

INVESTMENT OPPORTUNITY · WINSTON-SALEM, NORTH CAROLINA

# Build-to-Suite *Healthcare Development*

2285 Premier Park Lane · 6.92 Acres · Commercially Zoned

FEDERALLY DESIGNATED OPPORTUNITY ZONE

MEDICALLY UNDERSERVED AREA

BUILD-TO-SUIT

## 6.92

ACRES AVAILABLE

## \$250K+

PROJECTED ANNUAL REVENUE

## 10yr

TAX-FREE GAIN HORIZON

## NNN

LEASE STRUCTURE AVAILABLE

## Why Premier Park



### Dual Federal Designations

Simultaneously designated as a Qualified Opportunity Zone and Medically Underserved Area — unlocking layers of tax incentives and federal grant eligibility unavailable in standard commercial zones.



### Underserved Patient Demand

MUA designation reflects documented, unmet healthcare need. Anchor tenants access a large, loyal patient base from day one — supporting occupancy and long-term lease stability.



### High-Growth Market

Winston-Salem is anchored by Atrium Health Wake Forest Baptist and Novant Health — two major hospital systems creating a strong healthcare economy and referral pipeline for new operators.



### Fully Customizable Build

Our build-to-suit model allows investors and operators to specify every detail — clinical layout, facility size, compliance requirements, and tenant specifications — before ground breaks.

## Investment Snapshot

### PROPERTY

2285 Premier Park Lane  
Winston-Salem, NC 27105

**ACREAGE**

6.92 acres, commercially zoned

**OPPORTUNITY ZONE**

Federally Designated QOZ — eligible for U.S. capital gains deferral and 10-year tax-free appreciation

**MUA DESIGNATION**

Qualifies for federal healthcare grants and loan programs exclusive to underserved markets

**LEASE TERMS**

Long-term NNN lease structures available — stable, predictable cash flow

**DEVELOPMENT STAGE**

Shovel-ready with build-to-suit flexibility; investor customization welcomed from concept

## Suitable Healthcare Uses

Urgent Care
Primary Care Clinic
Specialty Medicine
Dialysis / Kidney Care
Dental & Oral Health
Behavioral Health
Integrated Health Campus
Senior / Elder Care
Rehabilitation Center

### Qualified Opportunity Zone — Tax Advantage Summary

Foreign and domestic investors who deploy capital gains into a Qualified Opportunity Fund (QOF) gain access to some of the most powerful tax incentives in the U.S. tax code — making Premier Park an ideal vehicle for long-term, tax-efficient capital deployment.

**Defer**

U.S. capital gains taxes deferred upon QOF investment — preserving capital for development

**Reduce**

Basis step-up reduces the original deferred gain over the holding period

**Eliminate**

After 10 years, appreciation on the QOZ investment is fully excluded from U.S. federal tax

## Kenya Bolivar Thornton

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## Premier Park

WINSTON-SALEM · NORTH CAROLINA

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