

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



14+ Years Remaining | Signalized, Hard Corner Intersection | New Construction | Options To Extend



2000 S. Horner Boulevard

SANFORD NORTH CAROLINA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, freestanding, newly constructed, AFC Urgent Care investment property located in Sanford, North Carolina. The tenant has over 14 years remaining on its lease with 6 (5-year) options to extend, demonstrating their commitment to the site. The lease features 8% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor.

The property has excellent visibility and multiple points of access at the signalized, hard corner intersection of Dalrymple Street and S. Horner Boulevard (25,200), the primary retail thoroughfare serving the city of Sanford. The thoroughfare features national/credit tenants including Walmart Supercenter, Lowe's, Hobby Lobby, Ross, Food Lion, Planet Fitness, Chick-fil-A, Starbucks, and an adjacent Walgreens and Circle K. The concentration of major retailers in the immediate area, and nearby on/off ramp access from U.S. Highway 421 (33,200 VPD), promotes crossover exposure and increased consumer traffic to the site. Sanford represents a dense infill trade area with 1M+ SF of retail space within 1-mile of the site and a 1.2% vacancy rate, demonstrating the potential of the local commercial sector. The city has preferable, centralized location near Raleigh and Fayetteville, two of the top retail markets in the state boasting increased population growth, rents, retail expansion, and a similar low vacancy rate. The 5-mile trade area is supported by a population of over 42,700 residents and 22,800 employees with an average household income of \$74,361.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

| | |
|---------------------------|---------------------|
| Price | \$3,280,000 |
| Net Operating Income | \$205,000 |
| Cap Rate | 6.25% |
| Guaranty | Franchisee/Personal |
| Tenant | AFC Urgent Care |
| Lease Type | Absolute NNN |
| Landlord Responsibilities | None |

PROPERTY SPECIFICATIONS

| | |
|------------------|---|
| Rentable Area | 4,000 SF |
| Land Area | 0.76 Acres |
| Property Address | 2000 S. Horner Boulevard Sanford, North Carolina 27330 |
| Year Built | 2024 |
| Parcel Number | 9652-53-2603-00 |
| Ownership | Fee Simple (Land & Building Ownership) |

INVESTMENT HIGHLIGHTS



14+ Years Remaining | New Construction | Options To Extend | Scheduled Rental Increases

- The tenant has over 14 years remaining on its lease with 6 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 8% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

