



**COLUMBIA**  
PROPERTY  
INVESTORS LLC

**UNC**  
HEALTH<sup>SM</sup>



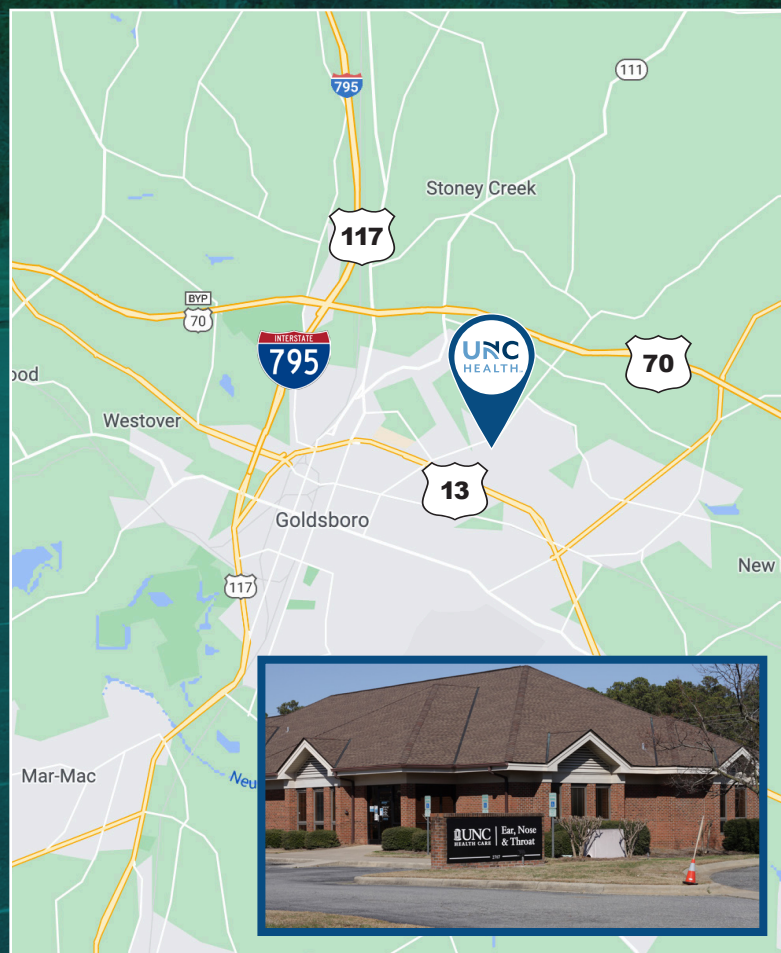
**2707 MEDICAL OFFICE PLACE  
GOLDSBORO, NORTH CAROLINA 27534**



## EXECUTIVE SUMMARY

PROPERTY ADDRESS	2707 Medical Office Place Goldsboro, North Carolina 27534
TENANT	UNC Health - ENT Specialty Clinic
BUILDING SIZE	9,393± SF
LOT SIZE	0.88± AC
LEASE TERM	5 years
RENT COMMENCEMENT	April 1, 2022
CURRENT TERM EXPIRATION	March 31, 2027
NOI	\$180,000
INCREASES	2% annual increases
DATE OF NEXT INCREASE	\$3,600 on 4/1/2023
OPTIONS	Two (2), five-year options
LEASE TYPE	NNN

RENT ROLL		
TERM	ANNUAL RENT	INCREASE
4/1/2022 - 3/31/2023	\$180,000.00	-
4/1/2023 - 3/31/2024	\$183,600.00	2%
4/1/2024 - 3/31/2025	\$187,272.00	2%
4/1/2025 - 3/31/2026	\$191,017.44	2%
4/1/2026 - 3/31/2027	\$194,837.79	2%





<b>DEMOGRAPHICS</b>			
	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
<b>POPULATION</b>	<b>30,123</b>	<b>48,533</b>	<b>67,927</b>
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$70,260</b>	<b>\$70,300</b>	<b>\$73,421</b>



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