COLDWELL BANKER COMMERCIAL ATLANTIC

HEALTH FIRST
OFFERING MEMORANDUM

Presented by Coldwell Banker Commercial Atlantic
3506 W. Montague Ave. Charleston, SC

CONTACT:

Brent Case, CCIM
843.744.9877
bcase@cbcatlantic.com

Coldwell Banker Commercial Atlantic
3506 W. Montague Ave. | Charleston, SC 29418
Phone: (843) 744-9877 | info@cbcatlantic.com

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ABOUT HEALTH FIRST

HEALTH FIRST

In 2004, Health First Urgent Care opened their first location in North Charleston, South Carolina. They set out with the goal of providing affordable care to all patients and have continued to do that in the decade to follow. They know that their patients have busy schedules, and they want to make sure they partner alongside of their patients to give them the care at times that are convenient for them. Each of their centers are open Monday through Saturday from 8:00 AM until 8:00 PM. Health First Urgent Care offers walk-in treatments for injury, illnesses and primary care services. There are no appointments necessary. Health First provides similar services as other medical providers for a fraction of the cost. Their centers accept most insurances and provide affordable rates for patients without insurance.

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bcase@cbcatlantic.com

3506 W. Montague Avenue, Suite 200
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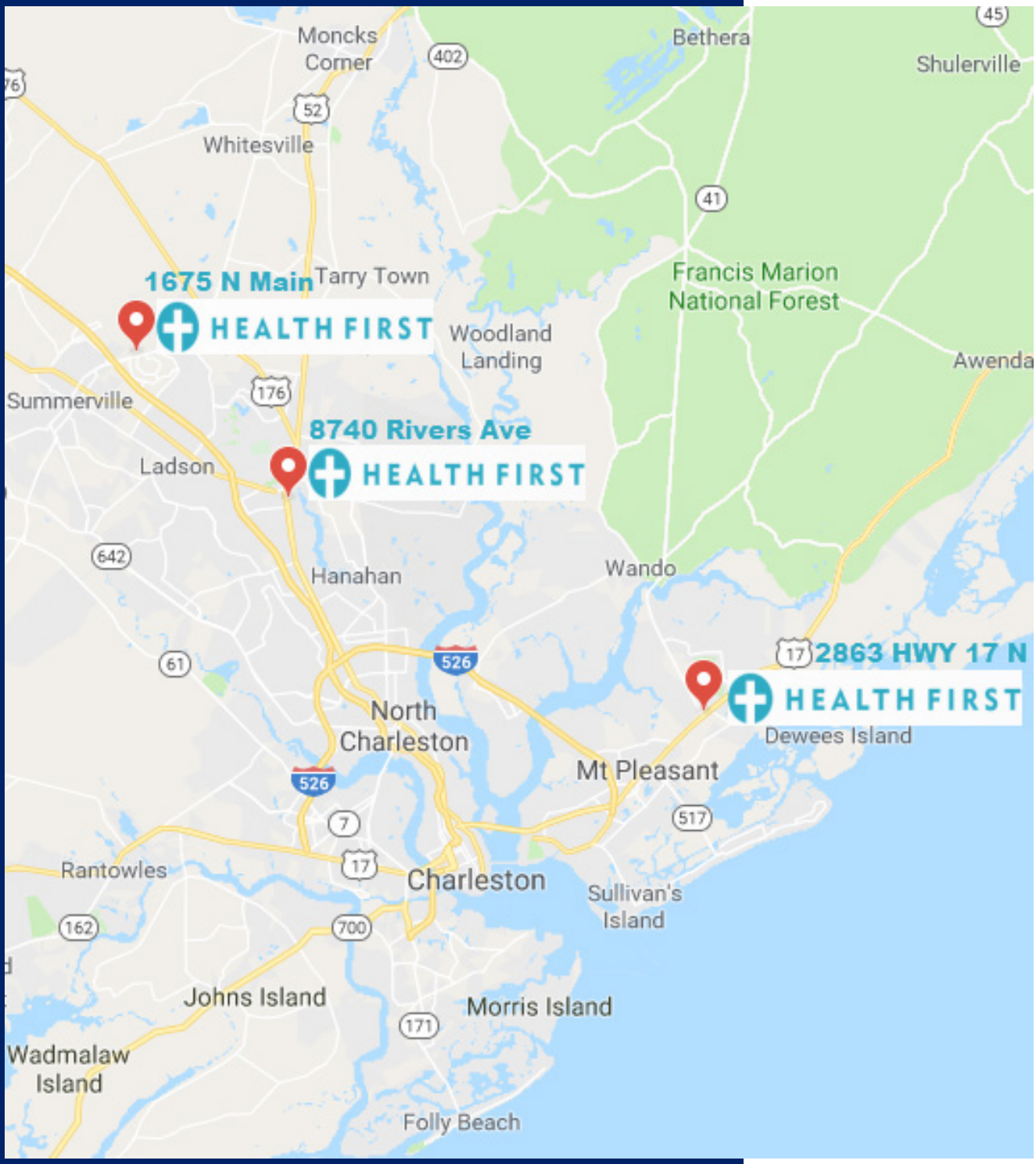
www.cbcatlantic.com

