HEARTLAND
DENTAL

1905 CONVENIENCE PL | CHAMPAIGN, IL

OFFERED FOR SALE
$1,749,000
7.25% CAP

Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

HEARTLAND DENTAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Heartland Dental, a 3,829-square-foot net leased medical asset located at 1905 Convenience Place in Champaign, Illinois. The property is leased to Heartland Dental, LLC, the nation's largest dental support organization, under a corporate-guaranteed NN lease with approximately 6.2 years of remaining primary term. The lease features attractive 2.5% annual rental increases throughout the primary term and renewal options, providing investors with contractual income growth and long-term cash flow visibility.

As a purpose-built dental facility, the property occupies a highly visible position along North Neil Street and benefits from strong surrounding retail fundamentals, including nearby Target, Walmart Supercenter, Costco, Kohl's, Best Buy, Aldi, and numerous national retailers that drive consistent consumer traffic to the corridor.

Located approximately 135 miles south of Chicago, Champaign serves as the economic, educational, and healthcare hub of Central Illinois. Anchored by the University of Illinois Urbana-Champaign, with more than 56,000 enrolled students and a research enterprise exceeding $900 million annually, Heartland Dental offers investors the opportunity to acquire a well-located healthcare asset leased to an industry-leading operator in one of Illinois' most stable and resilient university-driven markets.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	8/1/2026 - 7/31/2027	$126,789
Rent Escalation	8/1/2027 - 7/31/2028	$129,959
Rent Escalation	8/1/2028 - 7/31/2029	$133,208
Rent Escalation	8/1/2029 - 7/31/2030	$136,538
Rent Escalation	8/1/2030 - 7/31/2031	$139,952
Rent Escalation	8/1/2031 - 7/31/2032	$143,450
2.5% Annual Increases Thereafter		
1st Extension Term	8/1/2032 - 7/31/2037	$147,037
2nd Extension Term	8/1/2037 - 7/31/2042	$166,358
3rd Extension Term	8/1/2042 - 7/31/2047	$188,219
4th Extension Term	8/1/2047 - 7/31/2052	$212,953
2.5% Annual Increases Through Each Extension Term		

NOI	$126,789
CAP	7.25%
PRICE	$1,749,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental, LLC (Corporate)
Address	1905 Convenience Place, Champaign, IL 61820
Building Size (GLA)	3,829 SF
Land Size	0.77 Acres
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2032
Remaining Term	6.17 Years
Renewal Options	4 x 5-Years
Rental Increases (Base Term & Options)	2.5% Annual Increases
NOI	$126,789

76,754 PEOPLE IN 3 MILE RADIUS

$61,366 AHHI IN 3 MILE RADIUS

20,800 VPD ON N NEIL ST

INVESTMENT HIGHLIGHTS

NATION'S LARGEST DENTAL SUPPORT ORGANIZATION
Heartland Dental supports more than 3,000 dentists across over 1,900 affiliated dental offices in 39 states and the District of Columbia, making it the largest DSO in the United States.

INDUSTRY-LEADING SCALE & MARKET POSITION
The company's extensive national footprint creates significant operating advantages, brand recognition, and access to best-in-class recruiting, technology, and administrative resources.

2.5% ANNUAL RENT BUMPS - SUPERIOR COMPOUNDING GROWTH
Annual rent increases of 2.5% provide a higher compounding income growth rate, delivering meaningfully superior NOI escalation over the full lease term.

UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN
UIUC enrolls over 55,000 students and supports a research enterprise exceeding $900 million annually, anchoring a diverse local economy with resilient employment and sustained consumer demand throughout the economic cycle.

EDUCATION & HEALTHCARE-DRIVEN ECONOMIC STABILITY
Champaign-Urbana's economy is anchored by higher education, healthcare, and technology, sectors that have historically demonstrated below-average cyclicality, providing stable foot traffic and consumer spending for service retail.

PURPOSE-BUILT DENTAL FACILITY
The 3,829 SF building is a purpose-built dental office designed to Heartland Dental's operational specifications, with a well-maintained physical plant and limited near-term capital expenditure requirements for an incoming investor.

SITE PLAN


CONVENIENCE CENTER RD 2,900 VPD
CONVENIENCE PL
N NEIL ST 20,800 VPD
3,829 SF

NORTHEAST AERIAL

NORTHEAST AERIAL

PROPERTY PHOTOS

LOCATION OVERVIEW

CHAMPAIGN, ILLINOIS

serves as the economic, educational, and innovation hub of Central Illinois, strategically located along Interstate 57 and Interstate 74 approximately 135 miles south of Chicago and 125 miles west of Indianapolis. The city is anchored by the world-renowned University of Illinois Urbana-Champaign, whose enrollment of more than 55,000 students and extensive research initiatives drive significant economic activity, workforce development, and population stability. This institutional presence supports a highly educated labor pool, strong consumer spending, and a diverse economy spanning technology, healthcare, education, and advanced manufacturing.

