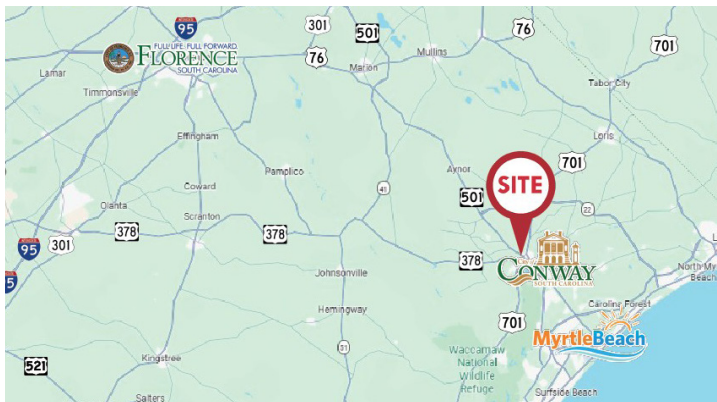




903 BELL STREET | CONWAY, SC 29526

PROPERTY SUMMARY

Building Area	±2,210 SF
Land Acres	±0.15 AC
Building Use	Medical Office
Tenant	Proactive MD SC, P.A.
Lease Type	NNN
Price	\$670,000
Cap Rate	7.02%
NOI	\$47,020
Rent Increases	2% base rent increases per annum



PROPERTY HIGHLIGHTS

- **Located in Conway, SC** – Part of the rapidly growing Myrtle Beach MSA
- **Coastal Growth Corridor** – Benefiting from strong population migration and retiree inflow
- **Healthcare Demand Driver** – Aging demographics continue to increase demand for medical services
- **Essential-Use Asset Class** – Medical office historically more resilient through economic cycles
- **Limited Medical Inventory in Immediate Area** – Standalone medical buildings in Conway remain limited
- **Strong Regional Healthcare Presence** – Supported by major hospital systems and expanding healthcare infrastructure throughout Horry County
- **Proximity to Myrtle Beach** – Access to one of South Carolina’s fastest-growing coastal markets
- **Community-Oriented Submarket** – Conway serves as the historic and governmental hub of Horry County
- **Corporate Guarantee** – Proactive MD SC, P.A.
- **Landlord Responsibilities** – Limited to structural components of the building (including roof and structure), with Tenant responsible for all other operating expenses pursuant to the NNN lease



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