MAPPED HEALTH FIRST LOCATIONS

COLDWELL BANKER COMMERCIAL ATLANTIC



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HEALTH FIRST
KEY POINTS

COLDWELL BANKER COMMERCIAL ATLANTIC

Type: Private

Founded: 2004

# of Locations: 16

website: www.healthfirstcares.com

Tenant: UCG South Carolina, LLC

Urgentcaregroup.com

LOCATIONS AVAILABLE FOR SALE

1. 2863 HWY 17 N

MOUNT PLEASANT, SC 29466

2. 1675 N. MAIN ST.

SUMMERVILLE, SC 29483

3. 8740 RIVERS AVE.

NORTH CHARLESTON, SC 29483

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2863 HWY 17 N.

MOUNT PLEASANT, SC 29466

COLDWELL BANKER COMMERCIAL ATLANTIC

KEY FEATURES

SALE PRICE:	$3,118,182
PROPERTY SUBTYPE:	Free Standing Building
BUILDING SIZE:	6,187 SF
ACREAGE:	0.95 AC
TMS #:	578-00-00-136
COUNTY:	Charleston
TRAFFIC COUNT:	39,700 VPD
LEASE EXPIRATION:	12/11/2028
LEASE TERM:	10 years
RENEWAL OPTIONS:	Two (2) options of five (5) years
LEASE TYPE:	NNN

PROPERTY OVERVIEW

Great investment opportunity to Sale Lease back a 6,187 SF on 0.95 acres urgent care facility on busy Highway 17. Long term leases in place which will expire in 2028 with options to extend for another 10 years. Located directly off US 17 HWY next to HWY 41 and convenient to a large population and has easy ingress and egress off HWY 17. Two additional Urgent Care facilities available for purchase for additional price.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,303	34,775	69,841
HOUSEHOLDS	1,309	13,708	27,092
AVG. HH. INCOME	$135,271	$124,536	$131,215

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AREA

INFORMATION

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1675 N. MAIN ST.

SUMMERVILLE, SC 29483

COLDWELL BANKER COMMERCIAL ATLANTIC

KEY FEATURES

SALE PRICE:	$1,600,000
PROPERTY SUBTYPE:	Free Standing Building
BUILDING SIZE:	5,532 SF
ACREAGE:	0.84 AC
TMS #:	221-16-01-008
COUNTY:	Berkeley
TRAFFIC COUNT:	35,000 VPD
LEASE EXPIRATION:	12/11/2028
LEASE TERM:	10 years
RENEWAL OPTIONS:	Two (2) options of five (5) years
LEASE TYPE:	NNN

PROPERTY OVERVIEW

Great investment opportunity to Sale Lease back a 5,532 SF on 0.84 acres urgent care facility on busy North Main Street. Great location next to new Nexton development. Long term leases in place which will expire in 2028 with options to extend for another 10 years. Located directly off I-26 next to Sangaree and convenient to a large population and has easy ingress and egress off North Main Street. Two additional Urgent Care facilities available for purchase for additional price.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,041	46,072	111,316
HOUSEHOLDS	2,168	16,800	40,920
AVG. HH. INCOME	$65,961	$62,950	$71,067

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AREA

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8740 RIVERS AVE.

