

HIGHLAND OAKS MEDICAL BUILDING

730 HIGHLAND OAKS DRIVE | WINSTON-SALEM, NC 27103



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PROPERTY SNAPSHOT

730 HIGHLAND OAKS DRIVE | WINSTON-SALEM, NC 27103



±21,926
RENTABLE
SQUARE FEET



±1.98
ACRES



1987
YEAR
BUILT



OVER 5:1,000
PARKING
RATIO

LOCATION OVERVIEW

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PROPERTY HIGHLIGHTS

- Located in Winston-Salem's premier medical office parks of Brookview Hills, Highland Oaks, and Kimel Park.
- Approximately 6 minutes (1.7 miles) to Novant Health Forsyth Medical Center & 8 minutes (3.8 miles) to Atrium Health Wake Forest Baptist Medical Center.
- Over 150,000 people within a 5 mile radius with an average household income of over \$76,000.
- Less than 10 minutes (5.8 miles) to Wake Forest University.
- Surrounding commercial includes: Hanes Mall, Barnes & Noble, Burger King, Big Daddy's Burger Bar, Subway, Plato's Closet, Truliant Academy, Outback Steakhouse, Best Buy, and many more.

DEMOGRAPHIC HIGHLIGHTS

150,233
2022 POPULATION
(5 MILE)

153,457
2027 POPULATION PROJECTION
(5 MILES)

\$105,411
2027 AVERAGE HOUSEHOLD INCOME PROJECTED
(1 MILE)



TENANT OVERVIEW

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NEPHROLOGY ASSOCIATES, PLLC

Nephrology Associates began in 1983 as a sole proprietorship and has grown into a eight physician specialty practice. Nephrology Associates works in coordination with Novant Health for outpatient/inpatient admissions and Wake Forest Baptist Health for dialysis and transplant care. Our mission is to provide our patients with the best quality medical care in a safe and comfortable environment.

Source: Nephrology Associates, PLLC



CoreLife is a nationally recognized healthcare organization serving patients who want to get to a healthy weight to address medical conditions that keep them from living a full life. The CoreLife Novant Health care model gives you a personal wellness plan that supports you with attention, care, education and self-accountability. Focusing on these pillars with the help of your primary care provider can help you get past obstacles that may have held you back in the past.

Source: Novant Health



PathGroup is privately held and physician centered, designed to work seamlessly with medical practices and provide direct consultation when needed. Our approach is keenly focused on driving better patient outcomes through high-quality, high-service diagnostics from a single point of contact. As an industry leader, PathGroup provides comprehensive anatomic, clinical and molecular pathology services. We operate 24 hours a day, 7 days a week to deliver fast and accurate results, with a responsiveness that is unmatched in the industry.

Source: PathGroup



Health Systems Management, Inc is a full service healthcare management organization providing a full range of development, management, and administrative services for dialysis facilities in Georgia, South Carolina, and North Carolina. HSM has an outstanding reputation in the renal community for providing high quality patient care and encouraging physician input while maintaining efficient business operations. Currently, HSM is managing the outpatient dialysis facilities owned by Atrium Health Wake Forest Baptist in Winston-Salem, North Carolina and the outpatient dialysis facilities owned by Emory Healthcare in Atlanta, Georgia.

Source: Health Systems Management, Inc

INVESTMENT OVERVIEW

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RECENT CAPITAL EXPENDITURES

	2020	2021	2022	TOTAL
Partial Roof Replacement	\$50,962	-	-	\$50,962
Signage (Building & Wayfinding)	\$2,007	\$6,223	-	\$8,230
HVAC Unit Replacement	\$15,425	-	\$14,468	\$29,893
Waterproofing	\$75,310	-	\$1,615	\$76,925
Leasehold Improvements	\$104,790	-	-	\$104,790
Fire Protection - Security System	\$7,833	-	\$437	\$8,270
Parking Lot Paving	-	\$92,865	-	\$92,865
New Entry Doors (Lower Level)	-	\$11,980	-	\$11,980
Window Replacement (Partial)	-	-	\$6,224	\$6,224
TOTAL	\$256,327	\$99,088	\$22,744	\$378,159