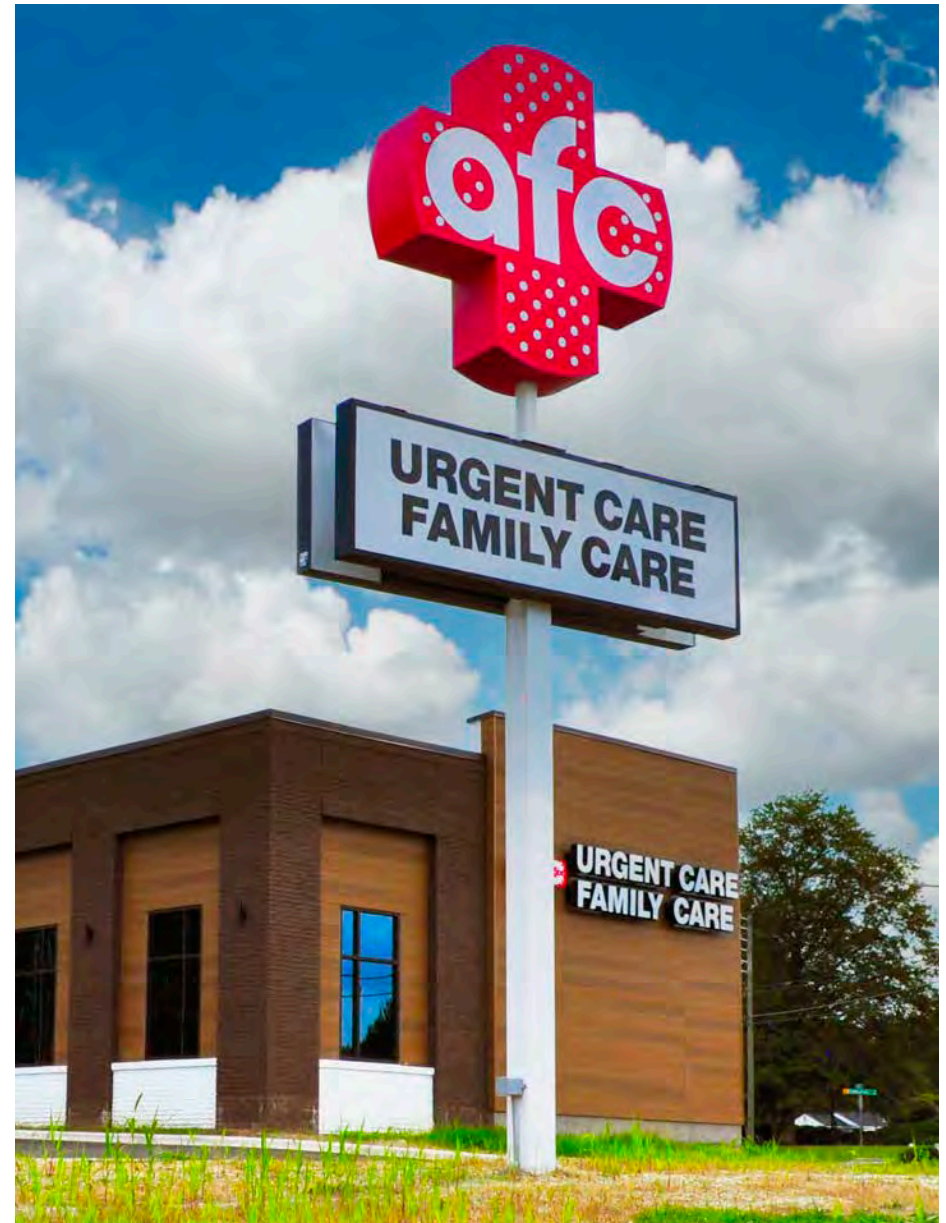
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Excellent Visibility & Access | Dense Retail Corridor | Signalized, Hard Corner Intersection (25,200 VPD)

- The site has excellent visibility and access at the signalized, hard corner intersection of Dalrymple Street and S. Horner Blvd (25,200 VPD)
- Nearby national/credit retailers including Walmart Supercenter, Lowe's, Hobby Lobby, Ross, ALDI, Planet Fitness, and adjacent Walgreens and Circle K
- Strong tenant synergy promotes crossover shopping to the subject property
- 1M+ SF of retail space within 1-mile of the site with a 1.2% vacancy rate

Strong Demographics In 5-Mile Trade Area | Direct Consumer Base Proximity To Top Retail & Residential Markets

- More than 42,700 residents and 22,800 employees support the trade area
- \$74,361 average household income
- Sanford has excellent, centralized location near the rapidly growing residential and retail markets of Raleigh and Fayetteville



PROPERTY OVERVIEW



LOCATION



Sanford, North Carolina
Lee County

ACCESS



S. Horner Boulevard: 2 Access Point(s)
Dalrymple Street: 2 Access Point(s)

TRAFFIC COUNTS



S. Horner Boulevard: 25,200 VPD
U.S. Highway 421: 33,200 VPD

IMPROVEMENTS



There is approximately 4,000 SF of existing building area

PARKING



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 7.50 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 9652-53-2603-00
Acres: 0.76
Square Feet: 33,106

CONSTRUCTION



Year Built: 2024

ZONING



GB - General Business



SANFORD SQUARE



LEE COUNTY HIGH SCHOOL



S. HORNER BLVD

DAIRYMPLE ST.



25,200
VEHICLES PER DAY





SHOPPES AT SANFORD

Walmart
Supercenter
bealls
SHOE DEPT.