NORTH CHARLESTON, SC 29406

COLDWELL BANKER COMMERCIAL ATLANTIC

KEY FEATURES

SALE PRICE:	$1,600,000
PROPERTY SUBTYPE:	Free Standing Building
BUILDING SIZE:	4,855 SF
ACREAGE:	0.88 AC
TMS #:	485-00-00-177
COUNTY:	Charleston
TRAFFIC COUNT:	66,000 VPD
LEASE EXPIRATION:	12/11/2028
LEASE TERM:	10 years
RENEWAL OPTIONS:	Two (2) options of five (5) years
LEASE TYPE:	NNN

PROPERTY OVERVIEW

Great investment opportunity to Sale Lease back a 4,855 SF on 0.88 acres urgent care facility on busy Rivers Avenue. Long term leases in place which will expire in 2028 with options to extend for another 10 years. This stand alone building along with the overall area has made this center one of the top urgent care centers for the tenant. Located just outside of University Blvd it is convenient to a large population and has easy ingress and egress close to Goose Creek, I-26 and University Blvd. Two additional Urgent Care facilities available for purchase for additional price.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,393	63,602	138,092
HOUSEHOLDS	3,016	24,380	51,067
AVG. HH. INCOME	$59,460	$62,409	$64,858

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Why Invest In Charleston?

Live Like a Charlestonian

Housing: Residential areas range from the rural towns of Jamestown and St. George to the vibrant, urban areas of Charleston and North Charleston. The growing demand for housing has spawned a number of new residential opportunities throughout the region, and most price ranges are well represented.
Cost of Living: Compared to many other thriving coastal communities, Charleston offers a reasonable cost of living according to the ACCRA Cost of Living Index. Charleston residents also get a break when it comes to taxes, with the area's state and local tax burden significantly lower than the national average.
Climate: The climate of greater Charleston is considered "temperate to subtropical." On average, the region enjoys 230 days of sunshine each year.
For the outdoors enthusiast, acres of freshwater lakes, a large national forest, miles of beaches and 160 parks provide the perfect setting for numerous outdoor activities, including sailing, kayaking, fishing, hiking, hunting, windsurfing and water skiing.

Work Like a Charlestonian

3.1% Unemployment Rate

$73,249 Average Household Income

1.60% Unionization Rate

370,400 Jobs

Top Industries:

Aerospace:
Boeing
TIGHitco
Eaton Corporation
Advanced Security
SAIC
BAE Systems
VT Group

Bio Medical
Hill-Rom, Inc.
Berchton Corporation
Wind Energy
33 Wind energy facilities in SC employing over 1,100 people

Automotive
Cummins Turbo Technologies
Mercedes-Benz
Mahle Behr
Volvo

Play Like a Charlestonian

EXPLORE DINE SHOP

The College of Charleston:

The College of Charleston is a state-supported comprehensive institution providing a high-quality education in the arts and sciences, education and business. The faculty is an important source of knowledge and expertise for the community, state, and nation. Located in the heart of historic Charleston, it strives to meet the growing educational demands primarily of the Lowcountry and the state and, secondarily, of the Southeast.

Learn Like a Charlestonian

The Citadel:

The Citadel is a landmark in Charleston and South Carolina that is noted for its educational reputation as well as its rich history. Founded in 1842, The Citadel has an undergraduate student body of about 3,506 students who make up the South Carolina Corps of Cadets.

MUSC:

The Medical University of South Carolina (MUSC) has grown from a small private medical school founded in 1824 into one of the nation's top academic health science centers, with a 700-bed medical center (MUSC Health) and six colleges.

Charlestonian's Real Estate Climate

Industrial:

Overall, the Charleston Industrial market is nearing balance. Vacancy rates have declined, while lease rates in all sectors have increased.

MultiFamily:

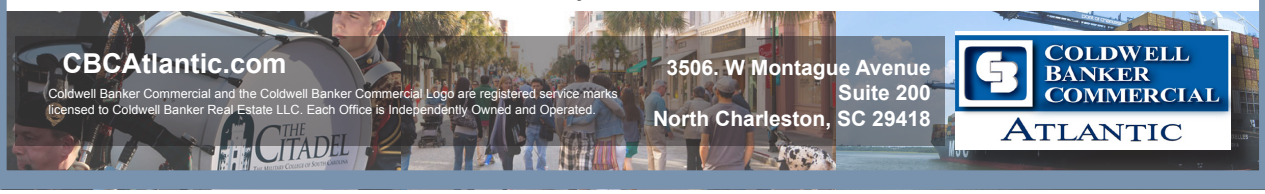
Charleston is in the midst of the strongest apartment development cycle since Reis began tracking the market, in 1999. For the first time since the recession, however, net absorption, at 5,000 units, trailed same-year new supply.

Office:

With only 9.6 million square feet of existing inventory, Charleston's is a small general purpose, multi-tenant office market. It is, however, not inactive. Several speculative projects were recently built and others are under way. There has been a decline in vacancy since the first quarter of 2015.

