



## NET-LEASED OFFICE OFFERING

# CAROLINA OUTREACH

1823 CHAPEL HILL RD | DURHAM, NORTH CAROLINA

### > THE OFFERING

Trinity Partners is pleased to offer for sale to qualified investors, the opportunity to acquire a fully, 100 percent leased standalone property located in the emerging market of Durham, North Carolina. The investment consists of a office building which features a net-lease structure with Carolina Outreach who was recently acquired by ncgCARE (a national, \$150+ million-dollar company). Carolina Outreach has a 16+ year operating history, 10 offices across the state of North Carolina, nearly 400 employees, and is recognized as the #1 leader in behavioral health service in state. The subject property serves as Carolina Outreach's administrative office.

### > INVESTMENT HIGHLIGHTS

- NNN, lease structure
- National credit tenancy
- Proven operating history with design-built facilities
- Market leader in specialty medical
- High barrier to entry
- Fee simple interest

### > INVESTMENT SUMMARY

RENTABLE AREA	3,200 SF
PROPERTIES	One (1) office building
% LEASED	100%
TENANT	Carolina Outreach <i>(recently acquired by ncgCARE)</i>
LEASE TERM REMAINING	4.5 years ±
NOI	\$43,236
SALE PRICE	\$580,000
CAP RATE	7.5%

## CONTACT

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