THE SHOPS AT
CAMERON PLACE

HOBBY LOBBY
Marshalls
petco
ROSS
DRESS FOR LESS

SOUTHSIDE PLAZA

BIG LOTS!
FOOD LION
TSC
TRACTOR SUPPLY CO
Dunham's
SPORTS

KENDALE PLAZA

Aaron's
Easy, Beautiful, Affordable.
Advance Auto Parts
RAC
RACE EQUIPMENT

STATE HIGHWAY 42&78

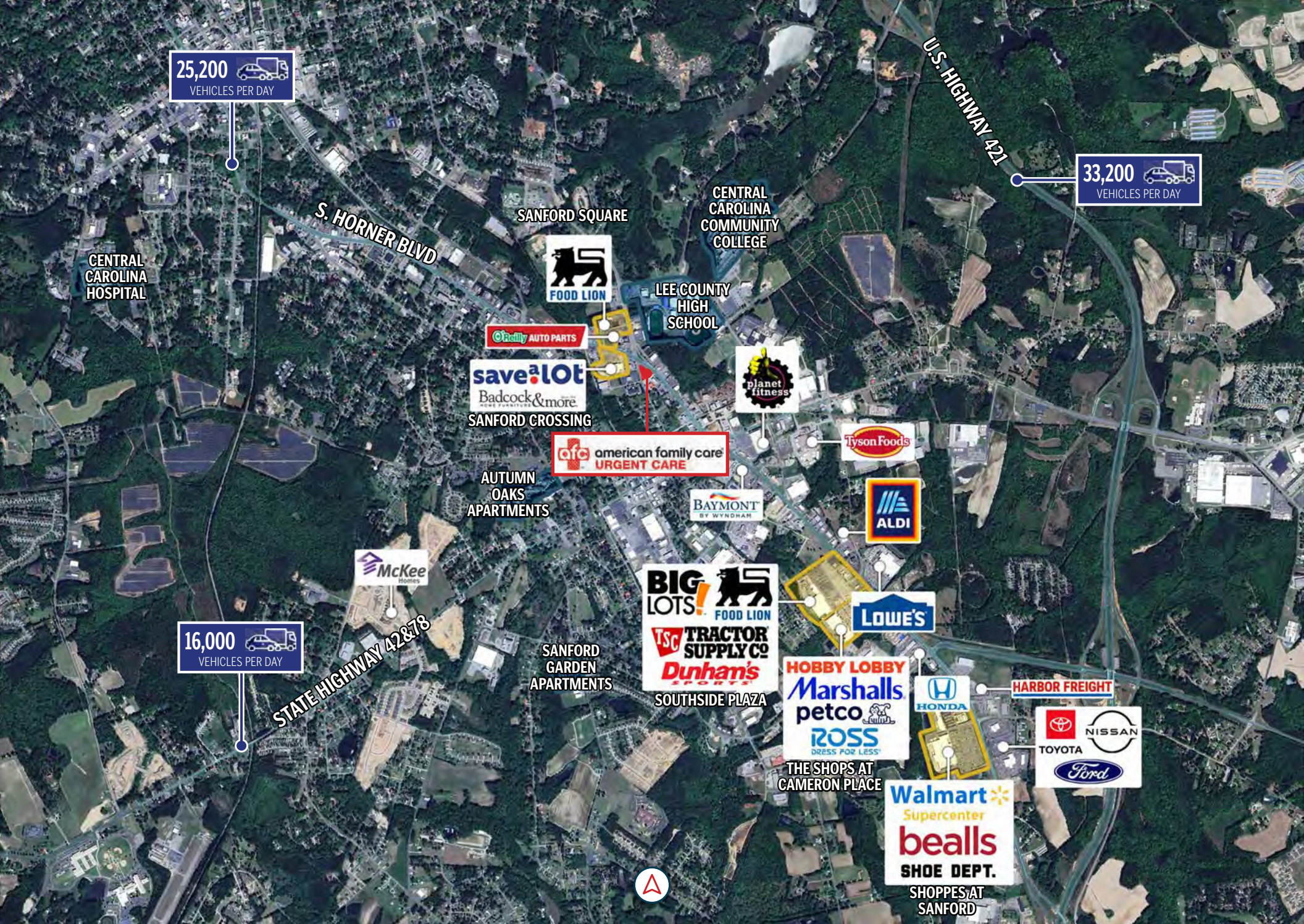
SANFORD CROSSING

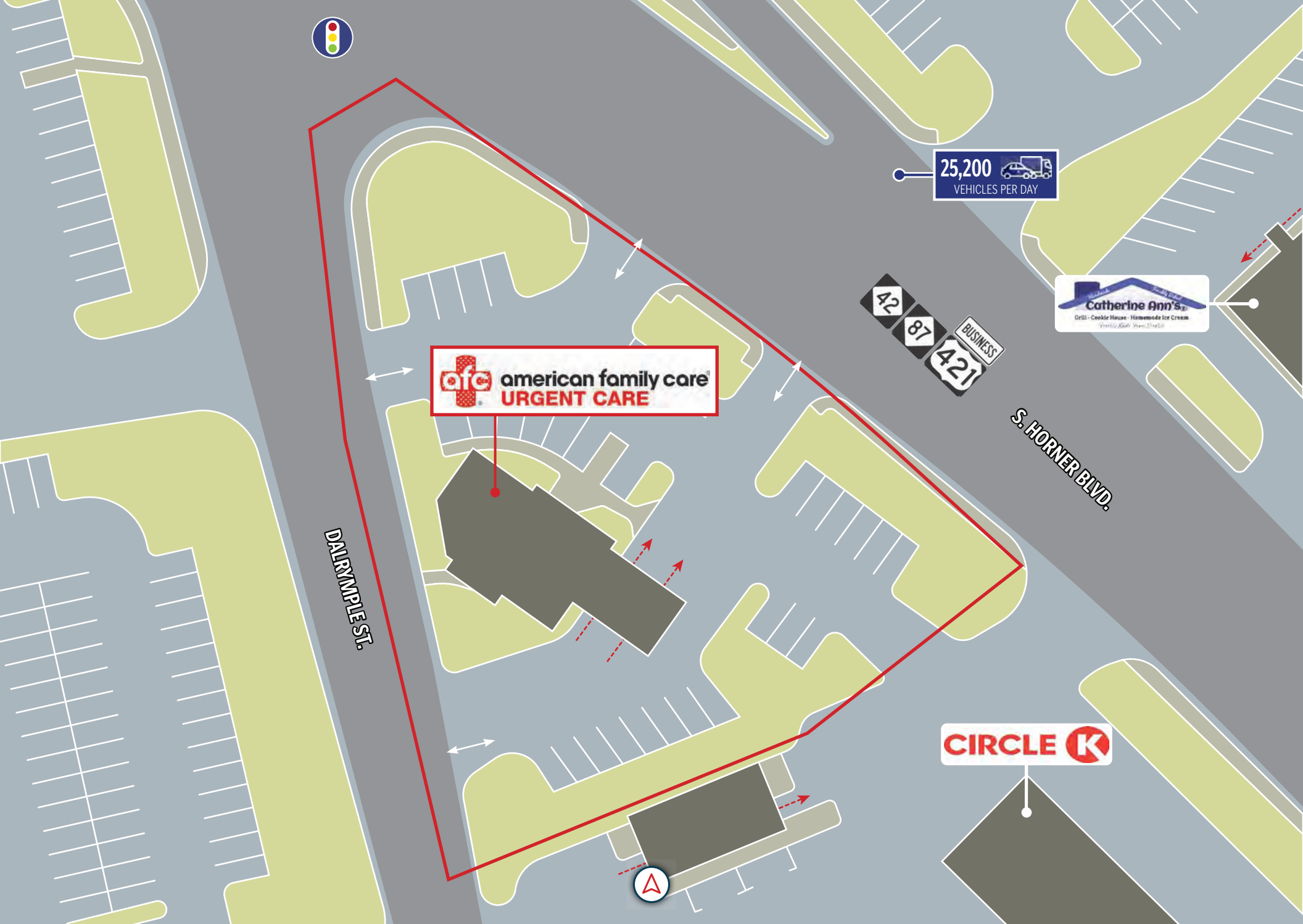
16,000
VEHICLES PER DAY

a/c **american family care**
URGENT CARE

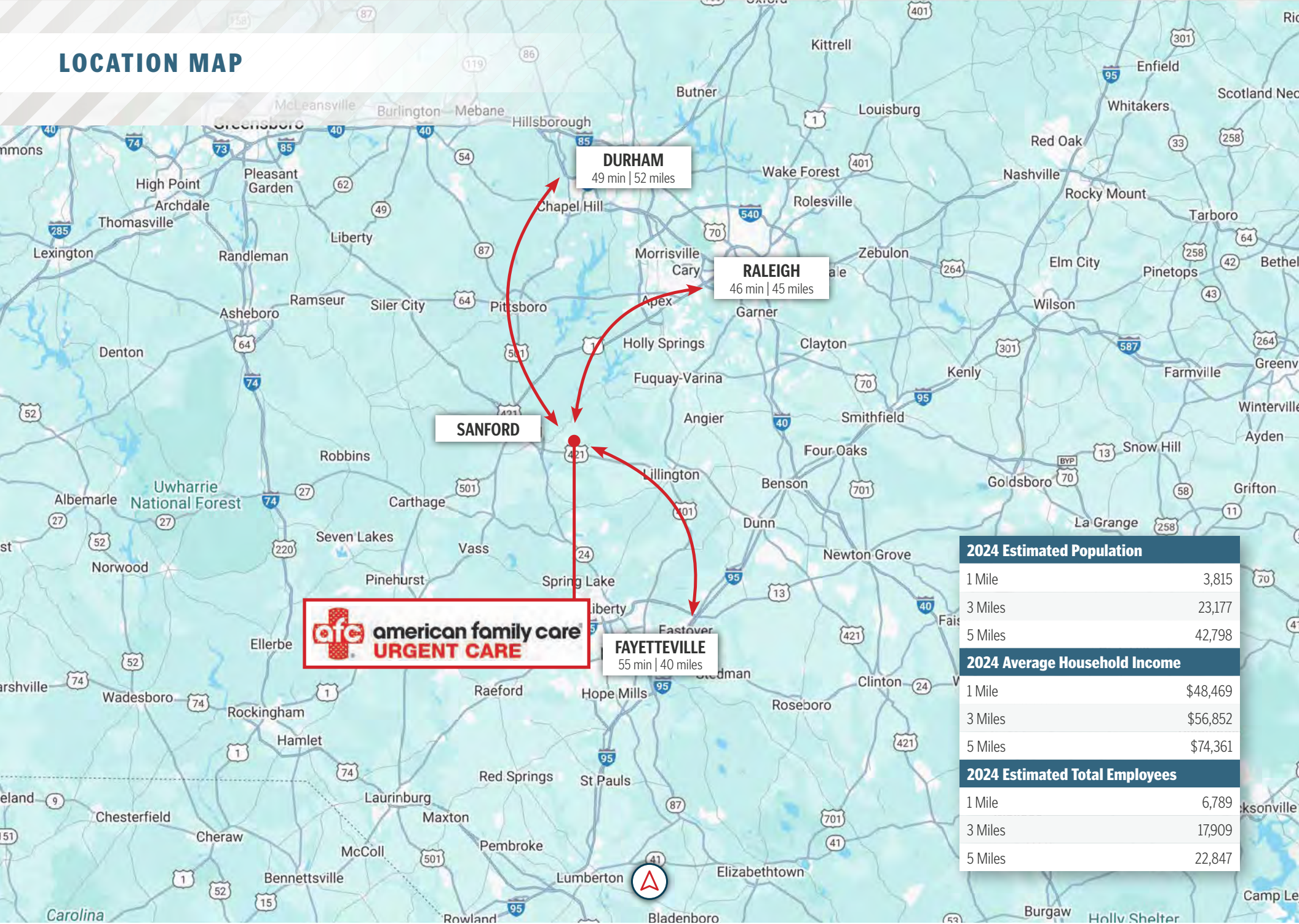
S. HORNER BLVD

25,200
VEHICLES PER DAY





LOCATION MAP



| 2024 Estimated Population | |
|--------------------------------|----------|
| 1 Mile | 3,815 |
| 3 Miles | 23,177 |
| 5 Miles | 42,798 |