Retail:

Retail in markets supported by strong job and population growth across the country don't respond the way they once did—with active real estate development; the growth of e-commerce retailing has cast its spell over retailers, developers, and development financing alike. With demand for space uncertain, many retailers elect to develop fewer and/or smaller stores, and some are returning space to the market.



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ECONOMIC DATA
Charleston, SC

COLDWELL BANKER COMMERCIAL ATLANTIC

The Charleston regional economy can aptly be described as 'transcendent.' Developments since the turn of the decade have elevated Charleston to international prominence.

The newfound global stature of Charleston is the culmination of two decades of focused effort, as well as a sound pro-business environment, and plenty of good fortune. Beginning with the closure of the Naval Complex in Charleston by the 1993 Base Realignment and Closure (BRAC) Commission, tri-county government and business leaders have mounted a robust campaign of economic recruitment, tourism promotion, and growth of the federal government presence.

SEVERAL MAJOR MILESTONES SINCE 2010 HAVE INCLUDED:

Establishment of six Boeing facilities and business units; Boeing Final Assembly and delivery site for the 787 Dreamliner, Boeing Interior Responsibility Center, two Centers of Excellence – Information Technology and Engineering, Boeing Research & Technology Center and Propulsion South Carolina
Presence of Space and Air Warfare Systems (SPAWAR), along with various other Navy and Air Force commands attached to Joint Base Charleston
Increased Port-related volume growth and the execution of a multi-year capital investment plan including harbor deepening, terminal construction and improvements. The Port of Charleston is the nine largest U.S. Container Port by TEUs (Twenty-Foot Equivalent Units) handled in FY 2017.
Growth of the medical sector supported by the presences of Medical University of South Carolina (MUSC). MUSC is a leading research and teaching hospital in the southeast managing over $250 million in research funding. MUSC research funding has supported over 800 inventors and produced 1,500 inventions disclosures. MUSC educates and trains more than 3,000 students and 700 residents in six colleges.
Growth of the information technology / software sector has contributed significantly to local job growth. Charleston is home to more than 250 tech companies. The region is ranked 3rd for one-year growth in high-tech GDP on Milken Institute's list of 2017 Best-Performing Cities.
Additional air service from Southwest and Jet Blue as well as the completion of a four-year long major renovation of the Charleston International Airport continues to support a thriving travel and tourism industry. Charleston welcomed 6.9 million visitors in 2017.

QUICK FACTS

Population: 775,000 Residents in the Charleston Region / 401,000 Residents in Charleston County
Workforce: 383,000 Workers in the Charleston Region / 208,000 Workers in Charleston County
Median Household Income: $55,100 in the Charleston Region / $54,900 in Charleston County
Cost of Living Index Level: 104.0 for the Charleston Region
Gross Regional Product: $39.5 Billion for the Charleston Region / $29.4 Billion for Charleston County
Imports: $42.3 Billion for the Charleston Region / $27.5 Billion for Charleston County
Exports: $51.6 Billion for the Charleston Region / $40.7 Billion for Charleston County

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ECONOMIC DATA
Charleston, SC

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2018 TOP REGIONAL INDUSTRY-SECTORS (BY EMPLOYMENT)

Government (NAICS – 90): 77,863 Jobs
Accommodation and Food Service (NAICS 72): 34,000 Jobs
Retail Trade (NAICS 44): 41,655 Jobs
Health Care and Social Assistance (NAICS 62): 34,492 Jobs
Administrative and Support and Waste Management and Remediation (NAICS 56): 27,581 Jobs
Manufacturing (NAICS 31): 24,113 Jobs
Professional, Scientific, and Technical Services (NAICS 54): 20,565 Jobs
Construction (NAICS 23): 17,649 Jobs
Other Services (Except Public Administration (NAICS 81): 16,275 Jobs
Transportation and Warehousing (NAICS 48): 13,251 Jobs

TOP INDUSTRY CLUSTERS (BY JOB GROWTH)

Aerospace Vehicles and Defense
Local Hospitality Establishments
Federal Government Services
Paper and Packaging
Local Health Services
Hospitality and Tourism
Insurance Services
Automotive
Local Government Services
Financial Services

TOP INDUSTRY CLUSTERS (BY REGIONAL SPECIALIZATION*)

Paper and Packaging
Aerospace Vehicles and Defense
Water Transportation
Federal Government Services
Production Technology and Heavy Machinery
Local Health Services
Printing Services
Automotive
Local Hospitality Establishments