As the principal retail and employment center for a multi-county trade area, Champaign attracts residents, students, and visitors from throughout East Central Illinois. Major employers include University of Illinois Urbana-Champaign, Carle Health, and OSF HealthCare, providing a stable foundation for long-term economic growth. The market benefits from strong retail fundamentals, continued residential development, and consistent demand generated by the university community, positioning Champaign as one of the most resilient and dynamic investment markets in Illinois.

HEARTLAND DENTAL

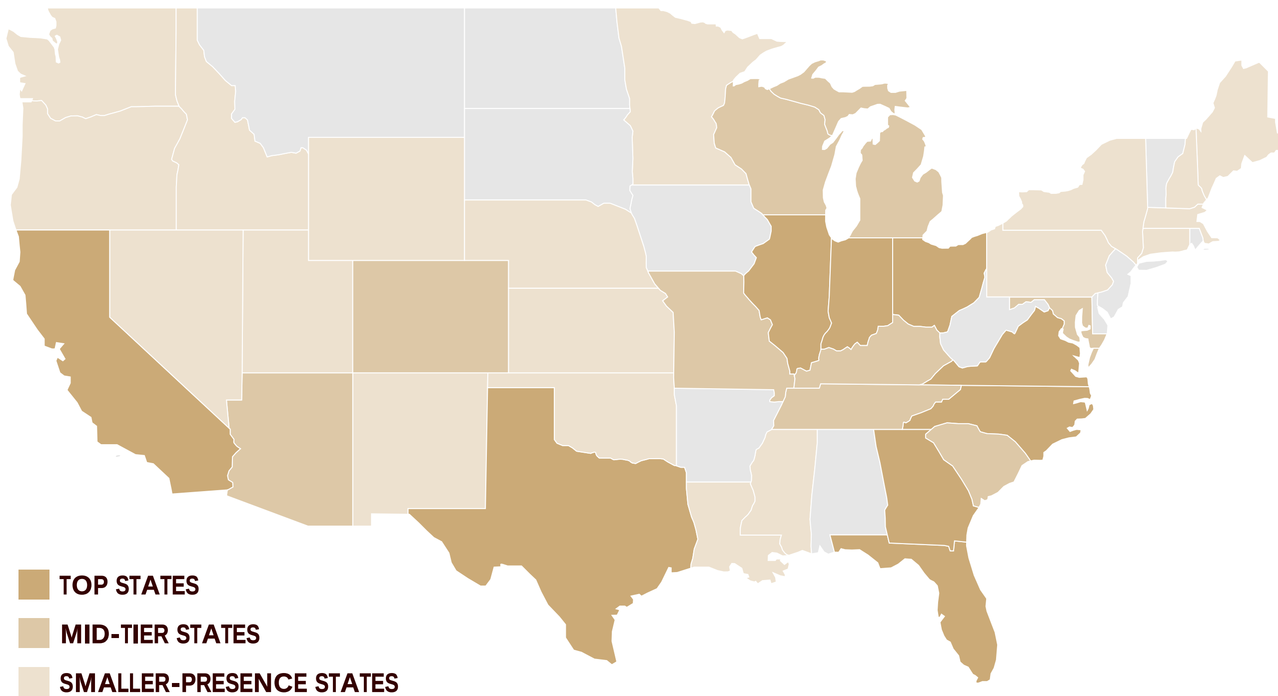
HEARTLAND DENTAL QUICK FACTS

Founded:	1997
Headquarters:	Effingham, IL
Ownership:	Private
Locations:	1,900+
Guaranty:	Corporate

Heartland Dental is the nation's largest dental support organization (DSO), providing comprehensive non-clinical administrative services to a network of affiliated dental practices across 39 states and the District of Columbia. Founded in 1997 by Dr. Rick Workman, the company has grown into an industry leader, supporting more than 3,000 dentists across over 1,900 locations nationwide. Heartland Dental is backed by leading institutional investors, including KKR and the Ontario Teachers' Pension Plan, reflecting the strength and scale of its platform.

Through its centralized operating model, Heartland Dental provides affiliated practices with essential business support services, including marketing, technology, human resources, accounting, and compliance, allowing providers to focus on patient care. Supported by favorable demographic trends and a highly fragmented dental industry, the company continues to expand its national footprint through new affiliations and de novo growth, reinforcing its position as the market leader in the dental services sector.

READ MORE



$4.2B
2025 REVENUE

1,900+
TOTAL LOCATIONS

39 STATES
GEOGRAPHIC FOOTPRINT

40,000+
TOTAL EMPLOYEES

S&P: B
CREDIT RATING

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7.25% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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