

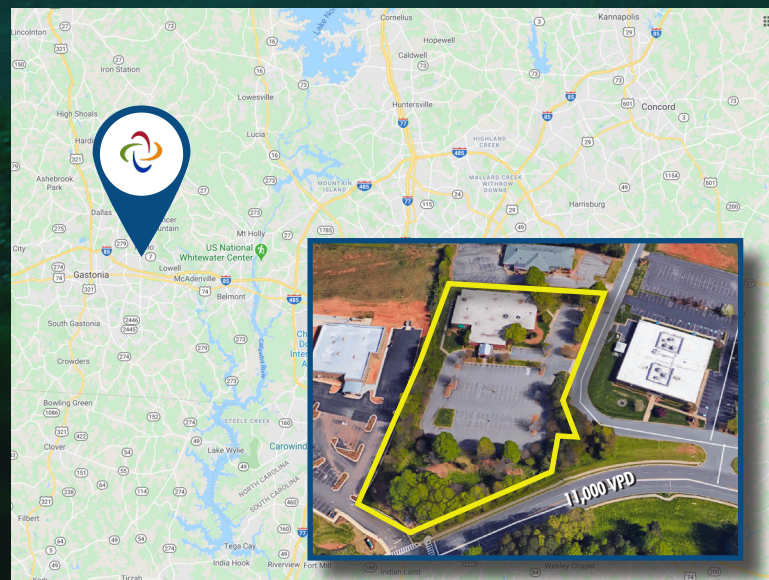


**2711 X RAY DRIVE  
GASTONIA, NORTH CAROLINA 28054**

## EXECUTIVE SUMMARY

PROPERTY ADDRESS	2711 X Ray Drive Gastonia, NC 28054
TENANT	CaroMont Medical Group, Inc.
GUARANTOR	CaroMont Health, Inc.
BUILDING SIZE	18,654± SF
LOT SIZE	3.40± AC
PARKING	7.02 per 1,000 SF (113 spaces)
YEAR BUILT	1994
LEASE TERM	10 years
RENT COMMENCEMENT	October 1, 2019
LEASE EXPIRATION	September 30, 2029
NOI	\$323,460
INCREASES	2% annually
DATE OF NEXT INCREASE	\$6,469.21 on 10/1/2021
OPTIONS	Two (2), five-year options
LEASE TYPE	NNN
MOODY'S RATING	A1

Seller has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.



**Located .08 miles away from  
the Regional Medical Center**



## RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	RENT/SF	INCREASE
October 1, 2020 - September 30, 2021	\$323,460	\$17.34	-
October 1, 2021 - September 30, 2022	\$329,930	\$17.69	2%
October 1, 2022 - September 30, 2023	\$336,528	\$18.04	2%
October 1, 2023 - September 30, 2024	\$343,259	\$18.40	2%
October 1, 2024 - September 30, 2025	\$350,124	\$18.77	2%
October 1, 2025 - September 30, 2026	\$357,126	\$19.14	2%
October 1, 2026 - September 30, 2027	\$364,269	\$19.53	2%
October 1, 2027 - September 30, 2028	\$371,554	\$19.92	2%
October 1, 2028 - September 30, 2029	\$378,985	\$20.32	2%



<i>DEMOGRAPHICS</i>			
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<i>POPULATION</i>	<b>3,216</b>	<b>47,430</b>	<b>101,154</b>
<i>AVERAGE HOUSEHOLD INCOME</i>	<b>\$56,806</b>	<b>\$65,745</b>	<b>\$71,096</b>

**DISCLAIMER**

© 2021 Columbia Property Investors. The information containing in this document has been obtained for sources believed reliable. While Columbia Property Investors does not doubt its accuracy, Columbia Property Investors has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property, The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Columbia Property Investors and the Columbia Property Investors logo are service marks of Columbia Property Investors and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the Property of their respective owners.