

# NORTH CAROLINA MEDICAL OFFICE BUILDING



110 South Estes Drive  
Chapel Hill, North Carolina

# INVESTMENT OVERVIEW

This medical office portfolio represents a unique opportunity for an investor due to the following:

- \* Year 1 NOI of \$220,000
- \* NNN lease with 2% annual escalations and multiple renewal options
- \* Leased to credit tenant, hospital system (Moody's Aa3)
- \* Two story medical office building located in Chapel Hill, NC
- \* Chapel Hill, NC: leased to Wake Radiology UNC Rex Healthcare (Moody's Aa3), for use as a full service outpatient imaging practice
- \*



110 SOUTH ESTES DRIVE, CHAPEL HILL, NORTH CAROLINA



## PROPERTY OVERVIEW

110 South Estes Drive is an approximately 9,800 square foot, two story, brick and glass medical office building on approximately .66 acres. The Building does have an elevator.

Building	
RBA	9,800 SF
Floors	2
Typical Floor	4,900 SF
Year Built	1980
Year Renovated	2017
Tenancy	Single
Parking	45 Spaces; Ratio of 4.59/1,000 SF
Land	
Land Acres	0.66 AC
Land SF	28,750 SF
Zoning	CC/R-2

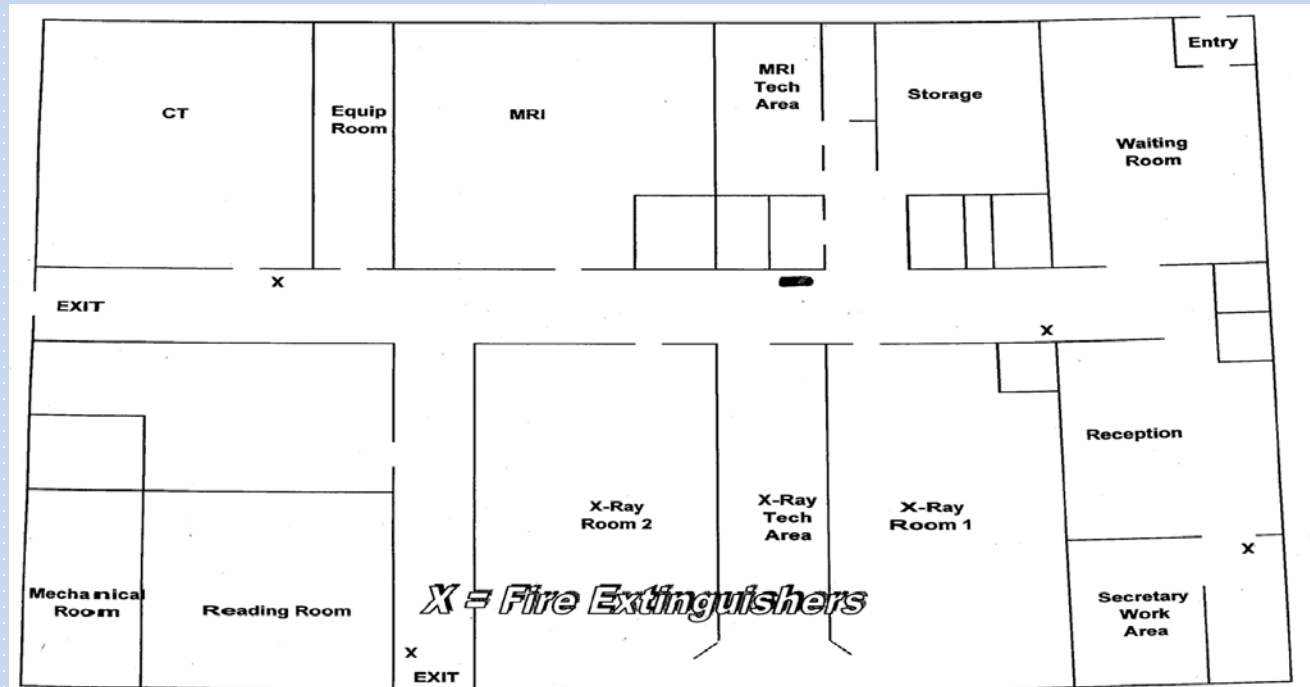


While the Building was originally designed as a two tenant (multi-tenant) building, the Building is currently a single tenant building leased to Wake Radiology UNC Rex Healthcare.

