

UNC HEALTH

2201 OLD NC 86 HWY
Hillsborough, NC (Raleigh MSA)

OFFERED FOR SALE
\$2,275,000 | 6.33% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a UNC Health leased asset in Hillsborough, NC. The Premises has been leased to the University of North Carolina Healthcare for 20 years with 3 years remaining on the lease. The Asset is well positioned just 10 miles to UNC & 11 miles to Duke University.



**STRONG
DEMOGRAPHICS**



**LOCATED IN
RETAIL CORRIDOR**



**GROWING
MARKET**

LEASE YEARS	ANNUAL RENT
Current Term (17-20)	\$144,000
1st Option Term	Fair Market Value Options
2nd Option Term	Fair Market Value Options

NOI	\$144,000
CAP	6.33%
PRICE	\$2,275,000

ASSET SNAPSHOT

Tenant Name	UNC Health
Address	2201 Old NC 86 Hwy, Hillsborough, NC 27278
Building Size (GLA)	5,470 SF
Land Size	1.07 Acres
Year Built/Renovated	2007
Signatory/Guarantor	University of North Carolina Hospitals at Chapel Hill
Rent Type	NN
Landlord Responsibilities	Roof, Structure, Exterior, Major Building Systems
Rent Commencement Date	5/1/2008
Lease Expiration	4/30/2028
Remaining Term	2.5 Years
Rental Income	\$144,000
Additional Income	Solar Panels (Call Broker for Details)



ACTUAL PROPERTY



27,838 PEOPLE
IN 5 MILE RADIUS

\$149,607 AHHI
IN 5 MILE RADIUS

19,500 VPD
ON OLD NC HWY 86

LESSEE: University of North Carolina Hospitals at Chapel Hill

PROPERTY: 2201 Old NC Hwy 86, Hillsborough, NC

PREMISES: ~5,470 SF Medical Office Building

RENT COMMENCEMENT DATE: May 1, 2008

EXPIRATION DATE: April 30, 2028

RENEWAL OPTIONS: Two (2) options of three (3) years each

Renewal rent at Fair Market Rental Rate with provisions for appraisal

BASE RENT: \$144,000 annually (\$12,000/Month)

Tenant pays TICAM monthly

RENT STRUCTURE & EXPENSE REIMBURSEMENTS:

Controllable TICAM capped at 4% annually (non-cumulative)

TICAM excludes MGMT fee, CAP EX, leasing costs, depreciation, and financing costs

INSURANCE:

LL carries building insurance (Reimbursed through TICAM)

Tenant carries full "all-risk" coverage on contents and liability insurance

REPAIRS & MAINTENANCE:

LL responsible: Roof, Structure, Exterior, major building systems

Tenant responsible: Interior maintenance and repairs

USE: Medical Office use, including urgent care, administrative offices, and related healthcare uses



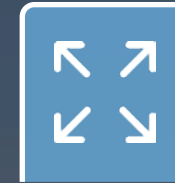
ATTRACTIVE LEASE FUNDAMENTALS

Long-term lease with scheduled rental escalations of fair market value providing a strong inflation hedge stream | NN structure offering investors minimal landlord responsibilities



INSTITUTIONAL MEDICAL TENANT

UNC Health Care is a leading, not-for-profit integrated health system owned by the State of North Carolina | Backed by University of North Carolina Hospitals at Chapel Hill | Systemwide operations include 15 hospitals and over 900 outpatient clinics statewide



PROXIMITY TO MAJOR GROWTH & REDEVELOPMENT

Located within the rapidly expanding Orange County corridor experiencing strong healthcare, residential, and mixed-use development | Nearby projects include the Collins Ridge master-planned community (1,200+ homes) and UNC Health's recent medical campus expansion



STRATEGIC MEDICAL CORRIDOR LOCATION

Positioned along Old NC 86 Hwy near I-85 & I-40 | Minutes from UNC Health Hillsborough Campus and less than 15 miles from UNC Medical Center in Chapel Hill | Serves as a key access point for patients from Hillsborough, Durham, and Mebane markets



AFFLUENT SURROUNDING DEMOGRAPHICS

Hillsborough benefits from high household incomes and strong homeownership | 3-mile AHHL exceeds \$145K | Stable professional base anchored by UNC, Duke, and Research Triangle Park employment centers



TRIANGLE REGION ECONOMIC GROWTH

Part of the greater Raleigh-Durham-Chapel Hill MSA, one of the fastest-growing regions in the U.S. | The Triangle has added over 300,000 residents in the past decade | Continued job expansion in healthcare, technology, and education sectors drives long-term real estate demand



Old NC Hwy 86 (19,500 VPD)



