HEARTLAND
DENTAL

9100 HIGHWAY 119 | ALABASTER, AL

OFFERED FOR SALE
$2,249,000
6.75% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

HEARTLAND DENTAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Heartland Dental, a 3,928-square-foot net leased medical asset located at 9100 Highway 119 in Alabaster, Alabama. The property is leased to Heartland Dental, LLC, the nation's largest dental support organization, under a corporate-guaranteed NN lease with approximately 6.1 years of remaining primary term. The lease features attractive 10% rental increases every five years throughout the primary term and renewal options, providing investors with contractual income growth and long-term cash flow visibility.

Constructed in 2017 as a purpose-built dental facility, the property occupies a highly visible position along the Highway 119 retail corridor and benefits from strong surrounding retail fundamentals, including nearby Publix, Walmart Supercenter, Walgreens, Wendy's, Taco Bell, 7 Brew, and numerous national retailers that draw consistent consumer traffic to the corridor.

Located approximately 25 miles south of Birmingham, Alabaster is among the fastest-growing communities in the metropolitan area and serves as a major retail and service hub for the market. Supported by affluent demographics, continued residential growth, and more than $108,000 average household income within three miles of the property, Heartland Dental offers investors the opportunity to acquire a well-located healthcare asset leased to an industry-leading operator in one of Alabama's strongest suburban growth markets.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	8/1/2022 - 7/31/2027	$151,838
Rent Escalation	8/1/2027 - 7/31/2032	$167,022
1st Extension Term	8/1/2032 - 7/31/2037	$183,724
2nd Extension Term	8/1/2037 - 7/31/2042	$202,096
3rd Extension Term	8/1/2042 - 7/31/2047	$222,306
4th Extension Term	8/1/2047 - 7/31/2052	$244,537

NOI	$151,838
CAP	6.75%
PRICE	$2,249,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental, LLC (Corporate)
Address	9100 Highway 119, Alabaster, AL 35007
Building Size (GLA)	3,928 SF
Land Size	1.14 Acres
Year Built	2017
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2032
Remaining Term	6.1 Years
Renewal Options	4 x 5-Years
Rental Increase (Base Term & Options)	10% Every 5-Years
NOI	$151,838

30,549 PEOPLE IN 3 MILE RADIUS

$108,446 AHHI IN 3 MILE RADIUS

23,500 VPD ON AL 119

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.

60%+ DECADE GROWTH - ALABASTER, ALABAMA

Alabaster has grown over 60% in the past decade and continues to attract institutional retail investment capital due to its strong household demographics and direct proximity to the Birmingham MSA.

AFFLUENT, GROWING TRADE AREA

The city's median household income exceeds $91,000, well above state and national averages, supporting consistent demand for healthcare and personal services along the Highway 119 corridor.

