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PRISMA
HEALTHSM
BAPTIST EASLEY HOSPITAL

SITE

Stride
HealthCare

PRISMA
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EPIPHANY[®]
DERMA+OLOGY

HOSPITAL-ADJACENT MOB

EASLEY, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

TABLE OF CONTENTS

Investment Overview

03 Executive Summary

Property Overview

04 Regional Map

05 Market Map

06 Major Medical Facilities Map

07 Submarket Map

08 Site Aerial

09 Property Photos

10 Interior Photos

11 Aerial Site Plan

Tenants Overview

12 Rent Roll & Underwriting Assumptions

13 Tenants Summary

Market Overview

14 Market Analysis

18 Demographics

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INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	109 Fleetwood Drive Easley, SC 29640
Year Built/Renovated	1980/2025
New Roof	2025
Building Size	18,631 SF
Parcel Size	1.83 Acres
Parking Ratio	6.23 Per 1,000 SF

INVESTMENT SUMMARY

Asking Price	\$4,125,000
Year 1 NOI	\$267,956
Cap Rate	6.50%
Price PSF	\$221.41
Occupancy	100%
Average Base Rent	\$15.03
WALT	6.58 Years

PROPERTY HIGHLIGHTS

Attractive NNN Lease Structure with ~6.5 Year WALT: Fully leased to five tenants, (of which 3 are Prisma) on a triple-net basis with approximately 2.5-3.0% annual rent escalations, providing investors with predictable, compounding income growth and minimal landlord management responsibility. A WALT exceeding 6.5 years and 100% occupancy across a diversified tenant roster, anchored by an investment-grade healthcare system (Prisma) occupying nearly 70% of the building, offer a durable, low-risk income stream with built-in upside through contractual rent growth.

Proximity to Healthcare Anchor: Directly across the street from Prisma Health Baptist Easley Hospital, a community acute care facility serving Easley since 1958. Hospital-adjacent MOBs benefit from built-in referral traffic, shared patient volumes, and the operational convenience healthcare tenants prioritize, creating a durable location advantage that is difficult to replicate.

Deepening Prisma Health Investment in Easley: Prisma is actively expanding its local footprint, including a \$138 million, 112-bed behavioral health hospital under construction on a 46-acre site off SC-153 near Easley (6.9 miles from property), expected to open in early 2027. This facility is part of a broader \$143 million behavioral health expansion in the Upstate, signaling sustained institutional demand for supporting medical office space along the corridor.

High-Growth Greenville-Anderson MSA: Easley sits approximately 12 miles west of downtown Greenville within the Greenville-Anderson-Greer MSA, which surpassed 1 million residents as of mid-2025 (1,014,101 as of July 1, 2025), a 9.3% increase since 2020, outpacing statewide growth. South Carolina was the fastest-growing state in the nation in both 2024 and 2025, and continued in-migration supports expanding demand for outpatient healthcare delivery.

Rapidly Growing Bedroom Community: Easley is the largest city in Pickens County with a population approaching 29,000, growing over 25% since 2020. The city serves as a well-established bedroom community for the broader Greenville metro. With more than 20% of residents aged 65 and older, the local demographic profile supports sustained, long-term demand for medical services.

Outpatient Care Tailwind: The national shift from inpatient to outpatient healthcare delivery continues to drive demand for off-campus medical office space. Prisma Health's January 2025 joint venture with Atlas Healthcare Partners to develop ambulatory surgery centers across the Upstate underscores the system's commitment to expanding outpatient delivery. Hospital-adjacent MOBs offer providers the proximity benefits of an acute care campus at a lower cost basis, positioning the property to capture sustained demand as systems like Prisma Health expand their outpatient footprint.

