

9 YEARS OF LEASE TERM REMAINING

CORPORATELY GUARANTEED

HEARTLAND — D E N T A L —

107 MAIN STREET, PLYMOUTH, NH 03264



10% Rent Escalations Every 5 Years | Recent 10-Year Lease Extension | Non-Income Tax State | Minimal Landlord Responsibilities

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NET LEASE GROUP HUFFMAN



HEARTLAND
DENTAL

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HEARTLAND DENTAL

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INVESTMENT OVERVIEW

📍 HEARTLAND DENTAL | PLYMOUTH, NH

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The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present Heartland Dental, located at 107 Main Street in Plymouth, New Hampshire. This offering provides investors the opportunity to acquire a property leased to the nation's largest dental support organization, strategically positioned in the heart of downtown Plymouth. The ±5,406 SF dental facility is situated on a 0.42-acre lot at the doorstep of Plymouth State University, a major regional institution that generates consistent foot traffic and demand. The property's long history of medical and dental use, combined with its prime visibility on Main Street, underscores its enduring appeal and stability.

The property is leased to Heartland Dental under a long-term net lease, with 9 years of lease term remaining. The lease features an annual base rent of \$118,277 with 10% escalations every five years, providing built-in income growth. The lease also includes four (4) additional five-year renewal options, each with 10% escalations, ensuring long-term continuity and predictable cash flow. With corporate guarantees in place and minimal landlord responsibilities, the investment offers durable income security.

Heartland Dental, LLC is the largest dental support organization in the United States, supporting more than 1,880 practices across 39 states with over 3,100 doctors and 20,000 team members. The company provides non-clinical administrative and operational support that allows affiliated dentists to focus on patient care. Heartland's national scale, steady growth, and essential service offerings provide investors with long-term stability and income security.

Deal Snapshot

\$1,526,000

Purchase Price



\$282/SF

Price Per SF



\$118,277

Net Operating Income



7.75%

Cap Rate



Address 107 Main Street, Plymouth, NH 03264

Tenant Heartland Dental

Building Size 5,406 Square Feet

Lease Term 9 Years of Lease Term Remaining
(4) 5-Year Renewal Options



INVESTMENT HIGHLIGHTS

📍 HEARTLAND DENTAL | PLYMOUTH, NH

9 YEARS OF LEASE TERM REMAINING



Heartland Dental executed an early renewal extending the lease through September 30, 2035, providing investors with a full decade of secure cash flow. The agreement features 10% rent escalations every five years and includes four additional five-year renewal options, ensuring both long-term tenancy and predictable income growth.

ESTABLISHED PRACTICE WITH STRONG GROWTH



Heartland Dental acquired the site in 2019, recognizing its strong operating fundamentals and long-term potential. The practice operates four days per week and is projected to achieve record performance, with revenue expected to increase by more than 50% and EBITDA anticipated to double.

COMPETITIVE RENTAL POSITION



The property's current rent of \$21.88 per square foot is below the Claremont-Lebanon market average of \$24.00 per square foot, providing durable in-place income with clear mark-to-market potential at renewal.

NON-INCOME TAX STATE



Serving as a major benefit to the landlord, as of 2024, nine states: Alaska, Florida, Nevada, New Hampshire, South Dakota, Tennessee, Texas, Washington, and Wyoming — levy no state income tax.