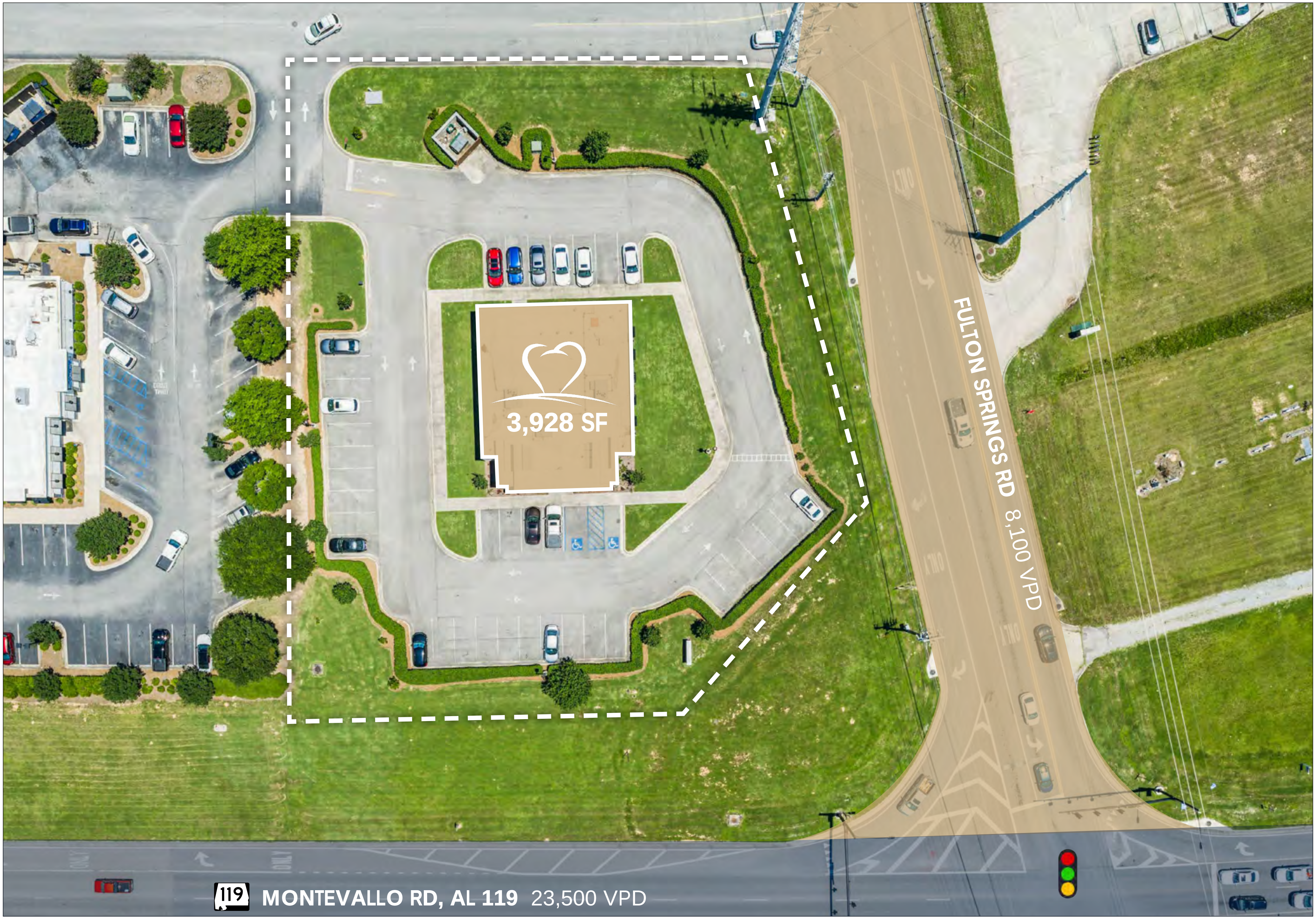
CONTRACTUAL RENT GROWTH

Scheduled rental increases of 10% every five years provide an embedded inflation hedge and growing income stream over the remaining lease term, extending through a final option period to July 2052.

PURPOSE-BUILT DENTAL FACILITY

The 3,928 SF building is a purpose-built dental office designed specifically for Heartland Dental's operational requirements, with a well-maintained physical plant and limited near-term capital expenditure risk for an incoming investor.

SITE PLAN


3,928 SF
FULTON SPRINGS RD 8,100 VPD
119
MONTEVALLO RD, AL 119 23,500 VPD

NORTHWEST AERIAL

ALABASTER DEVELOPMENT PLAN
AT HIGHWAY 119 & THOMPSON RD

The City Council approved key rezoning and economic development agreements with Liberty Properties to transform the key corridor into a walkable "city center". This includes: 20,000+ SF of commercial space, a 24-Acre recreation center and library, as well as roadway upgrades.