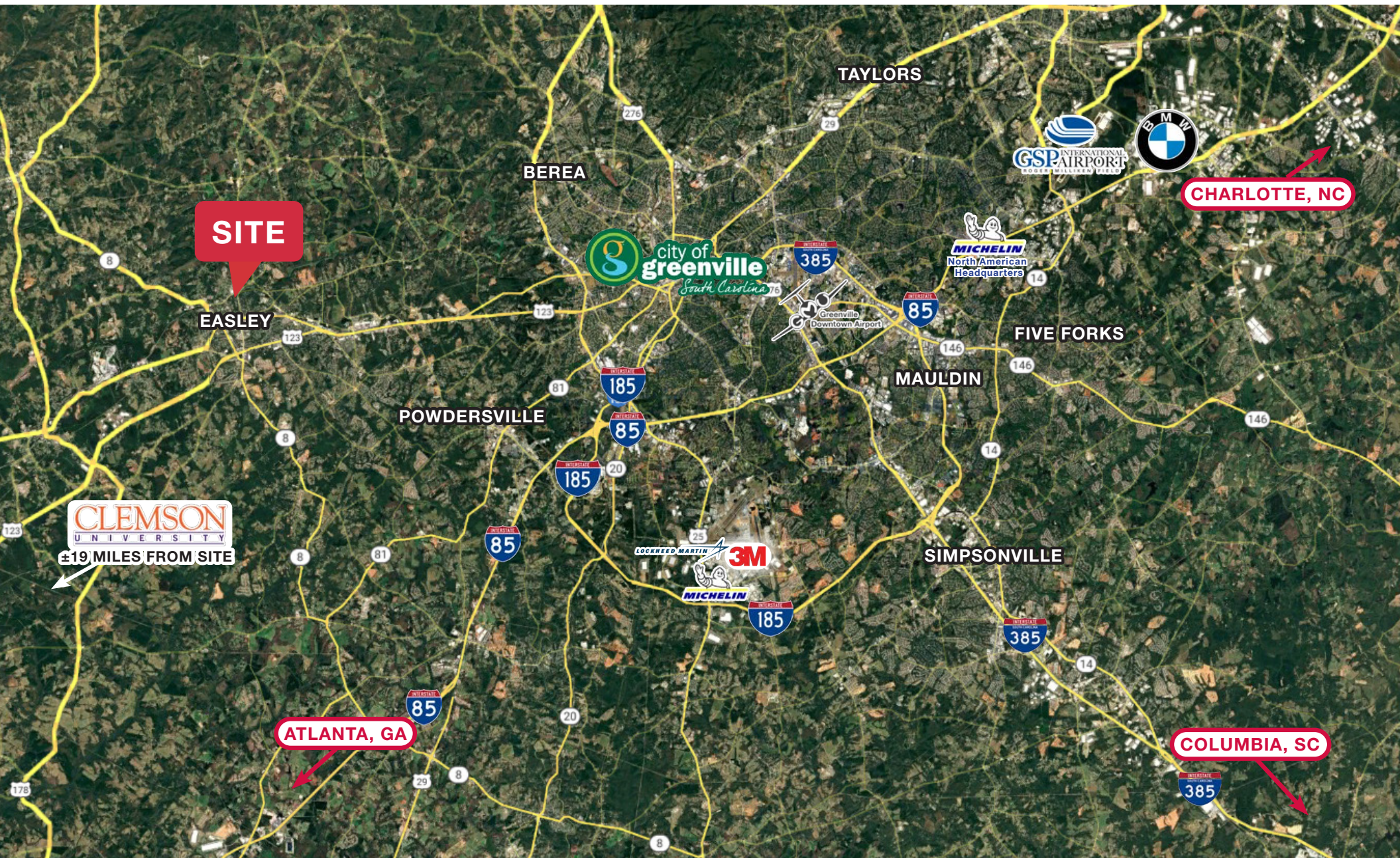
PROPERTY OVERVIEW

Regional Map



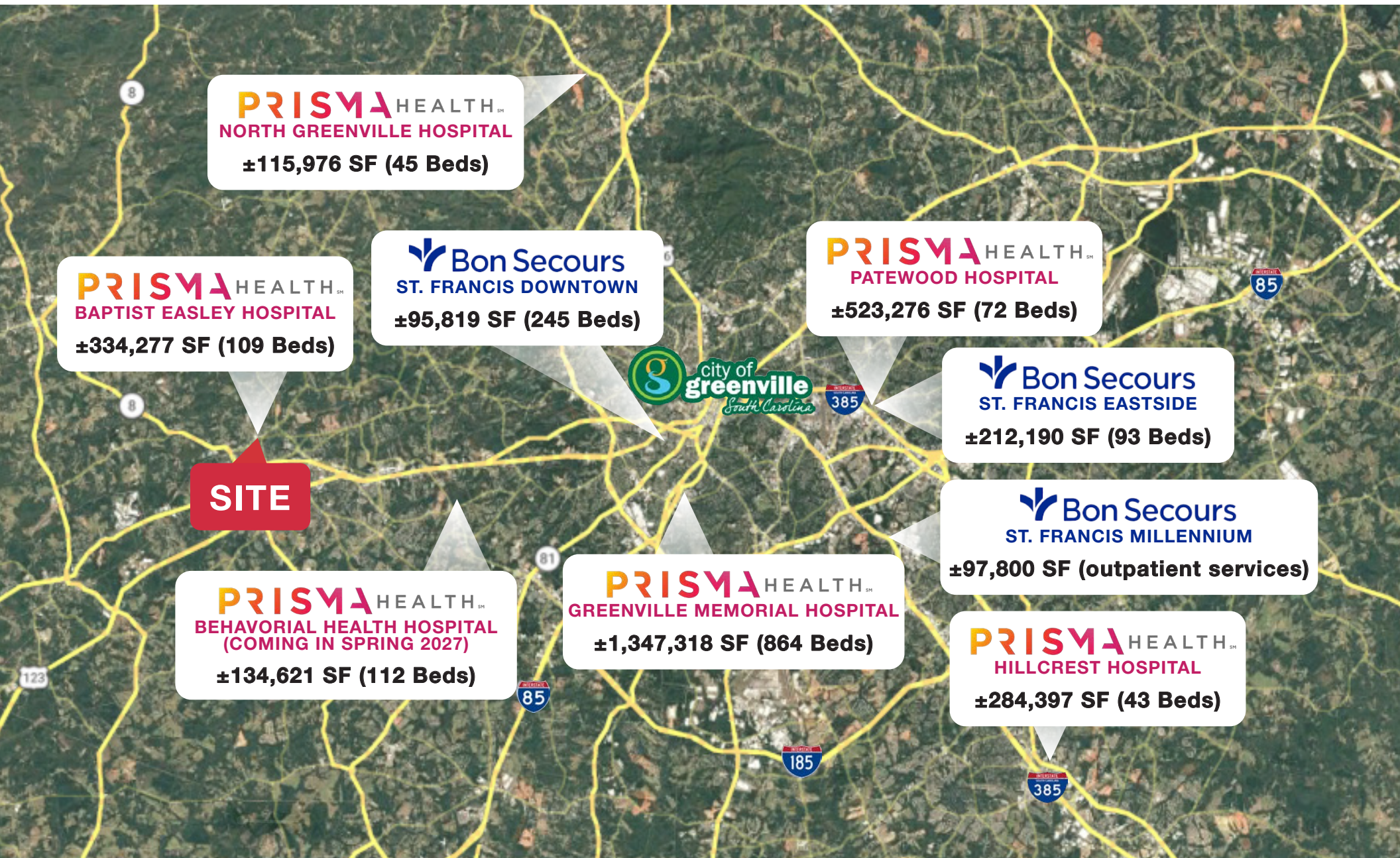
PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Major Medical Facilities Map



PROPERTY OVERVIEW

Submarket Map



-THE CITY OF-
EASLEY
SOUTH CAROLINA

Easley has experienced steady population growth in recent years, benefiting from spillover from nearby Greenville. Located just 15–20 minutes from downtown Greenville, Easley provides convenient access to the expanding metro area while preserving its small-town charm. The city has seen an uptick in new businesses, residential developments, and infrastructure improvements, especially near downtown and along the U.S. Hwy 123 corridor. Efforts to revitalize downtown have brought new life to the area, with local shops, breweries, and restaurants contributing to a vibrant community atmosphere.

