



Offering Memorandum

SINGLE TENANT NNN MEDICAL OFFICE INVESTMENT OPPORTUNITY

2767 CULTRA ROAD in CONWAY, SOUTH CAROLINA 29526 (MYRTLE BEACH MSA)

TRANSACTION TEAM



David Sigmon
BROKER, CCIM, SIOR

david@pintailcre.com
864.430.8060



Tyson Smoak
PARTNER, CCIM

tyson@pintailcre.com
864.325.0000



Matt Vanvick
BROKER, CCIM, SIOR

matt@pintailcre.com
864.414.7005



Robert Satcher, Jr.
BROKER

robert@pintailcre.com
803.429.0490

CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed or implied by anything herein contained or made by agent of the principal relative to the subject property.

The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projects are based should be carefully reviewed by each investor or his or her financial advisor.

This submission is confidential. It is the property of Pintail Capital Partners, LLC, and any reproduction of any portion of the enclosed without written consent from an official representative of Pintail Capital Partners, LLC, is strictly prohibited. The information offered here is subject to prior placement and/or withdrawal from the market, cancellation, modification, correction, errors, omissions, price changes, or any other changes without notice.

Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.



PO BOX 9776 . GREENVILLE SC 29604
864.729.4500 | WWW.PINTAILCRE.COM

PROPERTY OVERVIEW

ADDRESS:	2767 Cultra Road Conway, SC 29526 Myrtle Beach MSA
COUNTY:	Horry County
TAX MAP NO:	1220004004
LAND SIZE:	±1.36 AC
BUILDING SIZE:	±9,108 SF
YEAR BUILT:	2021
OCCUPANCY:	100%
TENANT:	Atlantic Coast Spine & Pain Center



LEASEBACK OVERVIEW

INITIAL TERM:	12-Year
LEASE STRUCTURE:	NNN
BASE RENT (YR 1):	\$22.23/SF
ESCALATIONS:	2.5% Annually
TENANT RESPONSIBILITIES:	Taxes Insurance Maintenance Utilities
LL RESPONSIBILITIES:	Roof (Metal) Structure Parking Lot 2021 Construction



TENANT OVERVIEW

Atlantic Coast Spine & Pain Center has recently expanded to include Physical Therapy and Adult Medicine divisions. Dr. Kline and his team offer services for degenerative disc disease, sciatica, chronic joint pain, chronic low back pain, chronic neck pain and sacroiliac joint pain.

Services offered include:

Epidural Steroid Injection

Epidural steroid injections provide immediate delivery of steroid medications to the epidural space in your spine.

Regenerative Medicine

Regenerative medicine eases your pain the best way possible: It uses the body's natural healing cells to restore the damaged and inflamed tissues causing your pain.

Kyphoplasty

Kyphoplasty is a surgical procedure used to treat spinal fractures. It is most used to treat fractures resulting from osteoporosis.

GenVisc 850

GenVisc 850 injections are an effective treatment option for those suffering from knee pain and the associated joint inflammation and stiffness due to osteoarthritis of the knee.

Mild

The mild procedure is a minimally invasive procedure that is performed to relieve the symptoms of lumbar spinal stenosis.

Vertiflex

Vertiflex's a new technique performed that treats lumbar spinal stenosis with a secondary diagnosis of neurogenic intermittent claudication.

Spinal Cord Stimulator Trial

There have been many technological advancements, and spinal cord stimulation now helps nearly 14,000 people each year find lasting pain relief.

Spinal Cord Stimulator Implant

Implanting the stimulator after a successful trial period is the next step to long term pain relief.

Physical Therapy

If you're involved in a car accident or you suffer a sports-related injury, physical therapy can relieve the pain, reduce the risk of complications, and restore your mobility.



INVESTMENT OVERVIEW

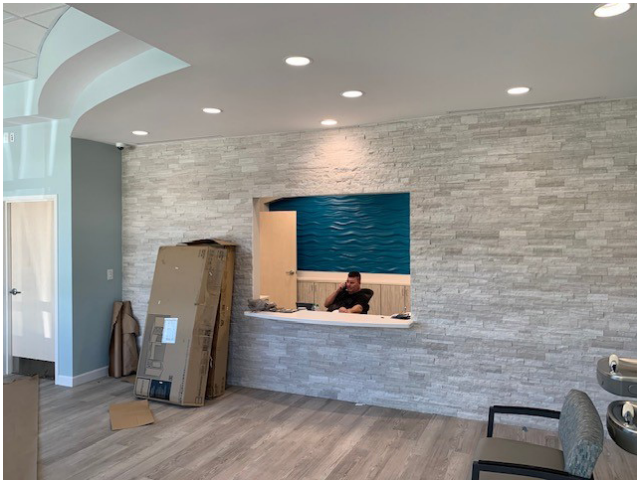
2767 Cultra Road offers a straightforward investment opportunity for any investor or 1031 exchange buyer.

2021 Masonry construction with metal roofing, offer longevity to the real estate investment itself, while the proposed leaseback provides stable income for the next 12 years+.

With the nearby Myrtle Beach market continuing to be a frontrunner in popular places to retire, Atlantic Coast Spine and Pain is well positioned to service the immediate demographic.



BASE RENT	\$22.23 PSF
NOI	\$202,470
CAP RATE	6.25%
ASKING PRICE	\$3,240,000



PROPERTY LOCATION



MARKET OVERVIEW

Conway, South Carolina · Myrtle Beach MSA

PROXIMITY TO ECONOMIC CENTERS

Conway's location near larger economic centers, such as Myrtle Beach and the broader Grand Strand area, contribute to its continued growth. People may choose to live in Conway while working in nearby cities or commuting to job opportunities in the region.

EXPANDING INFRASTRUCTURE

Continued investment in infrastructure, such as roads, public transportation, and utilities, make Conway a more accessible and attractive for both residents and businesses.

ECONOMIC DIVERSIFICATION

Conway has been successful in diversifying its economy beyond traditional industries, therefore attracting a broader range of businesses and residents, contributing to growth.

AFFORDABLE HOUSING

Compared to larger cities or coastal areas, Conway offers more affordable housing options, attracting individuals and families seeking more budget-friendly living arrangements.

EDUCATIONAL OPPORTUNITIES

The presence of educational institutions, such as Coastal Carolina University in Conway, attract students, faculty, and staff to the area, boosting population growth.

RETIREE ATTRACTION

Conway offers a desirable retirement destination due to its climate, amenities, and healthcare facilities, therefore experiencing an influx of retirees to the area.

TOURISM AND RECREATIONAL APPEAL

Conway has been successful in promoting its own attractions and recreational opportunities, therefore drawing visitors who decide to settle there permanently.

BUSINESS-FRIENDLY ENVIRONMENT

The city of Conway has implemented business-friendly policies and incentives, which has proven to attract entrepreneurs and companies, stimulating economic growth.

Myrtle Beach, SC

**"#1 FASTEST GROWING CITY IN THE U.S."
&
"THE BEST PLACE TO RETIRE IN SOUTH CAROLINA"**

- U.S. News and World Report



FOR MORE INFORMATION ON THIS LISTING, PLEASE CONTACT:

David Sigmon CCIM, SIOR david@pintailcre.com 864.430.8060

Tyson Smoak CCIM tyson@pintailcre.com 864.325.0000

Matt Vanvick CCIM, SIOR matt@pintailcre.com 864.414.7005

Robert Satcher, Jr. robert@pintailcre.com 803.429.0490