CORPORATELY GUARANTEED LEASE

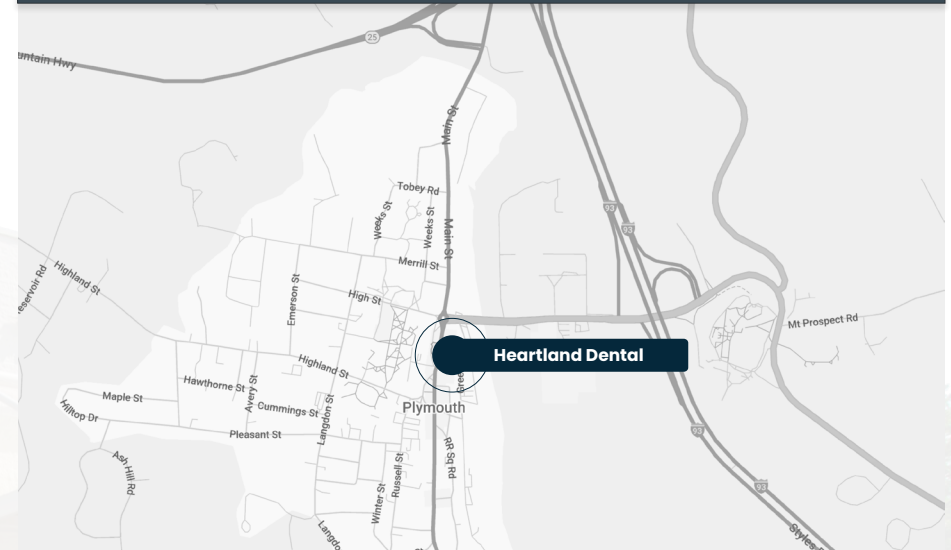


The lease is backed by Heartland Dental, LLC, the nation's largest dental support organization with more than 1,880 affiliated locations across 39 states. This corporate guarantee minimizes default risk and provides investors with long-term income security.

HIGH-DEMAND LOCATION



Positioned along Main Street in downtown Plymouth, the property benefits from strong visibility and accessibility in a high-traffic corridor. Its proximity to Plymouth State University and surrounding retail draws consistent daily activity, reinforcing tenant performance and long-term occupancy stability.