PROPERTY OVERVIEW

Site Aerial

PRISMA
HEALTH



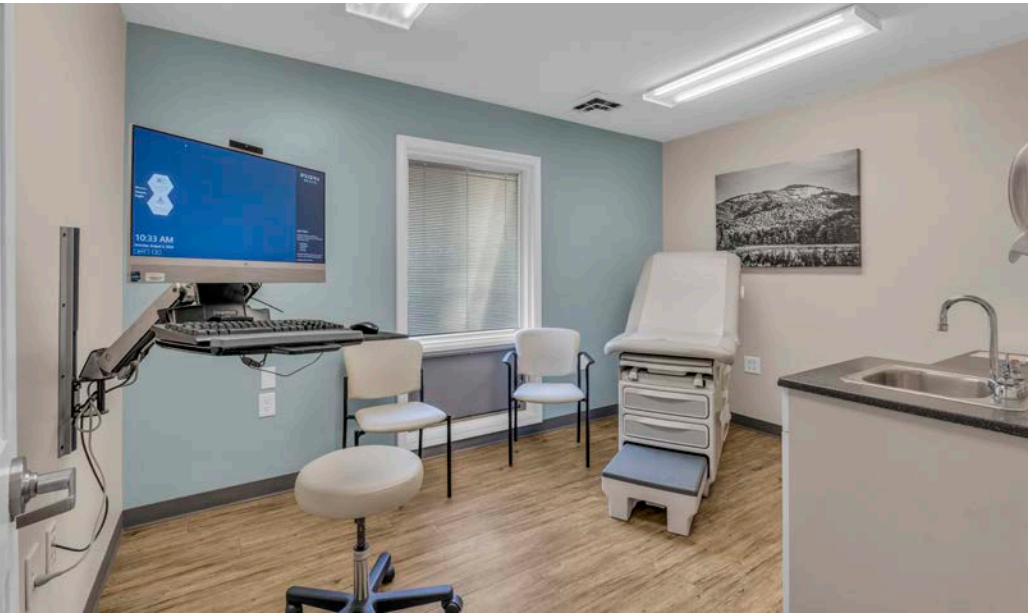
PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Interior Photos



PROPERTY OVERVIEW

Aerial Site Plan



*Site lines are approximate

TENANT OVERVIEW

Rent Roll & Underwriting Assumptions

RENT ROLL

Tenant	Unit	Unit Size	Commencement Date	Expiration Date	BASE RENT			Lease Structure	Rent Increases	Option Periods
					\$/SF	Monthly	Annual			
Prisma - Cardiology		3,834	11/1/2024	10/31/2034	\$15.23	\$4,866	\$58,398	NNN	2.5% Annually	Two (5) Year
Prisma - Opthamology		5,990	7/11/2022	7/31/2033	\$15.61	\$7,794	\$93,533	NNN	Approx 2.5% Annually	Two (5) Year
Prisma Health - Upstate		2,884	6/1/2026	5/30/2033	\$15.61	\$3,752	\$45,019	NNN	3% Annually	Two (5) Year
Stride Healthcare, LLC		2,501	4/1/2025	3/31/2030	\$11.33	\$2,361	\$28,336	NNN	3% Annually	None
Epiphany Dermatology		3,422	11/1/2026	10/31/2033	\$16.00	\$4,563	\$54,752	NNN	2.5% Annually	Two (3) Year
TOTAL PROPERTY		18,631	WALT:	6.58	\$15.03	\$23,337	\$280,038			

UNDERWRITING ASSUMPTIONS

Analysis Start Date	11/1/26	Vacancy Allowance	3.00%	Annual Expense Inflation	2.00%
Rent Increases	Scheduled rent bumps highlighted in RED.	Management Fee	4.00%		
	Option period renewals highlighted in BLUE	Reserve Allowance PSF	\$0.25		

