



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Southern Dental Alliance
2101 Powdersville Road
Greenville (Easley), SC 29642

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is pleased to present exclusively for sale this single tenant net leased building in Easley, SC (Greenville, MSA). The lease term has 5 years remaining with minimal landlord responsibility. Southern Dental Alliance is a dental support organization affiliated with over 45 practices in the Southeast. This location is home to Pasui Dentistry, a long-standing family and cosmetic dental practice and has been at this location since 2009. The building features first class construction with incredible finishes, meticulous detail as well as plenty of parking.

OFFERING SUMMARY

PRICE	\$2,150,000
CAP	7.12%
NOI	*\$153,024
PRICE PER SF	\$429.14
GUARANTOR	Corporate

*Effective November 1, 2020

PROPERTY SUMMARY

ADDRESS	2101 Powdersville Road Easley, SC 29642
COUNTY	Pickens (Greenville MSA)
BUILDING AREA	5,010 SF
LAND AREA	1.0 AC
BUILT	2009



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Single Tenant Dental Office Building With Minimal Landlord Responsibilities (Roof and Structure Only)
- Lease Backed By Southern Dental Alliance Who Has Over 45 Practices in the Southeast; This Location is Operated By Pasui Dentistry, a Very Reputable, Long-Standing Family and Cosmetic Dental Practice in the Greenville Area
- 3% Annual Rent Escalations
- Tenant Currently Open and Paying Rent; Tenant Did Not Miss Any Rental Payments During COVID
- Well-Established Location With Minimal Competition Allowing For Strong Market Share Within the Immediate and Surrounding Areas
- Center Median to Highway 153 Which Offers Easy Access to the Property
- Highway 153 Sees Over 38,700 Vehicles Per Day
- High Growth Area - Projected Growth 5% in the Next 5 Years
- E-Commerce Resistant Asset - Dental Support Organizations Rarely Relocate Due to Patient Retention, High Cost of Relocation and Capital Investments in Facilities
- Strategically Located With Over 62,000 Residents Within a 5-Mile Radius and an Average Household Income of \$81,296 Within a 3-Mile Radius
- Located in the Northwest Upstate Area of South Carolina, Easley's Current Population is the Largest City in Pickens County, as Well as a Principal City in the Greenville-Mauldin-Easley MSA
- Neighboring Tenants Include: Walmart, Ingles, BI-LO, Walgreens, CVS Pharmacy, Verizon, Chick-fil-A, QuikTrip, Taco Bell, Pizza Hut, McDonald's, Zaxby's, Papa John's and More



