



CAROMONT HEALTH, INC. | AA- (S&P)

MEDICAL OFFICE | CHARLOTTE MSA, NC

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OUR STORY

B+E is a modern investment brokerage firm, specializing in net lease real estate and 1031 exchanges. We help clients buy and sell single tenant real estate. Founded by deeply experienced brokers, B+E redefines trading through an intuitive end-to-end transaction platform comprising of user-friendly dashboards and an AI-driven exchange — all leveraging the largest data set in the net lease industry.

Complementing senior talent with exceptional technology, B+E's proprietary process affords greater speed, unrivaled transaction efficiencies, and stronger asset value. With offices in New York, Chicago, Tampa, Atlanta, Denver, and San Francisco, our brokers trade property for our clients across the US. B+E allows virtually anyone to confidently trade net lease real estate.





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EXECUTIVE SUMMARY 05

INVESTMENT HIGHLIGHTS..... 06

LEASE ANALYSIS 07

TENANT OVERVIEW..... 08

LOCATION OVERVIEW..... 09

CHARLOTTE HEALTHCARE OVERVIEW.. 10

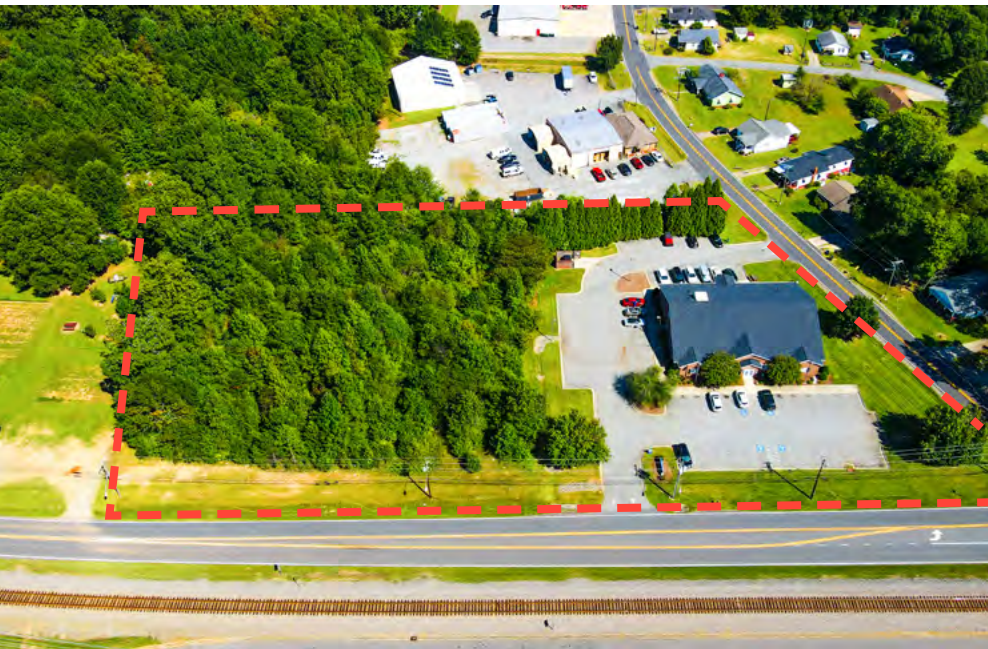
SURROUNDING TENANT MAP 11

CAROMONT FACILITIES MAP 12

DEMOGRAPHICS..... 13

HOW B+E WORKS

INNOVATIVE BUYER TOOLS 15



OFFERING PRICE

\$2,281,000

CAP RATE

5.50%

EXECUTIVE SUMMARY

TENANT NAME	CaroMont Health, Inc.
ADDRESS	700 N. Main Street, Stanley, NC
CREDIT RATING	AA- (S&P)
OFFERING PRICE	\$2,281,000
OFFERING CAP	5.50%
NOI	\$125,474
LEASE TYPE	NNN
RENT INCREASES	2% Annual
REMAINING LEASE TERM	+/- 9 Years
BUILDING SIZE	+/- 8,323 SF
LAND AC	+/- 2.07 AC
PARKING	+/- 50 Spaces
PROPERTY TYPE	Medical Office
YEAR BUILT	2000



HIGHLIGHTS

+/- 9 YEARS REMAINING ON NNN LEASE

There are currently +/- 9 years remaining on the NNN lease with 2% annual escalations, providing investors with a long-term passive income stream with a built-in inflation hedge.

INVESTMENT GRADE GUARANTOR

CaroMont Health Inc. is the guarantor of this investment and is a nationally recognized health system within the Charlotte MSA with an investment grade rating of AA- from S&P.

+/- 20-YEAR SITE OPERATING HISTORY

CaroMont Health has been in operation at this location for +/- 20 years and has recently signed a 10-year lease extension. The +/- 20-year history and recent extension at this location is indicative of strong operations and the tenant's commitment to the market.

UPSIDE POTENTIAL THROUGH FUTURE EXPANSION

This investment features a second developable lot, which provides investors with the ability to expand the existing facility at the request of the CaroMont Health contained within the current lease agreement or subdivide the property for third-party sale or use.

