

# UNC HEALTH

**2201 OLD NC 86 HWY**  
Hillsborough, NC (Raleigh MSA)

**OFFERED FOR SALE**  
**\$2,275,000 | 6.33% CAP**



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a UNC Health leased asset in Hillsborough, NC. The Premises has been leased to the University of North Carolina Healthcare for 20 years with 3 years remaining on the lease. The Asset is well positioned just 10 miles to UNC & 11 miles to Duke University.



**STRONG  
DEMOGRAPHICS**



**LOCATED IN  
RETAIL CORRIDOR**



**GROWING  
MARKET**

### LEASE YEARS

### ANNUAL RENT

Current Term (17-20) \$144,000

1st Option Term Fair Market Value Options

2nd Option Term Fair Market Value Options

<b>NOI</b>	<b>\$144,000</b>
<b>CAP</b>	<b>6.33%</b>
<b>PRICE</b>	<b>\$2,275,000</b>

### ASSET SNAPSHOT

<b>Tenant Name</b>	UNC Health
<b>Address</b>	2201 Old NC 86 Hwy, Hillsborough, NC 27278
<b>Building Size (GLA)</b>	5,470 SF
<b>Land Size</b>	1.07 Acres
<b>Year Built/Renovated</b>	2007
<b>Signatory/Guarantor</b>	University of North Carolina Hospitals at Chapel Hill
<b>Rent Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, Exterior, Major Building Systems
<b>Rent Commencement Date</b>	5/1/2008
<b>Lease Expiration</b>	4/30/2028
<b>Remaining Term</b>	2.5 Years
<b>Rental Income</b>	\$144,000
<b>Additional Income</b>	Solar Panels (Call Broker for Details)

### ACTUAL PROPERTY



**27,838** PEOPLE  
IN 5 MILE RADIUS



**\$149,607** AHHI  
IN 5 MILE RADIUS



**19,500** VPD  
ON OLD NC HWY 86

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**LESSEE:** University of North Carolina Hospitals at Chapel Hill

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**PROPERTY:** 2201 Old NC Hwy 86, Hillsborough, NC

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**PREMISES:** ~5,470 SF Medical Office Building

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**RENT COMMENCEMENT DATE:** May 1, 2008

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**EXPIRATION DATE:** April 30, 2028

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Two (2) options of three (3) years each

**RENEWAL OPTIONS:**  
Renewal rent at Fair Market Rental Rate with provisions for appraisal

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**BASE RENT:** \$144,000 annually (\$12,000/Month)

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Tenant pays TICAM monthly

**RENT STRUCTURE & EXPENSE  
REIMBURSEMENTS:**  
Controllable TICAM capped at 4% annually (non-cumulative)  
  
TICAM excludes MGMT fee, CAP EX, leasing costs, depreciation, and financing costs

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**INSURANCE:**  
LL carries building insurance (Reimbursed through TICAM)  
  
Tenant carries full "all-risk" coverage on contents and liability insurance

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**REPAIRS & MAINTENANCE:**  
LL responsible: Roof, Structure, Exterior, major building systems  
  
Tenant responsible: Interior maintenance and repairs

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**USE:** Medical Office use, including urgent care, administrative offices, and related healthcare uses

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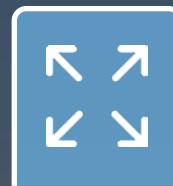
## ATTRACTIVE LEASE FUNDAMENTALS

Long-term lease with scheduled rental escalations of fair market value providing a strong inflation hedge stream | NN structure offering investors minimal landlord responsibilities



## INSTITUTIONAL MEDICAL TENANT

UNC Health Care is a leading, not-for-profit integrated health system owned by the State of North Carolina | Backed by University of North Carolina Hospitals at Chapel Hill | Systemwide operations include 15 hospitals and over 900 outpatient clinics statewide



## PROXIMITY TO MAJOR GROWTH & REDEVELOPMENT

Located within the rapidly expanding Orange County corridor experiencing strong healthcare, residential, and mixed-use development | Nearby projects include the Collins Ridge master-planned community (1,200+ homes) and UNC Health's recent medical campus expansion



## STRATEGIC MEDICAL CORRIDOR LOCATION

Positioned along Old NC 86 Hwy near I-85 & I-40 | Minutes from UNC Health Hillsborough Campus and less than 15 miles from UNC Medical Center in Chapel Hill | Serves as a key access point for patients from Hillsborough, Durham, and Mebane markets



