



OFFERING MEMORANDUM

12,291 SF MEDICAL OFFICE BUILDING INVESTMENT

2245 NORTH HILLS DRIVE, RALEIGH, NC 27612

BROKER CONTACT



Ross Kester

PARTNER, BROKER-IN-CHARGE
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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

12245 North Hills Drive, Raleigh, NC

PROPERTY DETAILS

County:	Wake
Parcel ID:	#0010757
Building Size:	±12,291 SF
Lot Size:	±0.88 AC
Property Type:	Dental Office Building
Parking Spaces:	34
Tenant:	Star Dental Partners, dba Crabtree Valley Dental

BUILDING INFORMATION

Age:	Renovated 2014, Class-A finishes throughout
Parking Lot:	Ample on-site parking for dental use
Access:	Immediate access to I-440



NOI

\$274,000



CAP RATE

6.70%



SALES PRICE

\$4,100,000



TENANT OVERVIEW

TENANT: STAR DENTAL PARTNERS

Star Dental Partners is a leading Dental Support Organization (DSO) that partners with more than 100 dental practices and 500+ clinicians across 13 states to provide comprehensive non-clinical support, allowing dentists to focus more on patient care and less on administrative responsibilities.

Headquartered in Plano, TX, Star Dental Partners' services include recruiting, human resources, payroll, revenue cycle management, marketing, IT, business analytics, and operational support. With a growing network of clinicians across 13 states, Star Dental Partners is focused on building collaborative partnerships, supporting practice growth, and expanding access to high-quality dental care.



STAR DENTAL
PARTNERS



LEASE OVERVIEW

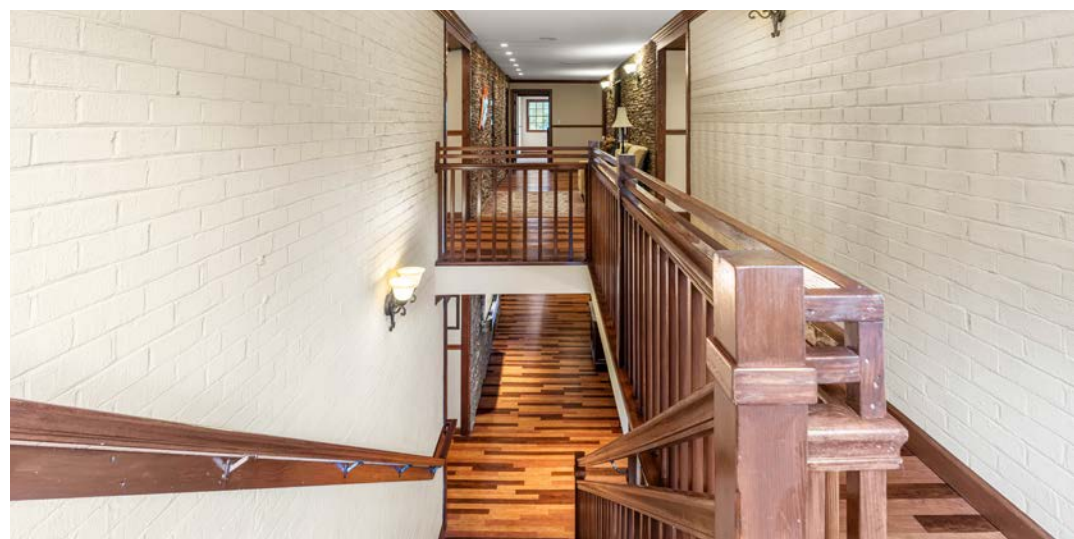
2245 NORTH HILLS DRIVE, RALEIGH, NC 27612

Lease Type:	Gross
Lease Term:	5 Years, lease commenced June 2026
Options to Renew:	Two 5-year options
Gross Rent:	\$300,000
TICAM:	\$56,000, accounts for property tax increase after a sale
NOI:	\$274,000
Escalations:	5.0% at each renewal option

