



OFFERING MEMORANDUM

PERANICH HUFFMAN
NET LEASE GROUP

HEARTLAND DENTAL | EASLEY, SOUTH CAROLINA

1617 East Main Street, Easley, SC 29640

6.5 Years of Lease Term Remaining | Corporately Guaranteed | 2.50% Annual Rent Escalations in Current Term & (4) 5-Year Option Periods

LISTED BY

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1617 East Main St, Easley, South Carolina

Investment Overview

Heartland Dental | Easley, South Carolina

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OVERVIEW

Peranich Huffman Net Lease Group is pleased to exclusively present for sale the Heartland Dental Medical Office Building in Easley, South Carolina. Offered at a 8.00% capitalization rate, this property provides investors with an opportunity to acquire a strong dental operation. Heartland Dental is a nationally recognized medical tenant known for its consistent performance—both in patient care and within the real estate investment community.

LEASE TERM

Heartland Dental has 6.5 years remaining on its original 10-year lease term executed in 2022. The corporately guaranteed Heartland dental lease provides for an additional (4) 5-year renewal options with 2.5% annual rent increases.

NET LEASE STRUCTURE

The Heartland Dental lease is structured on a net basis whereby the tenant is financially responsible for all expenses other than the building's structural components and roof maintenance. Tenant obligations include: expenses related to the HVAC, parking lot, landscaping, property taxes, insurance, utilities & waste management.

ABOUT THE TENANT

Founded in 1997, Heartland Dental is the nation's largest dental support organization providing non-clinical, administrative support services to 2,800 supported dentists across 38 states. Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services.



Property Overview

Heartland Dental | Easley, SC

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1617 East Main St
Street Address

Single Tenant
Facility Type

2,726 SF
Occupied Area (SF)