| 2024 Average Household Income | |
| 1 Mile | \$48,469 |
| 3 Miles | \$56,852 |
| 5 Miles | \$74,361 |
| 2024 Estimated Total Employees | |
| 1 Mile | 6,789 |
| 3 Miles | 17,909 |
| 5 Miles | 22,847 |



SANFORD, NORTH CAROLINA

The City of Sanford is the county seat of Lee County and is located in the central piedmont area of North Carolina. The City of Sanford had a population of 32,360 as of July 1, 2024.

Historically, Sanford has been known for its manufacturing base, especially in brick production, textiles, and furniture. In recent years, its economy has diversified into biotech, agriculture, and light manufacturing. Sanford has been part of the expanding biopharmaceutical industry in North Carolina, lead by Pfizer and it's growing presence in the area. Other industries related to advanced manufacturing, construction, and distribution are steadily increasing in their respective economic impact. Among the largest of the manufacturing facilities are Pfizer (pediatric vaccines), Static Control Components (static elimination equipment), Coty, USA (cosmetics) and Moen, Inc. (plumbing fixtures), all of which provide stability to the economy and maintain local employment. The diverse economic base of manufacturing, wholesale and retail trade, services and construction as well as the city's close proximity to the Research Triangle area and the Fayetteville/Ft. Bragg area allows the local economy to withstand fluctuations.

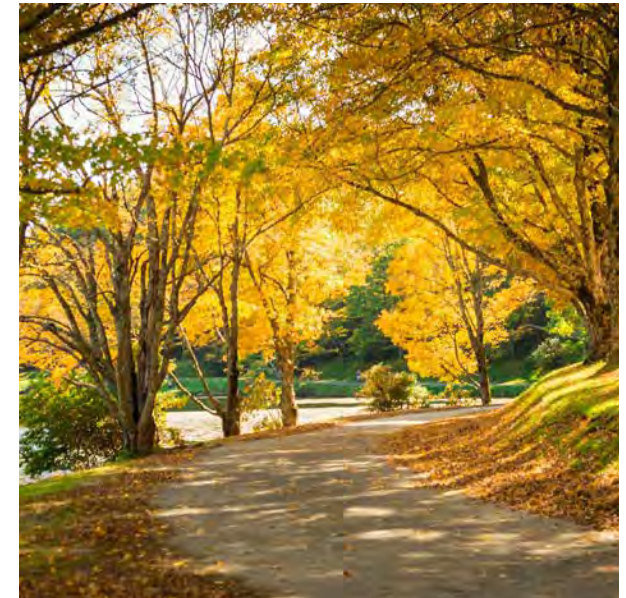
The city's nearby attractions are Tama County Historical Museum and Genealogy Library, North Carolina Railroad Museum, House in the Horseshoe State Historic Site, Jordan Lake State Recreation Area, JFK Special Warfare Museum and Raven Rock State Park. There are several open spaces and parks in Sanford including Depot Park, Deep River Sporting Clays, and SanLee Park. The Kendale Shopping Center, Sanford Mall, and Sanford Shopping Center represent the primary shopping centers in the area.

