

# HEARTLAND DENTAL

19013 OAKMONT DRIVE, OMAHA, NE 68136



OFFERING MEMORANDUM

Marcus & Millichap



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**CRYSTAL CREEK**  
(100+ HOMES)

**130 SINGLE-FAMILY HOMES COMING SOON**

**ASPEN CREEK ELEMENTARY SCHOOL**

**GRETNA EAST HIGH SCHOOL**

**ASPEN CREEK**  
(1,490+ HOMES PLANNED AND BUILT)

**FUTURE RETAIL & MULTIFAMILY**

**\$250M MIXED-USE MEDICAL CAMPUS & BUSINESS DISTRICT PARK COMING SOON**



**ASPEN CREEK MIDDLE SCHOOL**

**Walgreens**

**220 MULTIFAMILY UNITS UNDER CONSTRUCTION**

**Fleet Farm COMING SOON**

**FUTURE COMMERCIAL**



**FUTURE COMMERCIAL**



**McDonald's**



**brakes plus**

**GRETNA HIGH SCHOOL**

**SQUIRE JOHN THOMAS ELEMENTARY SCHOOL**

**FUTURE MIXED-USE DEVELOPMENT**

**LAND OWNED BY CHI HEALTH**



**HIDDEN HOLLOW**  
(180+ HOMES PLANNED AND BUILT)



# Executive Summary

19013 Oakmont Drive, Omaha, NE 68136

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,061,321</b>
Cap Rate	5.60%
Building Size	4,260 SF
Net Cash Flow	5.60% \$171,434
Year Built	2024
Lot Size	0.79 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof and Structure	Tenant Responsible
Tenant	Heartland Dental, LLC
Guarantor	Heartland Dental (Corporate)
Lease Commencement Date	October 28, 2024
Lease Expiration Date	October 31, 2036
Lease Term	12 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	N/A

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 10/31/2029	\$171,434	5.60%
11/1/2029 – 10/31/2034	\$188,577	6.16%
11/1/2034 – 10/31/2036	\$207,435	6.78%
Renewal Options	Annual Rent	Cap Rate
Option 1 (11/1/2036 – 10/31/2041)	\$228,179	7.45%
Option 2 (11/1/2041 – 10/31/2046)	\$250,997	8.20%
Option 3 (11/1/2046 – 10/31/2051)	\$276,096	9.02%
Option 4 (11/1/2051 – 10/31/2056)	\$303,706	9.92%

<b>Base Rent</b>	<b>\$171,434</b>
<b>Net Operating Income</b>	<b>\$171,434</b>
<b>Total Return</b>	<b>5.60% \$171,434</b>