+/- \$300 MILLION EXPANSION AND RENOVATION INVESTMENT | CAROMONT HEALTH

CaroMont announced in 2019 plans to invest more than \$300 million in capital projects and facility improvements in Gaston County over the next five years. The investment is meant to offer more convenient access to advanced healthcare to the projected growth and the advancing age of Charlotte's patient population.

PROPOSED RESIDENTIAL DEVELOPMENT WITHIN +/- 1.5 MILES

Meritage Homes has proposed a +/- 265-lot residential development approximately 1.5 miles from the CaroMont location.

HIGH TRAFFIC COUNT ROAD

The subject location has direct frontage to N. Main St., which experiences +/- 10,996 VPD.

RECESSION-RESISTANT ASSET

Medical office buildings are well-positioned to weather recessions due to sustained demand for healthcare and an aging population. By 2030, there will be 78 million people 65 years and older compared to 76.7 million under the age of 18 (U.S. Census Bureau).

HIGH GROWTH MARKET

According to the World Population Review, Charlotte is currently the 3rd fastest growing major city in the U.S. Charlotte's spacious city layout and low cost of living has made the city a popular destination to move to due to the complications and negative outlook COVID-19 has brought upon densely populated metros. There is an expected population growth rate of +/- 6% through 2025 within a 5-mile radius of the subject location.



CAROMONT MEDICAL GROUP INC.

GUARANTOR	CaroMont Health, Inc.
NOI	\$125,474
RPSF	\$15.07
LEASE COMMENCEMENT	10/01/2019
LEASE TERM	10 Years
REMAINING LEASE TERM	+/- 9 Years
RENT INCREASES	2% Annual
RENEWAL OPTIONS	2; 5-Year Options
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None





CaroMont Health
caromonthhealth.org | 704.834.2000

Find out how we care.

About CaroMont Health

- 3,900 employed healthcare professionals
- Medical staff of more than 400 physicians
- 435-bed, full-service acute care hospital
- 96-bed skilled nursing facility
- Hospice and palliative care
- 43 primary and specialty care practices

Our Services

- Acute Care
- Cardiovascular
- Critical Care
- Emergency Services
- Imaging
- Neuroscience

- Oncology
- Orthopaedics
- Pediatrics
- Primary Care
- Surgery
- Women's Services

Awards & Recognition

- Magnet® - American Nurses Credentialing Center
- Grade A Hospital Safety Score - Leapfrog
- Primary Stroke Center - Joint Commission
- Level III Trauma Center
- NCQA Patient Centered Medical Home
- NCQA Physician Practice Connections

Gaston County, NC

Conveniently located in the Charlotte Metropolitan Area



Hugs for Healthcare



CaroMont Health



CAROMONT HEALTH, INC Established in 1946, CaroMont Health is a regional, independent, non-profit healthcare system with nationally recognized physicians and surgeons. CaroMont was awarded an A grade in “patient quality and safety” by the Hospital Safety Score. Out of more than 600 hospitals nationwide, CaroMont Regional Medical Center was recognized with the Hospital of the Year Award in 2016. This prestigious award is the result of hard work, commitment, and a passion to help others from nearly 100 Mended Hearts Chapter 379 volunteers and the support of hospital leadership and staff. Their health network includes CaroMont Heart & Vascular, where they provide a full range of advanced, life-saving cardiovascular care; the nationally-accredited CaroMont Cancer Center; and a level III neonatal intensive care unit (NICU) for high-risk infants. Their business is anchored by a 435-bed, not-for-profit hospital.

AWARDS & RECOGNITION

GRADE “A” FOR PATIENT QUALITY AND SAFETY

CaroMont Regional Medical Center has been recognized for its dedication to patient safety with an ‘A’ grade Hospital Safety Score—the highest rating available—since 2012.

100 HOSPITALS WITH GREAT ORTHOPEDIC PROGRAMS

Becker's Hospital Review named CaroMont Regional Medical Center among the 100 Hospitals with Great Orthopedic Programs, a list that is comprised of national leaders in orthopedic care.

EXCELLENCE IN HEALTHCARE

Prevention Partners distinguishes CaroMont Health with the Excellence in Healthcare award for its commitment to delivering the highest standards of excellence.

2016 HOSPITAL OF THE YEAR

Out of more than 600 hospitals nationwide, CaroMont Regional Medical Center was recognized with the Hospital of the Year Award.



CHARLOTTE GROWTH PUSHES IT PAST SAN FRANCISCO, NOW 15TH BIGGEST U.S. CITY
[CLICK TO VIEW ARTICLE](#)



CHARLOTTE METRO'S POPULATION KEEPS CLIMBING
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CHARLOTTE MSA, NC, also known as Metrolina, is a metropolitan area of North and South Carolina within and surrounding the city of Charlotte, North Carolina. Located in the Piedmont Region, it is the largest metropolitan area in the Carolinas and the fifth-largest in the Southeastern United States behind the Miami metropolitan area, Atlanta metropolitan area, Tampa Bay metropolitan area, and Orlando metropolitan area. The Charlotte metropolitan area is well known for its auto racing history (especially NASCAR). The region is headquarters to eight Fortune 500 and seven Fortune 1000 companies including Bank of America, Truist Bank (BB&T and SunTrust Bank), Duke Energy, Honeywell, Sealed Air Corporation, Nucor Steel, and Lowe's Home Improvement Stores. Additional headquarters include Harris Teeter, Food Lion, Bojangles, Cheerwine, and Sun Drop. It is home to one of the world's busiest airports, Charlotte Douglas International Airport, the 10th busiest airport in the nation with over 46.4 million passengers having traveled through CLT in 2018.

MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES	INDUSTRY	COUNTY/AREA
ATRIUM HEALTH	35,700	Healthcare & Social Assistance	Charlotte Metro Area
WELLS FARGO	24,000	Finance & Insurance	Charlotte Metro Area
CHARLOTTE-MECKLENBURG SCHOOLS	18,495	Educational Services	Mecklenburg County
WALMART	17,100	Retail Trade	Charlotte Metro Area
BANK OF AMERICA	15,000	Finance & Insurance	Charlotte Metro Area
NOVANT HEALTH	11,698	Healthcare & Social Assistance	Charlotte Metro Area
AMERICAN AIRLINES	11,000	Transportation & Warehousing	Mecklenburg County
FOOD LION	9,078	Retail Trade	Charlotte Metro Area
HARRIS TEETER	8,239	Retail Trade	Charlotte Metro Area
DUKE ENERGY	7,900	Utilities	Charlotte Metro Area



More than **163,000** healthcare industry employees are in the Charlotte region.



The healthcare sector has a **\$20 billion total** impact on the Charlotte region.



There has been a **20% growth** in the Charlotte healthcare sector since 2010.



There are **3,000+** medical and life insurance providers, nearly an 18% growth since 2010.



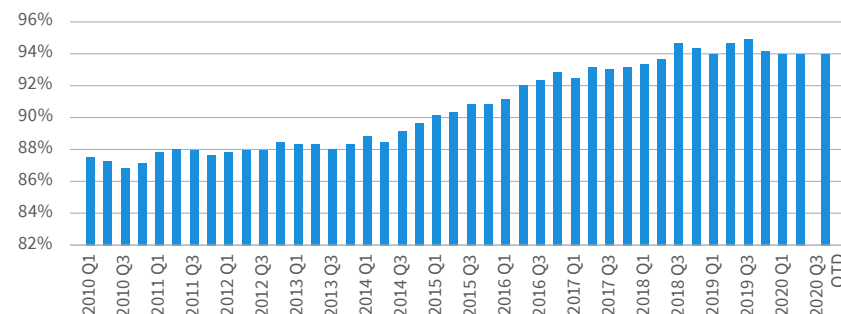
There has been a **+70%** workforce growth in the Charlotte life sciences industries since 2010.



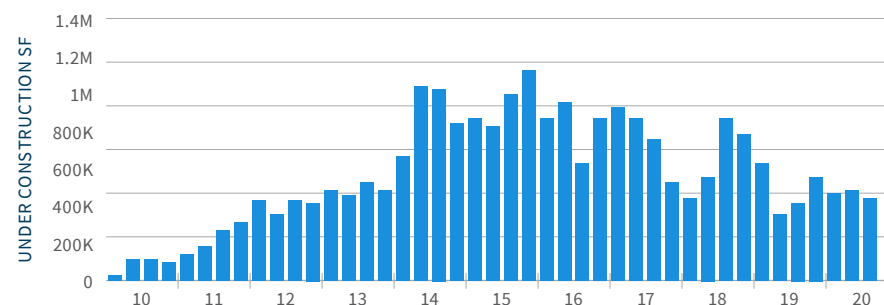
CAROMONT HEALTH SET TO INVEST MORE THAN \$300 MILLION IN GASTON COUNTY

[CLICK TO VIEW ARTICLE](#)