**UNC
HEALTH**



54,000 VPD

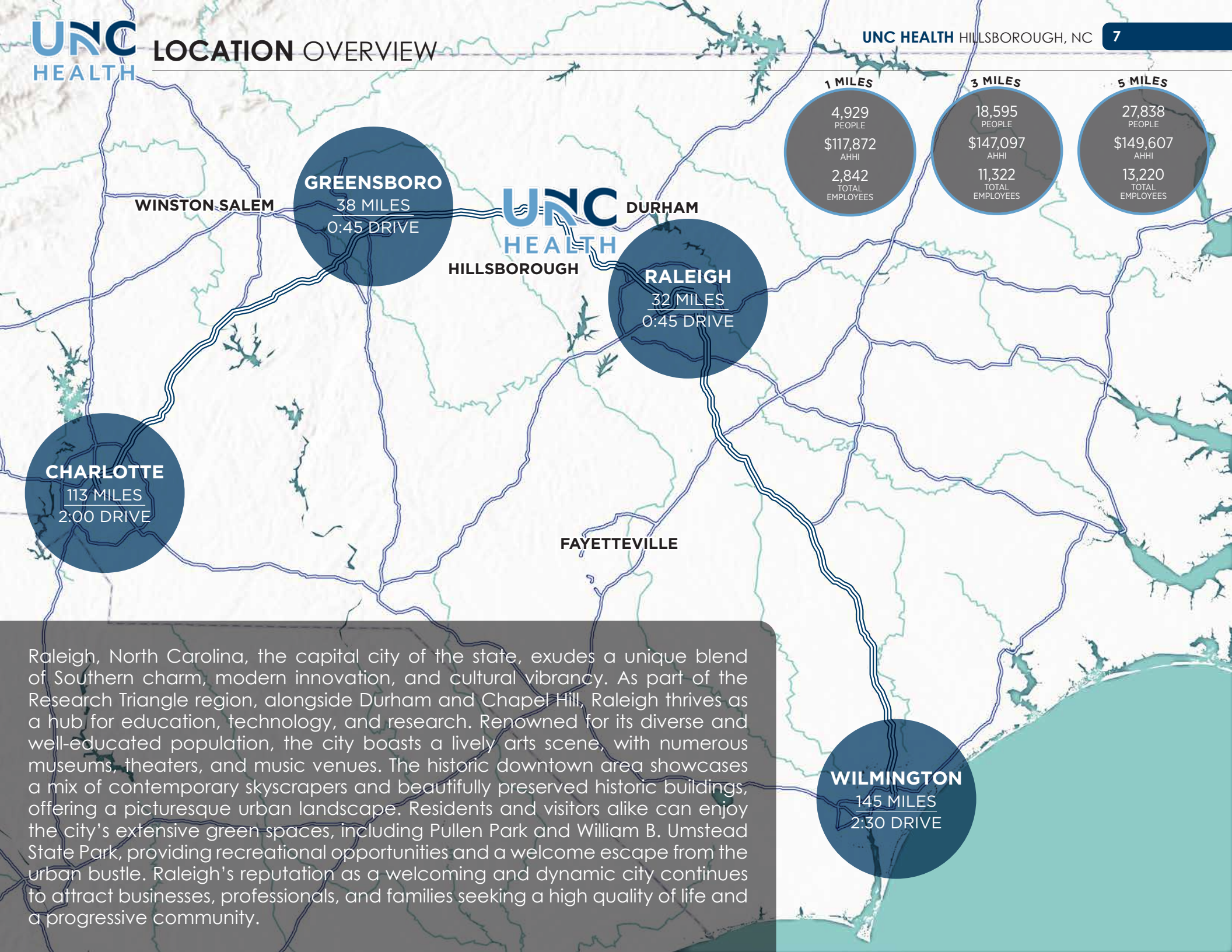


North Carolina
Transportation Department

Oakdale Rd (4,700 VPD)

Old NC Hwy 86 (19,500 VPD)





