

HEARTLAND DENTAL

12901 NORTH US HIGHWAY 41, EVANSVILLE, INDIANA



OFFERING MEMORANDUM



HEARTLAND DENTAL

NORTH HIGH & JR. HIGH SCHOOL

MILES LANDING

Schnucks
Wendy's
PAPA JOHN'S
Valvoline
Pizza Hut
CVS pharmacy

TARGET
Schnucks
DUNKIN'
Buehler's Fresh Foods
planet fitness
POPEYES

EVANSVILLE REGIONAL AIRPORT

ROLLING HILLS COUNTRY CLUB

Schnucks
Walmart
DOLLAR TREE
AMC THEATRES
KOHL'S
Panera BREAD
Starbucks
Denny's
Applebee's
ALDI
goodwill
THE HOME DEPOT
BUFFALO WILD WINGS
UNIVERSITY SHOPPING CENTER

Evansville's Mesker Park ZOO & Botanic Garden

T.J. maxx DISTRIBUTION CENTER

MENARDS
Walmart
JCPenney
Academy SPORTS+OUTDOORS
TARGET
HOBBY LOBBY
COSTCO WHOLESALE
meijer
LOWE'S
macy's
BEST BUY
sam's club
Dillard's
THE HOME DEPOT
EASTLAND MALL

U of E University of Evansville

DOWNTOWN EVANSVILLE

Ascension St. Vincent



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Executive Summary

12901 North US Highway 41, Evansville, IN 47725

FINANCIAL SUMMARY

Price	\$2,293,780
Cap Rate	5.65%
Building Size	3,864 SF
Net Cash Flow	5.65% \$129,599*
Year Built	2021
Lot Size	0.81 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof & Structure	Tenant Responsible
Tenant	Diamond Valley Dental
Guarantor	Heartland Dental (Corporate)
Lease Commencement Date	March 1, 2025
Lease Expiration Date	February 28, 2035
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

*Actual rent is \$129,598.56.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 2/28/2030	\$129,599	5.65%
3/1/2030 – 2/28/2035	\$142,558	6.21%
Options	Annual Rent	Cap Rate
Option 1 (3/1/2035 – 2/28/2040)	\$156,814	6.84%
Option 2 (3/1/2040 – 2/28/2045)	\$172,496	7.52%
Option 3 (3/1/2045 – 2/28/2050)	\$189,745	8.27%
Option 4 (3/1/2050 – 2/28/2055)	\$208,720	9.10%

Base Rent	\$129,599
Net Operating Income	\$129,599
Total Return	5.65% \$129,599



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SIGMA
EQUIPMENT

NORTH HIGH &
JR. HIGH SCHOOL

WASH BOSS
CAR WASH

Schnucks

Valvoline

HEARTLAND
DENTAL

24,345 CPD
US HIGHWAY 41



Wendy's
UNDER CONSTRUCTION



**DOWNTOWN
EVANSVILLE**

8,432 CPD

W BOONVILLE-NEW HARMONY RD

OLD NATIONAL BANK

Wendy's

UNDER CONSTRUCTION

Schnucks

Valvoline



**CVS
pharmacy**

PAPA JOHN'S

**ACE
Hardware**

4-H CENTER

German American

**First Financial Bank
FIFTH THIRD BANK**

**Heritage
Federal
CREDIT UNION**

**HEARTLAND
DENTAL**

24,345 CPD

US HIGHWAY 41

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Property Description



INVESTMENT HIGHLIGHTS

- » Brand New 10-Year Absolute NNN Lease with Corporate Guaranty by Heartland Dental
- » Located in Darmstadt Crossing Shopping Center Anchored by Schnucks Grocery Store
- » **10 Percent Rental Increases Every Five Years**
- » Excellent Visibility Along US Highway 41 with Over 24,000 Vehicles per Day
- » **Central Location within 10 Miles of Evansville Regional Airport, Downtown Evansville, and University of Evansville**
- » Surrounded by National Tenants: Schnucks, Wendy's, Ace Hardware, CVS Pharmacy, Valvoline, as well as Several Financial and Banking Institutions
- » **High Income Area with Average Annual Income Exceeding \$134,000 within One-Mile**
- » 158,600+ Residents and 190,500+ Daytime Employees within a Ten-Mile Radius - Growing Trade Area with Population Projected to Increase 2-3% by 2029



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

	1-mile	3-miles	5-miles
2029 Projection	1,511	15,314	37,566
2024 Estimate	1,480	14,951	36,836
Growth 2024 - 2029	2.13%	2.42%	1.98%

Households

	1-mile	3-miles	5-miles
2029 Projections	586	5,753	14,593
2024 Estimate	567	5,584	14,239
Growth 2024 - 2029	3.30%	3.03%	2.49%

Income

	1-mile	3-miles	5-miles
2024 Est. Average Household Income	\$134,790	\$131,744	\$114,283
2024 Est. Median Household Income	\$111,623	\$109,681	\$96,090

Tenant Overview



EFFINGHAM, ILLINOIS
Headquarters



1,800+
Locations



KKR & CO.
Parent Company



1997
Founded



HEARTLAND.COM
Website

Heartland Dental operates as a dental practice management organization with headquarters in Effingham, Illinois. It provides support through continuing education; and management services, such as staffing, human relations, purchasing, administration, financial, marketing and information technology support. Heartland Dental is focused on positively impacting dentistry with the goal of offering dentists the freedom to focus on their craft. This culture is sustained with continuing education and ongoing leadership development at all levels of the organization.