LEASE SUMMARY

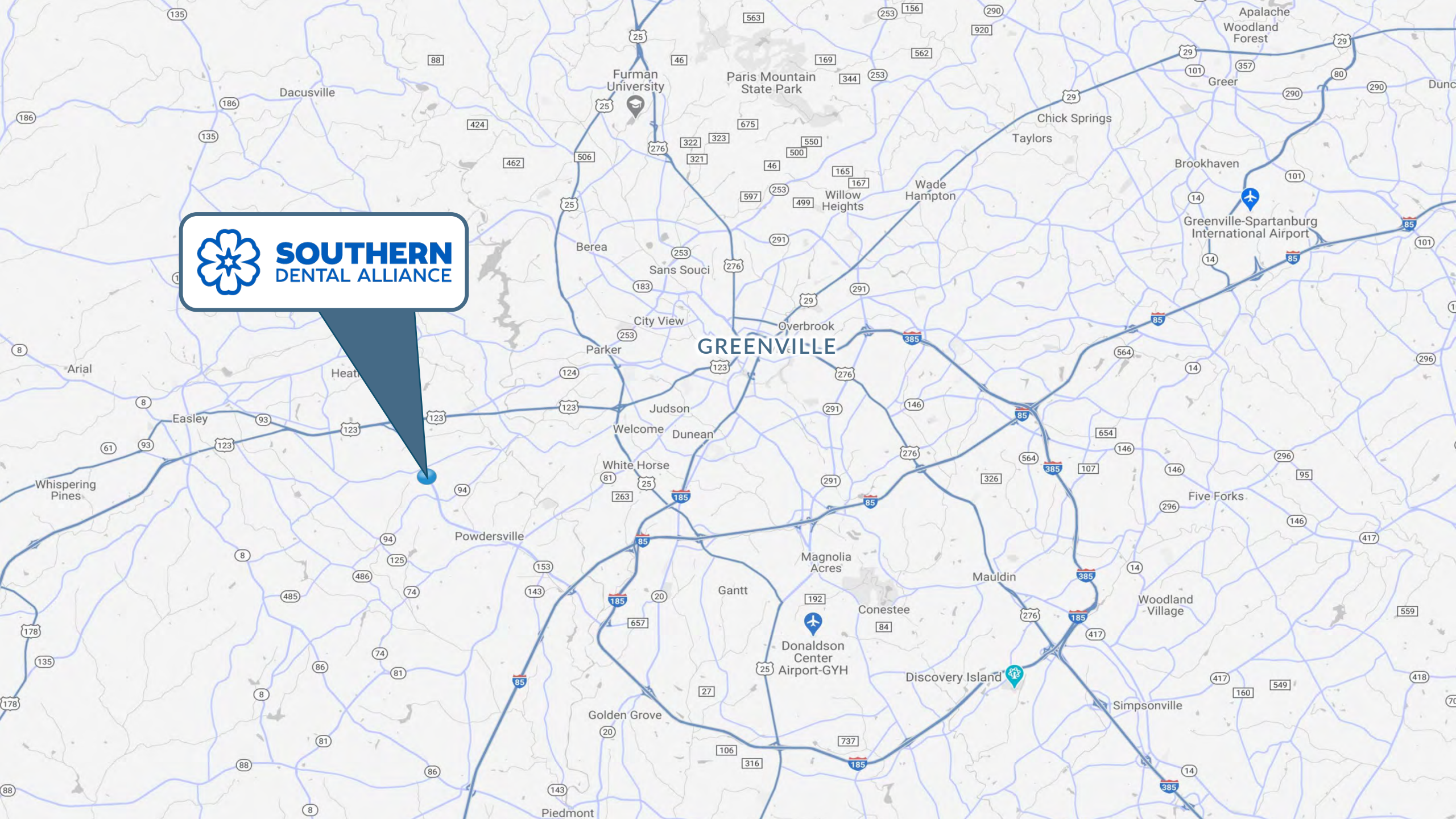
TENANT	Southern Dental Alliance
PREMISES	A Building of Approximately 5,010 SF
LEASE COMMENCEMENT	November 1, 2015
LEASE EXPIRATION	October 31, 2025
LEASE TERM	5 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	3% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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5,010 SF	*\$153,024	\$29.91
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*Effective November 1, 2020







CHEVROLET



TriCounty TECHNICAL COLLEGE

Old Easley Bridge Rd



Powersville Rd



AmeriGas
Driving every day™

Joey's Truck
Repair

Taste of
Distinction

NU LIFE
ENVIRONMENTAL, INC.

MARSH BELL
CONSTRUCTION CO. INC.
Since 1954

Sheriff Import
Service, LLC

PRIME LINE
Communications

Deliverance Tabernacle
Church Of God

ABC
Supply Co. inc.

Powersville Rd



HANVEY
ENGINEERING & DESIGN

 **SOUTHERN**
DENTAL ALLIANCE

SOUTH CAROLINA
153



PLUMBLINE
INSTALLATION & MAINTENANCE

goodwill **POPEYES** **ACE**
COOK OUT **PAPA JOHN'S**
Arby's **SMOOTHIE KING** **BRU'STER'S**
DUNKIN' *Walgreens*

