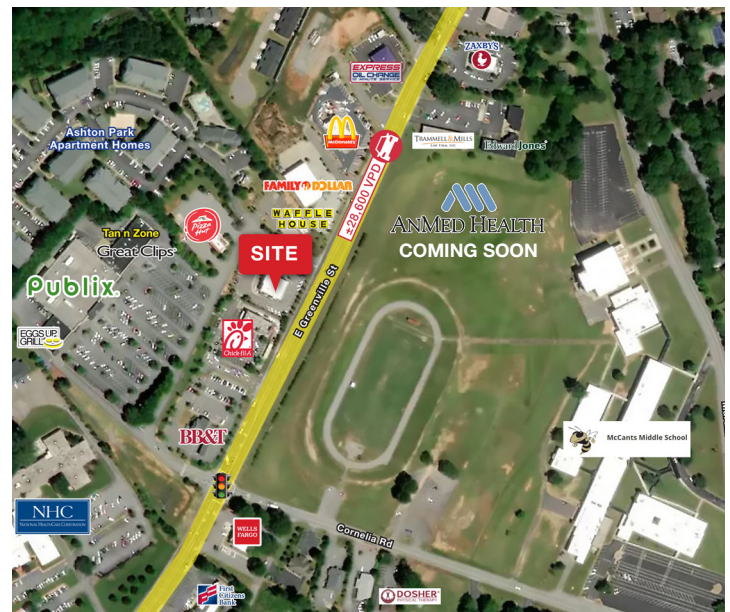
INVESTMENT TEAM

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INVESTMENT SUMMARY

List Price:	\$2,031,000
Cap Rate:	6.25%
NOI:	\$126,867
Lease Type:	NNN
Remaining Lease Term:	Starbucks: 5 Yrs Carolina Oaks Dental: 8 Yrs



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