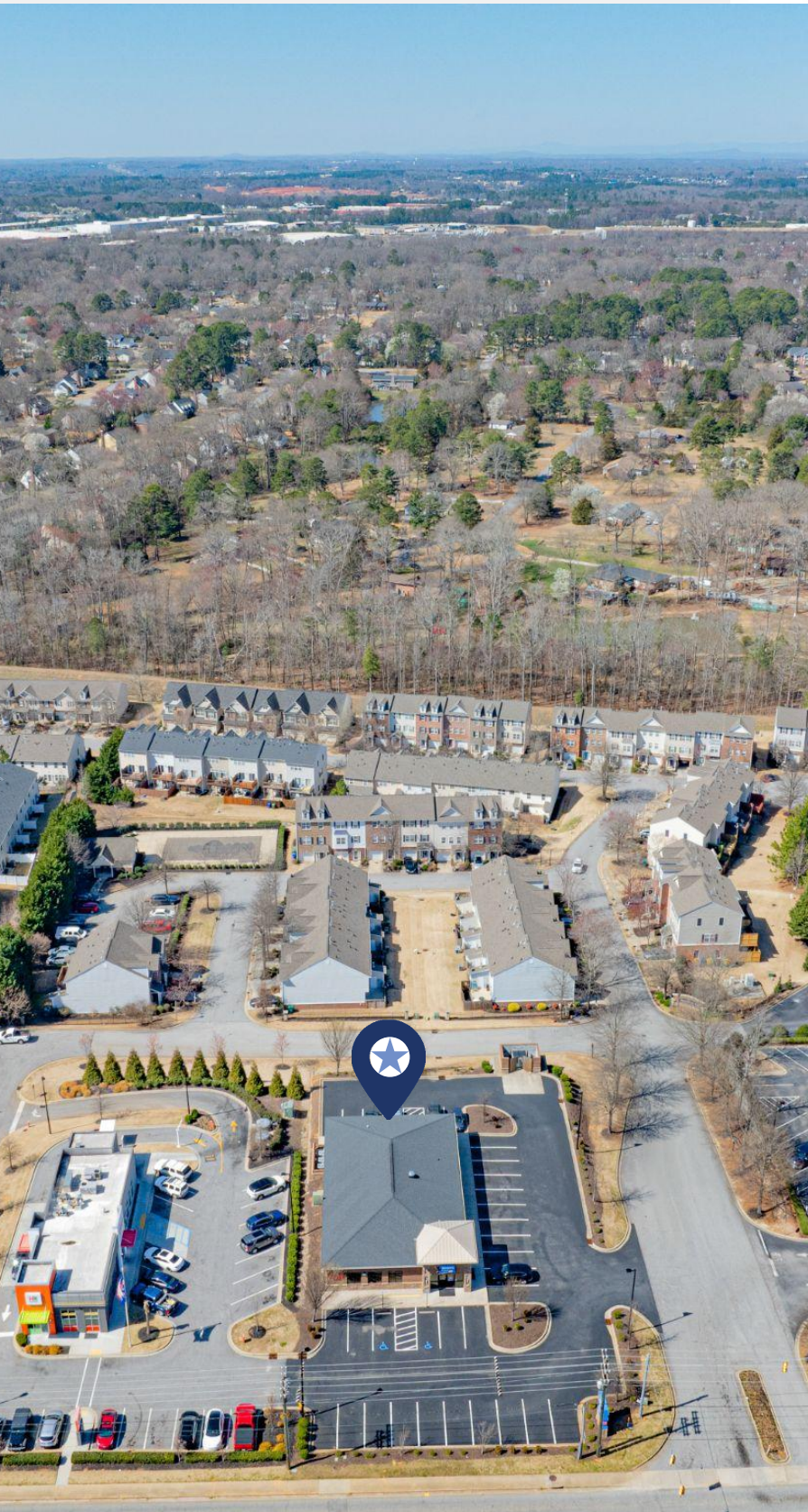




793 E Butler Rd | Mauldin, SC 29662

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



DOCTORS CARE

793 E Butler Rd | Mauldin, SC 29662

PROPERTY OVERVIEW **03**

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PROPERTY OVERVIEW



PHYSICAL DESCRIPTION

Subject Property	Doctors Care
Property Address	793 E Butler Rd
Location	Mauldin, SC
Square Footage (GLA)	±4,358 SF
Land Area	±0.70 AC
Year Built	2017



PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- **Mauldin, SC** – An affluent and highly sought after submarket of Greenville, SC.
- **Strong Population & Household Income Demographics** – The 2-mile population is over 30,000 residents and the average household income is \$108,135.
- **Population Growth** – The surrounding 2-mile population is expected to grow 2.1% by 2029.
- **East Butler Road** – Home to many national retailers and sees $\pm 16,900$ vehicles per day.
- **Neighboring Retail Development** – Recently constructed Circle K, Pinnacle Bank, Waffle House, and Hipburger neighbor the site.
- **Signalized Hard Corner** – Property is located on a hard corner with traffic signal and light access.
- **Proximity to I-385** – Site is within a quarter mile of the I-385 & Butler Road intersection. I-385 sees over $\pm 74,900$ vehicles per day.
- **Surrounding Communities** – Arbors at Brookfield, Crescentwood Village, and Bell Brookfield totaling to over 1,100 units all directly neighboring the site.
- **Absolute Triple Net Lease** – Zero landlord responsibilities.
- **Long Term Lease** – Over 7.5 years remain on the current lease term with three, 5-year renewal options.
- **Rental Increases** – 10% rent increases every five years throughout the base term and renewal options.
- **Corporate Lease Guarantee** – Doctors Care Urgent Care lease is guaranteed by Novant Health with over 40,000 employees spanning across 19 hospitals, 900+ outpatient clinics, and 750+ physician clinics throughout North and South Carolina.
- **All Brick Building** – $\pm 4,358$ SF brick/stone construction facility that is situated on a ± 0.70 AC parcel.

FINANCIAL OVERVIEW



\$2,007,814
LIST PRICE



5.75%
CAP RATE



±4,358 SF
GLA



±0.70 AC
LOT SIZE



2017
YEAR BUILT



TENANT SUMMARY

Tenant Trade Name	Doctors Care Urgent Care
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof & Structure	Tenant Responsibilities
Original Lease Term	15 Years
Rent Commencement Date	12/15/2032
Lease Expiration Date	12/14/2017
Term Remaining on Lease	±7.77 Years
Increases	10% Every 5 Years
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA



TERM	MONTHLY	ANNUAL	INCREASES	CAP RATE
Rent Commencement: 12/15/2017				
12/14/2017-12/15/2022	\$8,746.16	\$104,953.96	-	
12/14/2022-12/15/2027	\$9,620.78	\$115,449.35	10.00%	5.75%
12/14/2027-12/15/2032	\$10,582.86	\$126,994.30	10.00%	6.33%
Options: Three, Five Year 10% Rental Increases				
12/14/2032-12/15/2037	\$11,641.15	\$139,693.75	10.00%	6.96%
12/14/2037-12/15/2042	\$12,805.10	\$153,661.20	10.00%	7.65%
12/14/2042-12/15/2047	\$14,085.61	\$169,027.32	10.00%	9.42%

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K KOOPS
AUTOMATION SYSTEMS

MAULDIN ELEMENTARY
1,034 STUDENTS

MAULDIN MIDDLE SCHOOL
919 STUDENTS



PARKSIDE AT BUTLER
72 UNITS



PN PIEDMONT NATIONAL
INSPIRING GREATNESS IN PACKAGING

COURTYARD
BY MARRIOTT



ExtraSpace Storage

INTERSTATE 385 ± 74,900 VPD

ARBORS AT BROOKFIELD
702 UNITS

WAFFLE HOUSE

THE PALMETTOS ASSISTED LIVING
60 BEDS

CADENCE ACADEMY PRESCHOOL
100 STUDENTS



E BUTLER RD ± 16,900 VPD

SUBJECT PROPERTY



TENANT PROFILE



Doctors Care is a well-established urgent care provider in South Carolina, offering immediate medical attention without the need for appointments across all its locations. Operating seven days a week with extended hours, they cater to patients aged six months and older, addressing a variety of non-life-threatening conditions such as colds, flu, minor injuries, and infections. Many centers are equipped with on-site X-ray and laboratory facilities, enhancing diagnostic capabilities. In addition to in-person visits, Doctors Care provides virtual urgent care services, allowing patients to consult healthcare professionals remotely. Their commitment to quality is underscored by accreditation from the Urgent Care Association (UCA), reflecting adherence to high standards in patient care and safety. Leaders in North America.