OPERATING INCOME

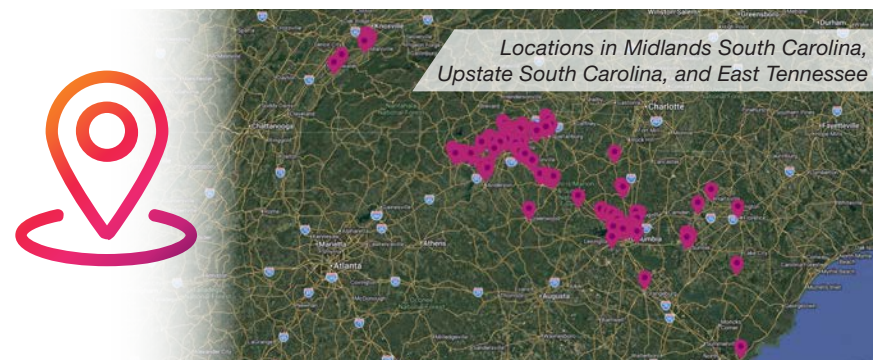
	SIZE (SF)	YE 10/31/27	YE 10/31/28	YE 10/31/29	YE 10/31/30	YE 10/31/31	YE 10/31/32	YE 10/31/33	YE 10/31/34	YE 10/31/35	YE 10/31/36
Prisma - Cardiology	3,834	\$59,858	\$61,354	\$62,888	\$64,460	\$66,072	\$67,723	\$69,416	\$71,152	\$72,931	\$74,754
Prisma - Opthamology	5,990	\$95,287	\$97,669	\$100,111	\$102,614	\$105,179	\$107,809	\$110,504	\$113,730	\$116,573	\$119,487
Prisma Health - Upstate	2,884	\$45,582	\$46,949	\$48,358	\$49,809	\$51,303	\$52,842	\$54,427	\$56,060	\$57,742	\$59,474
Stride Healthcare, LLC	2,501	\$28,832	\$29,697	\$30,588	\$31,506	\$32,451	\$33,424	\$34,427	\$35,460	\$36,524	\$37,620
Epiphany Dermatology	3,422	\$54,752	\$56,121	\$57,524	\$58,962	\$60,436	\$61,947	\$63,496	\$65,083	\$66,710	\$68,378
Tenant Reimbursements		\$105,601	\$107,864	\$110,177	\$112,541	\$114,958	\$117,427	\$119,951	\$122,531	\$125,167	\$127,862
Scheduled Gross Income		\$389,912	\$399,655	\$409,646	\$419,892	\$430,398	\$441,172	\$452,221	\$464,015	\$475,646	\$487,575
Vacancy Allowance	3.00%	-\$11,697	-\$11,990	-\$12,289	-\$12,597	-\$12,912	-\$13,235	-\$13,567	-\$13,920	-\$14,269	-\$14,627
Effective Gross Income		\$378,215	\$387,665	\$397,357	\$407,295	\$417,486	\$427,937	\$438,655	\$450,095	\$461,377	\$472,948

OPERATING EXPENSES

	\$/SF	YE 10/31/27	YE 10/31/28	YE 10/31/29	YE 10/31/30	YE 10/31/31	YE 10/31/32	YE 10/31/33	YE 10/31/34	YE 10/31/35	YE 10/31/36
Taxes	\$2.95	\$54,945	\$56,044	\$57,165	\$58,308	\$59,474	\$60,664	\$61,877	\$63,115	\$64,377	\$65,664
Insurance	\$0.68	\$12,690	\$12,944	\$13,203	\$13,467	\$13,736	\$14,011	\$14,291	\$14,577	\$14,868	\$15,166
CAM	\$1.23	\$22,837	\$23,294	\$23,760	\$24,235	\$24,720	\$25,214	\$25,718	\$26,233	\$26,757	\$27,292
Management Fee	4.00%	\$15,129	\$15,507	\$15,894	\$16,292	\$16,699	\$17,117	\$17,546	\$18,004	\$18,455	\$18,918
Reserve Allowance	\$0.25	\$4,658	\$4,658	\$4,658	\$4,658	\$4,658	\$4,658	\$4,658	\$4,658	\$4,658	\$4,658
Total Operating Expenses	\$5.92	\$110,258	\$112,446	\$114,679	\$116,959	\$119,287	\$121,664	\$124,090	\$126,585	\$129,115	\$131,698
Net Operating Income		\$267,956	\$275,220	\$282,678	\$290,336	\$298,199	\$306,274	\$314,564	\$323,509	\$332,262	\$341,249
Cap Rate Cap Rate Growth	6.50%	6.67%	6.85%	7.04%	7.23%	7.42%	7.63%	7.84%	8.05%	8.27%	
Purchase Price / PSF		\$ 4,125,000	\$ 221.41								



Prisma Health is the largest not-for-profit healthcare system in South Carolina and the state's largest private employer, operating 20 acute and specialty hospitals, 320+ practice sites, and employing more than 33,000 team members. The system carries investment-grade credit ratings of "A" from Fitch and "A2" from Moody's, both upgraded in mid-2025 with positive outlooks, reflecting consecutive years of operating performance improvement, strong liquidity, and low leverage. Prisma Health's total annual economic impact on South Carolina exceeds \$9.1 billion, supporting approximately 57,700 direct and indirect jobs statewide. As the largest provider of Medicaid services in the state and a system actively investing hundreds of millions in new facilities across the Upstate, Prisma Health's financial strength and deepening regional commitment reinforce its creditworthiness as an anchor tenant.