CHARLOTTE MEDICAL OFFICE OCCUPANCY RATE



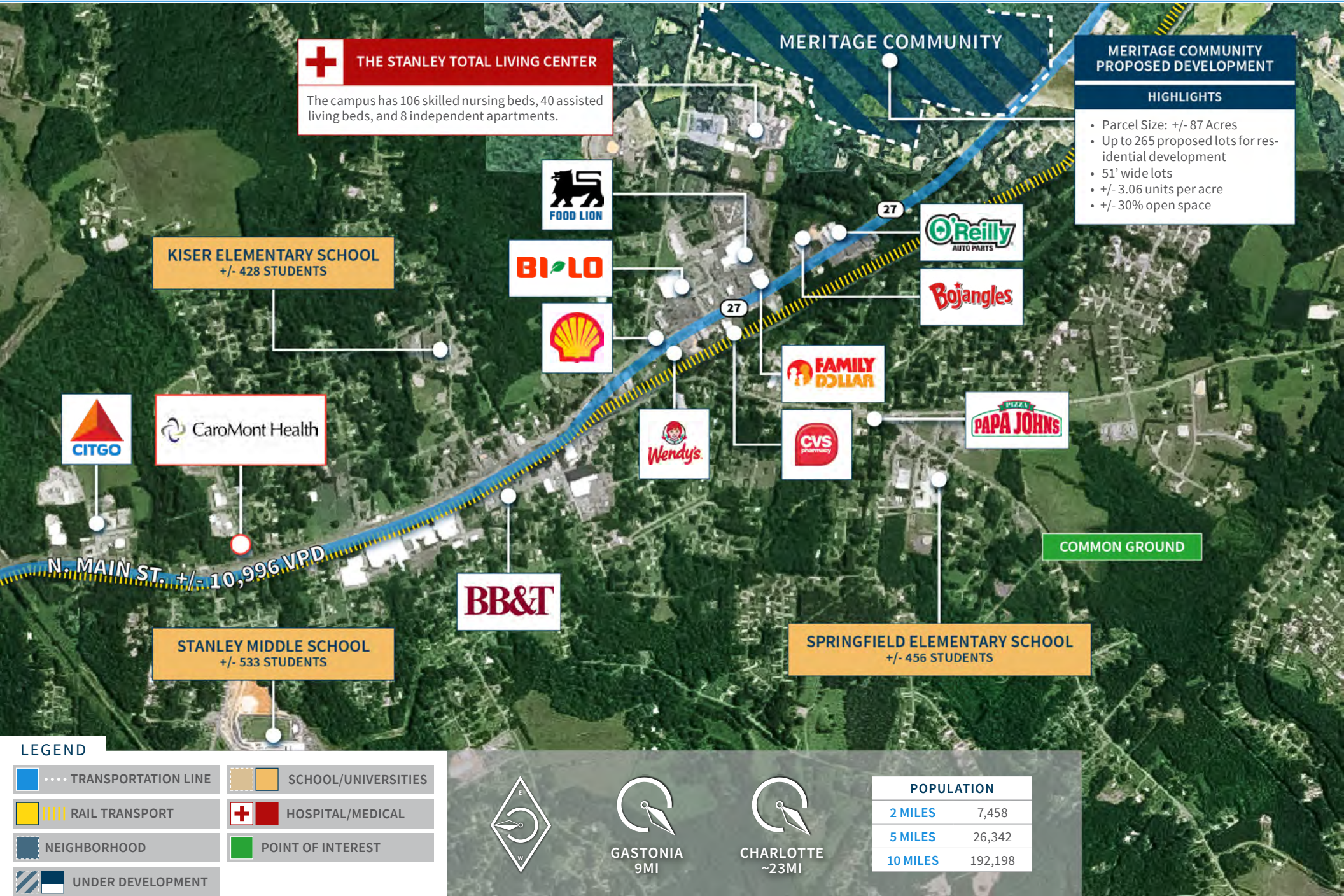
CHARLOTTE MEDICAL OFFICE UNDER CONSTRUCTION

