

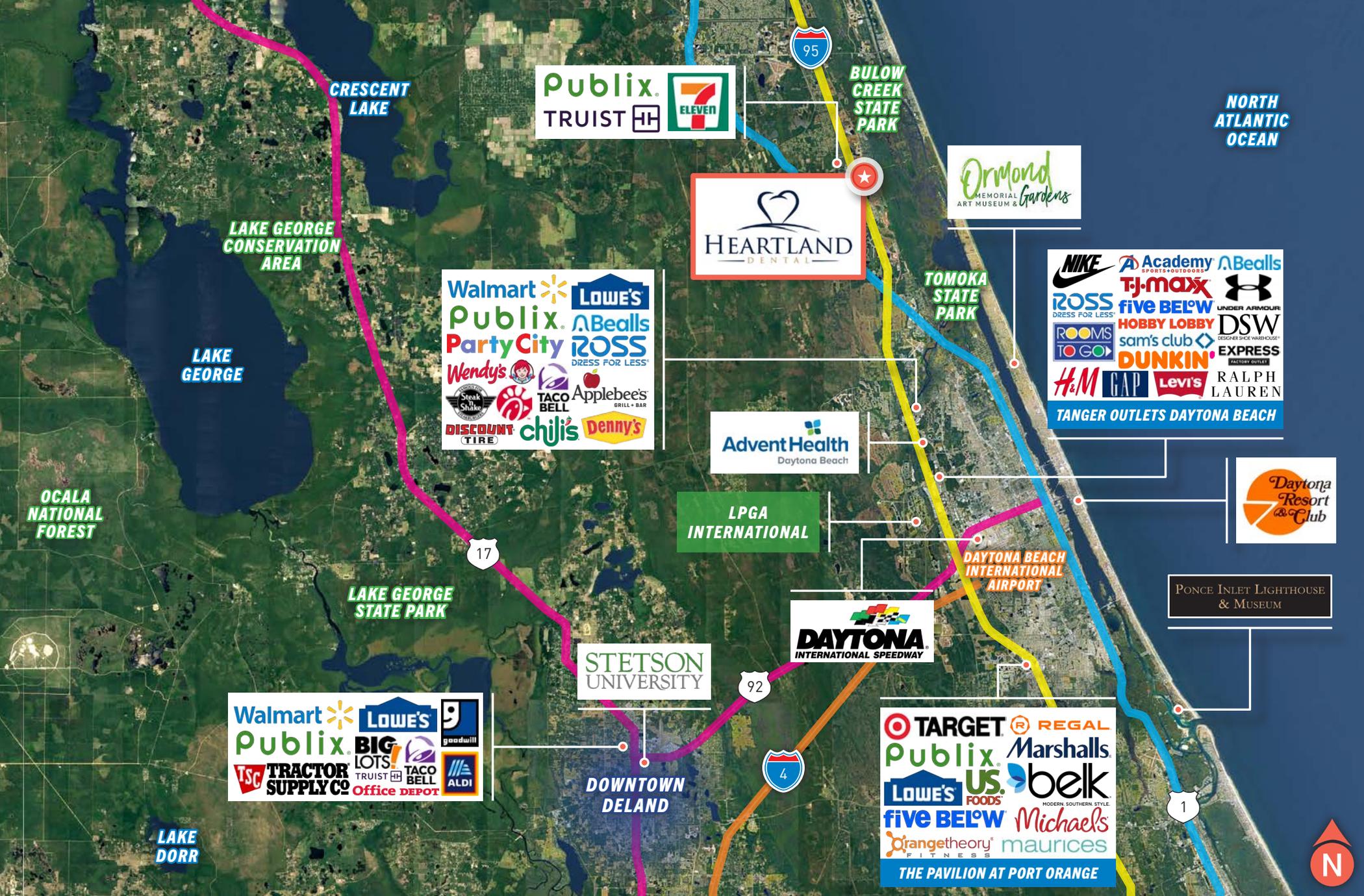
# HEARTLAND DENTAL

3775 ROSCOMMON DRIVE, ORMOND BEACH, FLORIDA



OFFERING MEMORANDUM

Marcus & Millichap



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# Executive Summary

3775 Roscommon Dr, Ormond Beach, FL 32174

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$2,815,300</b>
Cap Rate	5.75%
Building Size	4,260 SF
Net Cash Flow	5.75% \$161,880
Year Built	2022
Lot Size	1.55 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Roof & Structure	Landlord Responsible
Tenant	Fairchild Oaks Dental Care
Guarantor	Heartland Dental (Corporate)
Lease Term	10 Years
Lease Commencement Date	December 14, 2022
Lease Expiration Date	December 31, 2032
Effective Lease Term Remaining	9 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	N/A

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 12/31/2027	\$161,880.00	5.75%
1/1/2028 – 12/31/2032	\$178,068.00	6.33%
Options	Annual Rent	Cap Rate
Option 1	\$195,874.80	6.96%
Option 2	\$215,462.28	7.65%
Option 3	\$237,008.51	8.42%
Option 4	\$260,709.36	9.26%

<b>Base Rent</b>	<b>\$161,880</b>
<b>Net Operating Income</b>	<b>\$161,880</b>
<b>Total Return</b>	<b>5.75% \$161,880</b>



# Lease Summary

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## LANDLORD RESPONSIBILITIES

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Landlord shall be responsible for all replacements to the roof and structural components of the Building as well as all repairs, maintenance, and replacements to the extent necessitated by the acts or omissions of Landlord, its agents, employees, or representatives.

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## TENANT RESPONSIBILITIES

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Tenant shall keep and maintain in good order, condition, and repair the Property and every part thereof including but without limitation, the HVAC, the exterior and interior portion of all doors, door checks, windows, plate glass, store front, all plumbing and sewage facilities, fixtures, sprinkler systems, walls, floors and ceiling.

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## CAM

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Tenant pays pro rata share, including a management fee equal to 5% of operating expenses

