

BERKELEY
CAPITAL ADVISORS



Carolina Pines Medical Office

PAGELAND, SC (CHARLOTTE, NC METRO)

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CHARLOTTE | NC

1228 East Morehead St., Suite 200
Charlotte, NC 28204
704.379.1980

ORANGE COUNTY | CA

19800 MacArthur Blvd., Suite 850
Irvine, CA 92612
949.506.2500

NASHVILLE | TN

10 Burton Hills Blvd., Suite 220
Nashville, TN 37215
615.727.8818

ASHEVILLE | NC

1 Page Ave., Suite 202
Asheville, NC 28801
704.714.2365

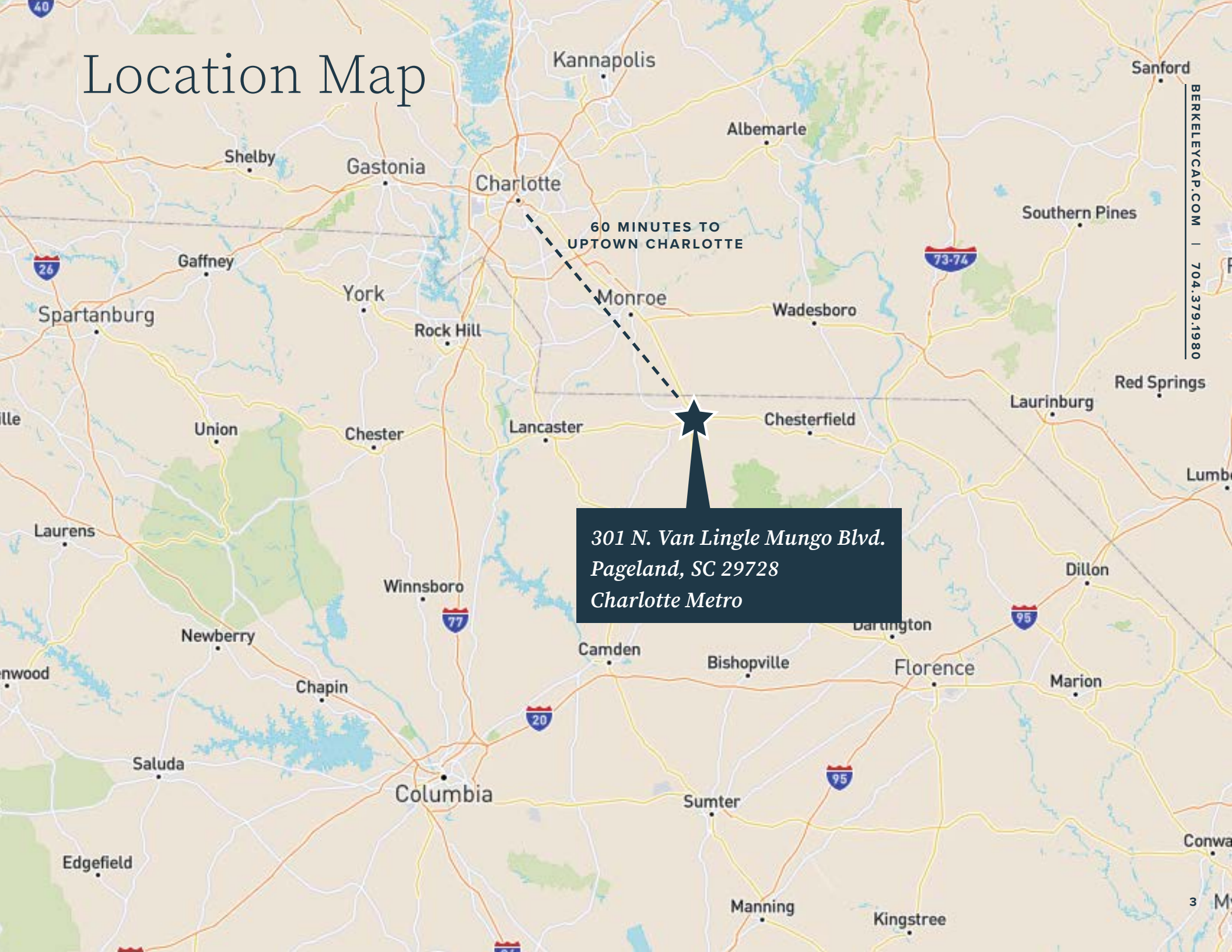
RICHMOND | VA

1309 West Main St.
Richmond, VA 23220
804.239.7890

CHARLESTON | SC

1049 Morrison Dr., Suite 201
Charleston, SC 29412
704.943.3159

Location Map



*301 N. Van Lingle Mungo Blvd.
Pageland, SC 29728
Charlotte Metro*

60 MINUTES TO
UPTOWN CHARLOTTE

Investment Overview

PROPERTY

Carolina Pines Medical Office

ADDRESS

*301 North Van Lingle Mungo Blvd.
Pageland, SC 29728
Charlotte Metro*

TENANT ENTITY

Hartsville Medical Group, LLC

LEASE GUARANTOR

Carolina Pines Regional Medical Center

RENT COMMENCEMENT

January 1, 2024

LEASE EXPIRATION

December 31, 2028

ORIGINAL LEASE TERM

5 Years

LEASE TERM REMAINING

4.5+ Years

OPTIONS REMAINING

Two, Five-Year

LEASE TYPE

NN

LANDLORD RESPONSIBILITIES

Roof, Structure, HVAC, Parking Lot Repair & Replacement

NOI

\$145,125

RENT INCREASES

3% Annually

RIGHT OF FIRST REFUSAL

No

PROPERTY DETAILS

6,750
Square Feet

2.06
Acres

'98/'23
Year Built/Reno

42
Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$2,073,000

Asking Price (7.00% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	START	END	ANNUAL RENT	% INCREASE
Year 1	1/1/2024	12/31/2024	\$145,125	—
Year 2	1/1/2025	12/31/2025	\$149,479	3.00%
Year 3	1/1/2026	12/31/2026	\$153,963	3.00%
Year 4	1/1/2027	12/31/2027	\$158,582	3.00%
Year 5	1/1/2028	12/31/2028	\$163,339	3.00%