2003
Year Built

Heartland Dental, LLC
Corporate Guarantor

7/31/2032
Current Term Expiration

6.5 Years
Current Term Remaining

\$51,280
Annual Base Rent

2.50% Annually
Rent Escalations

\$18.81/PSF
Rent Per Square Foot

(4) 5-Year
Renewal Options

2.50% Annually
Option Escalations

Offering Price

Heartland Dental | Easley, SC

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PURCHASE PRICE
\$641,000

CAP RATE
8.00%

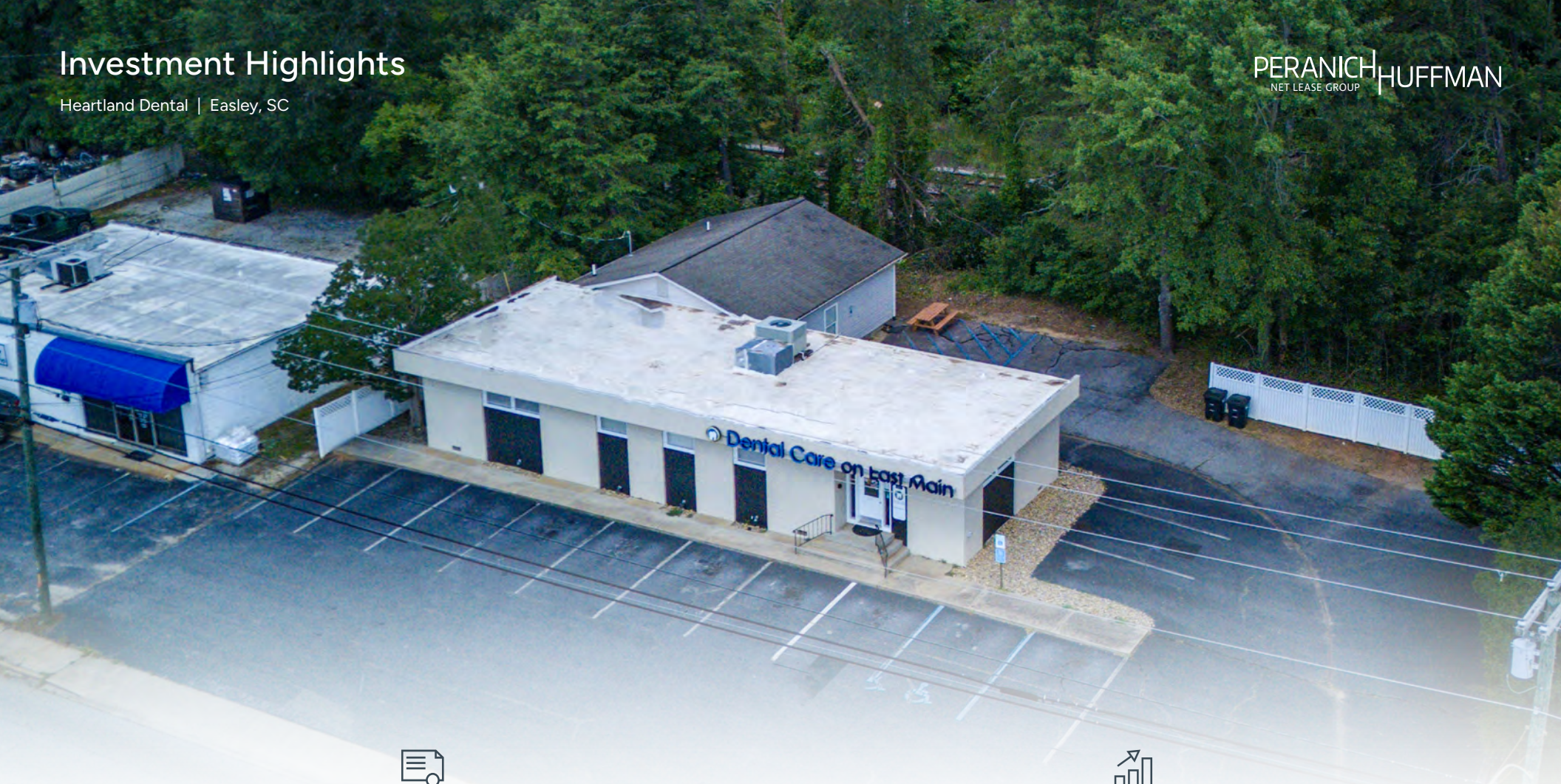
NET OPERATING INCOME
\$51,280



Investment Highlights

Heartland Dental | Easley, SC

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CORPORATELY GUARANTEED

The Heartland Dental lease is backed by a corporate guarantee from Heartland Dental, LLC.



RENT ADJUSTMENTS

The current lease term along with the (4) 5-year renewal options are accompanied by 2.5% annual rent increases.



LOW RENT PER SQUARE FOOT

The property showcases strong investment fundamentals through its affordable \$18.81 per square foot lease rate.



MINIMAL LANDLORD RESPONSIBILITIES

The lease is structured on a net basis whereby the tenant is financially responsible for all expenses other than the building's structural components & roof maintenance.

Location Overview

Easley, SC

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HEARTLAND
DENTAL

1617 East Main St, Easley, South Carolina



PRISMA
HEALTH.

