

INVESTMENT OPPORTUNITY

390 WEST SALEM AVENUE | WINSTON-SALEM, NORTH CAROLINA



FLAGSHIP
HEALTHCARE PROPERTIES

CONFIDENTIALITY AGREEMENT

390 West Salem Avenue
Winston-Salem, North Carolina, 27101

This Confidential Offering Memorandum (the "Memorandum") contains selected information pertaining to the property and real property at the address listed above (the "Property") prepared by Flagship Healthcare Properties, LLC ("FHP" or the "Listing Broker"). The information presented in this Memorandum is subject to change. The sole purpose of this Memorandum is to assist the recipient in evaluating the prospective purchase of the Property. The use of this Memorandum for any other purpose is not authorized. This Memorandum does not purport to be all inclusive or necessarily contain all the information that the recipient may desire in investigating the Property; nor does it purport to provide any legal, tax or financial advice to the recipient. The recipient of this Memorandum should make its own independent investigations and analysis of the Property.

This Memorandum has been prepared for informational purposes only and upon the express understanding that it will be used for the sole purpose set forth above. Flagship Healthcare Properties, LLC (including its respective officers, directors, agents, advisors or other representatives) does not make any express or implied representation or warranty as to the accuracy or completeness of the information contained herein or made available (whether communicated in oral or written form) in connection with any further investigation of the Property.

The Seller and Listing Broker each 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 any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Memorandum or making an offer to purchase the Properties unless a written agreement for the purchase of the Properties has been fully executed, delivered, and approved by the Seller, and any conditions to the Seller's obligation there under have been satisfied or waived.

The Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Listing Broker, and that you will not use the Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Listing Broker.

390 W SALEM AVE, WINSTON-SALEM, NC

PROPERTY HIGHLIGHTS

- 100% Leased Medical Office Building
- Strong credit tenant
- Tenant's Parent Company (Novant Health, Inc.) has a AA-Credit rating with S&P Global
- Located in Winston-Salem, NC, headquarters of Novant Health, Inc.
- Stabilized NOI for Year ending March 31, 2026 of \$205,564
- Less than 4 miles to Novant Health Forsyth Medical Center

LEASE SUMMARY

Lease Commenced	April 7, 2008
Lease Expires	March 31, 2030
Annual Rent	\$208,808
Rent Increases	2.5% per year
Next Rent Increase	April 1, 2026
Lease Structure	NNN
Tenant	Novant Health Medical Group, LLC