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## TAXES

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Tenant responsible

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## INSURANCE

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Tenant responsible

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## ESTOPPEL

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Tenant has 10 Business Days to process

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## ASSIGNMENT & SUBLETTING

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Except for Permitted Assignments and Permitted Sublease, Tenant shall have no right to assign or sublet without Landlord's consent, which consent shall not be unreasonably withheld. No Permitted Assignment shall release Tenant



**HALIFAX PLANTATION  
LUXURY COMMUNITY**  
1,800+ UNITS

**ORMOND BEACH**

**TOMOKA  
STATE PARK**

**BULOW CREEK  
STATE PARK**

**HALIFAX PLANTATION  
GOLF CLUB**

**Publix**

  
**HEARTLAND  
DENTAL**

  
**7  
ELEVEN**



**PLANTATION BAY GOLF & COUNTRY CLUB**

**PLANTATION BAY PRIVATE COMMUNITY**

3,600 ACRES  
CONTINUING DEVELOPMENT



**93,500 CPD**  
STATE HIGHWAY 95

**Publix**

**TRUIST**

**3,500 CPD**  
OLD DIXIE HIGHWAY



# Property Description



## INVESTMENT HIGHLIGHTS

- » **10-Year Heartland Dental Corporate Guaranteed Lease**
- » Shadow-Anchored by Publix Super Market and Shops at Halifax Plantation Village
- » **10 Percent Rental Increases Every Five Years with Multiple Renewal Options**
- » Highly Accessible Location Directly Off of State Highway 95 (92,500 Cars per Day)
- » **Central Location in Halifax Plantation Premier Luxury Community and Adjacent to The Plantation Bay Private Community**
- » 231,500+ Residents and 228,600+ Daytime Employees within a Fifteen-Mile Radius - Growing Deltona–Daytona Beach–Ormond Beach MSA Trade Area
- » **Direct Connections to Ormond Beach, Daytona Beach, and Downtown Deltona**
- » Average Annual Population Projected to Increase 6 – 9% in the Next Five Years
- » **High Income Area with Average Annual Income Exceeding \$103,000 within One-Mile**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