TENANT OVERVIEW

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EOY 2022	NEPHROLOGY ASSOCIATES, PLLC CURRENT OWNERS	CORELIFE	HEALTH SYSTEMS MANAGEMENT, INC.	PATHGROUP
SQUARE FOOTAGE	±10,991 RSF	±4,845 RSF	±4,672 RSF	±1,418 RSF
2022 CONTRACTUAL RENTS	\$288,000.00	\$102,374	\$84,618.88	\$16,256.74
RENT/TERM COMMENCEMENT	Up to 10 Years	November 2020	November 2021	December 2018
LEASE INITIAL TERM/ END DATE		86 Months	60 Months	October 2023
OPTIONS	TBD	1, 5-year	2, 5-year	1, 5-years

*Building Efficiency 95.7% | Common Area: ±935 SF

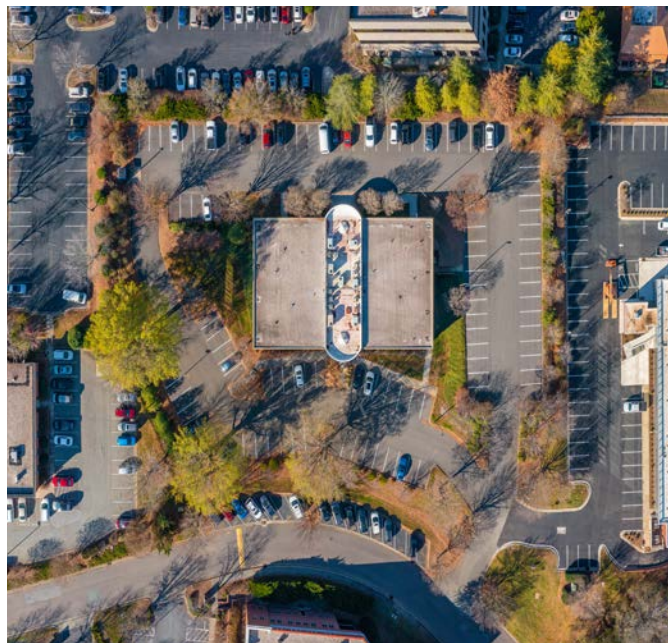


\$4,500,000 ASKING PRICE
6.96% CAP RATE

Seller will sign up to a 10 year lease as part of a successful negotiated purchase/lease contract.