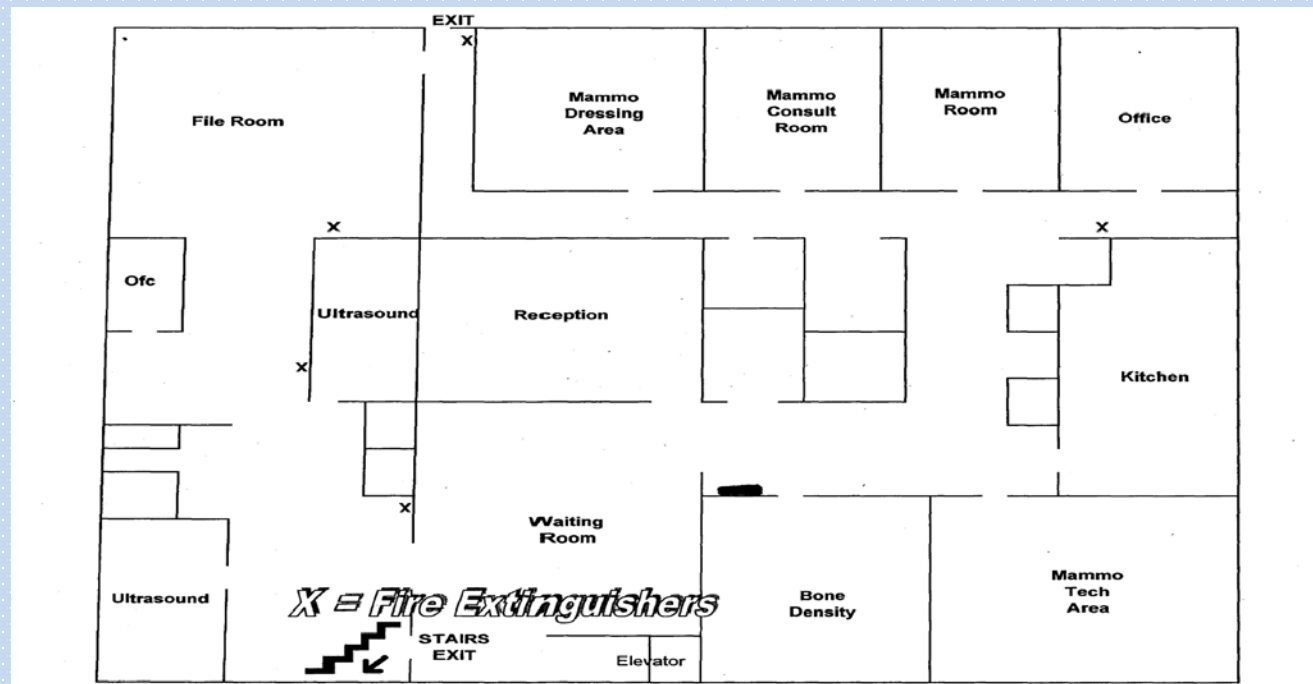
The Tenant is multi-location, outpatient medical imaging practice, that has made significant capital investments in the property since the lease inception.

# PROPERTY OVERVIEW

First Floor



Second Floor



### UNC Health Care System

UNC Health Care is a not-for-profit integrated health care system owned by the state of North Carolina and based in Chapel Hill. Originally established Nov. 1, 1998, by N.C.G.S. 116-37, UNC Health Care currently comprises UNC Hospitals and its provider network, the clinical programs of the UNC School of Medicine, and eleven affiliate hospitals and hospital systems across the state.



[UNC Medical Center](#), also known as UNC Hospitals, is a public academic medical center first established in 1952 under the name N.C. Memorial to provide patient care, educate health care professionals and advance medical research in partnership with the UNC School of Medicine. With more than 950 beds, the medical center in Chapel Hill comprises N.C. Memorial Hospital, N.C. Children’s Hospital, N.C. Neurosciences Hospital and N.C. Women’s Hospital.



[UNC REX Healthcare](#) is a not-for-profit private health care organization that joined UNC Health Care in 2000. In addition to a 660-bed facility in Raleigh, UNC REX also offers a range of health care services at locations across Wake County. These include five wellness centers, six suburban campuses, freestanding outpatient diagnostic urgent care and surgery centers, and two skilled nursing facilities focusing on rehabilitation and long-term nursing care.

## Wake Radiology – Chapel Hill

### Full Service, Outpatient Medical Imaging in Chapel Hill

Our Chapel Hill office is located on South Estes Drive, minutes from the intersection with Franklin Street. The office is down the street from University Place and has ample parking just steps from the door.

Our Chapel Hill location provides access to a wide array of imaging exams in an outpatient setting. Our certified radiology technologists ensure we obtain quality images while making our patients as comfortable as possible. We always have a subspecialty trained radiologist onsite. Our physicians interpret images and provide detailed reports to referring providers in a timely manner.