HEADQUARTERS

Columbia, SC

OF EMPLOYEES

±1,100

OF LOCATIONS

±50

YEAR FOUNDED

1981



MARKET OVERVIEW



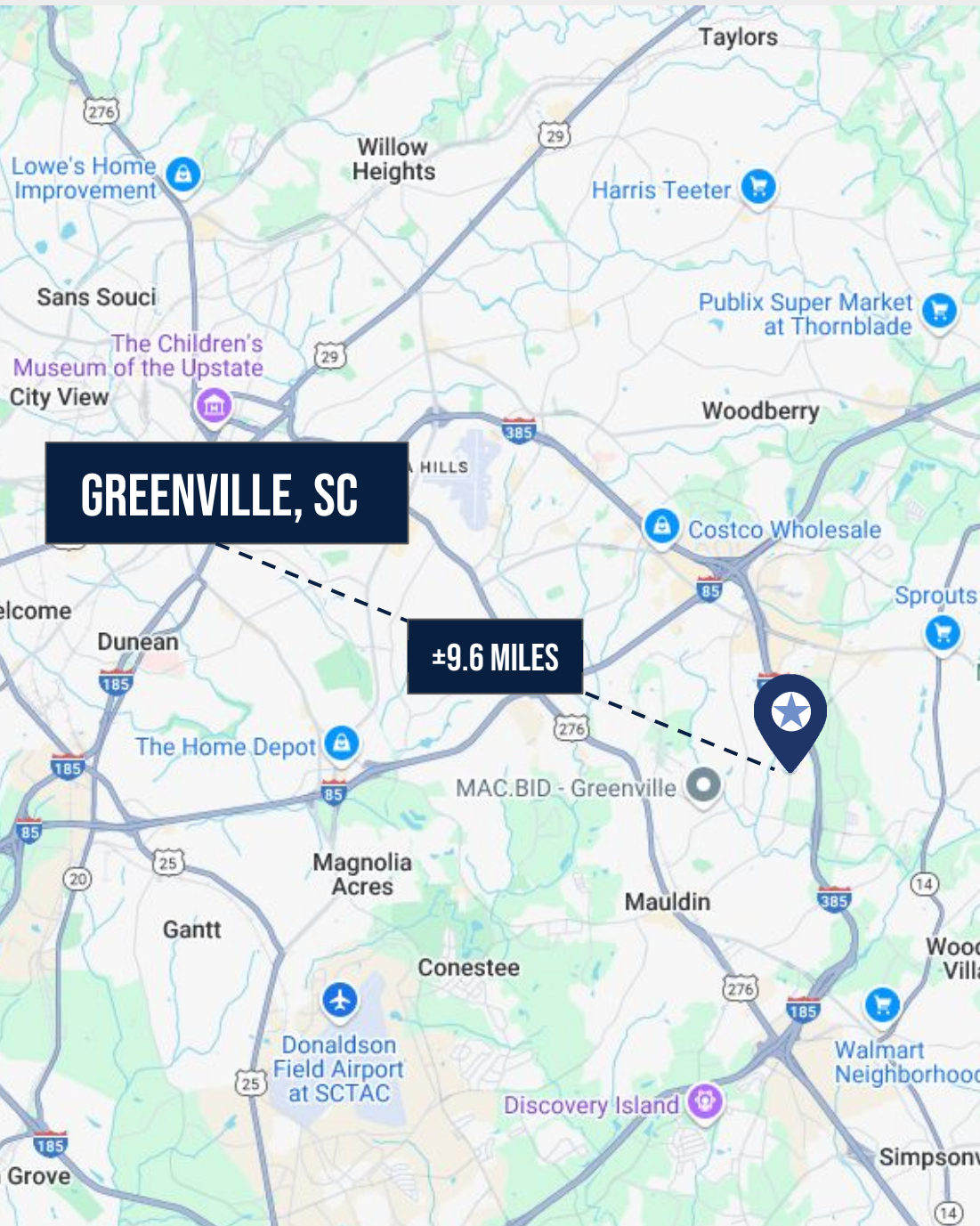
MAULDIN, SC

Mauldin, South Carolina is a suburban city in Greenville County, known for its strong sense of community, excellent schools, and convenient location. Positioned near major highways like I-385 and I-85, Mauldin offers easy access to Greenville, making it an attractive place to live and work. The city has experienced steady growth, with new residential developments, expanding businesses, and investments in public infrastructure. Mauldin is home to numerous parks, recreational facilities, and cultural events, fostering a high quality of life for residents. With a blend of small-town charm and modern conveniences, Mauldin continues to be a desirable destination for families, professionals, and businesses looking to be part of an expanding and dynamic community.

Owning a Doctors Care urgent care facility in Mauldin would be advantageous due to the city's expanding workforce, busy families in need of convenient healthcare options, and a high demand for walk-in medical services. With Mauldin's continued development and emphasis on quality of life, an urgent care center would serve as a vital resource for residents seeking prompt, reliable, and professional medical attention without the long wait times associated with traditional healthcare settings.