LOVB LEAGUE ONE VOLLEYBALL  
**ETC**  
ELKHORN TRAINING CAMP  
COMING SOON

Fleet Farm  
COMING SOON

\$250M MIXED-USE  
MEDICAL CAMPUS &  
BUSINESS DISTRICT PARK  
COMING SOON

**HyVee**  
EMPLOYEE OWNED  
1.3M Visits in the  
Past 12 Months per  
Placer.ai

220 MULTIFAMILY UNITS  
UNDER CONSTRUCTION

CHASE

McDonald's

SCOOTER'S  
COFFEE

HyVee  
Fast & Fresh

Culver's

Walgreens

ALDI

ROCKET  
CARWASH

HEARTLAND  
DENTAL

21,800 CPD  
HIGHWAY 370

brakes plus

CHIPOTLE  
MEXICAN GRILL

Veridian  
CREDIT UNION



**ASPEN CREEK  
ELEMENTARY SCHOOL**  
±480 Students

**GRETNA EAST  
HIGH SCHOOL**  
±745 Students

**HyVee**  
EMPLOYEE OWNED  
1.3M Visits in the  
Past 12 Months per  
Placer.ai

**ASPEN CREEK  
MIDDLE SCHOOL**  
±775 Students

**Aspen Creek  
Veterinary Clinic**

**HEARTLAND  
DENTAL**

**brakes plus**

**Veridian  
CREDIT UNION**

**CHIPOTE  
RESTAURANT**

**ROCKET  
CARWASH**

**21,800 CPD**  
HIGHWAY 370



**TEAL RIDGE VILLAGE**  
(244-UNIT BUILD-TO-RENT  
PROJECT IN DEVELOPMENT)

**HIDDEN HOLLOW**  
(180+ HOMES  
PLANNED AND BUILT)

**LAND OWNED BY  
CHI HEALTH**

**FUTURE MIXED-USE  
DEVELOPMENT**

**21,800 CPD**  
HIGHWAY 370



# Property Description



## INVESTMENT HIGHLIGHTS

- » Brand New 12-Year Absolute NNN Lease with Corporate Guaranty by Heartland Dental
- » 10 Percent Rental Increases Every Five Years with Multiple Renewal Options
- » **Adjacent to New Top Performing Hy-Vee Grocery Store - 1.3 Million Visits Over the Past 12 Months, Ranking in the Top 3% of Grocery Stores in Nebraska per Placer.ai**
- » Dense Omaha Trade Area with 84,284 Residents in a 5-Mile Radius
- » **High Growth Suburb in Omaha - Households and Population Projected to Increase Over 13% in the Immediate Area by 2029**
- » Excellent Frontage Along Highway 370 (21,800+ Cars per Day) | New Highway Connection to I-80 on 192nd Street
- » **Adjacent to Gretna Landing - Home to Future Fleet Farm, 220-Unit Multifamily Development, \$250M Mixed-Use Medical Campus & Business District Park, and National Retailers (ALDI, Arby's, Chase Bank, Starbucks, Walgreens, and Scooter's Coffee)**
- » Affluent Trade Area with Average Household Income Exceeding \$181,000 within 1 Mile



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2029 Projection	2,647	34,255	88,690
2024 Estimate	2,324	31,731	84,284
Growth 2024 - 2029	13.87%	7.95%	5.23%

### Households

2029 Projections	788	11,311	31,089
2024 Estimate	693	10,480	29,462
Growth 2024 - 2029	13.61%	7.92%	5.52%

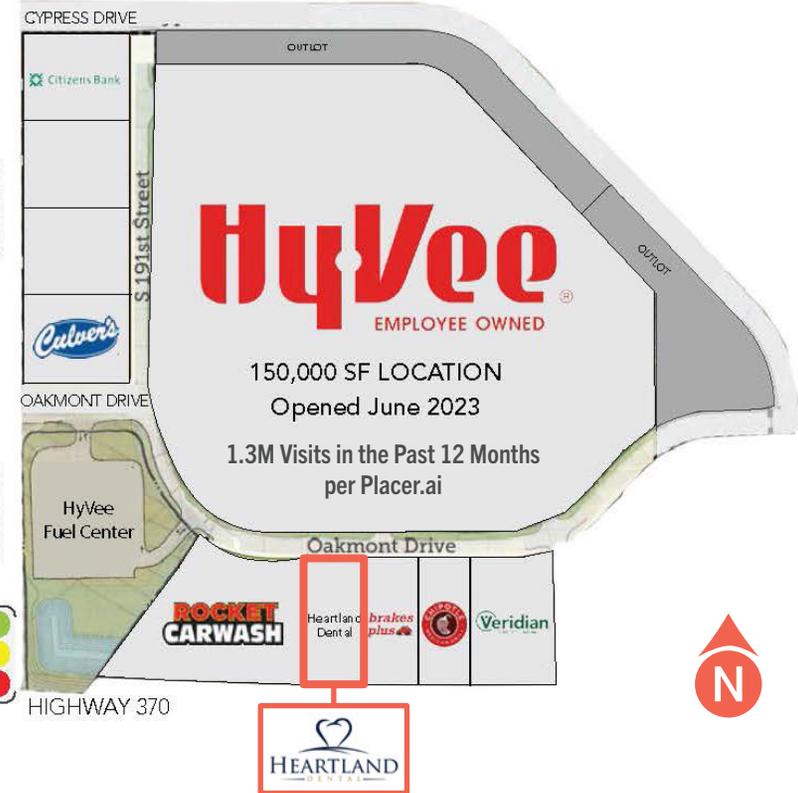
### Income

2022 Est. Average Household Income	\$181,574	\$163,038	\$151,736
2022 Est. Median Household Income	\$156,531	\$139,010	\$128,426