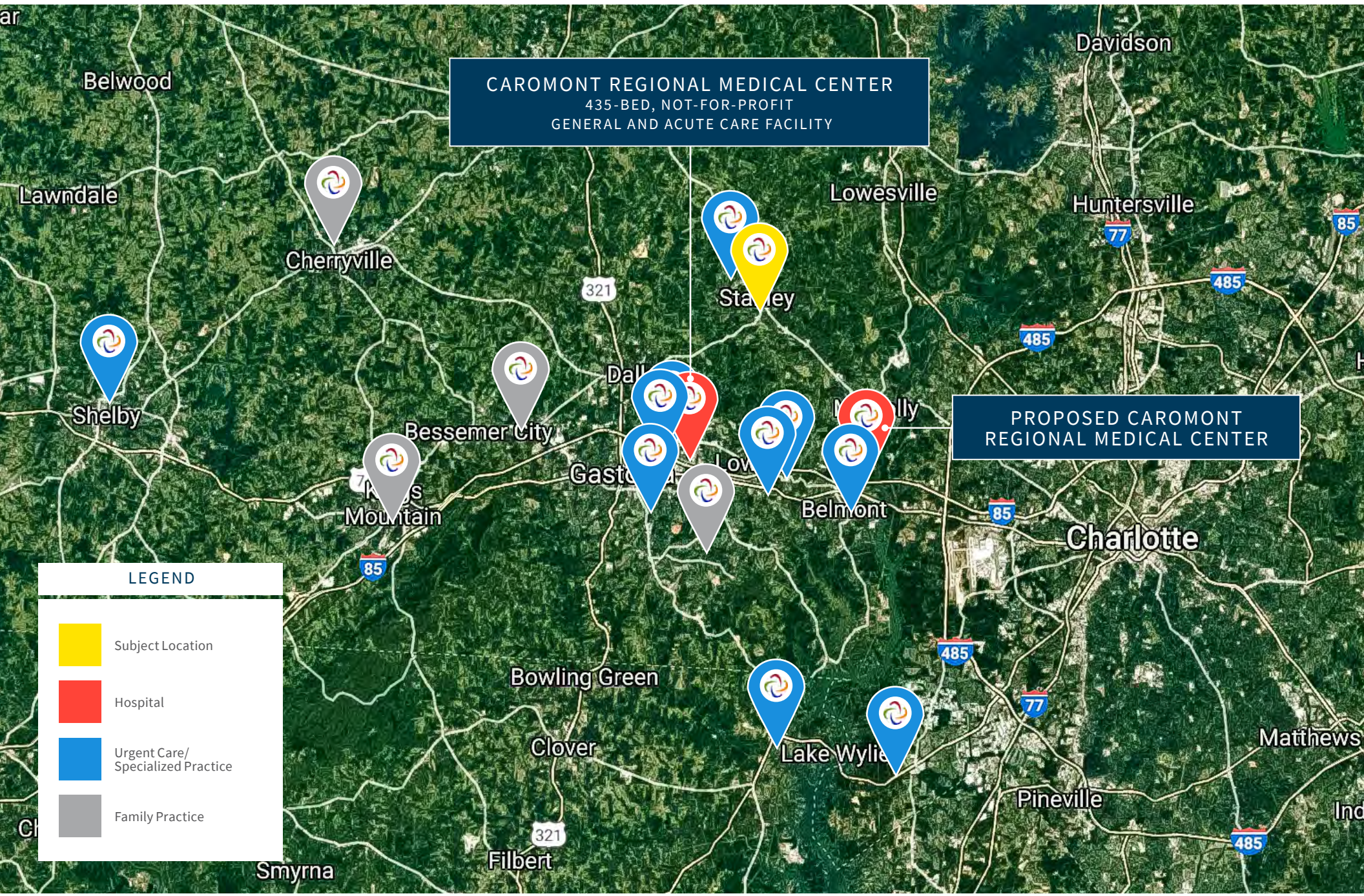


CHARLOTTE METRO POPULATION GROWTH



SURROUNDING TENANT MAP





POPULATION

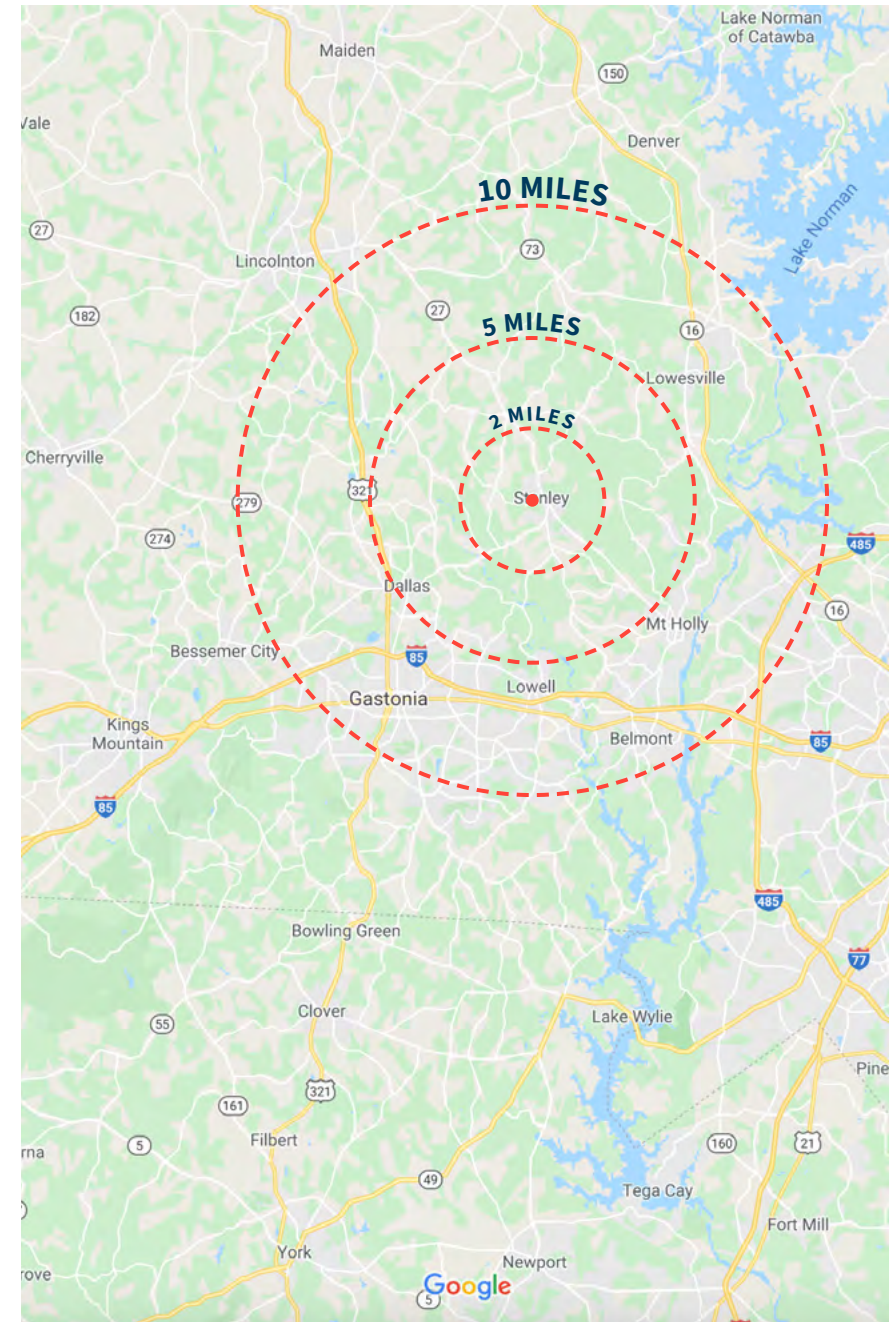
	2 MILES	5 MILES	10 MILES
2020 TOTAL POPULATION	7,458	26,342	192,198
2025 POPULATION	7,866	27,911	204,229
POP GROWTH 2020-2025	5.47%	5.96%	6.26%
AVERAGE AGE	39.30	40.30	39.10