Prisma Health Baptist Easley Hospital





Greenville, SC

12 miles

Net Lease Structure & Cash Flow Schedule

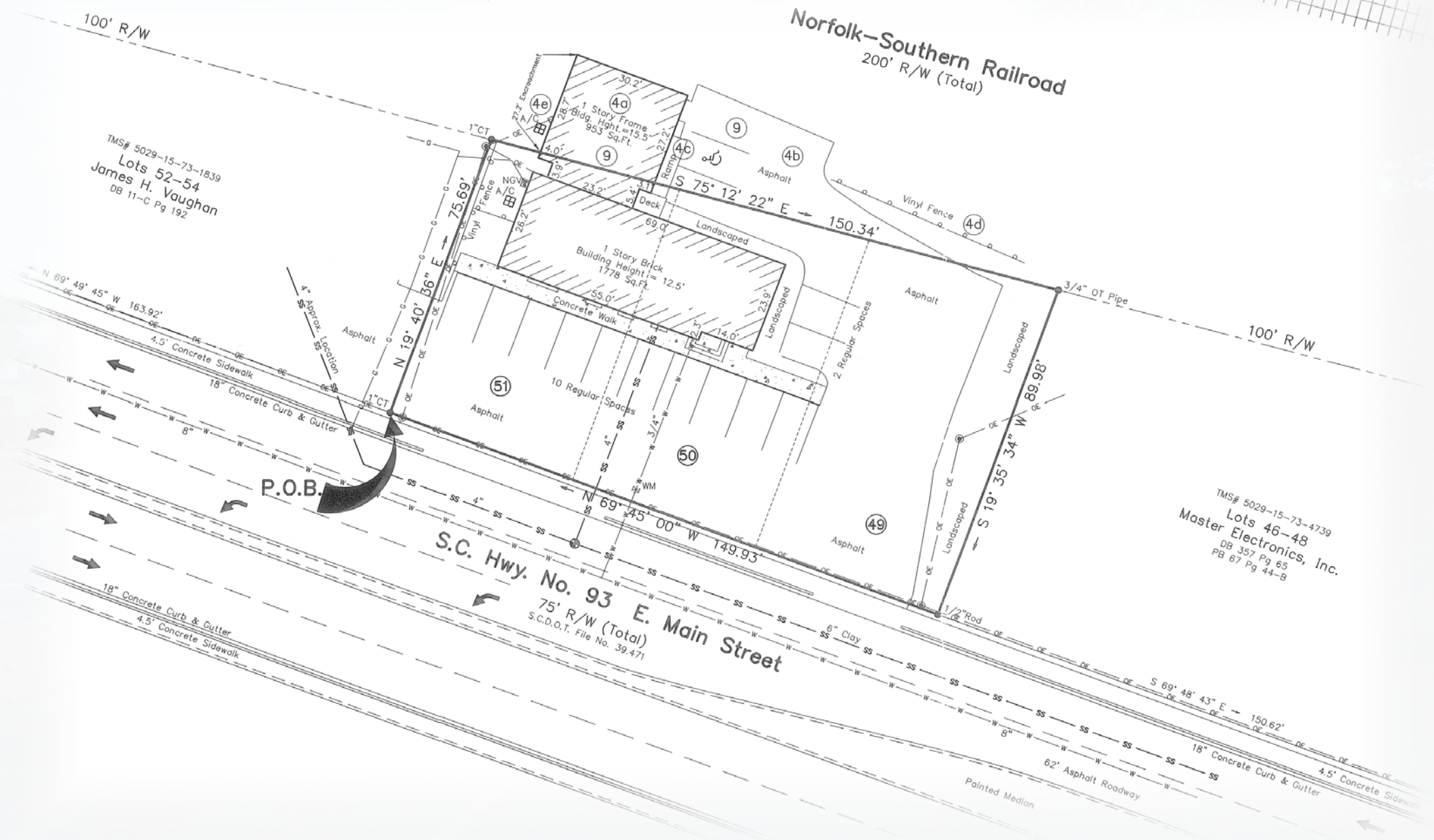
Heartland Dental | Easley, SC

Expense Category	Tenant's Responsibility	Landlord's Responsibility
Structural		√
Roof Maintenance		√
HVAC	√	
Parking Lot	√	
Landscaping	√	
Insurance	√	
Property Taxes	√	
Utilities	√	
Waste Management	√	

Term Period	Annual Base Rent	Rent Escalations
Aug 2025 - July 2026	\$51,280	-
Aug 2026 - July 2027	\$52,563	2.5%
Aug 2027 - July 2028	\$53,877	2.5%
Aug 2028 - July 2029	\$55,224	2.5%
Aug 2029 - July 2030	\$56,605	2.5%
Aug 2030 - July 2031	\$58,020	2.5%
Aug 2031 - July 2032	\$59,470	2.5%
(4) 5-Year Option Periods Aug 2032- July 2052		2.5% Annually

Site Plan

Heartland Dental | Easley, SC



Location Overview

Heartland Dental | Easley, SC

Easley is a fast growing city in Pickens County, South Carolina, located within the Greenville-Anderson metropolitan area. With a population of over 21,000 and direct access to nearby Greenville—one of the fastest-growing cities in the Southeast—Easley benefits from strong regional connectivity and a steadily expanding local economy.