123

Walmart **Marshalls** **Moe's**
 Supercenter southwest grill
KOHL'S **PETSMART**
 sam's club **burkes** **FIVE GUYS**
 OUTLET BURGERS and FRIES
LONGHORN **Academy** **TSC** **TRACTOR**
 STEAKHOUSE SPORTS+OUTDOORS SUPPLY CO
Panera **MATTRESS FIRM** **GOODYEAR**
 BREAD **ME** **Jersey Mikes**
 planet fitness Massage Envy SUBS **SALLY BEAUTY**
AspenDental **rue21** Sprint
GNC **WOODFOREST** **SUPERCUTS**
 LIVE WELL NATIONAL BANK

OUTBACK **golden** **Hampton**
 STEAKHOUSE **corral** **by HILTON**
 Buffet & Grill

ALDI **Starbucks** **QT**
 QuikTrip
Freddy's **verizon**
 FROZEN CUSTARD & STEAKBURGERS

SOUTH CAROLINA
 153

Shell **ExtraSpace**
 Storage

OLLIE'S *Bargain* **ingles**
 OUTLET
Starbucks **TACO BELL** **Chick-fil-A** **TAKE 5**
BAYMONT **CVS pharmacy**
 INN & SUITES **Hardee's**
Applebee's **TD Bank** **HEARTLAND**

SOUTHERN
 DENTAL ALLIANCE



EASLEY | PICKENS COUNTY | SC

Easley is a city in Pickens County (with parts extending into Anderson County) in the State of South Carolina. It is a principal city of the Greenville–Mauldin–Easley Metropolitan Statistical Area. Most of the city lies in Pickens County, with only a very small portion of the city in Anderson County. The Upper South Carolina State Fair is located in Easley and is held annually in early September. Easley is located 12 miles to downtown Greenville and 45 miles to Spartanburg.

The military is a big factor in the city's economy. Battery B, 2nd Battalion, 263rd Army Air Missile Defense Command, is based at the Easley National Guard Armory in Easley. Due to the city's close proximity, Greenville's economy also affects Easley's. In the last few decades, favorable wages and tax benefits have lured foreign companies to invest heavily in the area. Greenville is the North American headquarters for Michelin, AVX Corporation, AMECO, Southern Tide, Confluence Outdoor, Concentrix, JTEKT, Hubbell Lighting subsidiary of Hubbell Incorporated, and ScanSource. The area is also near many universities including Furman University with 2,970 students, Bob Jones University with 2,606 students, and North Greenville University with 2,312 students.