***Tenant is an affiliate of NOVANT HEALTH, INC.**

6.0%
CAP RATE

4.5 YEARS
WALT

\$3,425,000
SALES PRICE

2007
YEAR BUILT

9,712
TOTAL SF

OWNERSHIP INTEREST

Fee-Simple

NEAREST HOSPITAL

Novant Health Forsyth Medical Center

TAX MAP REFERENCE

6835-20-7749.00

ACREAGE

0.293 Acres

CURRENT USE

Medical Outpatient Building

TENANT

Novant Health Medical Group, LLC

EXTERIOR

Steel and masonry frame with insulated glass

COUNTY

Forsyth County

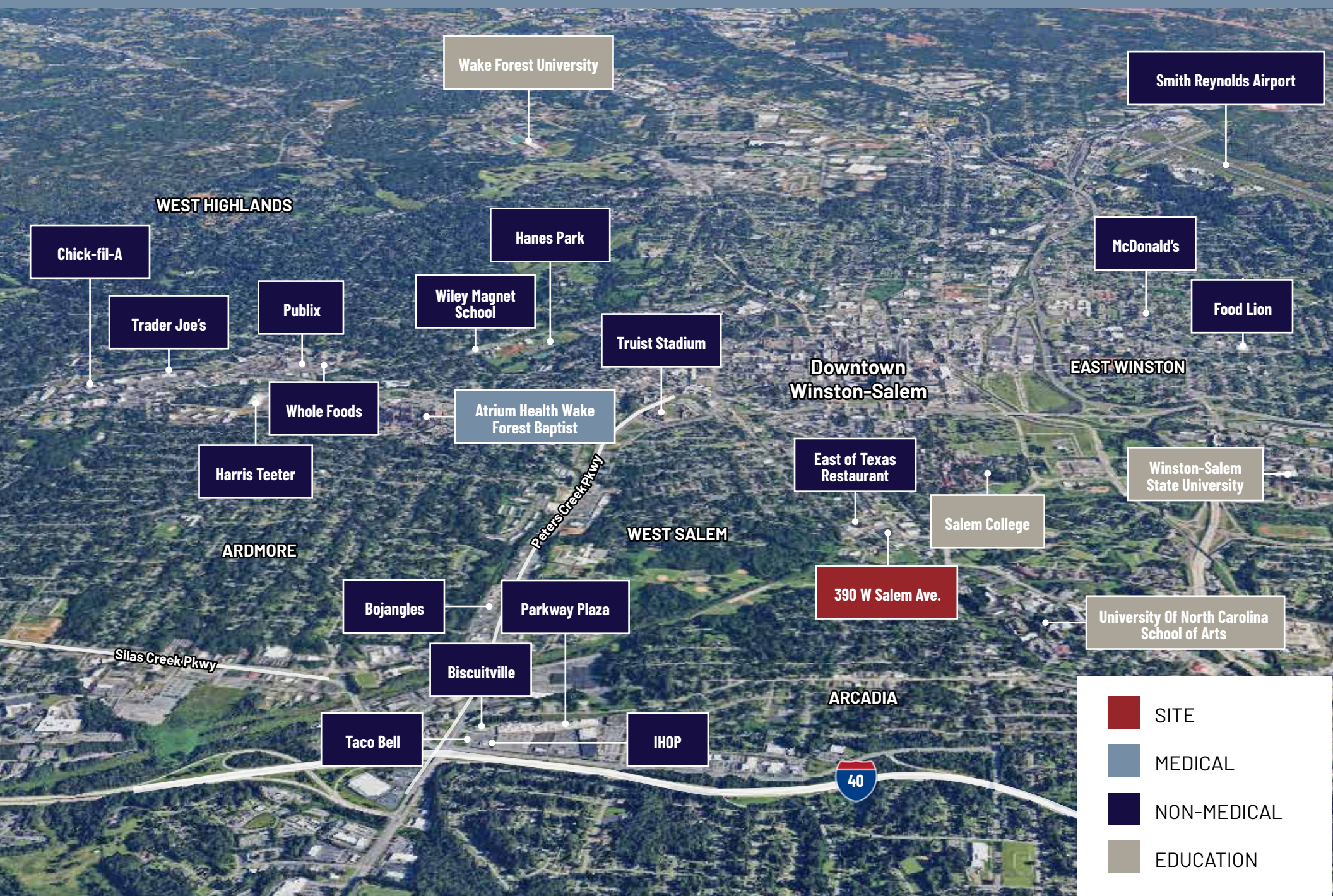
ZONING

PB-S (Pedestrian Business - Special Use)