PROPERTY OVERVIEW

9 HEARTLAND DENTAL | PLYMOUTH, NH

107 Main Street, Plymouth, NH 03264

Street Address

Heartland Dental

Tenant

5,406 Square Feet | 0.42 Acres

Building Area | Land Area

Open 4 Days/Week

Operating Schedule

Net Lease

Lease Type

9 Years

Lease Term Remaining

09/30/2035

Lease Expiration Date

Heartland Dental, LLC

Lease Guarantor

\$118,277

Annual Base Rent

10% Every 5 Years

Rent Escalations

(4) 5-Year Options

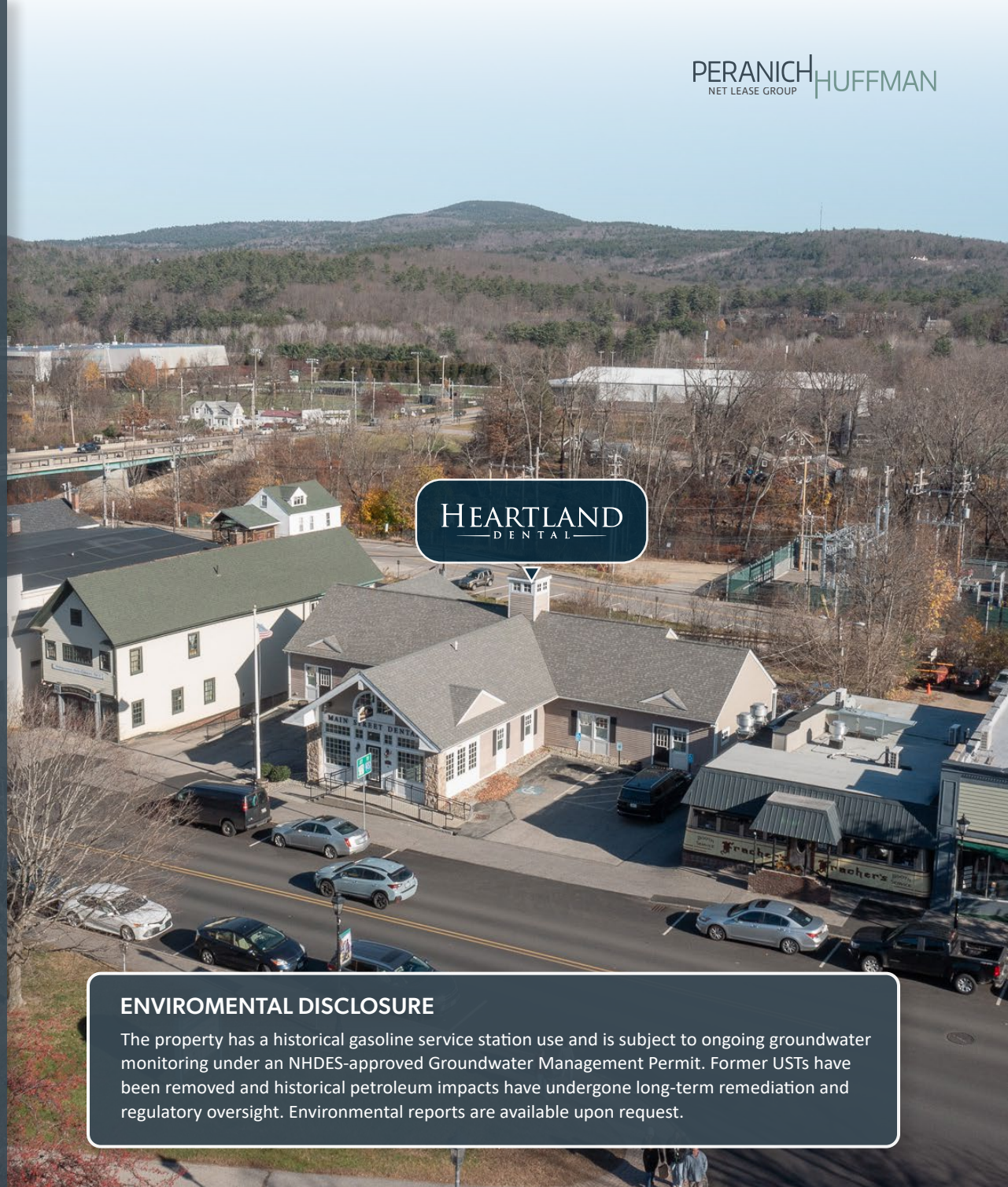
Renewal Options

10% in Each Option

Option Escalations

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ENVIROMENTAL DISCLOSURE

The property has a historical gasoline service station use and is subject to ongoing groundwater monitoring under an NHDES-approved Groundwater Management Permit. Former USTs have been removed and historical petroleum impacts have undergone long-term remediation and regulatory oversight. Environmental reports are available upon request.