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	10,355	57,063	127,824
Current Year Estimate	8,546	59,407	150,733
Growth Current Year-Five-Year	2.1%	2.1%	2.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,355	22,655	56,242
Current Year Estimate	3,712	25,031	62,195
Growth Current Year-Five-Year	2.1%	2.1%	2.1%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$105,443	\$103,973	\$108,135

GREENVILLE, SC MSA



GREENVILLE, SC

Greenville is a city located in the northwestern part of the state, serving as the county seat of Greenville County. As of the 2020 census, the city had a population of 70,720, contributing to the larger Greenville-Anderson-Greer Metropolitan Statistical Area, which had an estimated population of 975,480 in 2023. Greenville boasts a diverse economy, with key industries including manufacturing, healthcare, and technology. The city is also known for its cultural scene, featuring numerous art galleries, theaters, and annual festivals that attract visitors from across the region.

Investing in an urgent care center in close proximity to Greenville would be highly advantageous due to several factors. First, the city's growing population increases the demand for accessible healthcare services that can address non-life-threatening conditions promptly, thereby reducing the burden on hospital emergency departments. Urgent care centers offer extended hours and walk-in appointments, providing convenient options for residents and visitors alike. Moreover, with Greenville's diverse economic base and influx of professionals, the availability of urgent care services can enhance overall community health by offering timely medical attention without the need for prior appointments. This accessibility not only improves patient satisfaction but also contributes to more efficient use of healthcare resources within the city.

**4TH BEST PLACE TO LIVE IN
THE UNITED STATES**

U.S. NEWS & WORLD REPORT (2024)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **793 E Butler Rd, Mauldin, SC 29662** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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793 E Butler Rd | Mauldin, SC 29662

APOLLO BOV TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

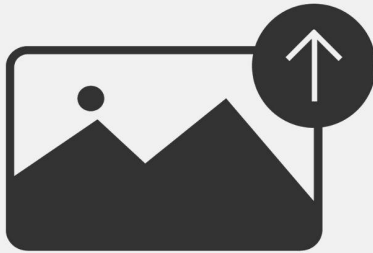
[Taco Bell BOV Template](#)

SALES COMPARABLES

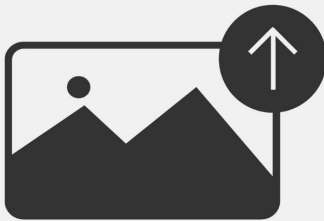


	TENANT	ADDRESS	SALE DATE	YEAR BUILT	LOT SIZE	CAP RATE	SALE PRICE	PRICE/SF	10YR TREASURY	NOTES
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AVERAGES			-	-	-	-	-	-	-	-

PROPERTY OVERVIEW



PENDING PHOTOS



PENDING PHOTOS

PHYSICAL DESCRIPTION

Subject Property	Taco Bell
Property Address	1412 N Wood Ave
Location	Florence, AL
Square Footage (GLA)	±2,470 SF
Land Area	±22,500.00 AC
APN(s)	0000
Year Built / Renovated	1998
Zoning	0000
Number of Stories	0000
Parking Spaces	0000
Parking Ratio	0000

VALUATION OVERVIEW



0.00%
CAP RATE



±2,470 SF
GLA



\$000
PPSF



22,500.00
AC
LOT SIZE

SALES RANGE			
	LIST	PROBABLE	LOW
Cap Rate	6.00%	6.25%	6.50%
Sales Price	\$6,500,000	\$6,240,000	\$6,000,000

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Options	\$32,500.00	\$390,000.00	\$26.80	6.00%
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Options	\$32,500.00	\$390,000.00	\$26.80	6.00%

REPORTED SALES

	2020	2021	2022
Merchandise	\$0,000,000	\$0,000,000	\$0,000,000
Conv. FD	\$0,000,000	\$0,000,000	\$0,000,000
RX	\$0,000,000	\$0,000,000	\$0,000,000
Total	\$0,000,000	\$0,000,000	\$0,000,000
Merchandise	\$0,000,000	\$0,000,000	\$0,000,000
Conv. FD	\$0,000,000	\$0,000,000	\$0,000,000

TENANT SUMMARY

Tenant Trade Name	Taco Bell
Type of Ownership	XXXXXX
Lease Guarantor	XXXXXX
Lease Type	XXXX
Landlords Responsibilities	None
Original Lease Term	00 YEARS
Rent Commencement Date	00/00/0000
Lease Expiration Date	2045-03-04
Term Remaining on Lease	±00 YEARS
Increases	XXXXXXXXXXXX
Options	XXXXXXXXXXXX
Drive Thru	XXXX
24 Hour Store Format	XXXX
Delivery	XXXX