Services available at our Chapel Hill office:

Bone density screenings (DXA)

Low-dose CT

3D screening mammography

Diagnostic mammography

Fluoroscopy (limited procedures performed)

General x-ray

MRI and Breast MRI

MR angiography and MR arthrography

Ultrasound, including Venous Doppler



# FINANCIAL OVERVIEW



## RENT ROLL

	MONTHLY RENT	NOI	RENT/SF
Current	\$18,338	\$220,056	\$22.45

## TENANT SUMMARY

<b>Tenant Trade Name</b>	Wake Radiology
<b>Type of Ownership</b>	Fee Simple
<b>Lease Type</b>	NNN
<b>Roof and Structure</b>	Landlord Responsible
<b>Annual Increases</b>	2%
<b>Rent Commencement</b>	1/1/2015
<b>Lease Expiration Date</b>	12/31/2022
<b>Term Remaining</b>	3.25 Years
<b>Options</b>	Two (2) Two (2) Year Options

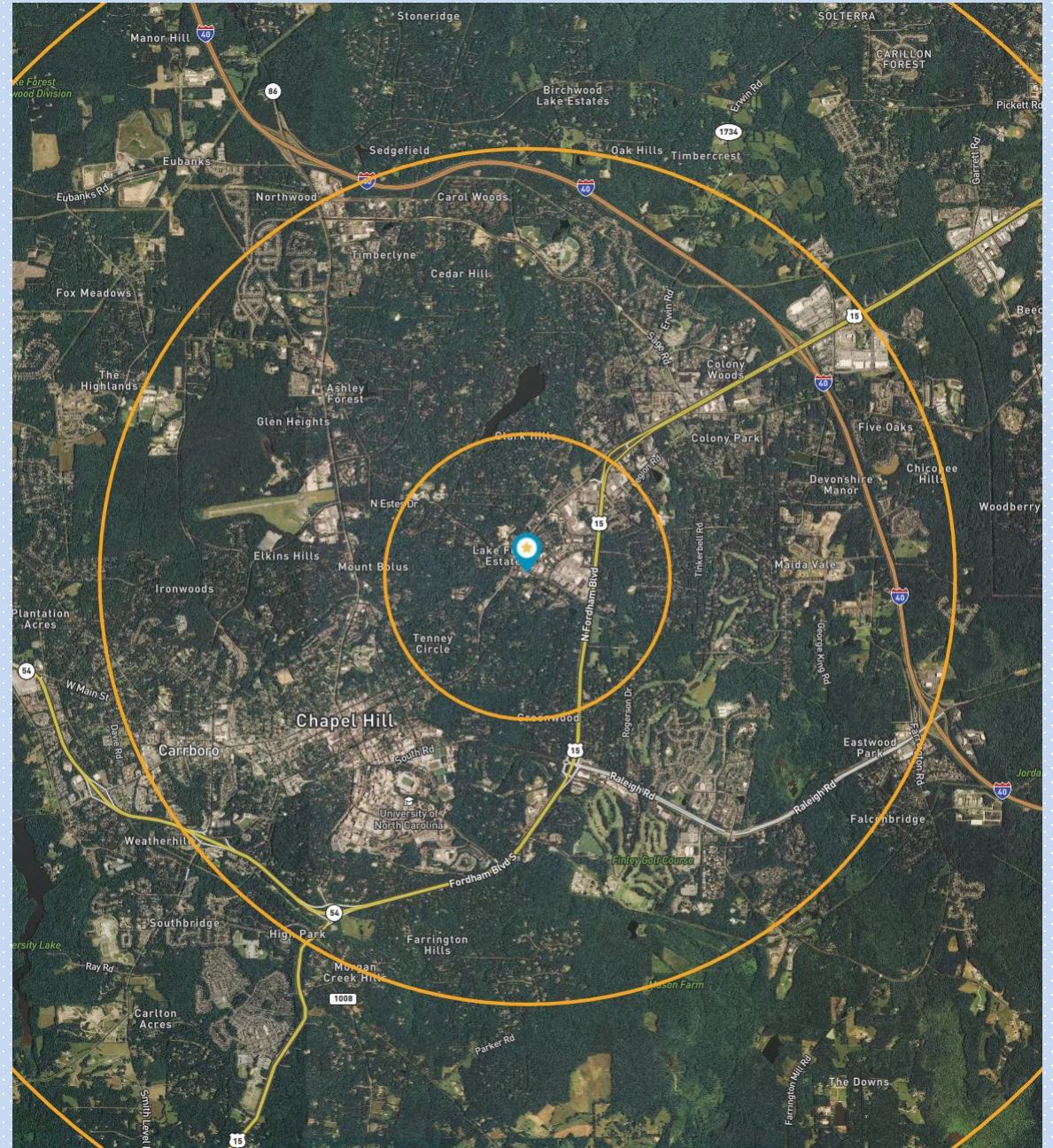


# MARKET OVERVIEW



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	7,552	72,936	131,265
2019 Estimate	6,996	68,096	122,241
2010 Census	6,522	63,527	111,231
Growth 2019-2024	7.95%	7.11%	7.38%
Growth 2010-2019	7.26%	7.19%	9.90%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	3,123	27,608	52,966
2019 Estimate	3,010	26,393	50,196
2010 Census	2,837	24,069	44,641
Growth 2019-2024	3.78%	4.60%	5.52%
Growth 2010-2019	6.07%	9.65%	12.44%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$150,440	\$119,281	\$122,644



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