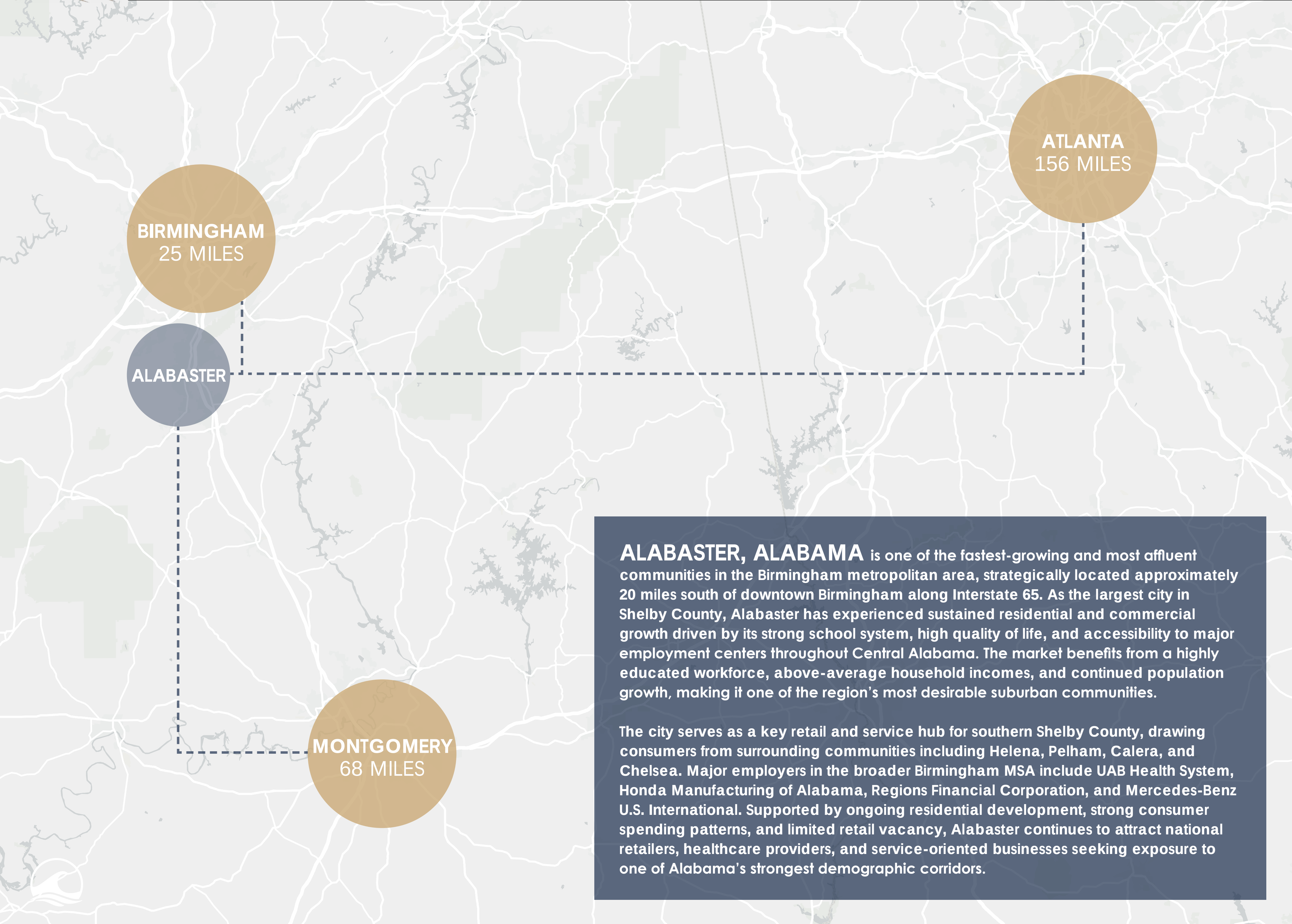
HEARTLAND DENTAL

9100 HIGHWAY 119

1 MILE	3 MILES	5 MILES
3,993 PEOPLE	30,549 PEOPLE	56,714 PEOPLE
$93,612 AHHI	$108,446 AHHI	$109,971 AHHI

PROPERTY PHOTOS

LOCATION OVERVIEW



ALABASTER, ALABAMA is one of the fastest-growing and most affluent communities in the Birmingham metropolitan area, strategically located approximately 20 miles south of downtown Birmingham along Interstate 65. As the largest city in Shelby County, Alabaster has experienced sustained residential and commercial growth driven by its strong school system, high quality of life, and accessibility to major employment centers throughout Central Alabama. The market benefits from a highly educated workforce, above-average household incomes, and continued population growth, making it one of the region's most desirable suburban communities.