PARKING

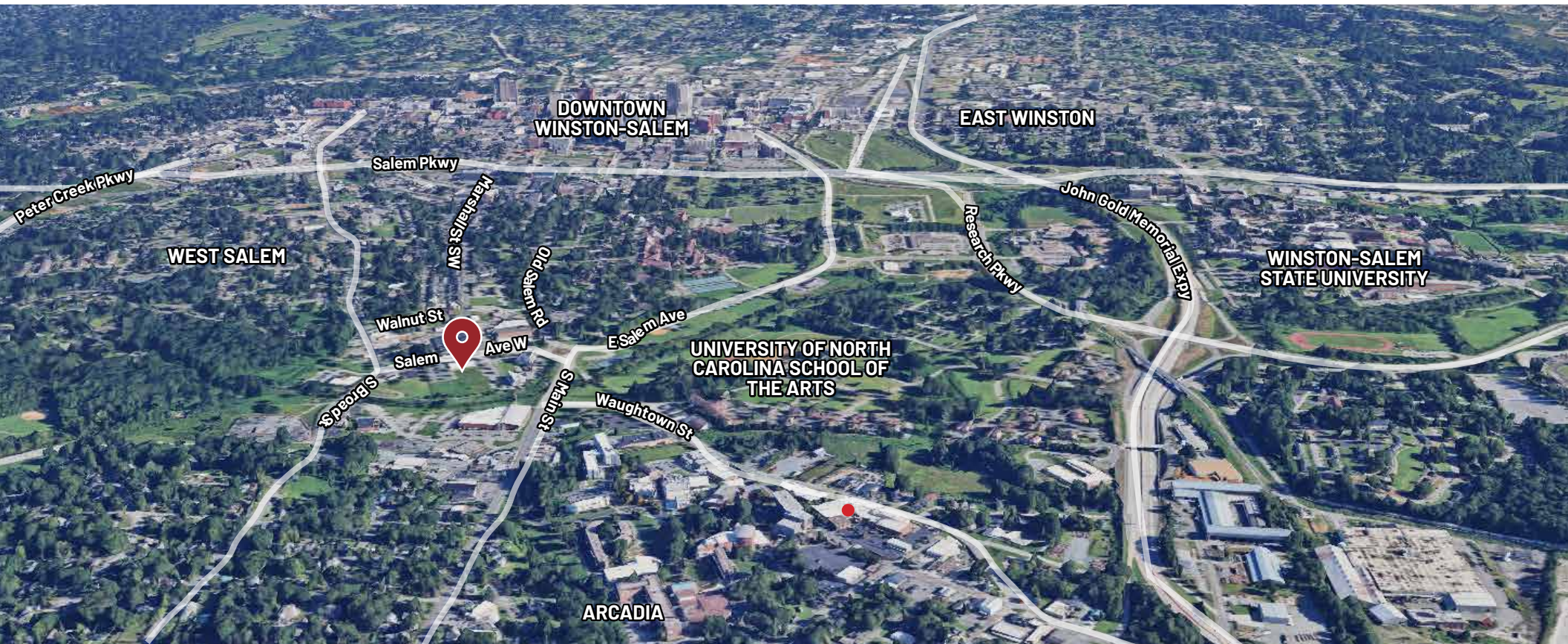
65 existing spaces shared by Gateway Village Project

SURROUNDING AREA



The Property is located near downtown Winston-Salem, NC in an area consisting of office and commercial businesses. The Property is situated on a rectangular-shaped land parcel of approximately 0.29 acres. Parking for the Property is provided by an off-site, adjacent, asphalt parking lot at grade level. The balance of the Property consists of pedestrian walkways and landscaping.

The Property and surrounding properties are subject to a **Brown Fields Agreement** recorded in Book 2555, Page 2587 of the Forysth County Public record. The agreement states that the Property was cleared for development. It should be noted that the Brownfields tax exemption expired in 2014 and is no longer applicable to the Property.