Option 1 - Year 1	1/1/2029	12/31/2029	\$168,240	3.00%
Option 1 - Year 2	1/1/2030	12/31/2030	\$173,287	3.00%
Option 1 - Year 3	1/1/2031	12/31/2031	\$178,485	3.00%
Option 1 - Year 4	1/1/2032	12/31/2032	\$183,840	3.00%
Option 1 - Year 5	1/1/2033	12/31/2033	\$189,355	3.00%
Option 2 - Year 1	1/1/2034	12/31/2034	\$195,036	3.00%
Option 2 - Year 2	1/1/2035	12/31/2035	\$200,887	3.00%
Option 2 - Year 3	1/1/2036	12/31/2036	\$206,914	3.00%
Option 2 - Year 4	1/1/2037	12/31/2037	\$213,121	3.00%
Option 2 - Year 5	1/1/2038	12/31/2038	\$219,515	3.00%

Property Highlights

PROPERTY HIGHLIGHTS

- Corporate guaranteed lease | Carolina Pines Regional Medical Center | Servings multiple counties in Northeastern South Carolina
- Rare 3% annual rent increases
- 0.25 miles from signalized corner intersection | Van Lingle Mungo Blvd & E Watford St | 23,100 VPD combined
- Across the street from Tractor Supply Co | 72nd percentile Nationwide per Placer.ai
- Renovations completed in 2023 by the tenant | Updated flooring, exam rooms, new interior painting, and new tenant signage
- Large parcel | 2.06 acres
- 3 minutes from CM Tucker Lumber | Largest employer in Pageland
- 5 minutes from Central High School | 616 students
- 7 minutes from Walmart Distribution Center
- Nearby destination retailers | Food Lion, Tractor Supply, Dollar General, Dollar Tree, CVS, McDonald's, Wendy's, Taco Bell, Bojangles, Burger King, KFC, Advance Auto Parts, AutoZone, and others





Central High School
616 students

DOLLAR GENERAL
Advance Auto Parts

DOLLAR TREE
Auto Zone

Kj's MARKET
ROSES EXPRESS

LOWCOUNTRY URGENT CARE

KFC
Pizza Hut

FOUNDERS FEDERAL CREDIT UNION

MARATHON

McDonald's

SUBWAY

Bojangles

9 E MCGREGOR ST - 10,700 VPD

FOOD LION

BURGER KING

Downtown Pageland

CVS pharmacy

TACO BELL

Wendy's

TSC TRACTOR SUPPLY CO.