PRISMAHEALTH.ORG 

\$7.4B

operating
revenue

20

acute care and
specialty hospitals

26

county
service area

126,157

yearly hospital
discharges

33,296

team
members

Fiscal year 2025: Oct. 1, 2024–Sept. 30, 2025



Epiphany Dermatology is an Austin, Texas-based dermatology platform backed by Leonard Green & Partners, one of the nation's leading private equity firms. Founded in 2014, the company has scaled rapidly through a combination of physician partnerships and strategic acquisitions, growing from six clinics in one state to over 117 locations across 18 states. Epiphany's board-certified dermatologists provide general, surgical, and cosmetic dermatology services, including Mohs surgery and skin cancer care. The platform's institutional sponsorship, national footprint, and continued acquisition activity, including multiple new partnerships announced in 2025 and 2026, reflect a well-capitalized growth and long-term hold strategy.



EPIPHANYDERMATOLOGY.COM 



Stride HealthCare is a privately owned, South Carolina-based home care company providing in-home care services to patients of all ages throughout the Upstate region. The company's service model spans personal care, companionship, and skilled support designed to help individuals maintain independence at home rather than transitioning to institutional care settings. The company is led by founder and CEO William D.N. Standridge and operates with a mission centered on delivering coordinated, community-based care that integrates with the broader provider network in the markets it serves.



STRIDEHEALTHCARE.ORG 

MARKET OVERVIEW

Greenville, South Carolina



Nestled in the picturesque upstate of South Carolina, **Greenville seamlessly blends southern tradition, rich American history, and an array of natural attractions.** Conveniently located near the Blue Ridge Mountains, **halfway between Charlotte, NC, and Atlanta, GA,** the area serves as a **central point for both business and leisure.** Greenville is **recognized as the economic engine of the state,** boasting a **flourishing economy,** while its vibrant downtown acts as the cultural and entertainment heart of the upstate region. More than just a city, Greenville encompasses a county and region, offering a **diverse and enriching lifestyle** amidst a backdrop of natural beauty and economic vitality.

www.greenville.gov | www.upstatealliance.com | greenvilleeconomicdevelopment.com | livability.com | kiddingaroundgreenville.com | moveupstatesc.com | visitgreenvillesc.com

#3 AMERICA'S BEST TOWNS TO VISIT

CNN Travel, 2026

BEST CITIES TO LAUNCH AND GROW YOUR BUSINESS

Success.com, 2025

BEST PLACES TO RETIRE IN 2025

Forbes, 2025

#6 SOUTH'S BEST CITIES

Southern Living Magazine, 2025

#10 TOP GROWTH METROS

U-Haul, 2025

#1 IN BEST PLACES TO LIVE IN SOUTH CAROLINA

U.S. News & World Report, 2024

#1 BEST PLACE TO RETIRE IN SC

Travel + Leisure, 2024

#2 SMALL CITIES FOR GRADUATES SEEKING STABILITY

CoworkingCafe, 2024

#4 BEST PLACES TO LIVE IN THE U.S.

U.S. News & World Report, 2024

#4 FRIENDLIEST CITIES IN THE U.S.

Condé Nast Traveler, 2024

MARKET OVERVIEW

Greenville, South Carolina



ECONOMY

Greenville boasts a thriving economy in the Southeast, evolving from a textile hub to a **diverse economic center**. Upstate South Carolina is a major manufacturing hub, attracting top companies like **GE Energy, Michelin, BMW, Fluor, Magna, and Bosch**. The city's skilled workforce and business-friendly atmosphere make it a prime location for **automotive, biotech, aerospace, and advanced materials manufacturing**, drawing interest from entrepreneurs and established companies.

MAJOR EMPLOYERS IN THE UPSTATE



UPSTATE SOUTH CAROLINA STATS

20% of all jobs in South Carolina

40+ Fortune 500 Companies

20+ Headquartered Operations

575+ International Companies

34 Countries Operating Firms in the Upstate

MARKET OVERVIEW

Greenville, South Carolina



SOUTH CAROLINA'S MOST WALKABLE DOWNTOWNS

Discover South Carolina, 2025

|

BEST CITY PARK IN THE U.S.

USA Today, 2025

|

BEST FOOD CITIES IN THE U.S.

Travel + Leisure, 2024



DOWNTOWN

Downtown Greenville beckons with sought-after **dining, shopping, and diverse entertainment** in an authentic, sustainable, and people-centric atmosphere. Broad sidewalks, outdoor plazas, and streetside dining evoke a **European city vibe**, fostering community. About 85% of restaurants are local, contributing to a distinctive flavor in the culinary scene. **Free weekend parking** enhances accessibility, making downtown Greenville an inviting and cherished Upstate destination.