	1-mile	3-miles	5-miles
2027 Projection	3,057	14,114	24,088
2022 Estimate	2,871	12,912	22,157
Growth 2022 - 2027	6.48%	9.31%	8.72%

### Households

	1-mile	3-miles	5-miles
2027 Projection	1,485	6,458	10,966
2022 Estimate	1,384	5,902	10,066
Growth 2022 - 2027	7.27%	9.42%	8.93%

### Income

	1-mile	3-miles	5-miles
2022 Est. Average Household Income	\$103,601	\$96,867	\$90,650
2022 Est. Median Household Income	\$73,123	\$71,875	\$69,129

# Tenant Overview



**EFFINGHAM, ILLINOIS**

Headquarters



**1,700+**  
Locations



**KKR & CO.**  
Parent Company



**1997**  
Founded



**HEARTLAND.COM**  
Website

Heartland Dental operates as a dental practice management organization with headquarters in Effingham, Illinois. It provides support through continuing education; and management services, such as staffing, human relations, purchasing, administration, financial, marketing and information technology support. Heartland Dental is focused on positively impacting dentistry with the goal of offering dentists the freedom to focus on their craft. This culture is sustained with continuing education and ongoing leadership development at all levels of the organization.

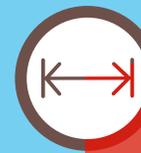
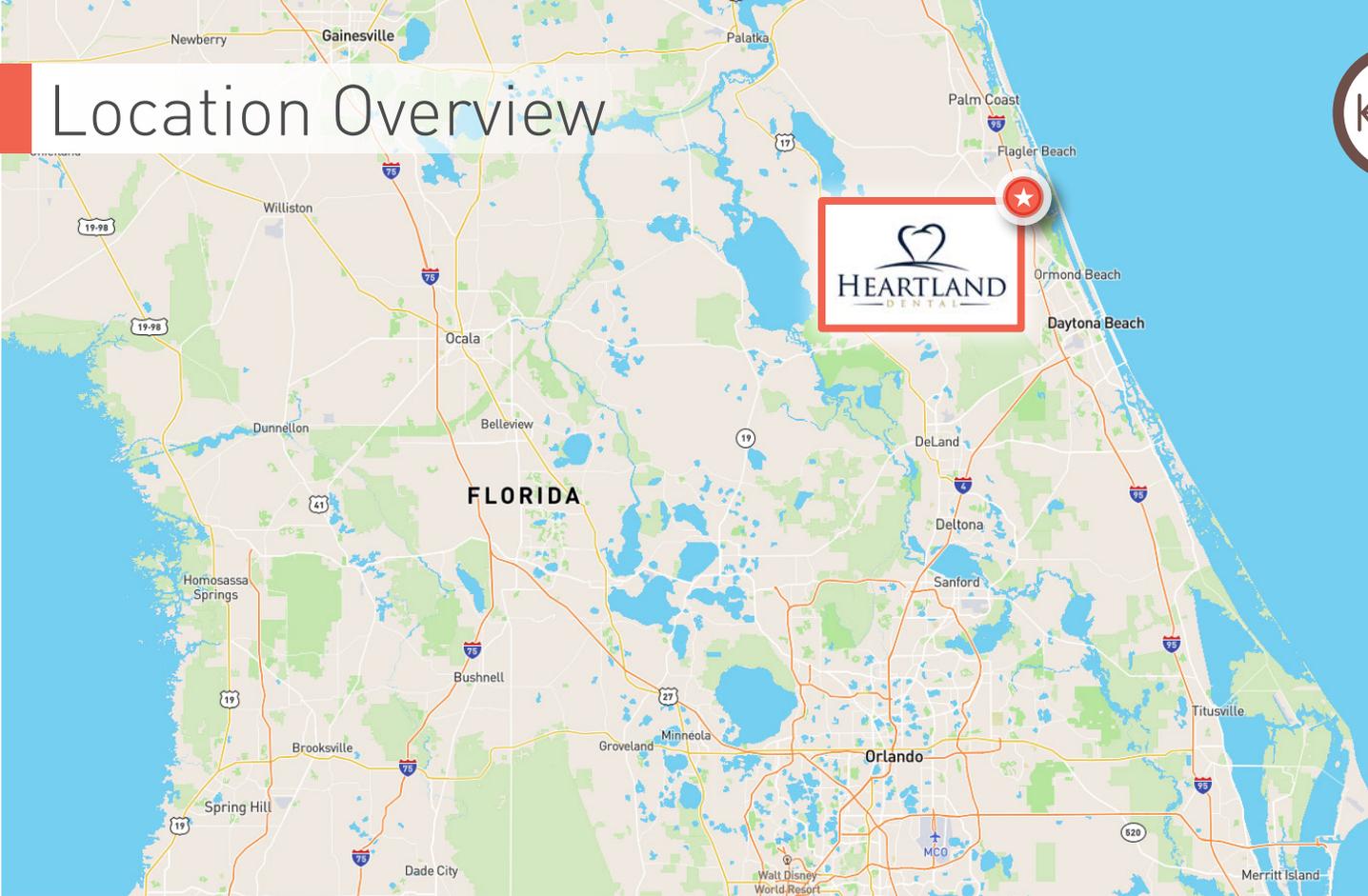
Heartland Dental has expanded to over 20,000 team members in over 1,700 supported office with over 2,400 supported doctors across 38 states. They are able to differentiate themselves from competition to become what they are today. They provide dentists, hygienists, and non-clinical team members with world-class non-clinical administrative and operational support to help them achieve sustainable professional and financial growth.