NOI: \$274,000



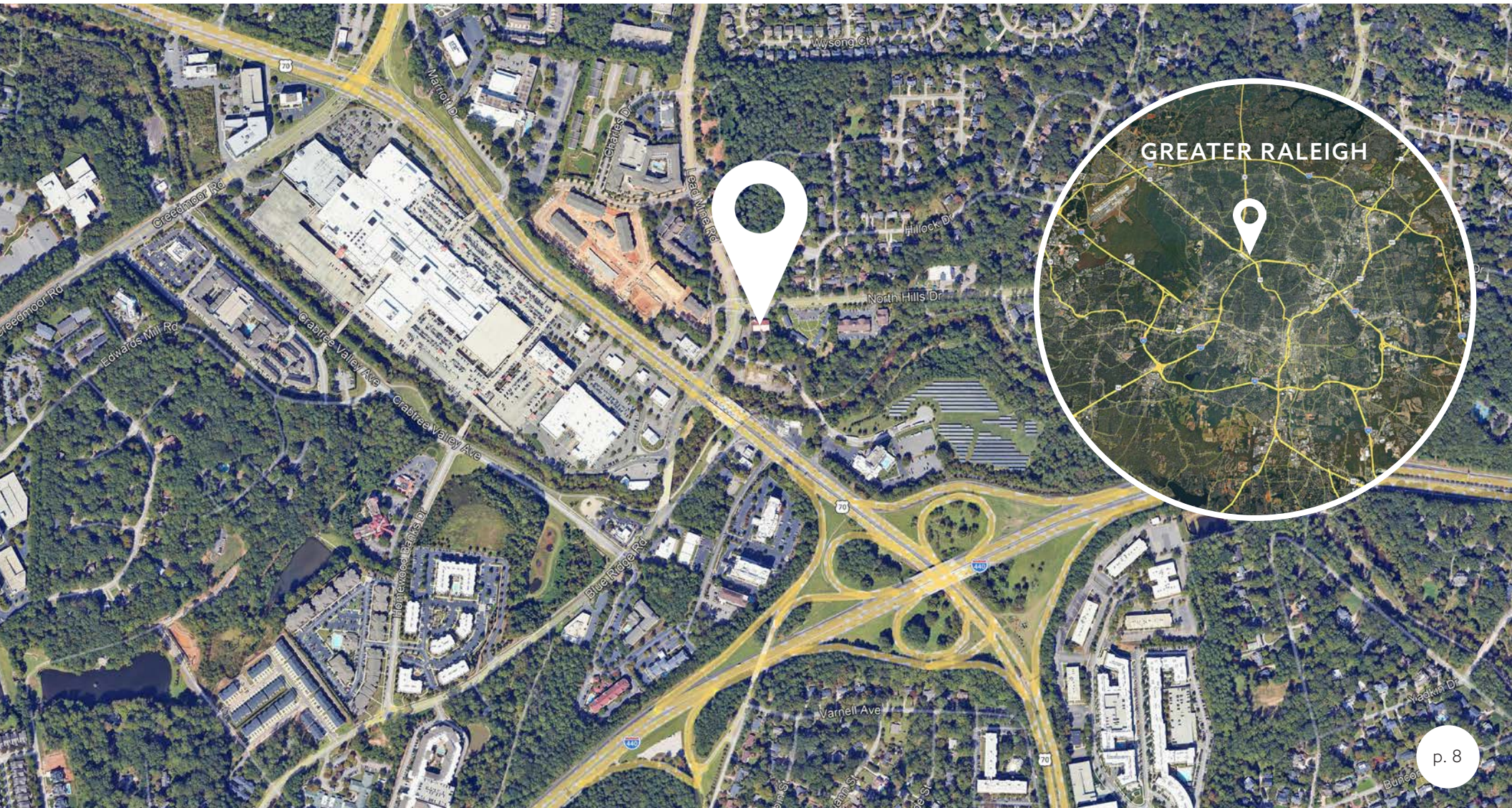




SURROUNDING AREA

demographics

	1 MI	3 MI	5 MI
POPULATION	11,776	94,798	245,289
HOUSEHOLDS	6,305	46,494	115,297
AVG HH INCOME	\$164,068	\$167,111	\$148,359



MARKET OVERVIEW: RALEIGH, NC

Raleigh, North Carolina, is one of the Southeast's strongest growth markets, benefiting from sustained population gains, a highly educated workforce and the broader economic engine of the Research Triangle. The City of Raleigh surpassed 500,000 residents in 2025, growing approximately 8.2% since 2020, while Wake County reached nearly 1.26 million residents, an increase of more than 11% over the same period.

The larger Raleigh-Cary metro reached approximately 1.60 million residents in 2025 and grew 2.4% in just one year, ranking among the 10 fastest-growing U.S. metropolitan areas with populations above 20,000. Raleigh's economic performance is equally notable: the Milken Institute ranked Raleigh the No. 1 Best-Performing Large City in the U.S. for 2025, supported by its concentration of high-tech industries, employment growth and economic opportunity.

IN THE STATE

NC State Capital
#1 Best Place to Live in NC
#2 Largest City in NC

IN THE COUNTRY

#5 Best-Performing Large US City
#1 Metro for New College Grads

MAJOR EMPLOYERS

IBM
NC State University
State of North Carolina
UNC Rex Healthcare
Wake County Public School System
WakeMed Health + Hospitals



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