NORTHWEST VIEW

📍 HEARTLAND DENTAL | PLYMOUTH, NH

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SOUTHWEST VIEW

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SITE PLAN

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GALLERY

📍 HEARTLAND DENTAL | PLYMOUTH, NH



GALLERY

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TENANT OVERVIEW

📍 HEARTLAND DENTAL | PLYMOUTH, NH

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 DENTISTS
3,100+

LOCATIONS
1,880

OPERATING STATES
39

NET LEASE STRUCTURE & CASH FLOW SCHEDULE

📍 HEARTLAND DENTAL | PLYMOUTH, NH

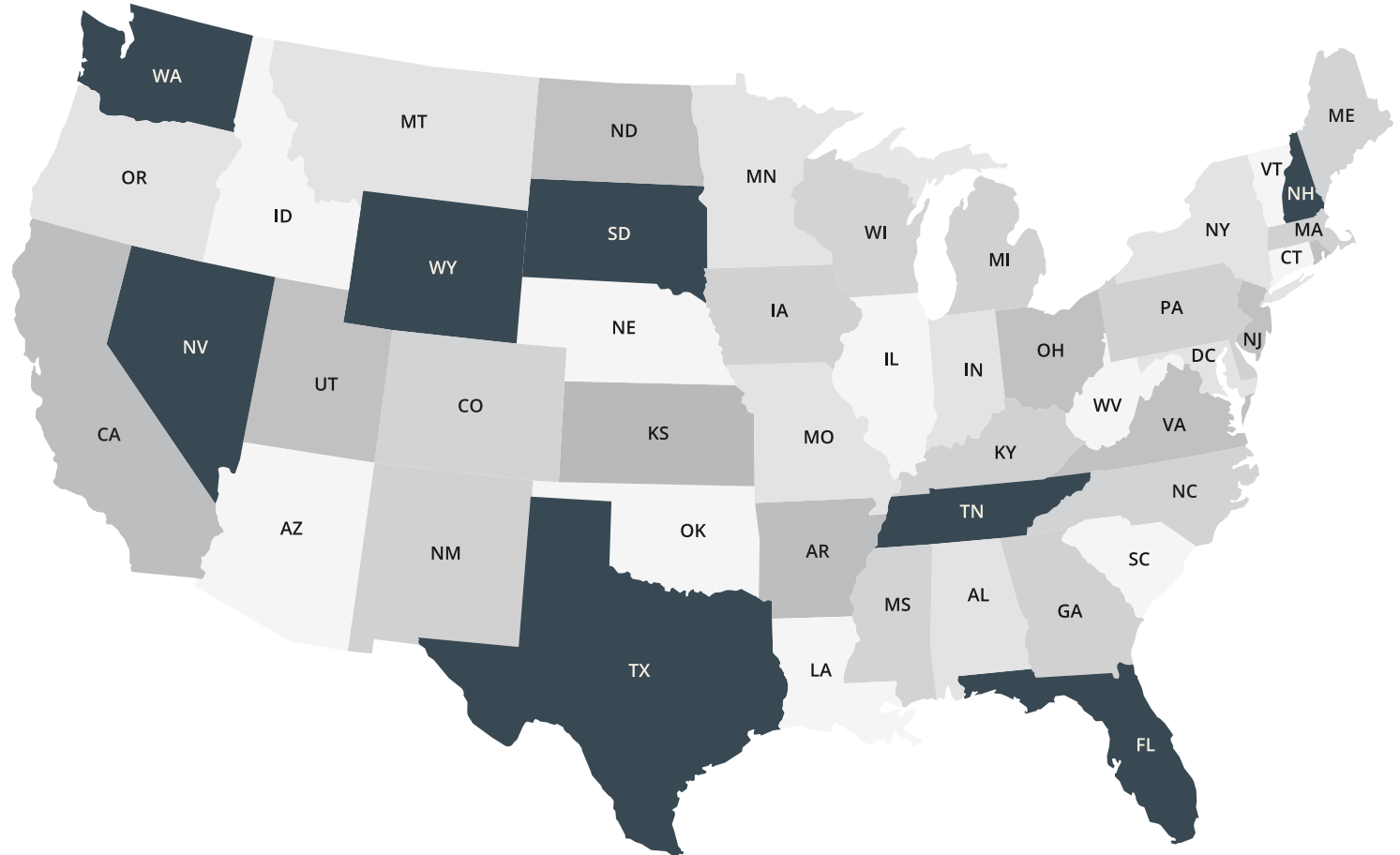
Tenant's Responsibility	Expense Category	Landlord's Responsibility
-	Structural	✓
✓	Roof Repair	-
-	Roof Replacement	✓
✓	Parking Lot Repair	-
✓	Parking Lot Replacement	-
✓	HVAC Repair	-
✓	HVAC Replacement	-
✓	Interior/Non-Structural	-
✓	Property Taxes	-
✓	Insurance Premiums	-
✓	Landscaping	-
✓	Utilities	-
✓	Waste Management	-

Term Period	Annual Base Rent	Rent Increase (%)
October 2025 - September 2026	\$118,277	-
October 2026 - September 2027	\$118,277	-
October 2027 - September 2028	\$118,277	-
October 2028 - September 2029	\$118,277	-
October 2029 - September 2030	\$118,277	-
October 2030 - September 2031	\$130,105	10%
October 2031 - September 2032	\$130,105	-
October 2032 - September 2033	\$130,105	-
October 2033 - September 2034	\$130,105	-
October 2034 - September 2035	\$130,105	-
Option Period 1 October 2035 - September 2040	\$143,115	10%
Option Period 2 October 2040 - September 2045	\$157,427	10%
Option Period 3 October 2045 - September 2050	\$173,169	10%
Option Period 4 October 2050 - September 2055	\$190,486	10%

NON-INCOME TAX STATE

📍 HEARTLAND DENTAL | PLYMOUTH, NH

- Alaska
- Florida
- Nevada
- **New Hampshire**
- South Dakota
- Tennessee
- Texas
- Washington
- Wyoming