EVENTS

Greenville hosts a vibrant array of annual events, including **Artisphere**, a fine arts festival on Main Street with 140+ visual artists across 15+ mediums, live demonstrations, and more—drawing **100,000+ attendees**. The **Fall for Greenville** festival features 60+ local restaurants and 80+ musical acts, **attracting 150,000+ visitors**. Additional cultural highlights include Euphoria, a culinary event, and the Greenville Jazz Fest, reinforcing Greenville as a hub for arts and entertainment.



ARTS

Greenville's art scene thrives with entertainment venues like the **Peace Center** and **Bon Secours Wellness Arena**, elevating the city's cultural status. The flourishing scene mirrors major cities, boasting public art projects and a dynamic calendar of cultural events. **Greenville's Art in Public Places** initiative showcases nearly 100 installations, while museums, including the **Upcountry History Museum** and **Greenville County Museum of Art**, enrich the city's cultural tapestry.



OUTDOORS

Outdoor enthusiasts flourish in Greenville with options like the **23-mile Swamp Rabbit Trail** along the Reedy River, favored by the city's cyclists. The trail traverses **Falls Park on the Reedy**, downtown's green oasis with captivating waterfalls. Parks along the trail include Cancer Survivor Park, Cleveland Park with the Greenville Zoo, and Unity Park. In 2024, **±2.37 million people walked and biked the Swamp Rabbit Trail**. Additionally, Greenville County features **three state parks**: Paris Mountain, Jones Gap, and Caesars Head.



TRANSPORTATION



Greenville-Spartanburg International Airport (GSP) plays a key role in connecting the Upstate, offering more than **100 daily flights, including nonstop service to 20+ destinations and one-stop access to 200+ cities worldwide.** It also provides exclusive nonstop international air cargo service to Germany, Mexico, and Korea, supporting regional logistics and manufacturing. Just **20 minutes from downtown Greenville**, GSP serves **2.6 million passengers annually** and offers 1,500 acres for future development. In 2024, GSP earned five Airport Service Quality awards from Airports Council International, including Best Airport (2–5M passengers) and Cleanest Airport in North America. Adjacent to GSP, **Greenville Downtown Airport (GMU)** supports the Upstate's business environment with **over 90,000 annual take-offs and landings**, solidifying their collective impact on regional connectivity and economic vitality.



The region is serviced by two leading **commercial railroads, Norfolk Southern and CSX Corporation**, while **Amtrak** provides passenger rail service with convenient connections to various **major cities.**



The **South Carolina Inland Port**, operational since 2013 in Greer, **extends the reach of the Port of Charleston 212 miles inland** and is conveniently located a few miles from GSP. Closer to population centers and key import/export clients, it **offers 24/7 gates and next-day container availability**, providing unprecedented flexibility and control for manufacturers and retailers with tight production lines and supply chain needs.



The Upstate is easily accessible through **I-85, linking Atlanta and Charlotte**, and **I-26, providing a direct route to the Port of Charleston**, enabling efficient one-day truck service to reach 54% of the U.S. population. Accessibility is further enhanced by its proximity to **Interstates 185, and 385**, along with **US Highways 25, 29, 123, and 276**, facilitating seamless transportation across the area.

MARKET OVERVIEW

Demographics

1 MILE RADIUS

Summary

	2026	2031
Population	4,861	5,001
Households	2,177	2,290
Families	1,219	1,279
Average Household Size	2.20	2.15
Owner Occupied Housing Units	1,356	1,477
Renter Occupied Housing Units	821	814
Median Age	42.5	43.7
Average Household Income	\$92,519	\$105,603

3 MILE RADIUS

Summary

	2026	2031
Population	26,596	27,761
Households	11,435	12,183
Families	7,182	7,645
Average Household Size	2.31	2.27
Owner Occupied Housing Units	7,828	8,508
Renter Occupied Housing Units	3,607	3,675
Median Age	40.8	42.2
Average Household Income	\$89,898	\$104,153

5 MILE RADIUS

Summary

	2026	2031
Population	52,212	54,480
Households	22,062	23,479
Families	14,662	15,591
Average Household Size	2.35	2.30
Owner Occupied Housing Units	16,052	17,344
Renter Occupied Housing Units	6,010	6,135
Median Age	42.1	43.1
Average Household Income	\$96,220	\$112,045

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 109 Fleetwood Drive, Easley, SC 29640 ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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