



OFFERING MEMORANDUM

37,450 SF MEDICAL OFFICE BUILDINGS INVESTMENT

1520 + 1530 BOILING SPRINGS ROAD, BOILING SPRINGS, SC 29316 (GREENVILLE, SC MSA)

TRANSACTION TEAM



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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.

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

PROPERTY OVERVIEW

1520 + 1530 Boiling Springs Rd., Boiling Springs, SC

PROPERTY DETAILS

County: Spartanburg
Parcel ID: 2-51-16.020.01 + 2-51-16.020.00
Building Size: 1520 | ±24,000 SF (MOB)
1530 | ±13,450 SF (ASC)
Lot Size: ±6.23 AC (excludes outparcel)
Property Type: Medical Office Building
Parking Spaces: ±250 (±7/1,000)
Tenant: Carolina Specialty Eye Surgery
dba as Palmetto Eye & Laser Center

BUILDING INFORMATION

Year Built: 2019
Construction: Built by Mavin Construction
Parking Lot: Ample on-site parking (±7/1,000)
Access: Multiple ingress/egress points to Boiling Springs Rd.
Detention: On-site



**COMBINED
NOI**

\$1,404,900



**CAP
RATE**

6.25%



**SALES
PRICE**

\$22,478,400



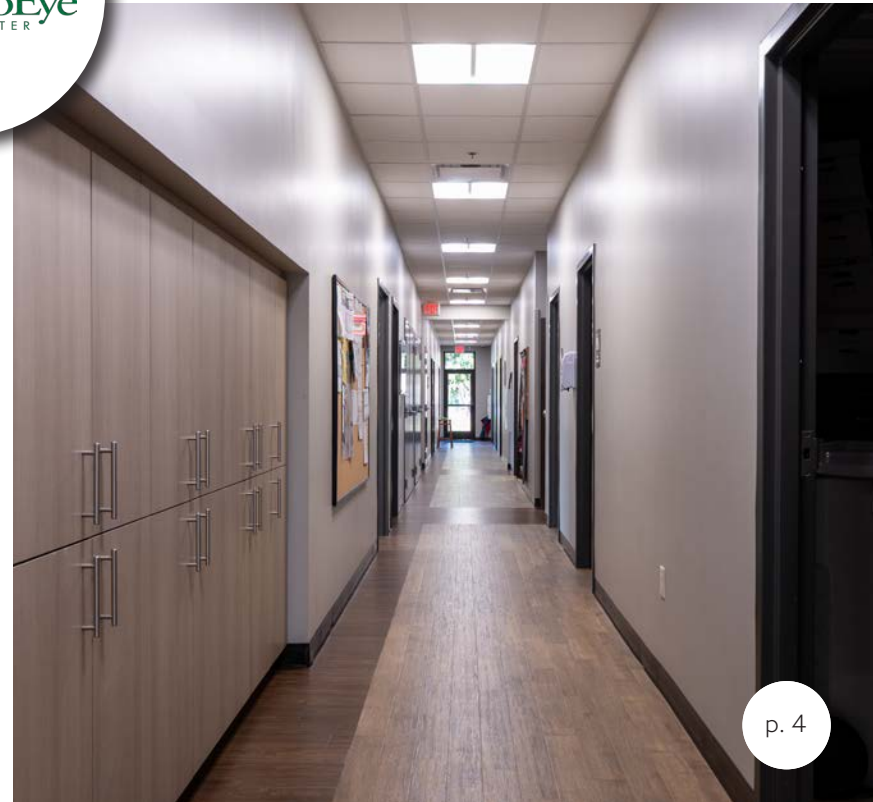
TENANT OVERVIEW

TENANT: PALMETTO EYE & LASER CENTER

Palmetto Eye and Laser Center is a comprehensive ophthalmology practice serving patients in Upstate South Carolina. Founded in the early 1970s, the practice has grown into a full-service eye health, cataract, and LASIK center with a team of experienced ophthalmologists providing both routine and specialized eye care.

The practice offers a broad range of services, including cataract surgery, LASIK and refractive surgery, glaucoma treatment, corneal and diabetic eye care, general eye exams, eyelid procedures, and cosmetic treatments. Palmetto Eye & Laser Center places a strong emphasis on advanced technology, including laser-assisted cataract procedures and blade-free LASIK using WaveLight® Laser Suite technology.

Headquartered in Boiling Springs, South Carolina, Palmetto Eye & Laser Center has served the Upstate for more than five decades, combining advanced surgical capabilities with a patient-focused approach to comprehensive vision care.



LEASE OVERVIEW

LEASE INFORMATION:

1520 BOILING SPRINGS ROAD (MOB) | 24,000 SF

Lease Type:	Absolute NNN
Lease Term:	12 Years, anticipated commencement December 2026
Options to Renew:	Three 5-Year Options
NOI:	\$840,000
Escalations:	3.0% Annually
Tenant Responsibilities:	Taxes, Insurance, Maintenance, Replacement
LL Responsibilities:	None

1530 BOILING SPRINGS ROAD (ASC) | 13,450 SF

Lease Type:	Absolute NNN
Lease Term:	12 Years, anticipated commencement December 2026
Options to Renew:	Three 5-Year Options
NOI:	\$564,900
Escalations:	3.0% Annually
Tenant Responsibilities:	Taxes, Insurance, Maintenance, Replacement
LL Responsibilities:	None

COMBINED NOI: \$1,404,900

SURROUNDING AREA

demographics

	1 MI	3 MI	5 MI
POPULATION	3,854	30,555	48,770
HOUSEHOLDS	1,222	11,568	18,625
AVG HH INCOME	\$90,993	\$85,892	\$87,980



MARKET OVERVIEW:

BOILING SPRINGS, SPARTANBURG CO.

Located just north of Spartanburg, Boiling Springs is a rapidly growing Upstate community benefiting from continued residential expansion and its connection to the broader Spartanburg economy. Based on a comparison of 2014 and 2024 ACS estimates, Boiling Springs' population increased 51.4% over the decade, ranking No. 14 among South Carolina communities included in GeoStat's statewide growth analysis. Its position within the greater I-85 economic corridor, provides access to one of South Carolina's major manufacturing, logistics and employment centers.

Together, Boiling Springs' population growth, household demographics and proximity to the expanding Spartanburg employment base provide a compelling backdrop for continued commercial development and investment.

IN THE STATE

SC is the fastest growing state in the US; Boiling Springs is the 14th fastest growing community in SC

SPARTANBURG COUNTY

Population of ~380,000
\$3.5B in economic development investment in 2025

MAJOR EMPLOYERS

Adidas
BMW Manufacturing Co.
Inman Mills
Michelin North America
Spartanburg Regional Healthcare System
Spartanburg County Schools



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