



INVESTMENT OFFERING  
SINGLE-TENANT MEDICAL OFFICE

WAKE FOREST  
BAPTIST HEALTH

1400 EAST HARTLEY DRIVE  
HIGH POINT, NC 27262

Linville | Team Partners

COMMERCIAL REAL ESTATE



# TABLE OF CONTENTS

L | T

INVESTMENT OVERVIEW.....	3
INVESTMENT SUMMARY & PROPERTY HIGHLIGHTS.....	4
AERIALS	
PROPERTY.....	5
REGIONAL.....	6
MARKET OVERVIEW.....	7-8
TENANT INFORMATION.....	9
DISCLAIMERS.....	10

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# INVESTMENT OVERVIEW

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Linville Team Partners is pleased to offer the unique opportunity to purchase 1400 East Hartley Drive in High Point, North Carolina. This building, constructed in 2013, received a Design Merit Award in 2015 from the AIA.

The tenant is part of the Wake Forest Baptist Healthcare system, one of the nation's top ranked clinical research and educational programs. In addition to research, other services offered by the practice include: Ophthalmology, Therapeutic Care, and Laser Treatments.

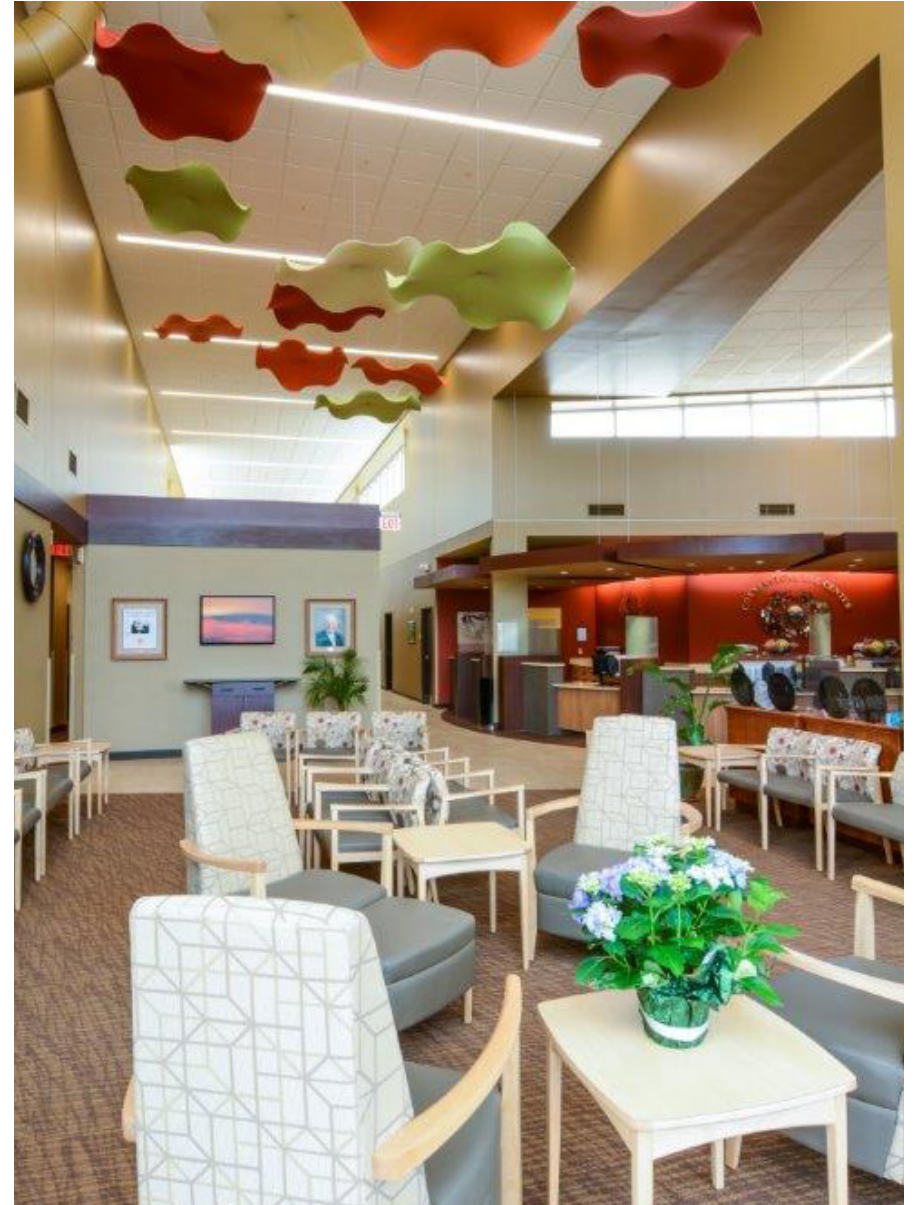


# INVESTMENT SUMMARY & PROPERTY HIGHLIGHTS

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## INVESTMENT HIGHLIGHTS

Address	1400 East Hartley High Point, NC 27262
Sales Price	\$8,040,000
NOI*	\$522,571
Cap Rate	6.5%
Tenant	Wake Forest Baptist Health
Tenant Credit	Moody's A2 Credit Rating
Year Built	2014
Lot Size	3.98 Acres
Lease Rate	\$21.72 PSF
Lease Type	NNN
Escalations	2% Annually
Lease Through	September 30, 2024