Heartland Dental has a mission to help dentists and their teams deliver the highest quality dental care and experience to the communities they serve. They do this while providing exceptional careers and creating value for our stakeholders.

# Property Photos



# Location Overview



**2 Miles**  
to Bulow Plantation Ruins  
Historic State Park

**10 Miles**  
to Ormond Memorial Art  
Museum & Gardens

**17 Miles**  
to Daytona Beach

**18 Miles**  
to Daytona International  
Speedway

Ormond Beach is a picturesque coastal city located in Volusia County, Florida. Located directly north of Daytona Beach, Ormond Beach is a principal city of the Deltona–Daytona Beach–Ormond Beach, FL Metropolitan Statistical Area. This city is known for its stunning beaches, historical sites, and a wide range of outdoor activities.

Ormond Beach is an active commercial and residential market in the Deltona–Daytona Beach–Ormond Beach MSA. Manufacturers enjoy a healthy business climate and engage in global marketing. Ormond Beach Business Park and Airpark, a foreign trade zone, is home to 29 companies that provide more than 2,000 jobs. Seven colleges and universities and the Advanced Technology Center

support business needs with career advancement, workforce development, and research. Among the corporations that call Ormond Beach home are: Costa Del Mar Headquarters, First Green Bank, Florida Production Engineering, Hawaiian Tropic - Tanning Research Laboratories, ABB Thomas & Betts/Homac, Hudson Technologies, Microflex Inc., U.S. Food Service, and Vital Aire.

The city benefits from the tourism industry, as its beautiful beaches, golf courses, and cultural events attract visitors year-round. Some of the many attractions of Ormond Beach include a 23-mile stretch of white sandy beaches, Tomoka State Park, The Casements, Ormond Memorial Art Museum and Gardens, Bulow Plantation Ruins Historic State Park, and Granada Boulevard Historic District.

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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**Marcus & Millichap**