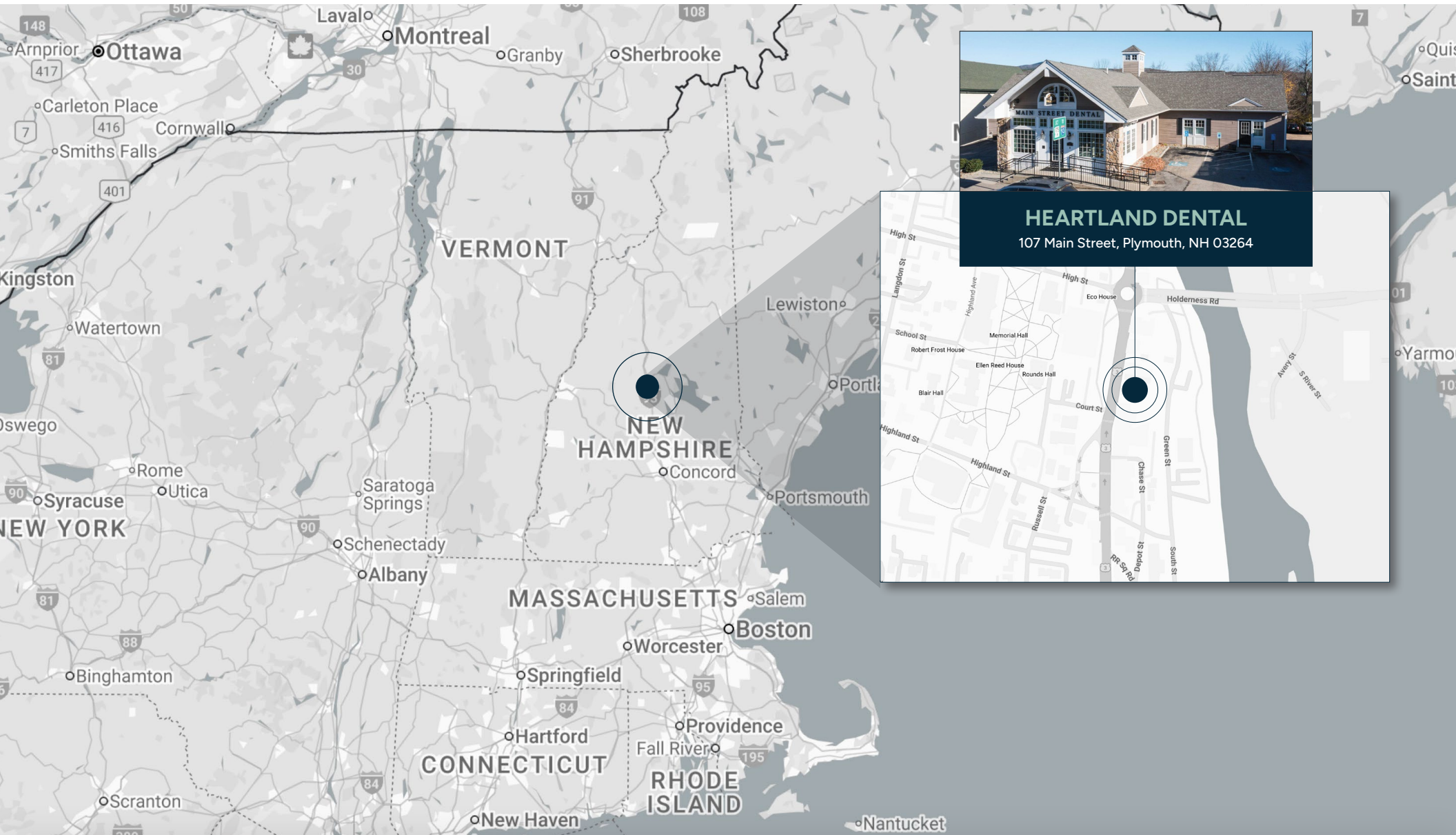
The **nine states listed above do not levy state income tax**. In these jurisdictions, state governments generate revenue through other means, primarily sales taxes, property taxes, and various fees. This tax structure can be particularly attractive for high-income earners and retirees looking to maximize their take-home pay and retirement savings. However, these states often compensate for the lack of income tax revenue by implementing higher rates in other tax categories. For example, Tennessee and Washington maintain some of the highest sales tax rates in the nation, while Texas relies heavily on property taxes (tenant's responsibility). Despite these trade-offs, the absence of state income tax remains a significant draw for businesses and individuals, often contributing to population growth and economic development in these regions.