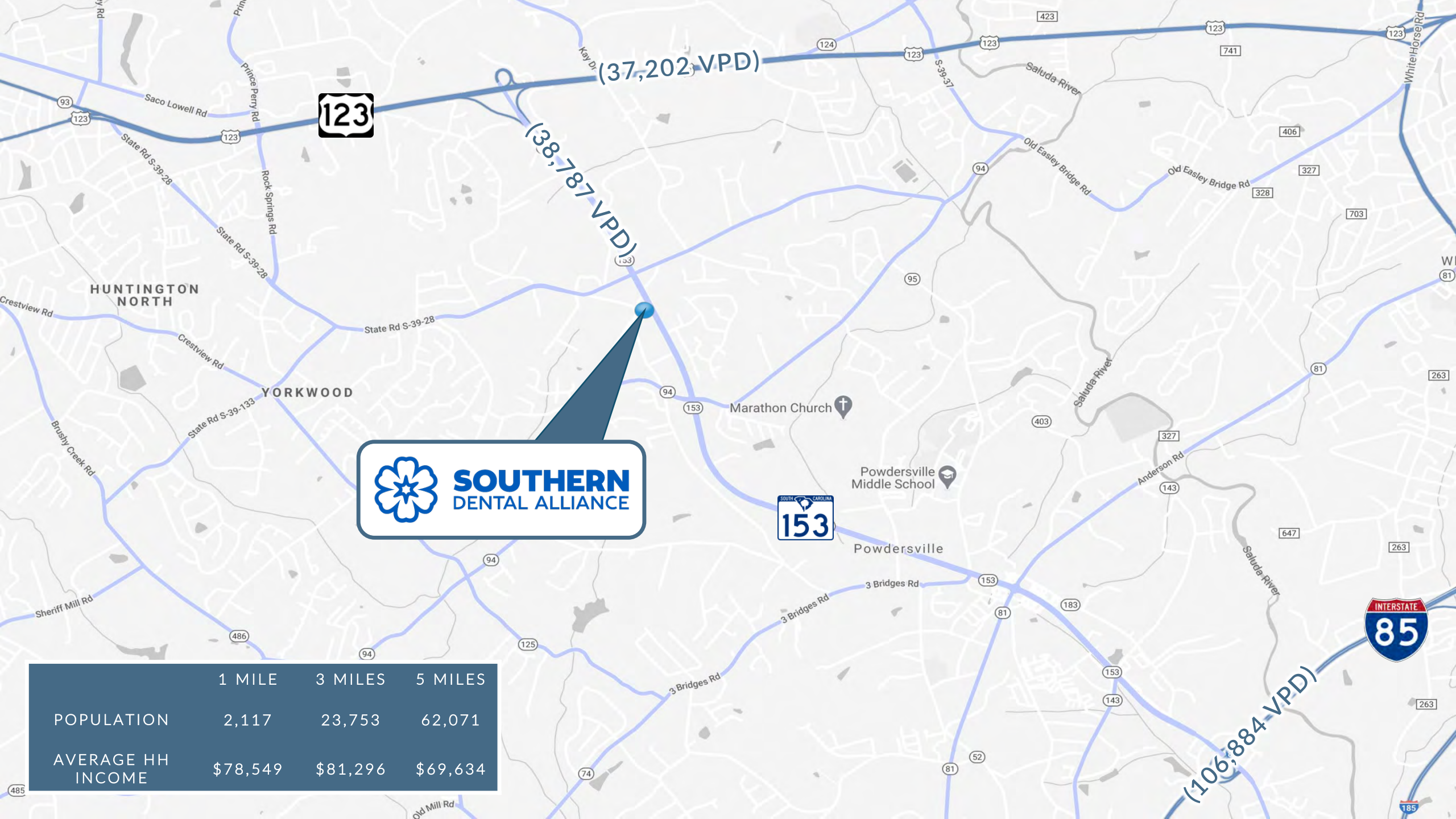
There are multiple parks and recreation activities, as well as hiking opportunities in Easley. The city is located less than a 15-minute drive to Greenville which is the perfect place to spend the day. Greenville is home to the Greenville County Museum of Art, with works by Southern artists spanning several centuries. Exhibits at the Upcountry History Museum tell the story of upstate South Carolina. Falls Park on the Reedy has riverside gardens, a suspension bridge and waterfall views. Multi-use trails wind around lakes and hills in Paris Mountain State Park, north of the city.



EASLEY, SC



FALLS PARK ON THE REEDY



	1 MILE	3 MILES	5 MILES
POPULATION	2,117	23,753	62,071
AVERAGE HH INCOME	\$78,549	\$81,296	\$69,634

TENANT PROFILE

Pasui Dentistry is a subsidiary of Southern Dental Alliance. Pasui Dentistry offers a range of services - including: General Dentistry, Cosmetic Dentistry, Emergency Dentistry, Advanced Dentistry and Dental Implants. Pasui Dentistry is here to make patients feel comfortable and welcomed from the moment they step foot inside. Pasui Dentistry strives to form a lasting relationship with their patients. Dr. Pasui has been at this location in Easley since 2009.

Southern Dental Alliance is a dental support organization affiliated with 45 practices in the Southeast. The lead doctors of each practice pursue aggressive growth and offer invaluable mentoring and support. The practices operate under five main practice identities.

Southern Dental Alliance creates ongoing partnerships that help dental practices grow by leveraging unique resources and extensive experience to optimize daily operations, enabling dentists and dental professionals to focus on providing excellent care to their patients.



