

OFFERING MEMORANDUM



3110 SUNNYBROOK CT, SIOUX CITY, IOWA 51106



2012 BUILD TO SUIT, PASSIVE LEASE STRUCTURE | CORPORATE GUARANTEE (400+ LOCATIONS) | RAPIDLY GROWING INDUSTRY

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Marcus & Millichap

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Marcus and Millichap is proud to offer for sale fee simple ownership in the Affordable Dentures & Implants property located along Sunnybrook Court in Sioux City, Iowa. Affordable Dentures & Implants operate over 400 locations across 42 states and are a leading provider in tooth replacement services. The site was a build to suit for Affordable Dentures in 2012 and they've continuously operated since, most recently executing a lease extension through June 30th, 2030. The lease structure includes minimal landlord responsibilities and offers 5% rental increases every 5 years. The property is located conveniently one block off Highway 75 (23,446 VPD) in close proximity to

Lowe's, Target, Hobby Lobby, Fleet Farm, Ulta Beauty and Sherwin Williams. Household incomes exceed \$100,000 within one mile of the subject property.

Sioux City, Iowa is the fourth most populated city in the state and the county seat of Woodbury County. Sioux City serves as the regional hub for business, employment, retail, medical care, education and tourism. Top employers include Tyson Foods, Seaboard Triumph Foods UnityPoint Health and the National Guard's 185th Air Refueling Wing.



EXECUTIVE HIGHLIGHTS



Passive Ownership

Extremely Passive NNN Lease With Landlord Responsibility Limited to Roof Maintenance Only (Metal Roof), Parking Lot Repairs (Only if Due to Settling) and Structure



Continued Commitment

12+ Years Continued Occupancy, Recent Early Lease Extension Executed by Tenant



Corporate Guarantee

Affordable Dentures & Implants Operate 400+ Locations Across 42 States

THE OFFERING

Tenant	Affordable Care Inc
Price	\$1,800,000
Capitalization Rate	8.00%
Lease Expiration	06/30/2030
Lease Type	Triple Net
Year Built / Renovated	2012
Gross Leasable Area	3,940 SF
Lot Size	1.04 Acres





EXECUTIVE HIGHLIGHTS

Location

2012 Built to Suit on 1.04 Acre Parcel With Ample Parking - Located Just Off Hwy 75 (23,446 VPD)



Rapidly Growing Industry

Tooth Replacement Services Annual Growth Rate Projected at 7.16% Over Next 8 Years Due to Aging Population, Technology Advancements and Heightened Awareness



Growing Population Base

Within 5 Miles of Subject Property, Population is Anticipated to Increase by 5.86% Over Next 5 Years, Greater OKC Population is Anticipated to Grow by 3.5% Over Next 5 Years Outpacing the National Rate

TRADE AERIAL

Quail Springs Mall



AFFORDABLE DENTURES & IMPLANTS®

McDonald's

ULTA BEAUTY
Marshalls

LOWE'S

HOBBY LOBBY

TARGET

Lakeport Commons Shopping



crumbl cookies
Freddy's

McDonald's

FAZOLI'S

sam's club

Walmart Supercentre



FINANCIAL INFORMATION

AFFORDABLE CARE

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$144,000	\$12,000	\$36.55	8.00%
Option 1 (7/1/30 - 6/30/35)	\$151,200	\$12,600	\$38.38	8.40%
Option 2 (7/1/35 - 6/30/40)	\$158,760	\$13,230	\$40.29	8.82%

LEASE SUMMARY

LEASE SUMMARY	
Tenant	Affordable Care Inc
Rent Increases	5% Bumps at Each Option
Guarantor	Corporate Guarantee
Lease Type	Triple Net
Lease Commencement	06/15/2013
Lease Expiration	06/30/2030
Renewal Options	Two 5-Year Options
Term Remaining on Lease (Yrs)	4.4 Years
Landlord Responsibility	Roof Maintenance, Parking Lot Repairs (Only if Due to Settling) and Structure
Tenant Responsibility	All Remaining Repairs/Maintenance, Taxes and Insurance
Financial Reporting	Yes, Please Inquire With Broker For Details



BRAND OVERVIEW

We believe everyone deserves to love their smile – that's why we are passionate about expanding access to high-quality affordable tooth replacement solutions. We are thankful for the millions of patients who have trusted us to help restore their smiles since 1975.

Our Mission

To provide a smile for every budget, delivered with compassion, dignity and respect.



