



MEDICAL OFFICE BUILDING SALE/LEASEBACK

CAROLINA BEHAVIORAL CARE

HILLSBOROUGH, NORTH CAROLINA

> THE OFFERING

Trinity Partners is pleased to offer for sale to qualified investors, the opportunity to acquire a 100-percent leased medical office building located in Hillsborough, North Carolina and part of the Chapel Hill MSA. The 11,320 square foot building is within less than a mile of UNC Health Care's Hillsborough Hospital Campus, an 83 bed state of the art facility. The investment features a long-term absolute, net-lease with Carolina Behavioral Care who has been providing comprehensive, high quality clinical services since 1982. The subject property was design-built for the practice's use and serves as a key clinical office which will continue to perform for years to come.

The investment offers fee-simple interest in a stand-alone property with a base lease term which shall commence upon closing. Carolina Behavioral Care currently operates out of three office locations in the region. The others of which are available for purchase as well and are located in the Durham and Pinehurst MSA.

> INVESTMENT HIGHLIGHTS

- Absolute NNN lease structure
- Established tenant business
- Specialty medical
- Long-term lease with annual rent increases
- Fee simple Interest

> INVESTMENT SUMMARY

RENTABLE AREA	11,320 SF
PROPERTY	One stand-alone medical office building
% LEASED	100%
TENANT	Carolina Behavioral Care
LEASE TERM	10 years (to commence upon closing)
NOI	\$215,079
SALES PRICE	\$2,875,000
CAP RATE	7.5%

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