Higher education opportunities are accessible via the Central Carolina Community College, Campbell University, Wake Technical Community College, North Carolina Central University, and Meredith College, all of which support a large base of students and faculty, providing and abundant supply of young adults and employees.

AREA DEMOGRAPHICS



| | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| Population | | | |
| 2024 Estimated Population | 3,815 | 23,177 | 42,798 |
| 2029 Projected Population | 3,958 | 24,127 | 44,575 |
| 2010 Census Population | 3,548 | 21,811 | 38,713 |
| Projected Annual Growth 2024 to 2029 | 0.74% | 0.81% | 0.82% |
| Historical Annual Growth 2010 to 2020 | 0.20% | 0.07% | 0.48% |
| Households & Growth | | | |
| 2024 Estimated Households | 1,344 | 8,554 | 16,665 |
| 2029 Projected Households | 1,434 | 9,080 | 17,705 |
| 2010 Census Households | 1,222 | 7,849 | 14,728 |
| Projected Annual Growth 2024 to 2029 | 1.30% | 1.20% | 1.22% |
| Historical Annual Growth 2010 to 2020 | 0.25% | 0.21% | 0.59% |
| Race & Ethnicity | | | |
| 2024 Estimated White | 38.69% | 48.50% | 64.07% |
| 2024 Estimated Black or African American | 31.66% | 27.73% | 20.92% |
| 2024 Estimated Asian or Pacific Islander | 1.49% | 1.10% | 1.32% |
| 2024 Estimated American Indian or Native Alaskan | 1.26% | 1.10% | 0.99% |
| 2024 Estimated Other Races | 24.30% | 22.37% | 15.63% |
| 2024 Estimated Hispanic | 40.31% | 37.38% | 27.07% |
| Income | | | |
| 2024 Estimated Average Household Income | \$48,469 | \$56,852 | \$74,361 |
| 2024 Estimated Median Household Income | \$31,960 | \$40,914 | \$52,884 |
| 2024 Estimated Per Capita Income | \$17,571 | \$21,145 | \$28,981 |
| Businesses & Employees | | | |
| 2024 Estimated Total Businesses | 450 | 1,410 | 1,913 |
| 2024 Estimated Total Employees | 6,789 | 17,909 | 22,847 |



RENT ROLL



| LEASE TERM | | | | | | RENTAL RATES | | | | | |
|-----------------------|-------------|-------------|-----------|----------|----------|--------------|--------|-----------|---------|-------------------------------------|------------|
| Tenant Name | Square Feet | Lease Start | Lease End | Begin | Increase | Monthly | PSF | Annually | PSF | Recovery Type | Options |
| AFC Urgent Care | 4,000 | 8/1/2024 | 7/30/2039 | Current | - | \$17,083 | \$4.27 | \$205,000 | \$51.25 | Absolute NNN | 6 (5-Year) |
| (Franchisee Guaranty) | | | | 8/1/2029 | 8% | \$18,450 | \$4.61 | \$221,400 | \$55.35 | 8% Increase at Beg. of Each Options | |
| | | | | 8/1/2034 | 8% | \$19,926 | \$4.98 | \$239,112 | \$59.78 | | |

FINANCIAL INFORMATION

| | |
|----------------------|--------------|
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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



AFC URGENT CARE

afcurgentcare.com

Company Type: Private

Locations: 365+

Founded by Dr. Bruce Irwin with a single location in 1982, American Family Care has pioneered the concept of convenient, patient-centric healthcare. Today, with more than 365 clinics and 1,500 in-network providers caring for millions of patients a year, AFC is the nation's leading provider of urgent care, accessible primary care, and occupational medicine. Ranked by Inc. magazine as one of the fastest-growing companies in the United States, AFC's stated mission is to provide the best healthcare possible, in a kind and caring environment, while respecting the rights of all patients, in an economical manner, at times and locations convenient to the patient.

Source: afcurgentcare.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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