PROPERTY PHOTOS

EXTERIOR



PROPERTY PHOTOS

INTERIOR | NEPHROLOGY ASSOCIATES, PLLC



PROPERTY PHOTOS

INTERIOR | CORELIFE



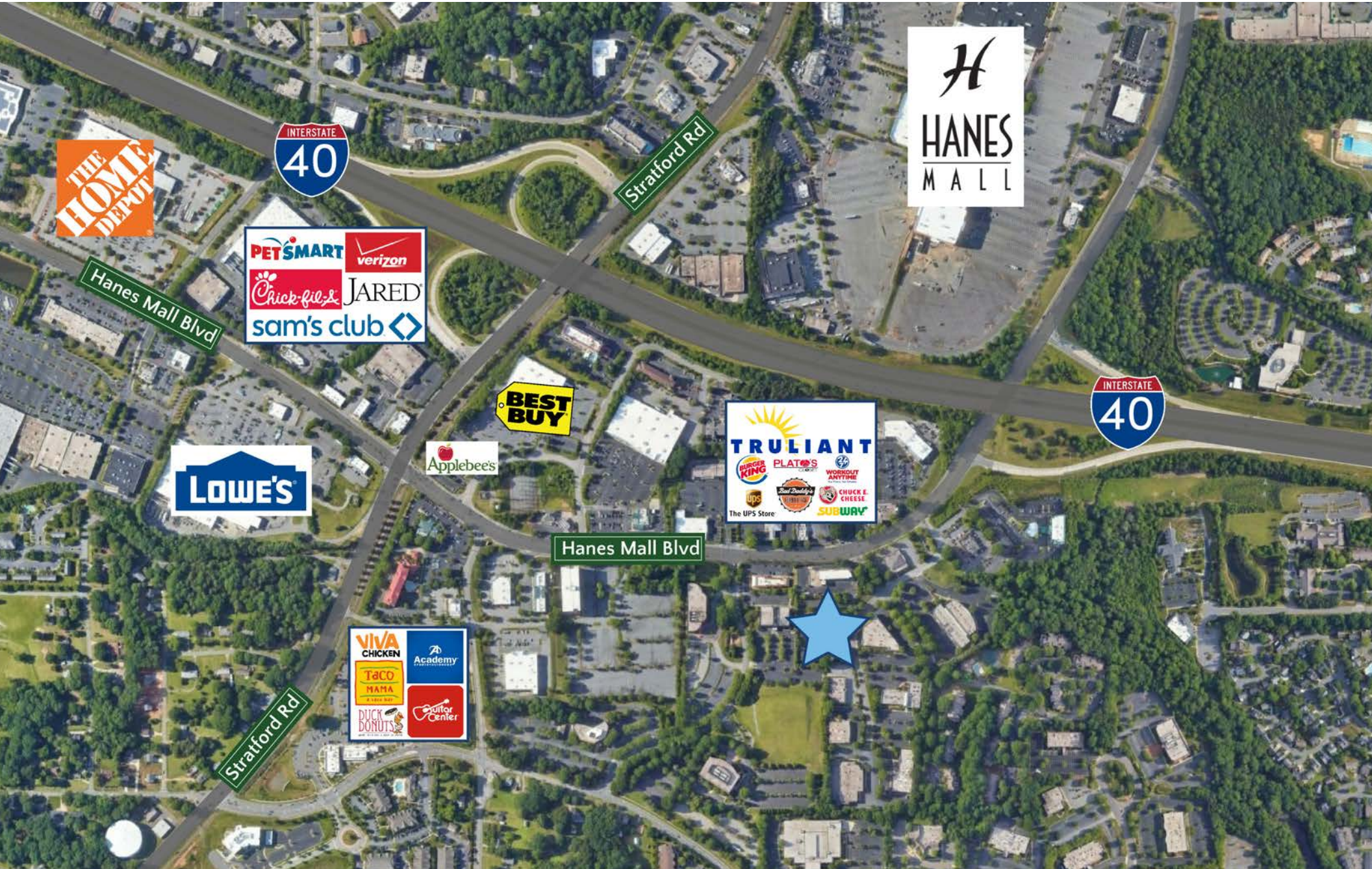
PROPERTY PHOTOS

INTERIOR | HEALTH SYSTEMS MANAGEMENT, INC.



PROPERTY PHOTOS

AERIAL | NEARBY COMMERCIAL



PROPERTY PHOTOS

AERIAL | NEARBY MEDICAL



MARKET SNAPSHOT

WINSTON-SALEM, NC



248,000+
TOTAL POPULATION



#1
CITY FOR SMALL
BUSINESS GROWTH
MSN, 2019



#2
BEST STATE
FOR BUSINESS
CNBC, 2021



#3
MOST AFFORDABLE CITY
FOR DOWNTOWN LIVING
WalleHub, 2019



#5
BEST CITY FOR FIRST
TIME HOME BUYERS
Livability, 2019



LOCAL COLLEGES & UNIVERSITIES

- Wake Forest University
- Winston-Salem State University
- University of NC School of the Arts
- Salem College
- Carolina University
- Forsyth Technical Community College

TOP EMPLOYERS

1. Atrium Health Wake Forest Baptist | 18,570
2. Novant Health | 11,010
3. Winston-Salem/Forsyth County Schools | 5,500
4. Truist | 4,000
5. Wells Fargo | 3,500