The area's economy is driven by manufacturing, healthcare, and professional services. Easley is home to a mix of small businesses and national retailers, and its proximity to major employers in Greenville—including BMW, Prisma Health, and Michelin—supports a stable and diverse workforce. The city has seen ongoing residential and commercial development in recent years, with an increasing number of families and professionals choosing Easley for its quality of life and access to regional amenities.

Easley's strategic location provides exceptional accessibility through multiple transportation corridors, including Highway 123 and Interstate 85, connecting residents and businesses to the broader Upstate region. The city maintains a small-town charm while offering modern amenities, with well-maintained parks, recreational facilities, and a historic downtown area that has undergone recent revitalization efforts. Educational opportunities are strong, with quality public schools and close proximity to Clemson University, which contributes to the area's skilled workforce and creates additional demand for professional services throughout the community.

Healthcare and dental services are in strong demand throughout the Easley area, fueled by both population growth and an aging demographic. Easley is served by major health networks like Prisma Health and Bon Secours, which operate multiple facilities across the Upstate. The city's expanding population, combined with increasing awareness of preventive dental care, creates a strong foundation for dental practices such as Heartland Dental to thrive.

As a key part of the Greenville MSA, Easley offers strategic access to a broad patient base across Pickens and Anderson Counties. The city's steady population growth, rising household incomes, and supportive business environment make it an ideal location for Heartland Dental's continued expansion in the region.



Demographics

	1 Mile	3 Miles	5 Miles
Population (2023)			
Population	12,806	49,306	80,435
Employed	11,043	40,380	65,006
Median Age	42.0	41.0	41.0
Housing (2023)			
Occupied Households	5,553	18,688	29,821
Vacant Households	603	1,667	2,416
Income (2023)			
Median Household Income	\$59,283	\$66,980	\$67,481

Source: Crexi

Tenant Overview

Heartland Dental

Founded in 1997, Heartland Dental, LLC is the nation's largest dental support organization (DSO), providing non-clinical, administrative support services to more than 3,000 supported doctors across 1,880 affiliated locations in 39 states and Washington, D.C. Majority-owned by KKR, a leading global investment firm, Heartland Dental delivers a proven platform that enables supported dentists to focus on patient care while benefiting from institutional-level operational resources.

Heartland's comprehensive support includes human resources, marketing, IT, supply chain management, insurance credentialing, and accounting, ensuring consistent operational efficiency across its network. The company is also recognized as an industry leader in continuing education and leadership development, offering extensive training programs for supported doctors, hygienists, and team members.

Through a combination of strategic affiliations and de novo development, Heartland Dental continues to expand its national footprint, reinforcing its position as the most scaled and diversified DSO in the United States. This growth trajectory, coupled with its strong private equity backing, underscores the company's long-term stability, creditworthiness, and commitment to advancing high-quality dental care nationwide.

In The Media | October 2024

"Heartland Dental, the nation's largest dental support organization, was featured on the Emmy-nominated Discovery Channel series Tomorrow's World Today, underscoring the company's leadership in advancing dental innovation. The episode highlighted Heartland's doctor-led culture and support model, which allow affiliated dentists to focus on clinical excellence while leveraging cutting-edge technologies such as AI and digital scanning. Interviews with supported doctors reinforced how Heartland's scale, resources, and commitment to education are transforming patient care and positioning the organization at the forefront of the industry."



COMPANY TYPE
Private

MAJORITY OWNER
KKR

SECTOR
Dental Services

SUPPORTED DOCTORS
3,100+

LOCATIONS
1,880

OPERATING STATES
39

Offers should be submitted electronically to:

LUCAS ZEMLIKA

at lucas@phnlg.com and include the

following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

ABOUT US

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics and Hospices.

Broker of Record: Brian Brockman | Bang Realty - South Carolina, Inc. | SC License #: 108250

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HEARTLAND
DENTAL



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Heartland Dental I Easley, SC (the “Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

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Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

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