35.8

2025 MEDIAN AGE

68,793

2025 HOUSEHOLDS

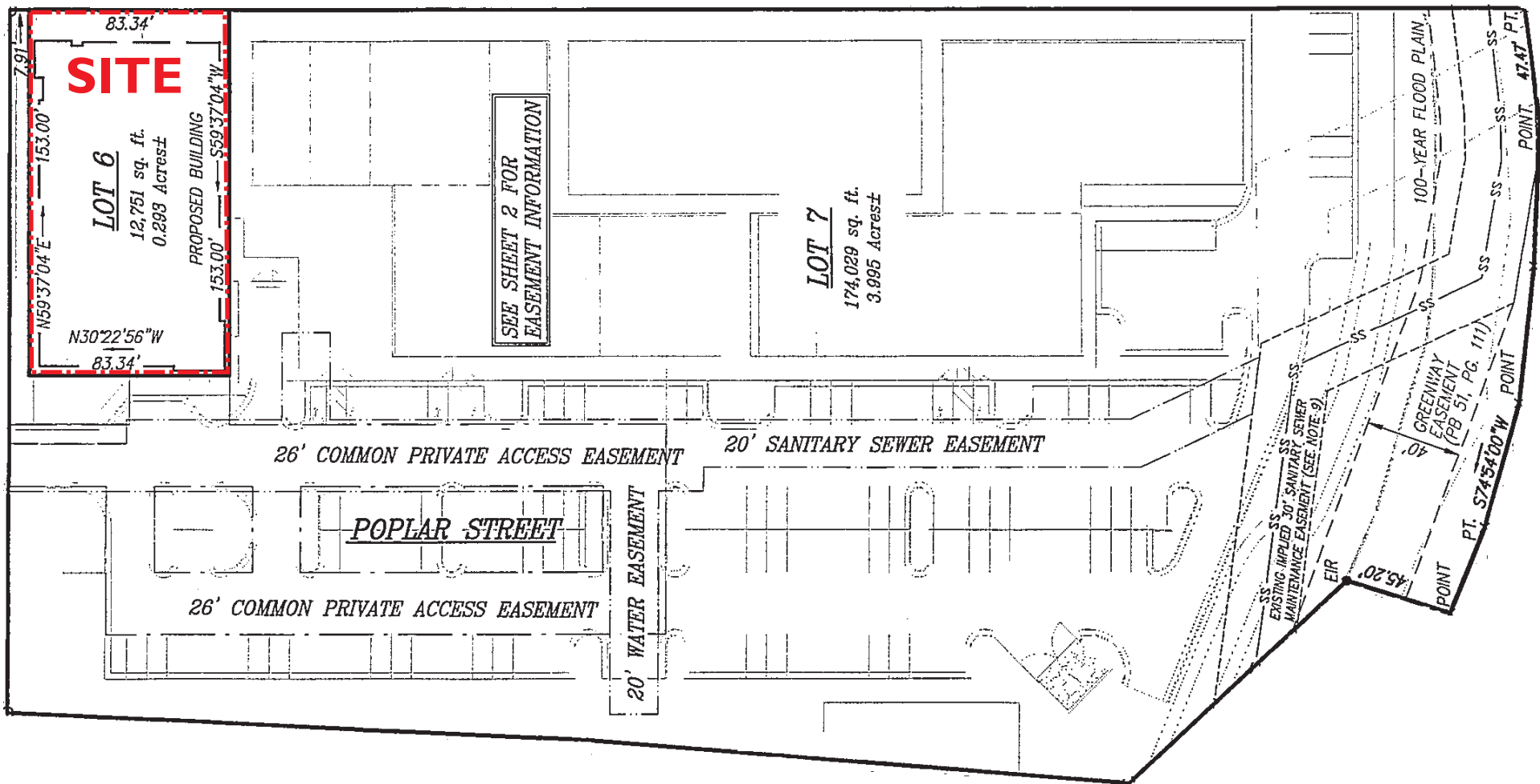
\$94,821

2025 AVG. HOUSEHOLD
INCOME

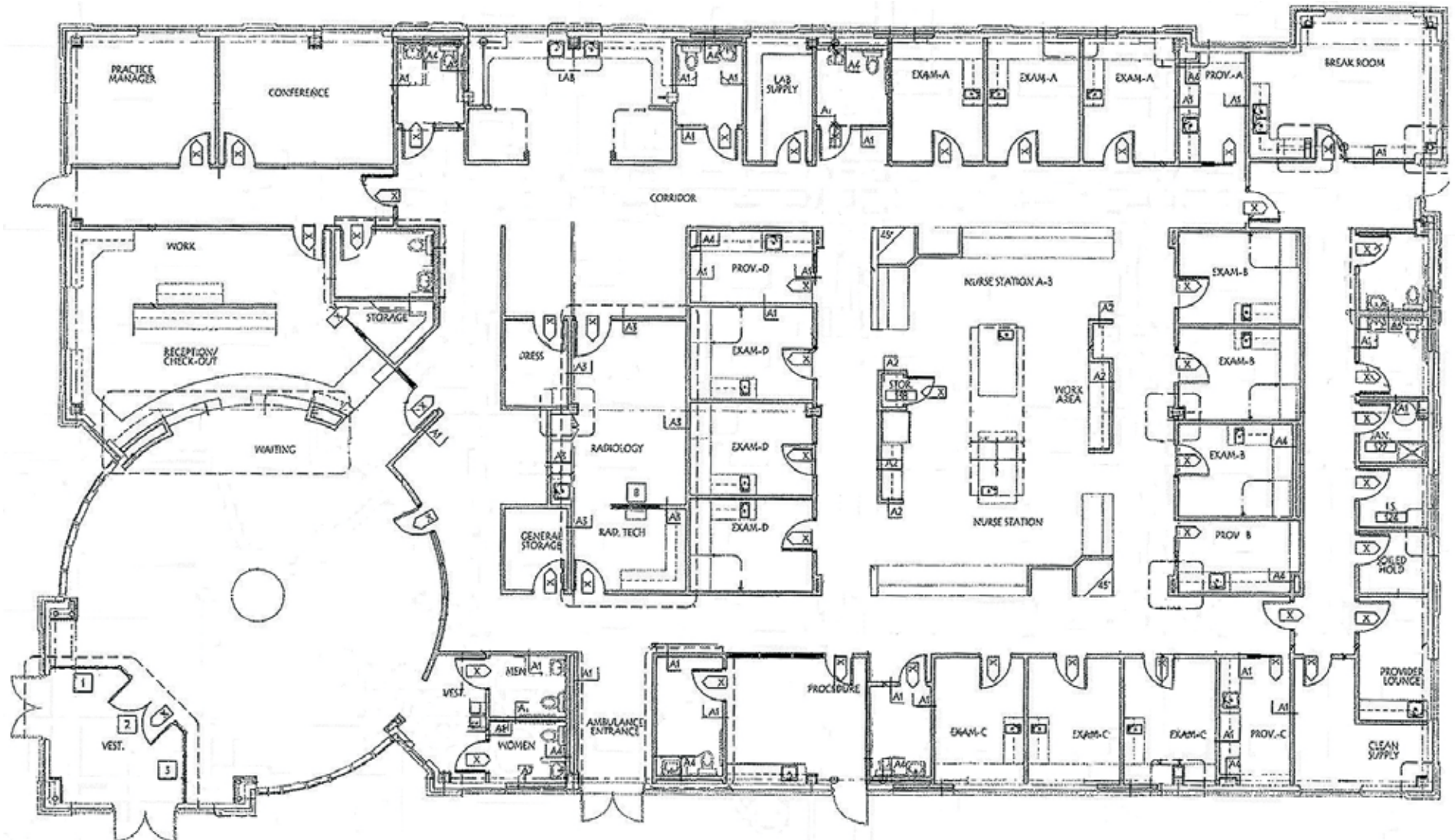
166,354

2025 POPULATION

SITE PLAN



FLOOR PLAN



SURVEY

THE OFFERING



STABILIZED INVESTMENT

9,712 SF, single-tenant medical outpatient building leased to Novant Health Gateway Family Medicine (affiliate of Novant Health, Inc., AA S&P rating). Constructed in 2007; Tenant recently renewed lease for 5 years.



STRONG MARKET COMMITMENT

Long-term tenant with proven dedication to the facility and location, offering security and reliability for investors.



EXCEPTIONAL ACCESSIBILITY

Conveniently positioned within 20 minutes of all major Winston-Salem markets, with nearby premier retail and dining options.