VAN LINGLE MUNGO BLVD - 12,400 VPD

Carolina Pines Medical Group



Pageland Elementary
330 students



Chesterfield
Yarn Mills

C.M. TUCKER LUMBER
1917-20
COMPANIES, LLC



DOWNTOWN
PAGELAND

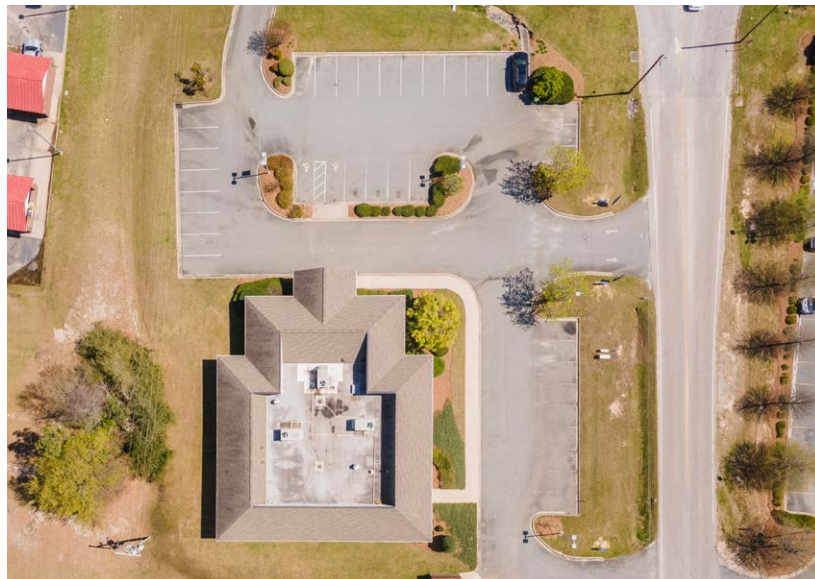


E MCGREGOR ST - 10,700 VPD



Pageland
Lazerwash

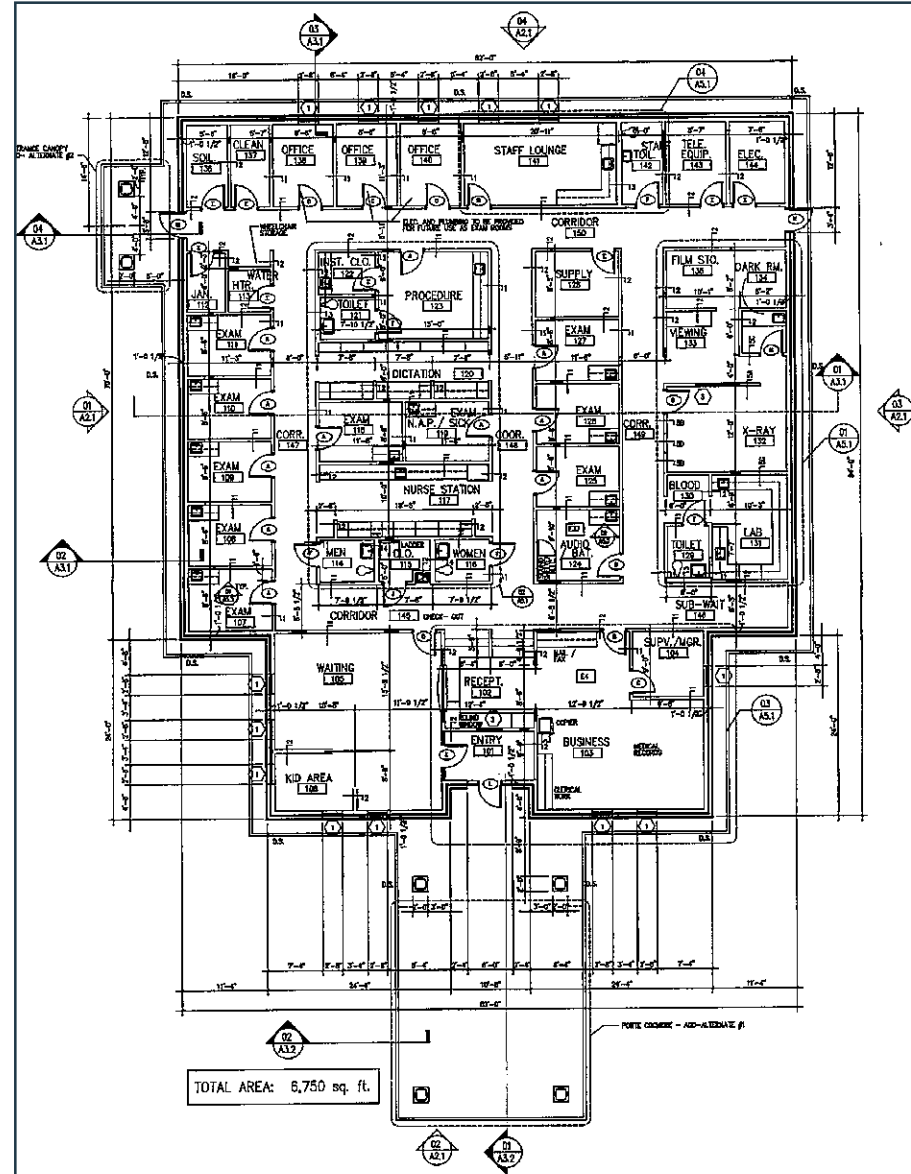
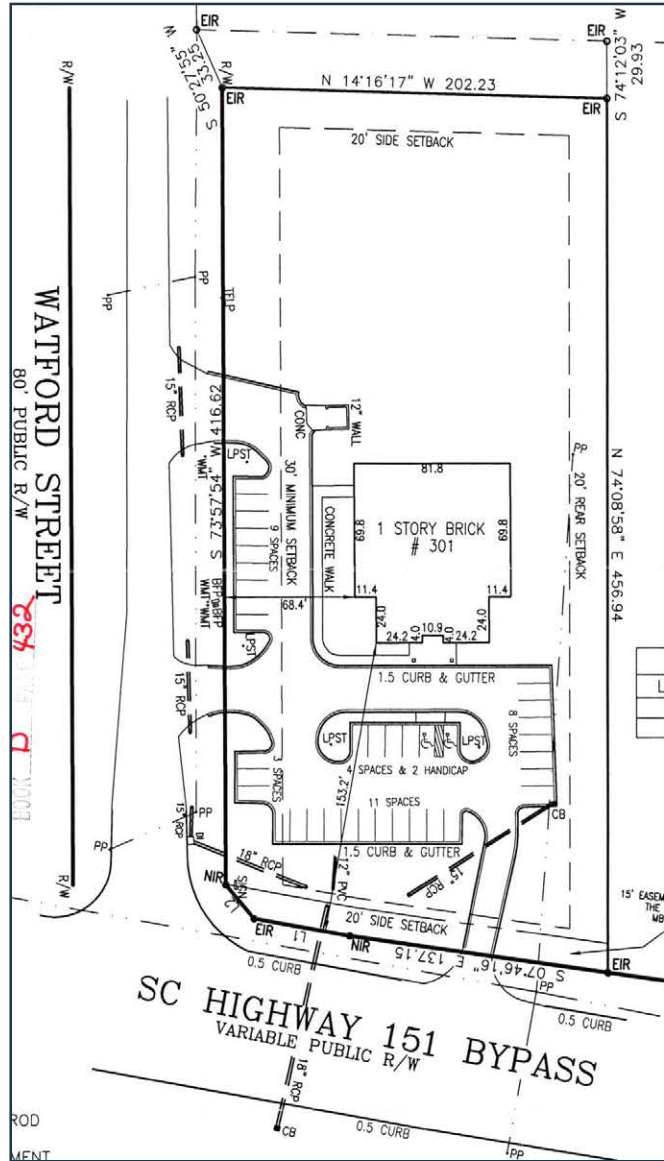
Property Exterior Photos