The city serves as a key retail and service hub for southern Shelby County, drawing consumers from surrounding communities including Helena, Pelham, Calera, and Chelsea. Major employers in the broader Birmingham MSA include UAB Health System, Honda Manufacturing of Alabama, Regions Financial Corporation, and Mercedes-Benz U.S. International. Supported by ongoing residential development, strong consumer spending patterns, and limited retail vacancy, Alabaster continues to attract national retailers, healthcare providers, and service-oriented businesses seeking exposure to one of Alabama's strongest demographic corridors.

HEARTLAND DENTAL

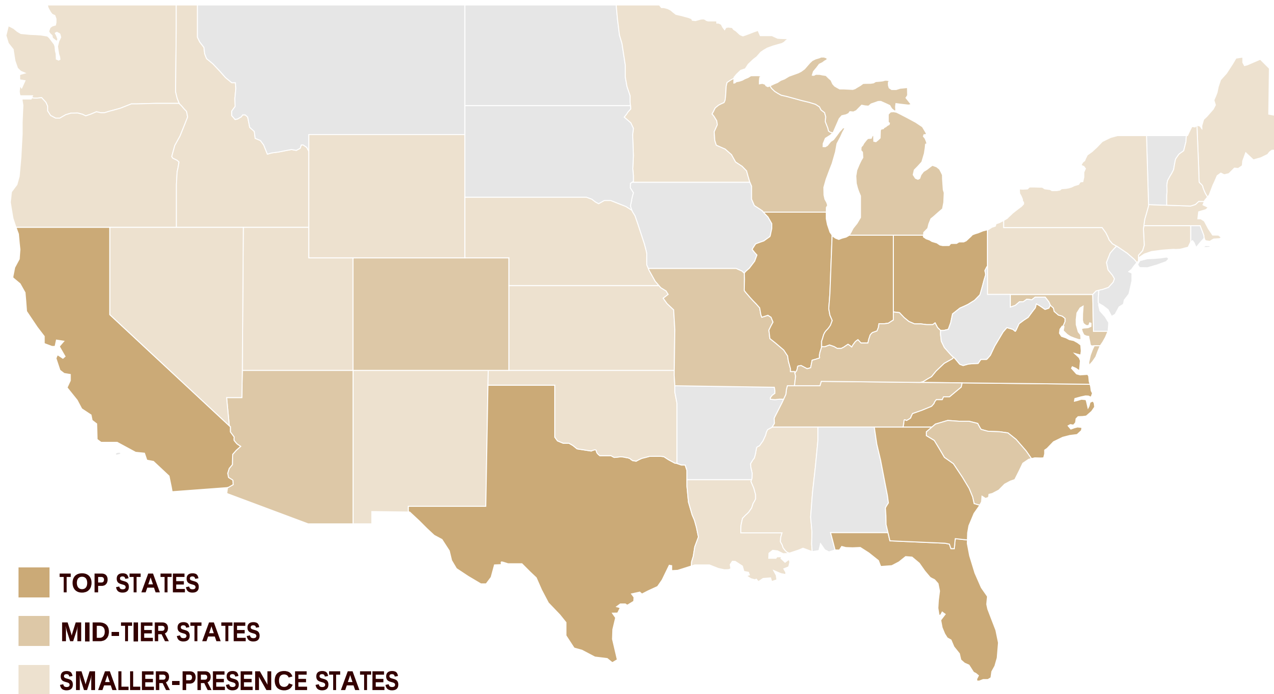
HEARTLAND DENTAL QUICK FACTS

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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6.75% CAP

Exclusively Offered By

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