Our Values

- Affordable Quality
- Trusted Advisors
- Community Driven
- Non-Judgmental Care



OUR NETWORK

With about 400 practices in 42 states, each Affordable Dentures & Implants practice is operated by a licensed dentist, and supported by Affordable Care, the largest dental support organization in the United States focused on tooth replacement services. Almost every affiliated Affordable Dentures & Implants practice has an on-site dental laboratory, providing same-day dental services to patients, as needed.

<https://www.affordabledentures.com/about-us/who-we-are>



 **AFFORDABLE CARE**

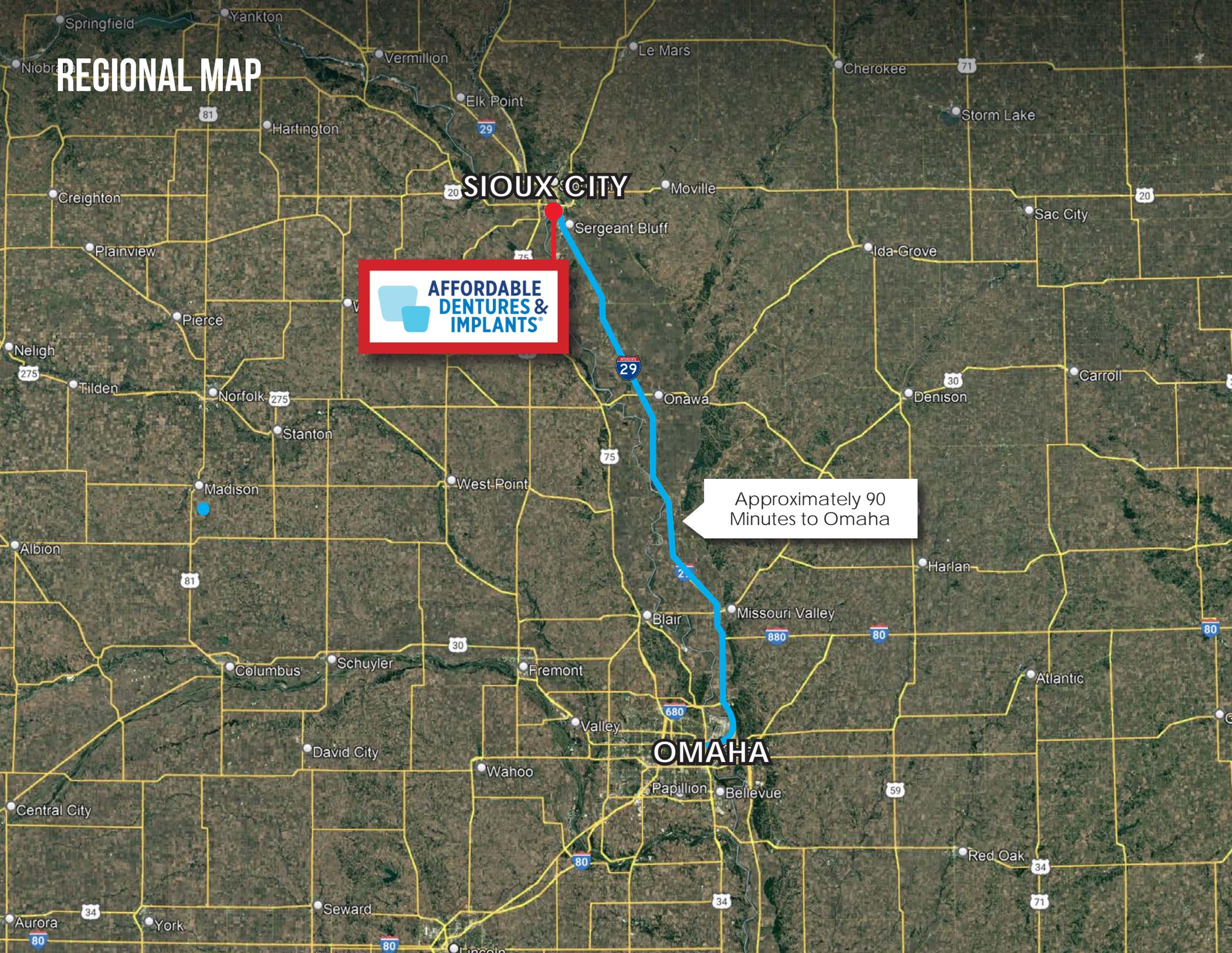
REGIONAL MAP

SIoux CITY

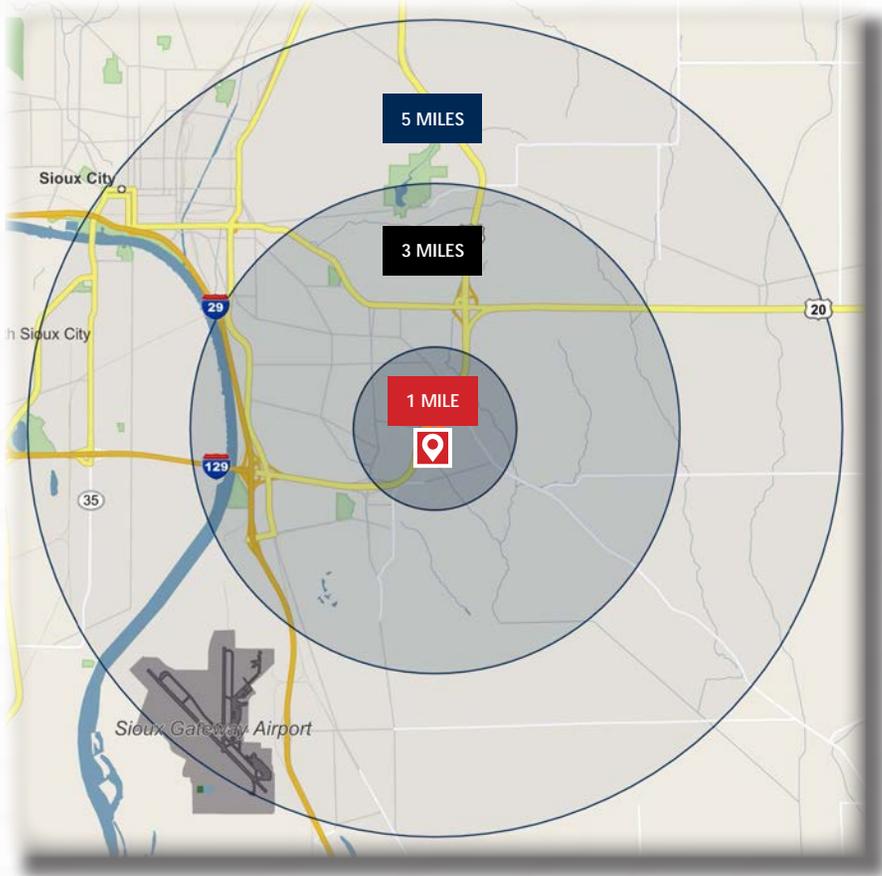
OMAHA



Approximately 90 Minutes to Omaha



DEMOGRAPHICS

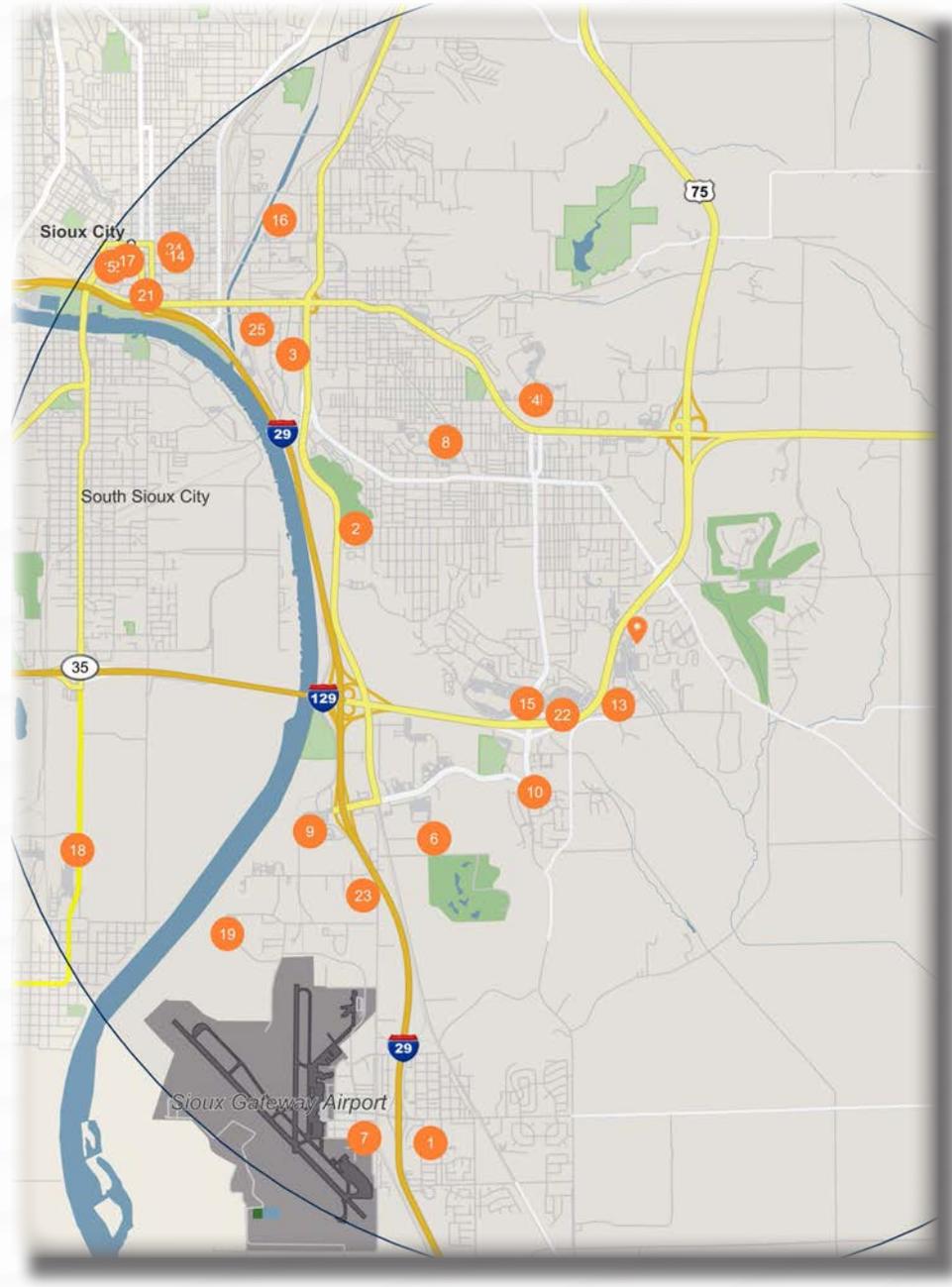


POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	4,971	27,596	57,799