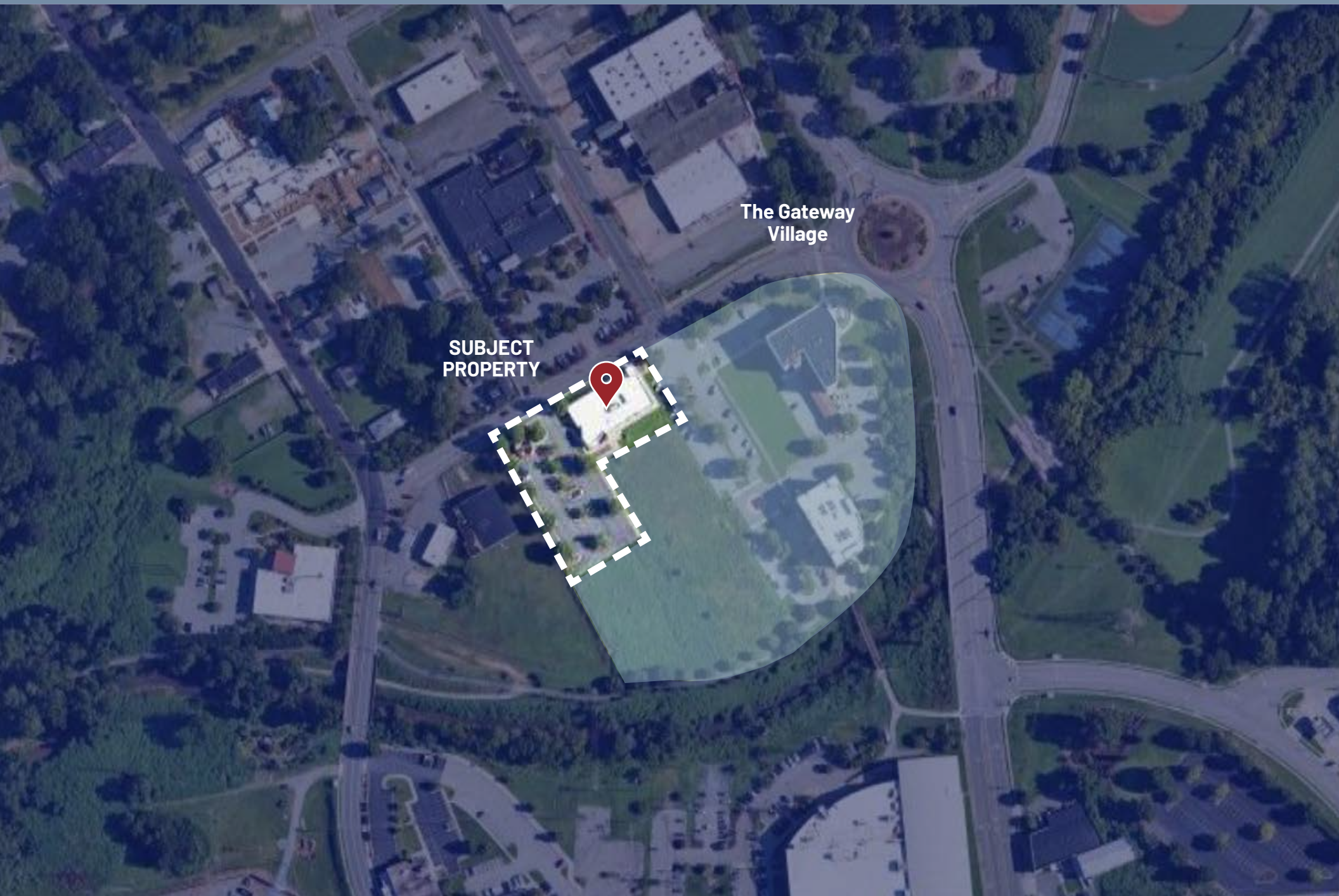


ATTRACTIVE LOCATION & GROWTH POTENTIAL

Situated in a highly educated, affluent demographic area with proximity to leading colleges and supported by Winston-Salem's future development and growth plans.



AERIAL



The Gateway
Village

SUBJECT
PROPERTY

WINSTON-SALEM, NC



TOP EMPLOYERS WINSTON-SALEM

- 1 Atrium Health Wake Forest Baptist
- 2 Novant Health
- 3 Winston-Salem/Forsyth County Schools
- 4 Truist
- 5 Wells Fargo
- 6 Reynolds American
- 7 Hanesbrands
- 8 City of Winston-Salem

Winston-Salem, NC, is a dynamic mid-sized city with a diversified economy. The metro area population of Winston-Salem in 2024 was 545,000, a 1.49% increase from 2023. As of 2022, the metropolitan area employed approximately 312,000 people. The largest industries include Health Care & Social Assistance, Manufacturing, and Retail Trade. The city has experienced steady employment growth from 2021 to present.

HEALTHCARE OVERVIEW

Winston-Salem serves as a regional healthcare hub, anchored by two major institutions: Novant Health Forsyth Medical Center and Atrium Health Wake Forest Baptist.

Novant Health Forsyth Medical Center is a 961-bed facility providing comprehensive medical services, including surgical, rehabilitative, and behavioral health care.

Atrium Health Wake Forest Baptist is the largest employer in Forsyth County, with over 19,220 employees. This medical center offers a full range of services, including a Level I trauma center.

The city is home to the Innovation Quarter, a leading urban-based district for innovation, housing over 170 companies in the healthcare and life sciences sectors.