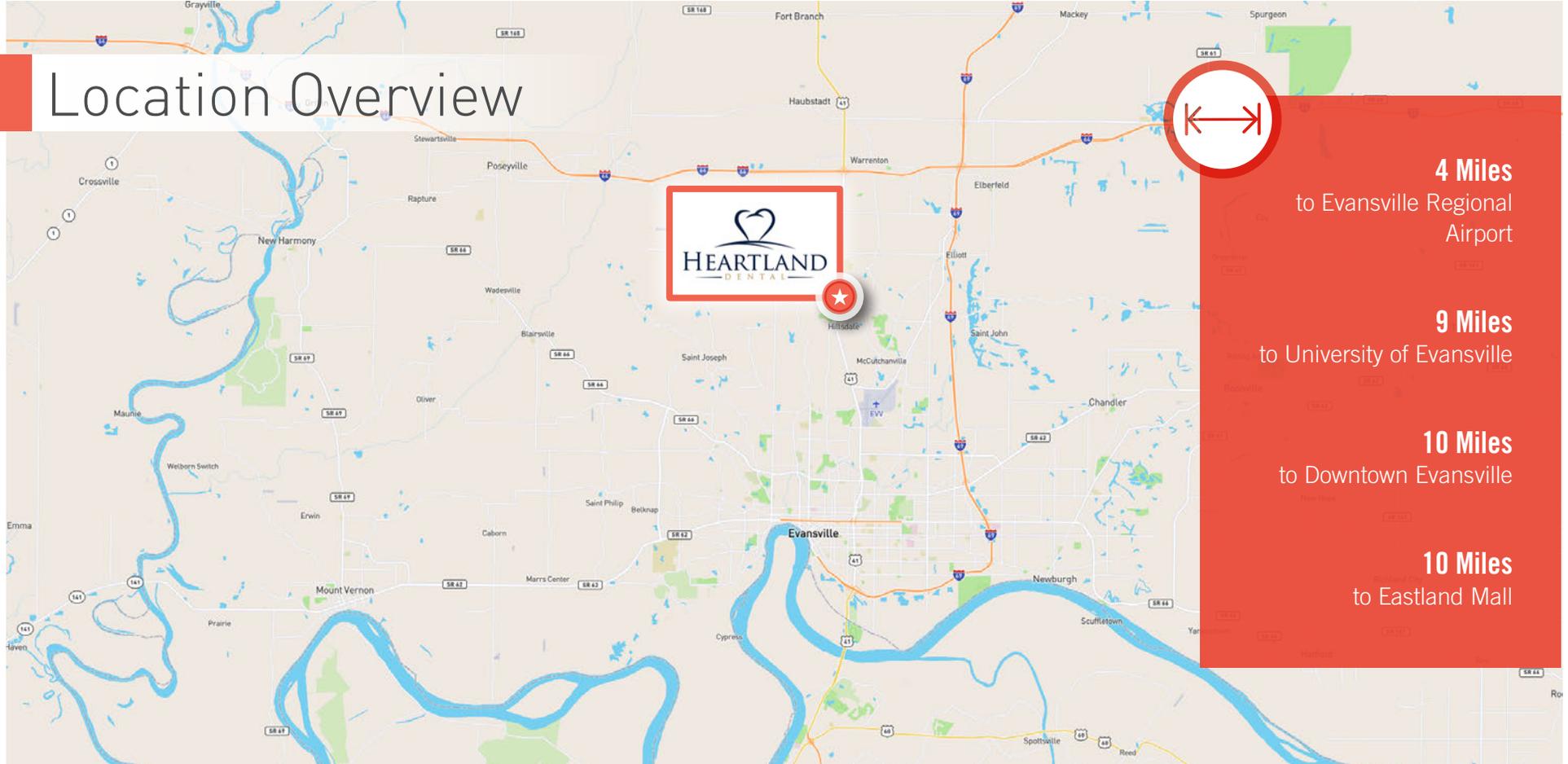
Heartland Dental has expanded to over 20,000 team members in over 1,800 supported office with over 2,400 supported doctors across 38 states. They are able to differentiate themselves from competition to become what they are today. They provide dentists, hygienists, and non-clinical team members with world-class non-clinical administrative and operational support to help them achieve sustainable professional and financial growth.

Heartland Dental has a mission to help dentists and their teams deliver the highest quality dental care and experience to the communities they serve. They do this while providing exceptional careers and creating value for our stakeholders.

Property Photos



Location Overview



As the third largest city in Indiana, Evansville is the regional hub in the southwestern corner of the state. Located along the Ohio River, it's an easy drive from several large metropolitan areas such as Indianapolis, Cincinnati, Louisville, Nashville, and St. Louis. The City of Evansville, Indiana, was founded in 1812 on a scenic bend in the Ohio River. With a population of nearly 121,000 people in the city limits and more than 300,000 people in the metropolitan area, the city is known for its rich history, economic diversity, and vibrant cultural scene.

Evansville's economy is diverse and multifaceted. The city has a strong industrial presence, with manufacturing and healthcare being significant sectors. Major employers in the area include Toyota Motor Manufacturing Indiana, Berry Global,

and Deaconess Health System. The Port of Indiana-Mount Vernon, located nearby, is one of the largest inland ports in the country, contributing to the city's economic vitality. Education and higher learning institutions, including the University of Evansville and the University of Southern Indiana, also play a role in the local economy.

Evansville is home to many attractions including museums, zoo, philharmonic, minor league baseball team, minor league hockey team, and not to mention hundreds of stores and restaurants. The Evansville Fall Festival, which takes place the first week of October, is one of the country's biggest street festivals by drawing up to 150,000 people each year.

[exclusively listed by]

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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 Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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For financing options, please reach out to:

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