

NNN Investment

ClearChoice Dental Implant Center

8 Sunset Hills Professional Centre
Edwardsville, IL 62025



OFFERING MEMORANDUM

Collin Fischer - CCIM
Principal
Cell: (618) 420-2376
Collinf@barbermurphy.com

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM



8 SUNSET HILLS PROFESSIONAL CENTRE



- Brand New 10-Yr lease in place (Starts May 2024)
- Attractive NNN lease structure
- Highly Visible with convenient access to IL -157 and I-270
- 25 minutes from downtown St. Louis
- Growing medical office corridor in well-established county seat with unparalleled demographics

PROPERTY OVERVIEW

Property Name

Clearchoice Dental Implant Center

Address	8 Sunset Hills Professional Centre, Edwardsville, IL
Property Size	5,038 SF (Main Level) on Full Basement
Lot Size (AC)	.50 AC +/-
Year Built	1995 (Remodeled 2024)
Occupancy	100% ; Single Tenant
Property Type	Medical Office
Ownership Type	Fee Simple

FINANCIAL OVERVIEW

INCOME	TOTAL
Base Rent	\$130,988
Additional Income	NNN
EFFECTIVE GROSS REVENUE	130,988
EXPENSES	
Property Tax	Reimbursed
Insurance	Reimbursed
CAM	Reimbursed
NET OPERATING INCOME	\$130,988

INVESTMENT SUMMARY

List Price	\$2,015,200
Year 1 NOI	\$130,988
Cap Rate	6.5%
Price PSF	\$400
Rent PSF	\$26/SF, NNN

4.8% Rent increase in 2026

INVESTMENT HIGHLIGHTS

- **NNN LEASE** - Tenant is responsible for either the direct payment or reimbursement of all RE Taxes, Insurance, and Maintenance associated with the property
- **10 Yr Initial Lease Term** - This Initial Lease Term (starting early 2024) shows the Tenant's firm commitment to this market and desire to be here long term
- **Corporate Guarantee** - Lease Payment is Guaranteed by the Tenant's parent company, ClearChoice Holdings, LLC
- **Rent Increases** - Lease includes, on average, 4.5% rent increases every two years, with the first rent increase of 4.8% in 2026
- **Ideal Healthcare Tenant** - Recession proof Medical Tenant in a sought after community with excellent demographics
- **Sticky Investment** - This Tenant rarely relocates due to high build-out costs. The tenant will have more than \$1.5M+ invested in this location.



EDWARDSVILLE, ILLINOIS

Edwardsville is situated in Southwestern Illinois, in the Metro East area of Greater St. Louis. Edwardsville is approximately 18 miles northeast of downtown St. Louis, and is **consistently cited among the best places for families in both statewide and national studies.** Southern Illinois University - Edwardsville campus has over 13,000 students.

DEMOGRAPHICS

POPULATION

1 MILE	3,696
3 MILES	23,711
5 MILES	58,094

HOUSEHOLDS

1 MILE	1,537
3 MILES	9,646
5 MILES	23,948

AVG. HOUSEHOLD INCOME

1 MILE	\$123,741
3 MILES	\$59,614
5 MILES	\$69,566



CLEARCHOICE HOLDINGS

For over 15 years, ClearChoice Dental Implant Centers have provided innovative and quality dental implant care to patients across the United States. Today, there are more than 94 ClearChoice Centers in the growing network. Clearchoice Holdings was acquired by Aspen Dental in 2020.

ASPEN DENTAL

As one of the largest and fastest-growing healthcare support organizations in the U.S., Aspen Dental has helped reshape the dental landscape over the past 25 years, supporting the Aspen Dental brand as it has grown into the largest branded network of dental practices in the world. Today Aspen Dental stands at more than 1,000 locations in 44 states. The two organizations focus on collaboration in areas where it will enhance patient care, the patient experience and drive value for Aspen Dental and ClearChoice practices and practice owners.



Websites

clearchoice.com
aspidental.com



Year Acquired

2020



Headquarters

Chicago, Illinois

EDWARDSVILLE ECONOMY

Edwardsville is located on the thriving Illinois side of the Mississippi River, just half an hour from St. Louis, Missouri. Retail businesses, manufacturers, distribution centers, and office and technology firms will all find extraordinary opportunities in what Edwardsville has to offer: Edwardsville is also the Madison County Seat.

- An unparalleled combination of connectivity that provides some of the lowest shipping costs in the country and easy access to suppliers and markets everywhere.
- Conveniently located sites with key infrastructure, abundant utilities, robust telecommunications and plenty of room to grow.
- Excellent schools that, along with the local colleges and universities, are preparing a large and highly skilled workforce for the most demanding and in-demand jobs.
- A quality of life that helps to attract and retain the best and the brightest workers.
- An enviable network of state and interstate highways that provide easy access to the almost 3 million very active consumers living within a 60-mile radius of the city.
- A powerful package of incentives, including tax abatements and Tax Increment Financing (TIF) Districts, some of which are also located in the Gateway Enterprise Zone to provide additional benefits that will continue to attract future investment.

SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE



SIUE ranks 4th on Forbes magazine's list of America's Top Colleges

The SIU School of Dental Medicine is the only dental school in Illinois that is outside the Chicago metropolitan area, and within a 200-mile radius of St. Louis.



The SIUE School of Engineering is ranked 57th among the top 205 undergraduate engineering schools nationally

U.S. News & World Report ranks Southern Illinois University Edwardsville among the best Regional Universities Midwest for the 15th consecutive year and among the top 15 public universities in that category



INVESTMENT PROPERTY SUMMARY

8 SUNSET HILLS PROFESSIONAL CENTER, EDWARDSVILLE, IL 62025

#2814

SALE INFORMATION:

For Sale: YES
Sale Price: \$2,015,200
Sale Price/SF: \$400
Cap Rate: 6.5 %
GRM:
NOI: \$130,988

INCOME:

Gross Rental Income:
Gross Other Income:
TOTAL INCOME: \$130,988

EXPENSES:

Property Taxes: Tenant
Insurance: Tenant
CAM: Tenant
Utilities: Tenant
Property Management: Tenant
TOTAL EXPENSES:

NOI:

\$130,988

UNITS:

Total Units: 1

PROPERTY INFORMATION:

Parcel No: 14-2-15-28-01-104-008/012
County: Madison
Zoning: B-2
Complex: Sunset Hills Professional
Centre

LAND MEASUREMENTS:

Acres: 0.5 AC
Frontage: 135 FT
Depth: 145 FT

FACILITY INFORMATION:

Heating: YES
Cooling: YES
Elevator: NO
Parking: Exposed
Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1995
Rehab Year: 2024
Building Class: A
Clearance Min: 8'
Clearance Max: 10'
Roof: Single
Exterior: Brick
Floors: 1
Signage: Yes



COMMENTS:

Single Tenant, NNN Investment

New Roof in 2023

*****BROKER Owned*****



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