REGIONAL MAP

📍 HEARTLAND DENTAL | PLYMOUTH, NH

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HEARTLAND DENTAL

107 Main Street, Plymouth, NH 03264

IMMEDIATE MAP

📍 HEARTLAND DENTAL | PLYMOUTH, NH

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LOCATION OVERVIEW

📍 HEARTLAND DENTAL | PLYMOUTH, NH

+ Main Street (US Route 3) | Plymouth, New Hampshire

The property is positioned along a professional corridor with a concentration of service-oriented businesses, including medical offices, financial services, and neighborhood retailers. This clustering generates steady weekday traffic and creates a built-in referral network, while the surrounding residential base provides a consistent demand driver for daily-needs services.

The site also benefits from direct access to a primary commercial thoroughfare lined with grocery, dining, and convenience retail, ensuring strong visibility and accessibility. Regional connectivity is reinforced by nearby highway links, allowing for seamless travel across the broader trade area and supporting long-term tenant performance.

LOCATION HIGHLIGHTS

Professional Corridor

Cluster of medical, financial, and service-oriented businesses generating steady weekday activity.

Healthcare Synergy

Nearby hospitals, specialty practices, and community health providers reinforce the area's role as a medical services hub.

Retail & Service Adjacency

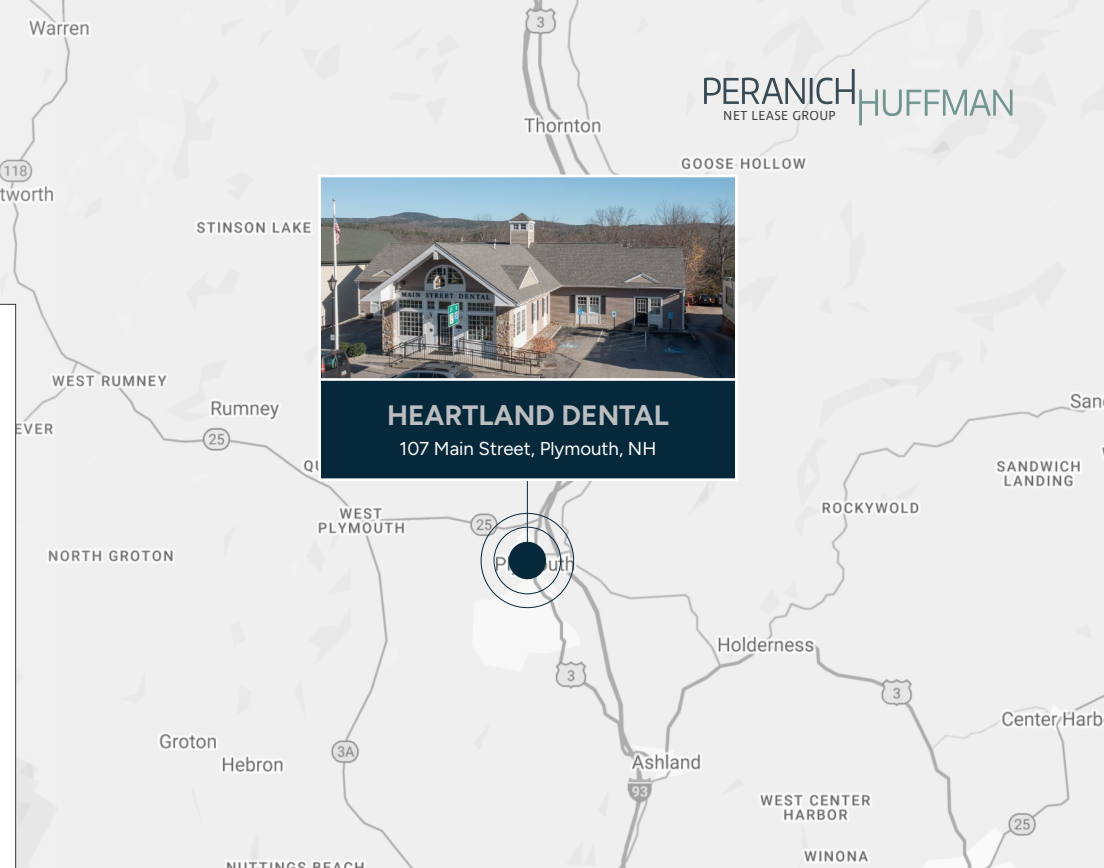
Immediate access to a commercial route anchored by grocery, dining, and essential neighborhood services.