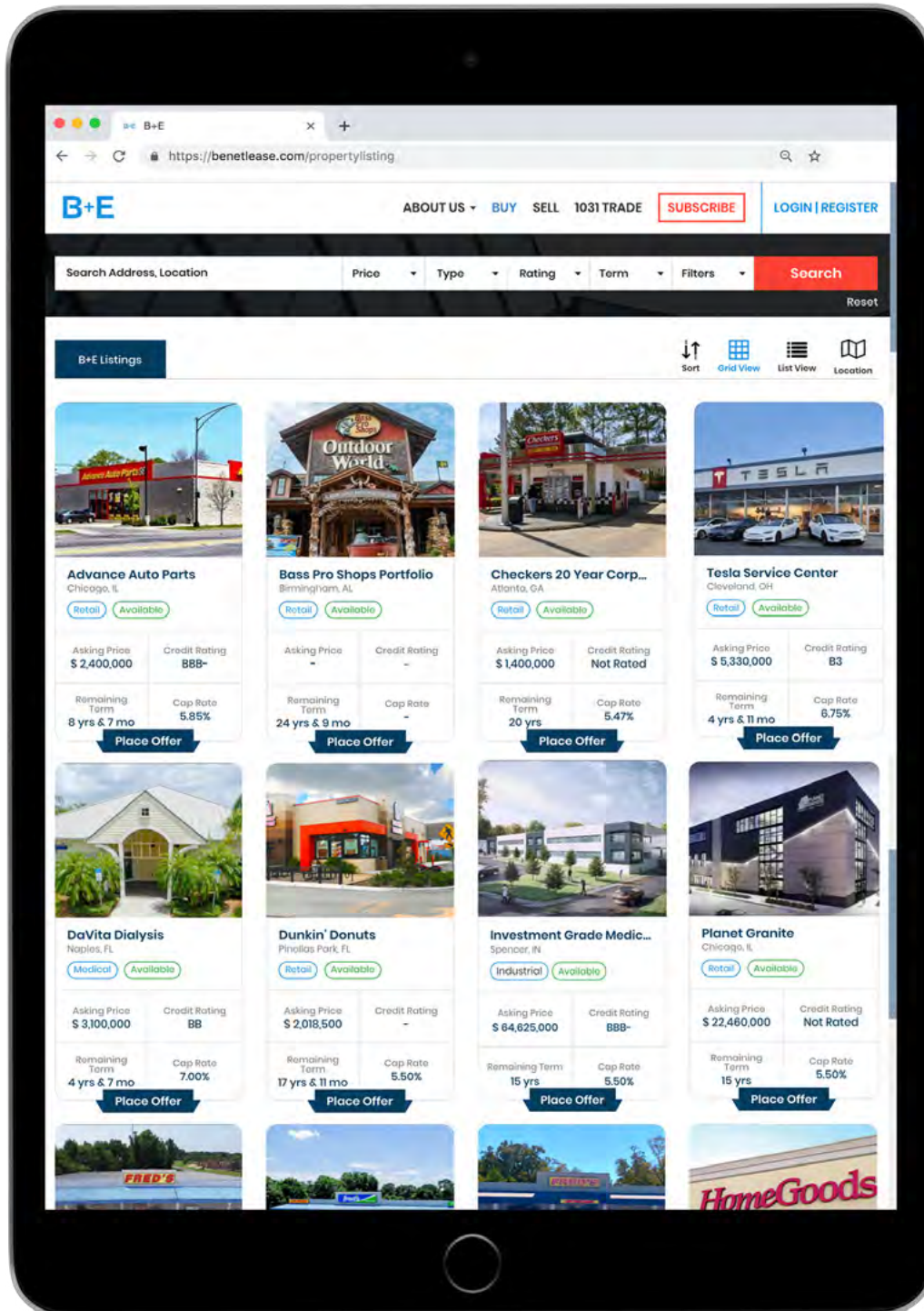
HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2020 TOTAL HH	2,847	9,932	74,700
HH GROWTH 2020-2025	5.41%	5.94%	6.29%
MEDIAN HH INCOME	\$53,048	\$59,376	\$57,496
AVG HOUSEHOLD SIZE	2.60	2.60	2.50
2020 AVG HH VEHICLES	2.00	2.00	2.00