# Property Description



ASPEN CREEK DEVELOPMENT



# Tenant Overview



**EFFINGHAM, ILLINOIS**

Headquarters



**1,800+**

Locations



**KKR & CO.**

Parent Company



**1997**

Founded



**HEARTLAND.COM**

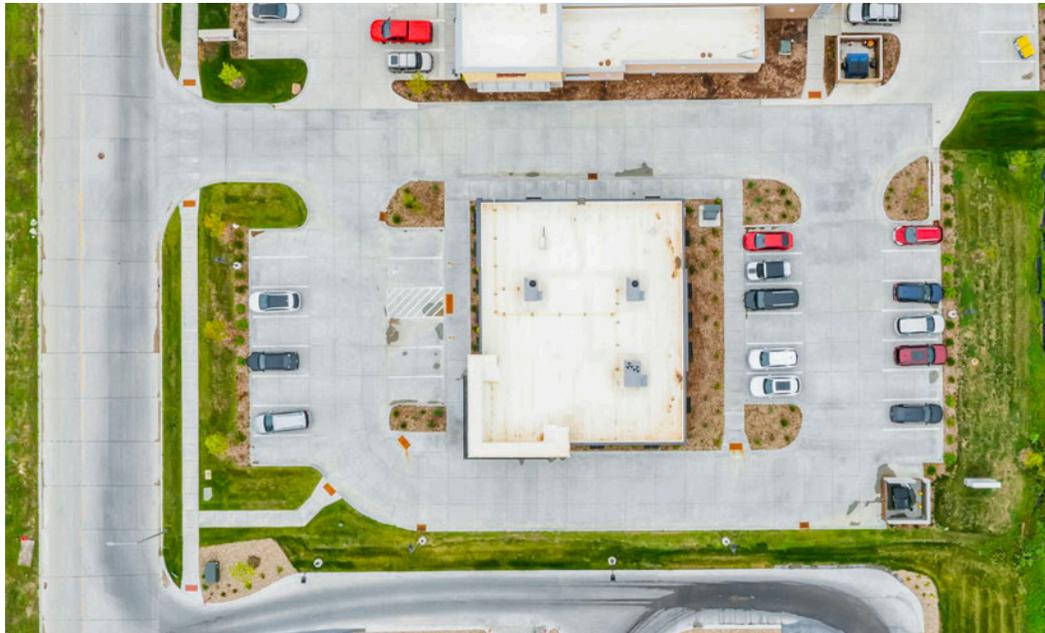
Website

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.