## AFFLUENT SURROUNDING DEMOGRAPHICS

Hillsborough benefits from high household incomes and strong homeownership | 3-mile AHHI exceeds \$145K | Stable professional base anchored by UNC, Duke, and Research Triangle Park employment centers

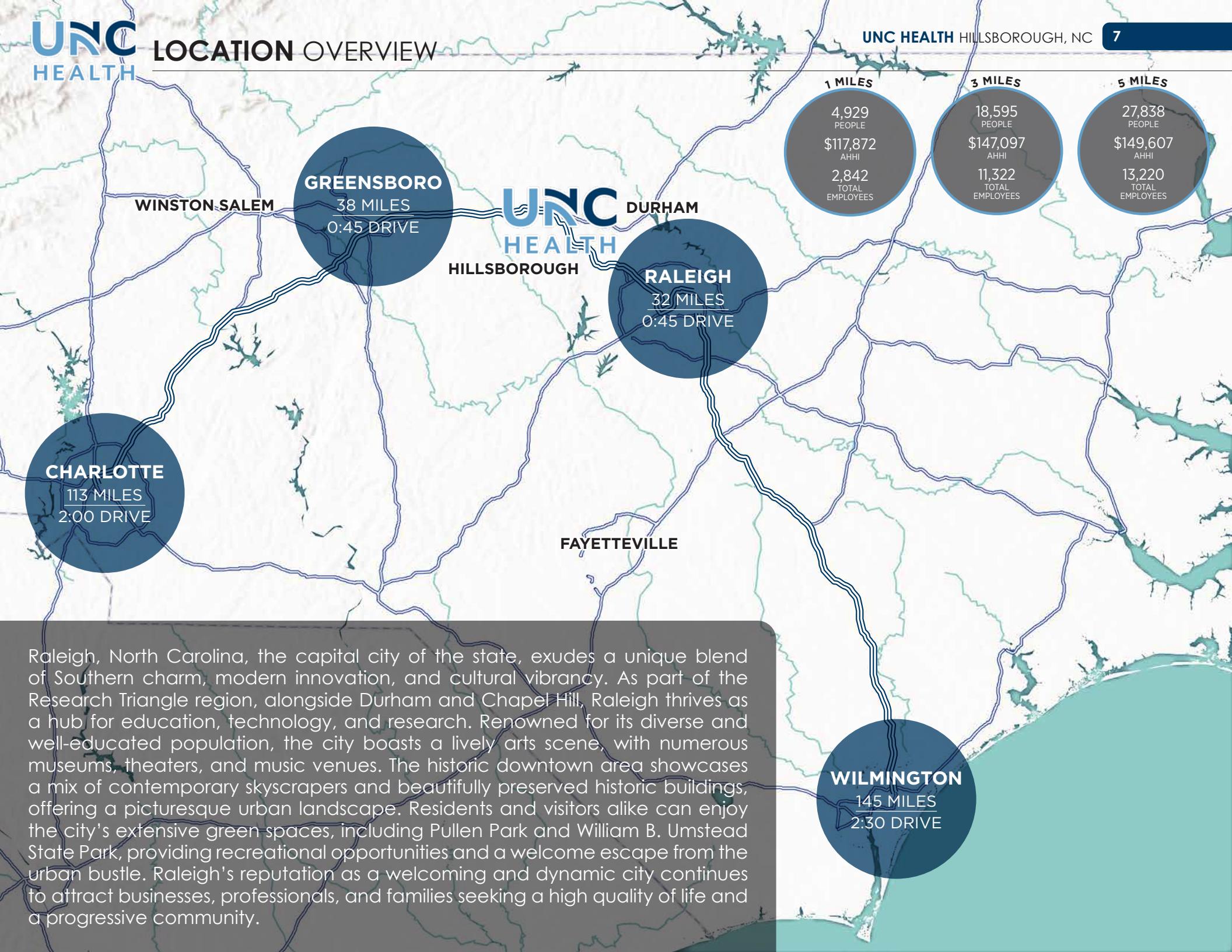


## TRIANGLE REGION ECONOMIC GROWTH

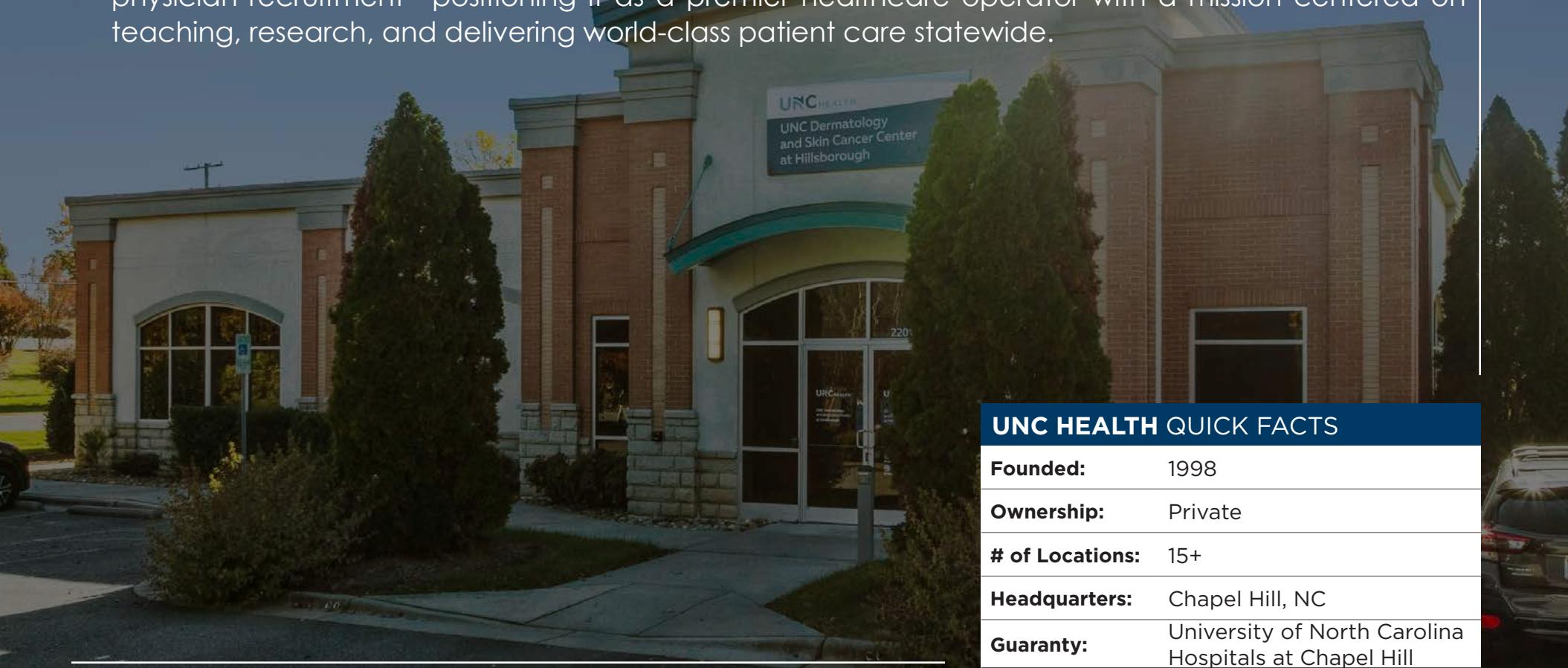
Part of the greater Raleigh-Durham-Chapel Hill MSA, one of the fastest-growing regions in the U.S. | The Triangle has added over 300,000 residents in the past decade | Continued job expansion in healthcare, technology, and education sectors drives long-term real estate demand







UNC Health Care is a leading not-for-profit, state-owned integrated health system headquartered in Chapel Hill, North Carolina. Established in 1998 by the North Carolina General Assembly and owned by the state, UNC Health operates under the University of North Carolina system, providing patients with access to advanced medical services, academic research, and community care. The network encompasses more than 15 hospitals, 900 outpatient facilities, and over 40,000 employees across the state, making it one of North Carolina's largest and most trusted healthcare providers. The system holds strong financial stability and institutional credit quality supported by the State of North Carolina, with Moody's and S&P consistently assigning high investment-grade ratings to its bonds. UNC Health's affiliation with the UNC School of Medicine ensures consistent innovation, research leadership, and physician recruitment—positioning it as a premier healthcare operator with a mission centered on teaching, research, and delivering world-class patient care statewide.



#### UNC HEALTH QUICK FACTS

<b>Founded:</b>	1998
<b>Ownership:</b>	Private
<b># of Locations:</b>	15+
<b>Headquarters:</b>	Chapel Hill, NC
<b>Guaranty:</b>	University of North Carolina Hospitals at Chapel Hill



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Exclusively Offered By



### **PRIMARY DEAL CONTACTS**

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