HOUSING

	2 MILES	5 MILES	10 MILES
MEDIAN HOME VALUE	\$148,636	\$164,334	\$165,423
MEDIAN YEAR BUILT	1978	1982	1982





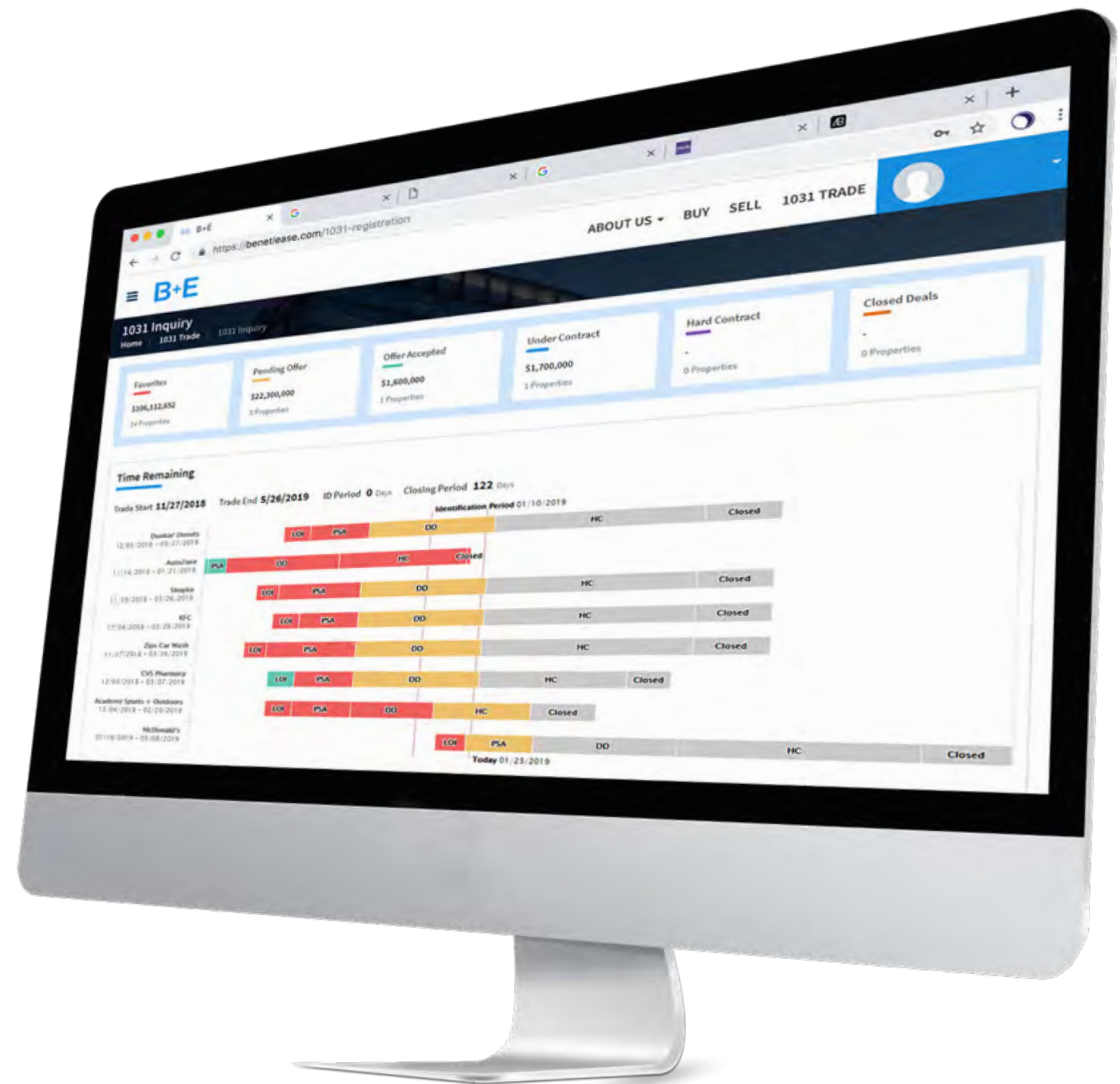
B+E

HOW B+E WORKS

BRINGING THE NATIONAL MARKET TO TIME-SENSITIVE BUYERS.

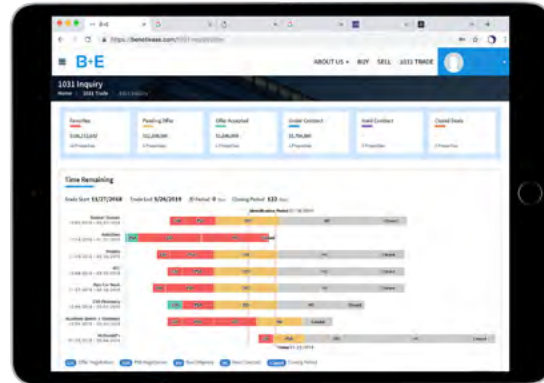
B+E's brokers use new technologies like artificial intelligence to track all active net lease listings on the U.S. market in real-time. Currently, there are roughly 3,000 to 4,000 NNN listings on the market. The B+E platform enables buyers to review the entire net lease market in real-time and compare properties, deal terms, and overall value of a trade. B+E's seasoned brokers help high net-worth individuals, families, and institutions to build portfolios that satisfy their acquisition criteria and long-term investment objectives.