Property Interior Photos



Property Survey | Floor Plan



Tenant Overview



Carolina Pines Medical Group is a multispecialty physician group that offers family medicine, pediatrics, cardiology, urology, internal medicine, nephrology, orthopedic, and OB/GYN services to patients throughout the Hartsville region, including Darlington, Chesterfield, and Lee Counties. Many of our primary care clinics offer same-day appointments for your urgent care needs. Carolina Pines Medical Group has attained recognition as a Patient-Centered Medical Home for Primary Care (PCMH) by the National Center for Quality Assurance (NCQA). PCMH is a model of care in which providers such as CPMG build better relationships between patients and their clinical care teams through patient-centered, coordinated care that supports access, communication, and patient involvement. If you are visiting one of our specialty care clinics, your health insurance provider may require you to obtain a referral from your primary care physician. For more information about CPMG, visit themedicalgroup.com.



Market Overview – Charlotte, NC



#2

*Largest Banking Center in
the United States by
Assets Held*

20%

*Employment Increases
Projected Over the
Next 5 Years*

5th

**BUSIEST AIRPORT IN THE NATION,
MEASURED BY TAKE OFF AND LANDINGS
WITH 1,400 FLIGHTS PER DAY**

55K+

**55,975 STUDENTS ARE ENROLLED
AT 6 COLLEGES & UNIVERSITIES**

\$3B

**IN CENTER CITY REAL ESTATE PROJECTS
UNDER CONSTRUCTION**

#4

*Top 10 Fastest Growing
Cities in the U.S.*

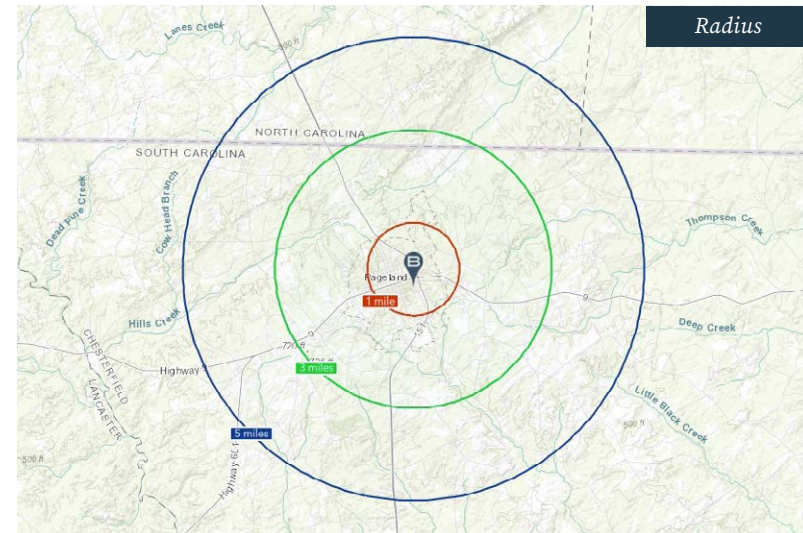
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*Fortune 500 Companies
are Headquartered
in Charlotte*

Demographics

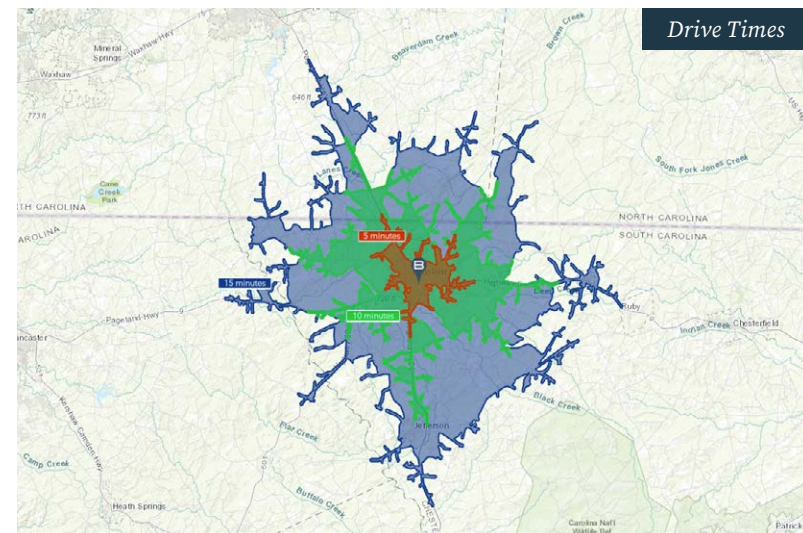
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population	1,936	6,095	10,123
2023 Population	1,898	6,015	9,995
2020 Population	1,840	5,880	9,793
2010 Population	1,873	6,121	10,112
2023-2028 Annual Rate	0.40%	0.26%	0.25%
2020-2023 Annual Rate	0.96%	0.70%	0.63%
2010-2020 Annual Rate	-0.18%	-0.40%	-0.32%
HOUSEHOLDS			
2028 Households	759	2,383	4,014
2023 Households	738	2,327	3,926
2020 Households	702	2,265	3,821
2010 Households	721	2,302	3,825
2023-2028 Annual Rate	0.56%	0.48%	0.44%
2020-2023 Annual Rate	1.55%	0.83%	0.84%
2010-2020 Annual Rate	-0.27%	-0.16%	-0.01%
2023 AVG. HH INCOME	\$51,043	\$49,835	\$52,930



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2028 Population	2,955	8,309	14,541
2023 Population	2,914	8,214	14,400
2020 Population	2,867	8,067	14,226
2010 Population	2,952	8,364	14,666
2023-2028 Annual Rate	0.28%	0.23%	0.20%
2020-2023 Annual Rate	0.50%	0.56%	0.37%
2010-2020 Annual Rate	-0.29%	-0.36%	-0.30%
HOUSEHOLDS			
2028 Households	1,166	3,289	5,681
2023 Households	1,140	3,220	5,575
2020 Households	1,102	3,146	5,444
2010 Households	1,136	3,158	5,419
2023-2028 Annual Rate	0.45%	0.42%	0.38%
2020-2023 Annual Rate	1.05%	0.72%	0.73%
2010-2020 Annual Rate	-0.30%	-0.04%	0.05%
2023 AVG. HH INCOME	\$49,473	\$51,579	\$56,516



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/ or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require a buyer's agent to disclose to the seller the maximum price the buyer will pay.

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

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