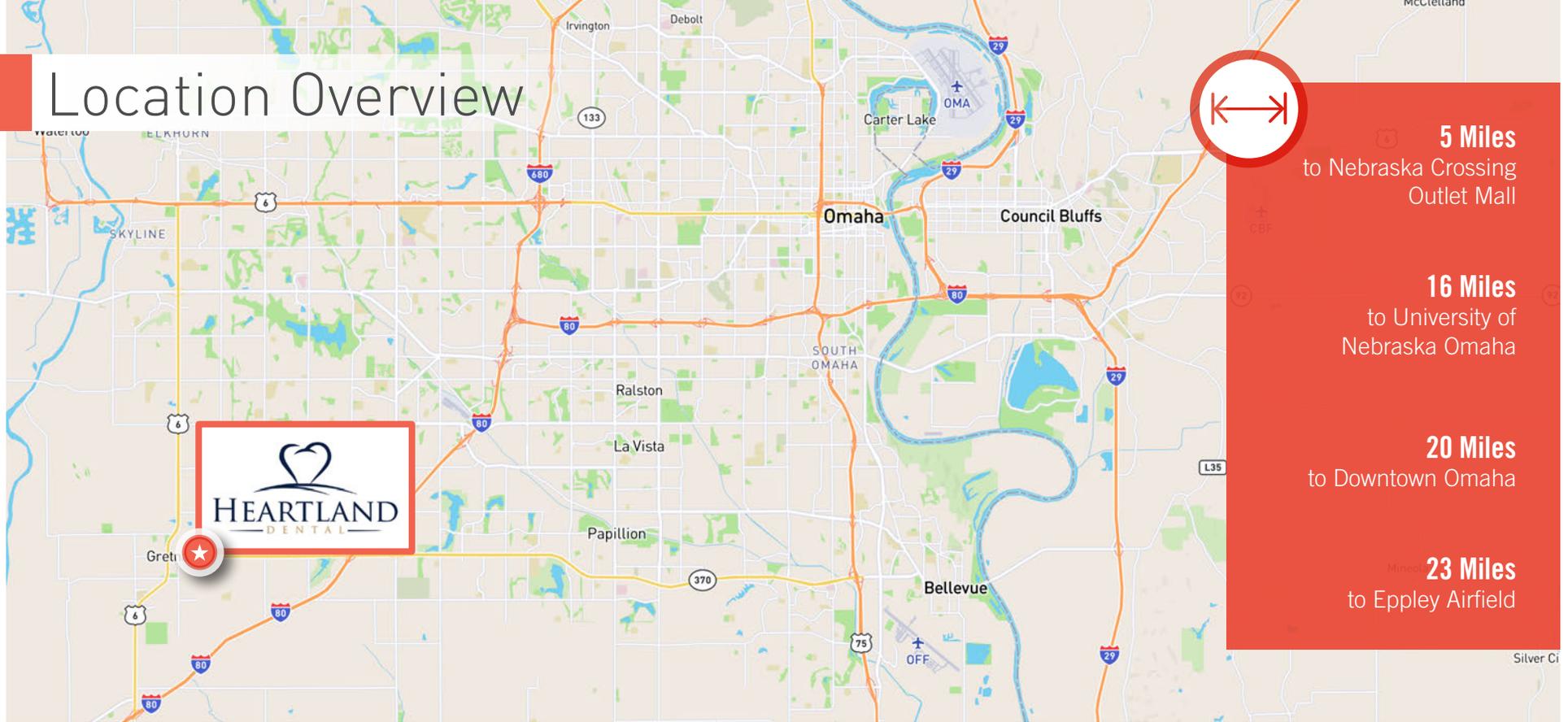
Heartland Dental has expanded to over 20,000 team members in over 1,800 supported office with over 2,400 supported doctors across 38 states. They are able to differentiate themselves from competition to become what they are today. They provide dentists, hygienists, and non-clinical team members with 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



Omaha, the largest city in the State of Nebraska and the 42nd-largest city in the United States, is located on the Missouri river and just 10 miles north of the Platte, or Nebraska River. The city is home to an estimated 484,400 residents. An affordable cost-of-living and diverse cultural amenities attract businesses and residents to the region. Omaha is the county seat of Douglas County and the anchor of the Omaha-Council Bluffs metropolitan area, which boasts a population of nearly one million residents.

In recent years, Omaha has experienced tremendous growth with over two billion dollars in new development. Major industries include banking and insurance, logistics, life sciences, military, and agriculture. The city accommodates four Fortune 500 company headquarters: Berkshire Hathaway, Union Pacific

Railroad, Mutual of Omaha Insurance, and the Kiewit Corporation. Other major employers include Offutt Air Force Base, First National Bank of Omaha, Fiserv, and PayPal. The University of Nebraska Omaha, University of Nebraska Medical Center, Bellevue University and Creighton University provide employers with a skilled labor pool.

Omaha is on the forefront of the farm-to-fork movement with some of the top 100 certified restaurants on the Good Food 100 List. Omaha is home to Henry Doorly Zoo & Aquarium, which is more like a biological park, dedicated to conservation around the globe. It is home to the world's largest indoor desert, world's largest glazed geodesic dome, and North America's largest indoor rain forest. Each summer, visitors come for the College World Series, which is played in Omaha.

# [ exclusively listed by ]

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