“This is the first brokerage platform designed to help buyers sweep the national NNN market and match properties to their specific criteria,” said B+E’s CEO Camille Renshaw. “Using collaborative dashboards and AI-driven tools, a seasoned broker personally assists every buyer from search to close.”

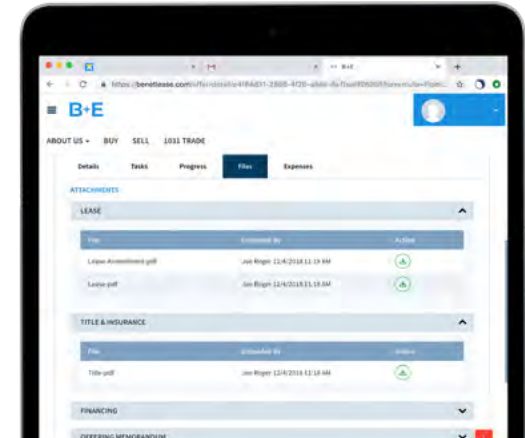




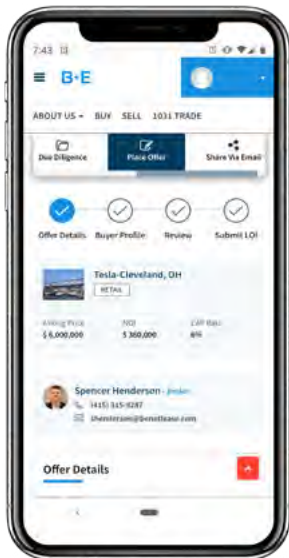
Only Platform Customized to Buy and Sell NNN Properties



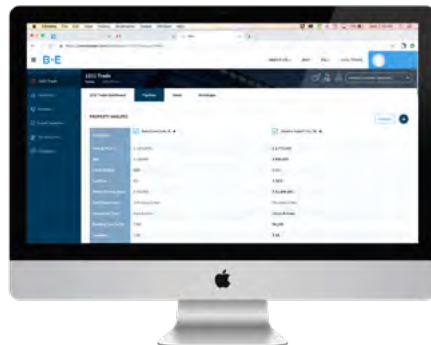
Track Your Transactions End - To - End



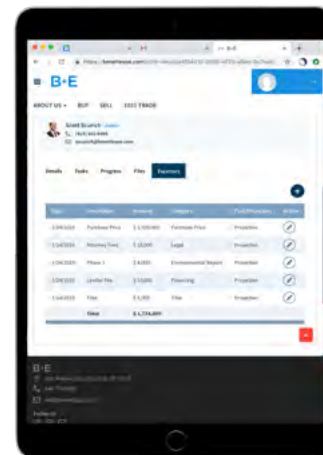
Store All Documents in One Place



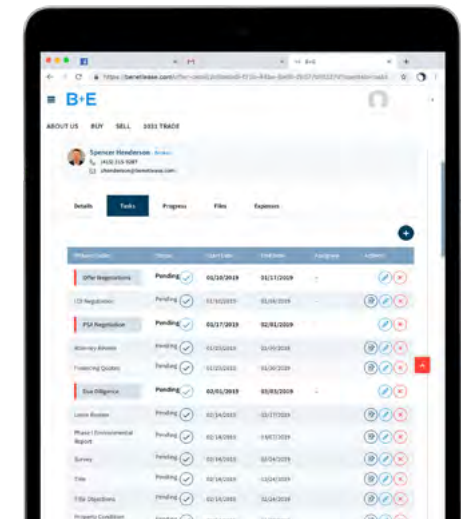
Place Offers Instantly



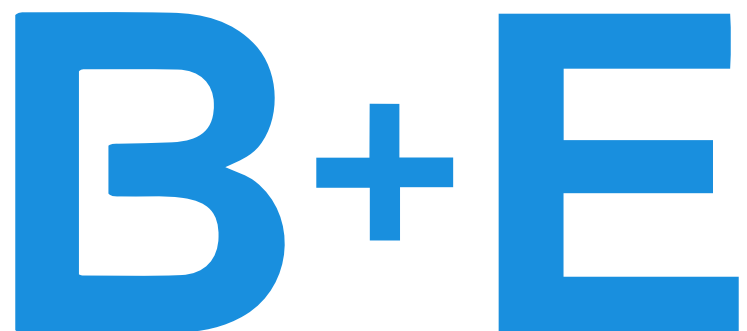
Analyze Properties



Calculate Expenses



Manage Tasks For Your Team



TRADE NET LEASE WITH CONFIDENCE

New York

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New York, NY 10016

Chicago

980 North Michigan Ave.
Chicago, IL 60611

Atlanta

1175 Peachtree St. NE
Atlanta, GA 30361

Tampa

2303 North Florida Ave.
Tampa, FL 33602

Denver

1200 17th Street
Denver, CO 80202

San Francisco

303 Sacramento St., 4th Floor
San Francisco, CA 94111

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