2024 Estimate	4,676	27,383	57,495
2020 Census	4,378	27,569	58,171
2010 Census	4,047	25,818	54,042
Daytime Population (2024 Estimate)	8,209	31,821	74,623

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection	1,942	11,051	22,005
2024 Estimate	1,818	10,883	21,743
Average Household Size	2.5	2.4	2.5
2020 Census	1,649	10,660	21,389
2010 Census	1,653	10,165	20,139

INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	111,172	90,534	84,624
Median Household Income	65,281	51,414	55,674
Per Capita Income	44,181	36,139	32,056

MAJOR EMPLOYERS



POPULATION		5 MILES
1	Stream International Inc	3,469
2	Qualicenters Sioux City LLC-Siouxland Dialysis	2,301
3	Curlys Food Inc	994
4	Western Iowa Tech Cmnty Cllege	525
5	SCE Partners LLC-Anthem	500
6	Wilson Trailer Company-WILSON TRAILER SALES OKLAHOMA/	450
7	Kustom Pak Foods Ltd-Sherman Family Foods	450
8	Morningside University	424
9	Sabre Communications Corp-Sabre Site Solutions Sales Off	415
10	Farm Credit Services America-Farm Credit Services	400
11	Heroes Inc-Western Iowa Tchncal Cmnty Cll	395
12	Sioux City Entertainment Inc-Hard Rock Ht & Casino Sioux Cy	362
13	Helping Hnds Nrsing Sltns Inc	350
14	Short Staffed Inc	310
15	Hy-Vee Inc-Hy Vee 1614	309
16	Younglove Construction LLC-Younglove	300
17	Chiller Holdco LLC-Americold Logistics and Whses	300
18	Tyson Fresh Meats Inc	300
19	Seaboard Triumph Foods LLC	257
20	MidAmerican Energy Company-MidAmerican	250
21	SEP Administration LIC-Burger King	250
22	Gmri Inc-Olive Garden	250
23	Americold Logistics LLC	250
24	Mercy Hlth Services-Iowa Corp-Mercy Medical Center	244
25	Home Depot USA Inc-Home Depot The	241

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