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LEADING EMPLOYERS
Charleston, SC

The Boeing Company, AMT Senior TIGHITCO, Safran

BoomTown, Bllue Acorn, CACI, SPAWAR, CodeLynx

Mercedes-Benz Vans, Cummins Turbo, Knapheide

Alcami, NCGS Inc., Charles River Labs

LEADING EMPLOYERS

Major employers in Charleston County include Joint Base Charleston and The Boeing CompanyMajor employers in Charleston County include Joint Base Charleston and The Boeing Company

LARGEST PUBLIC SECTOR EMPLOYERS

COMPANY	PRODUCT OR SERVICE	EMPLOYEES
Joint Base Charleston	Area U.S. military commands	22,000
Medical University Of South Carolina (MUSC)	Hospital, post-secondary education, research	13,000
Charleston County School District	Education/public schools	6,500
Charleston County	Local government	2,600
College of Charleston	Post-secondary education	2,000
U.S. Postal Service	Postal service	2,000
City of Charleston	Local government	1,700
City of North Charleston	Local government	1,200
Trident Technical College	Post-secondary education	1,200

LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	PRODUCT OR SERVICE	EMPLOYEES
The Boeing Company	Aircraft manufacturing	7,000
Roper St. Francis Healthcare	Roper and Bon Secours St Francis Hospitals	5,500
Trident Health System	Hospital system	2,500
Walmart Inc.	Retail merchandise	2,300
Robert Bosch LLC	Antilock brake systems, fuel injectors	2,000
Kiawah Island Golf Resort/The Sanctuary at Kiawah Resort	Resort	1,500
Publix Supermarkets	Retail grocery stores	1,200
Verizon Wireless Inbound	Outbound call center	1,200
KapStone Charleston Kraft LLC	Paper, packaging manufacturing	1,000

LARGEST MANUFACTURING EMPLOYERS

COMPANY	PRODUCT OR SERVICE	EMPLOYEES
The Boeing Company	Aircraft manufacturing	7,000
KapStone Charleston Kraft LLC	Paper, packaging, forest products	1,000
Cummins Turbo Technologies	Manufacture turbochargers & air compressors	600
Detyens Shipyards, Inc. (DSI)	Shipyard; general ship repairs & modifications	500
Ingevity	Manufacture specialty chemicals (Global HQ)	500
Mahle Behr	Manufacturer of engine cooling systems	400
Mercedes-Benz Vans, LLC	Semi-knocked down (SKD) production of Mercedes Sprinter Vans for the U.S. market; $500 million expansion underway to full production and assembly by the end of 2020. Anticipated employee count will be 1,500.	400

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ABOUT
CBC ATLANTIC
AND WHAT WE DO

Experts in the commercial real estate industry, our team of consultants rely on market knowledge, relationships, experience and teamwork in order to provide the highest level of service to our clients in an ever changing business climate.

Coldwell Banker Commercial Atlantic has been specializing in the Charleston market and throughout the Southeast for over 26 years. With a focus on Industrial, Retail, Office, Multifamily, Investment Brokerage and Management, our firm's great success is a product of continuing education, determination and assessing your real estate needs.

Brent A. Case
President, Broker in Charge

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BRENT A. CASE, CCIM

SENIOR BROKER

Brent Case, CCIM has been in the real estate industry for more than 26 years. He is president of Charleston's largest commercial real estate company, Coldwell Banker Commercial Atlantic. Brent graduated from Xavier University cum laude with dual degrees in Marketing and International Affairs. During college, and shortly after, he worked for Procter & Gamble, AT&T and Michelin. Brent moved to Charleston in 1993 and started his commercial real estate career. His focus since then has been in retail leasing, multifamily experiences, management, development and investment. He became South Carolina State Chapter President in 2002, and was elected CCIM Region Vice President voted Commercial Realtor of the Year the following year. Brent has been a very active member of the Charleston Chamber of Commerce and is a graduate of their Leadership Charleston program. Currently, he has been leading the company in development with approximately 10+ projects over the last few years. Brent is also serving on the National Advisory Board for Coldwell Banker Commercial Corporate. Together, with his father, he has bought, sold, managed and developed apartments for the last 30 years. He is a member of the Executive Committee for the Charleston Trident Association of REALTORS and has been on various bank boards and charitable committees. He currently resides in James Island with his lovely wife, Katie, and their two sons, Jack and William.

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