COMPANY TYPE
Private



FOUNDED
2012



OF LOCATIONS
45



HEADQUARTERS
Kennesaw, GA



WEBSITE
pasuidentistry.com
southerndentalalliance.com

CONFIDENTIALITY AGREEMENT

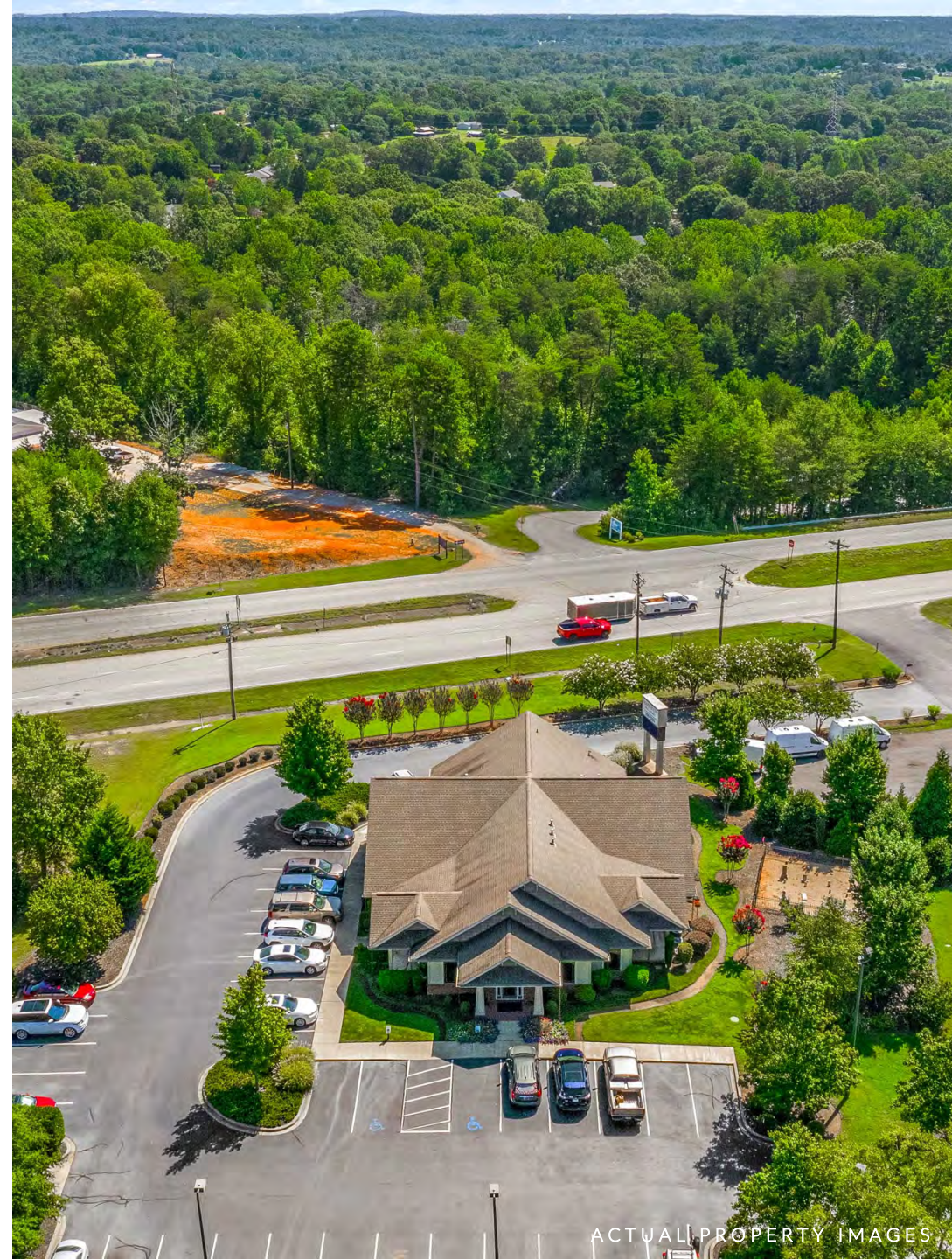
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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