GREENSBORO
38 MILES
0:45 DRIVE

CHARLOTTE
113 MILES
2:00 DRIVE

RALEIGH
32 MILES
0:45 DRIVE

1 MILES
4,929 PEOPLE
\$117,872 AHHI
2,842 TOTAL EMPLOYEES

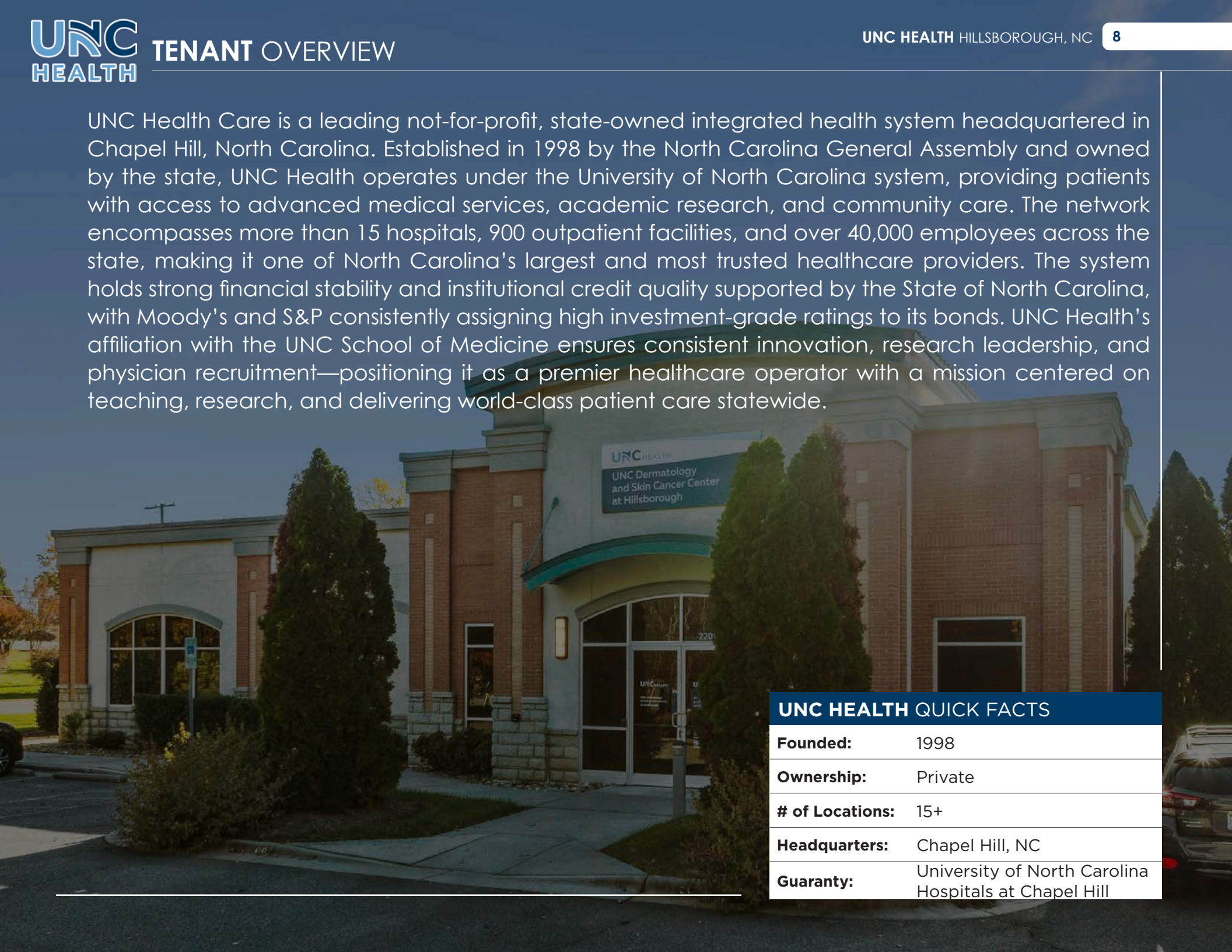
3 MILES
18,595 PEOPLE
\$147,097 AHHI
11,322 TOTAL EMPLOYEES

5 MILES
27,838 PEOPLE
\$149,607 AHHI
13,220 TOTAL EMPLOYEES

WILMINGTON
145 MILES
2:30 DRIVE

Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.

UNC Health Care is a leading not-for-profit, state-owned integrated health system headquartered in Chapel Hill, North Carolina. Established in 1998 by the North Carolina General Assembly and owned by the state, UNC Health operates under the University of North Carolina system, providing patients with access to advanced medical services, academic research, and community care. The network encompasses more than 15 hospitals, 900 outpatient facilities, and over 40,000 employees across the state, making it one of North Carolina's largest and most trusted healthcare providers. The system holds strong financial stability and institutional credit quality supported by the State of North Carolina, with Moody's and S&P consistently assigning high investment-grade ratings to its bonds. UNC Health's affiliation with the UNC School of Medicine ensures consistent innovation, research leadership, and physician recruitment—positioning it as a premier healthcare operator with a mission centered on teaching, research, and delivering world-class patient care statewide.



UNC HEALTH QUICK FACTS	
Founded:	1998
Ownership:	Private
# of Locations:	15+
Headquarters:	Chapel Hill, NC
Guaranty:	University of North Carolina Hospitals at Chapel Hill

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Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

JORDAN GOMEZ

Vice President
704.697.1900
jgomez@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

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