#1 CITY FOR SMALL BUSINESS GROWTH

#2 BEST STATE FOR BUSINESS

#3 MOST AFFORDABLE DOWNTOWN IN THE U.S.

RENT ROLL & TENANT OVERVIEW

TENANT	SF	LEASE START	LEASE EXPIRATION	Base Rent/ NNN	ANNUAL ESCALATIONS	LEASE TYPE
Novant Health Medical Group, LLC	9,712	April 7, 2008	March 31, 2030	\$21.50/SF	2.5%	NNN

RENT SCHEDULE

LEASE PERIOD	BASE RENT PER RENTABLE SF OF THE PREMISES PER ANNUM	ANNUAL BASE RENT	MONTHLY BASE RENT
4/1/25 - 3/31/26	\$21.50	\$208,808.00	\$17,400.67
4/1/26 - 3/31/27	\$22.04	\$214,052.48	\$17,837.71
4/1/27 - 3/31/28	\$22.59	\$219,394.08	\$18,282.84
4/1/28 - 3/31/29	\$23.15	\$224,832.80	\$18,736.07
4/1/29 - 3/31/30	\$23.73	\$230,465.76	\$19,205.48

* Renewal Option: Two (2) - Five (5) year options with Base Rent increasing annually by 2.5%

ABOUT THE TENANT



Novant Health Inc. is a large, not-for-profit, healthcare system in the Carolinas, and is the parent company of Novant Health Medical Group, LLC, a physician-led group within that system. Novant Health has a credit rating from S&P Global Ratings of AA- with an integrated, network of medical facilities serving North & South Carolina. **For more information:** www.novanthealth.org

CASH FLOWS

Historical Cash Flow	Years Ended December 31, 2023 and 2024			
	2023 Actual		2024 Actual	
	Total	PSF	Total	PSF
Rental Revenue				
Potential Base Rent	\$202,034	\$20.80	\$207,060	\$21.32
Absorption & Turnover Vacancy	\$-	\$-	\$-	\$-
Free Rent	\$-	\$-	\$-	\$-
Total Rental Revenue	\$202,034	\$20.80	\$207,060	\$21.32
Total Expense Recoveries	\$112,736	11.608	\$118,306	\$12.18
Total Other Tenant Revenue	\$112,736	\$11.61	\$118,306	\$12.18
Potential Gross Revenue	\$314,770	\$32.41	\$325,365	\$33.50
Total Vacancy & Credit Loss	\$-	\$-	\$-	\$-
Effective Gross Revenue	\$314,770	\$32.41	\$325,365	\$33.50
Total Operating Expenses	\$117,287	\$12.08	\$120,275	\$12.38
Net Operating Income	\$197,483	\$20.33	\$205,090	\$21.12

Projected Cash Flow	Years Ending March 31, 2026 and 2027			
	2026 Projection		2027 Projection	
	Total	PSF	Total	PSF
Rental Revenue				
Potential Base Rent	\$208,808	\$21.50	\$214,052	\$22.04
Absorption & Turnover Vacancy	\$-	\$-	\$-	\$-
Free Rent	\$-	\$-	\$-	\$-
Total Rental Revenue	\$208,808	\$21.50	\$214,052	\$22.04
Total Expense Recoveries	\$112,725	\$11.61	\$115,002	\$11.84
Total Other Tenant Revenue	\$112,725	\$11.61	\$115,002	\$11.84
Potential Gross Revenue	\$321,533	\$33.11	\$329,054	\$33.88
Total Vacancy & Credit Loss	\$-	\$-	\$-	\$-
Effective Gross Revenue	\$321,533	\$33.11	\$329,054	\$33.88
Total Operating Expenses	\$115,969	\$11.94	\$118,850	\$12.24
Net Operating Income	\$205,564	\$21.17	\$210,204	\$21.64



390 WEST SALEM AVE.

CONTACT

TIFFANY SLAYDEN

SVP, Leasing & Brokerage
704-906-9699
tiffany@FlagshipHP.com

REED GRIFFITH

EVP, Leasing & Brokerage
704-619-0473
reed@FlagshipHP.com



FLAGSHIP
HEALTHCARE PROPERTIES