\*NOI Includes \$23,868 cell phone tower income



AERIAL: PROPERTY





# AERIAL: REGIONAL

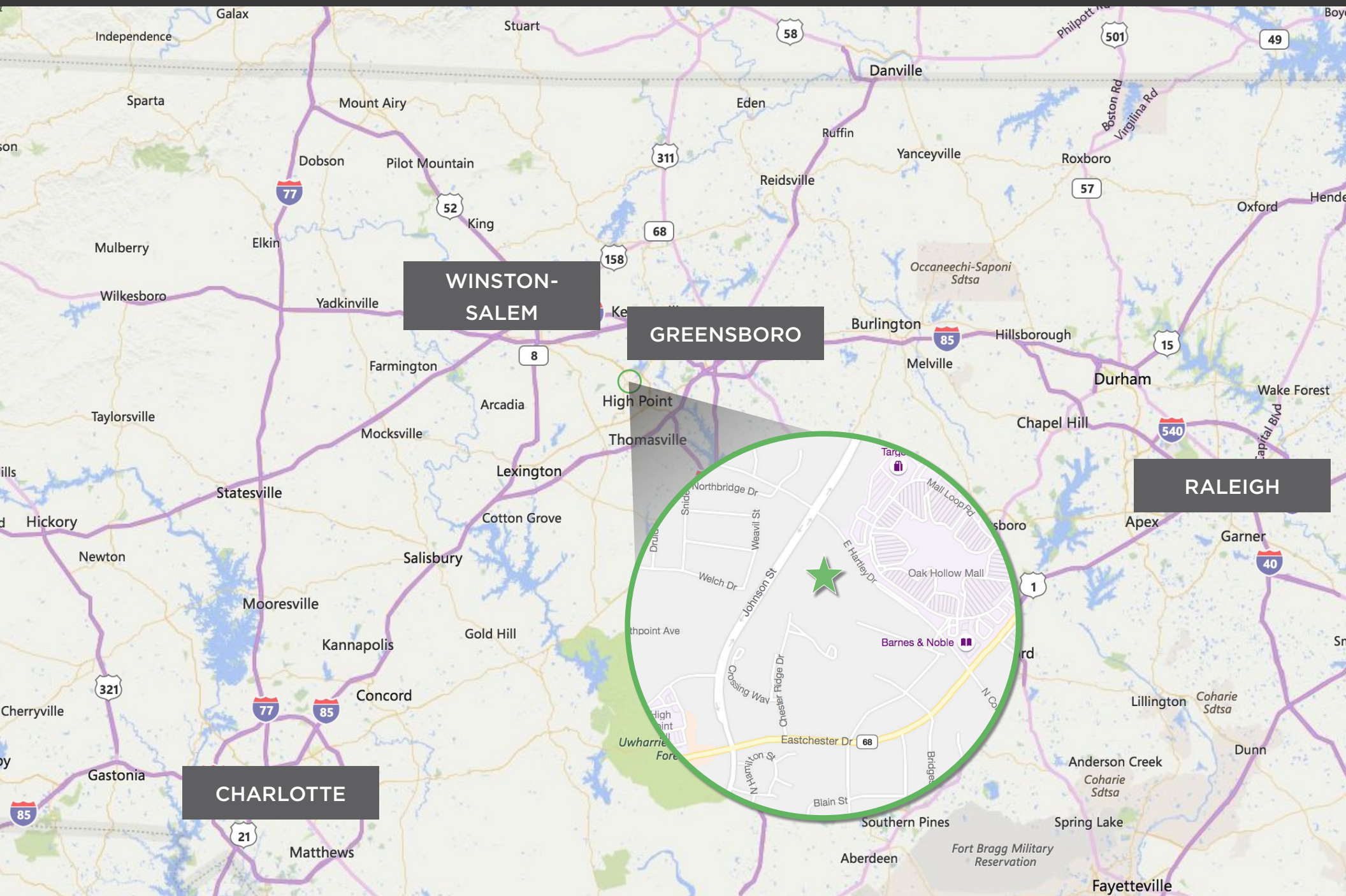
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# MARKET OVERVIEW

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**WINSTON-  
SALEM**

**GREENSBORO**

**RALEIGH**

**CHARLOTTE**



# MARKET OVERVIEW

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## HIGH POINT, NC

High Point is located alongside Greensboro and Winston-Salem in the Piedmont Triad region of North Carolina, the nation's 37th largest metro area with a population exceeding 1.6 million. High Point's current population is estimated to be approximately 113,000 residents; Greensboro, 287,000; and Winston-Salem, 241,500. The High Point, Greensboro, and Winston-Salem region has a labor force of more than 800,000. More than 110,000 students are enrolled at 21 colleges, universities, and community colleges.

A globally-connected community, High Point USA earns its nicknames as North Carolina's International City™ and Home Furnishings Capital of the World™. Twice each year, the City hosts the High Point Market, the world's largest home furnishings trade show.

## 2019 DEMOGRAPHICS

POPULATION	112,697
HOUSEHOLDS	43,969
MEDIAN HH INCOME	\$50,457
AVERAGE HH INCOME	\$68,195
DAYTIME POPULATION	129,724



# TENANT INFORMATION

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Wake Forest Baptist Health is an academic medical center located in Winston-Salem, North Carolina. Wake Forest Baptist Health is the largest employer in Forsyth County with more than 13,440 employees and a total of 198 buildings on 428 acres

The main divisions of Wake Health are: Wake Forest Baptist Health, a regional clinical system with close to 175 locations, 1,100 physicians and 1,060 acute care beds; Wake Forest School of Medicine, an established leader in medical education and research with nearly 500 students and 1,246 faculty; and Wake Forest Innovations, an urban research and technology institution specializing in biotechnology, materials science and information technology. Wake Forest Baptist clinical, research and educational programs are annually ranked among the best in the country by US News & World Report.





# 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.

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

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