Regional Connectivity

Quick links to Interstate 93 and Route 3, ensuring visibility and accessibility across the Upper Valley region.



HEARTLAND DENTAL
107 Main Street, Plymouth, NH



AREA OVERVIEW

📍 HEARTLAND DENTAL | PLYMOUTH, NH

+ Plymouth, NH

Plymouth, New Hampshire, is a dynamic town in Grafton County anchored by healthcare, education, retail, and tourism. Major employers include Speare Memorial Hospital and Plymouth State University, which provide a stable employment base and consistent demand for neighborhood services. The mix of institutional anchors and service-oriented businesses supports a balanced local economy and steady community growth.

The area benefits from strong regional connectivity with quick access to Interstate 93 and Interstate 89, linking Plymouth to Concord, Manchester, and the greater Boston metropolitan area. A blend of residential neighborhoods, commercial corridors, and recreational amenities creates an attractive environment for residents and businesses, reinforcing Plymouth's role as a central hub for the surrounding region.

CITY HEALTH FUNDAMENTALS

- **Leading Industries:** Healthcare, education, retail trade, and tourism anchor local employment.
- **Major Employers:** Speare Memorial Hospital, Plymouth State University, and regional school districts.
- **Major Highways:** Interstate 93 (Exit 25) and Interstate 89 provide direct access to Concord, Manchester, and Boston.
- **Retail Expansion:** Walmart, Hannaford, Market Basket, Starbucks, and Planet Fitness are expanding locally, complementing established businesses along Main Street and Route 3.



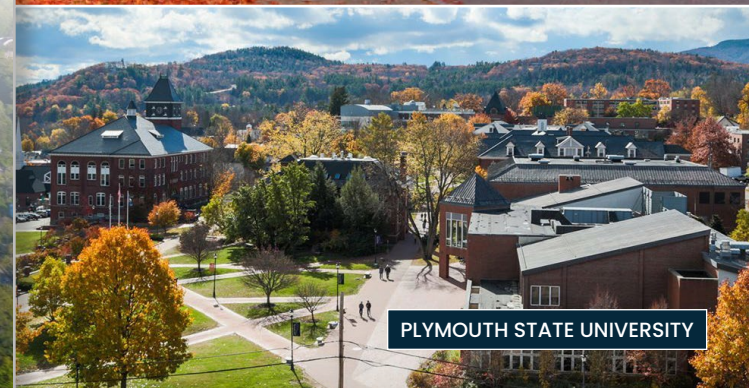
PEMIGEWASSET RIVER



PLYMOUTH TOWN CENTER



PLYMOUTH'S MAIN STREET



PLYMOUTH STATE UNIVERSITY

DEMOGRAPHICS

📍 HEARTLAND DENTAL | PLYMOUTH, NH

Distance From Subject Property	1 Mile	3 Miles	5 Miles
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Population

Residents	8,896	14,158	20,394
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Employed	7,894	12,375	17,666
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Median Age	31.6	37.6	41.8
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Housing

Homeowners	1,835	3,595	5,563
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Renters	1,159	1,406	1,911
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Income

Median Household Income	\$80,208	\$83,239	\$80,747
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Source: Crexi



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Heartland Dental | Plymouth, NH (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.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

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.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.





Heartland Dental

107 MAIN STREET, PLYMOUTH, NH 03264

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www.phnlg.com

Offers should be submitted electronically to:

LUCAS ZEMLICKA

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.

In-State Broker | Brian Brockman | Bang Realty-New England Inc | NH License #: 075993