



**ANMED HEALTH**

**461-BED HOSPITAL AND  
ANCHOR FACILITY FOR  
ANMED HEALTH, SOUTH  
CAROLINA'S LARGEST  
INDEPENDENT, NOT-FOR-  
PROFIT HEALTH SYSTEM.**



# MEDCARE URGENT CARE

**ESSENTIAL USE MEDICAL CARE FACILITY NEAR LARGE REGIONAL HOSPITAL**

**ANDERSON, SC**



**CAPITAL PACIFIC**



# Contact the team

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**ANMED  
HEALTH  
MEDICAL  
CENTER**

**CANCER  
ASSOCIATION  
OF  
ANDERSON**

**ANMED HEALTH**

**MEDcare**  
urgent care center







## MEDCARE URGENT CARE

801 N FANT ST, ANDERSON, SC 29621

**\$3,302,000**

**PRICE**

**7.25%**

**CAP RATE**

LEASE TYPE:

**NN**

LEASE TERM:

**11+ YEARS REMAINING**

LEASABLE SF:

**7,020 SF**

LAND AREA:

**0.88 ACRES**

YEAR BUILT:

**2014**

**Essential service urgent care facility**

**Long term lease with rent increase in 4 years**

**Corporate guaranty from Medcare Express (parent company)**

**High quality facility built in 2014**

**Located next to AnMed Health Medical Center, the anchor facility for AnMed, South Carolina's largest independent health system**

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# Investment Highlights



**CAPITAL PACIFIC** is pleased to present the opportunity to acquire MedCare Urgent Care in Anderson, SC (Greenville-Spartanburg MSA). The tenant is a regional urgent care operator with 7 locations in the highly coveted Greenville-Spartanburg MSA. The lease features a 15-year base term (11 years remaining) and one 15-year option to extend. Additionally, the lease features a rent increase in year 10 (2024) is backed by a full term corporate guaranty from MedCare’s parent company.

**THE FACILITY** was built in 2014 and is in excellent condition, mitigating an investor’s roof & structure obligations (see lease abstract.) Medcare was founded in 2007 by a South Carolina urgent care doctor and is operated by well-trained urgent care professionals to deliver the highest quality of care.

**THE PROPERTY** features standalone visibility and appeal along N. Fant Street, which connects directly to both I-28 and Highway 178, a major thoroughfare through the heart of Anderson. The property benefits from daily traffic of over 15,000 VPD. The property is located next to AnMed Health Medical Center, a 461-bed hospital which serves as the anchor facility for AnMed Health, South Carolina’s largest independent, not-for-profit health system. Additionally, the trade area features a solid mix of residential, retail, office, and industrial hubs that generate large amounts of daytime traffic.



# Income & Expense

<b>PRICE</b>		<b>\$3,302,000</b>
Price Per Square Foot:		\$470.37
Capitalization Rate:		7.25%
Total Rentable Area (SF):		7,020
Lot Size (AC):		0.88
<b>STABILIZED INCOME</b>	<b>PER SF</b>	
Scheduled Rent	\$34.10	\$239,400
Effective Gross Income	\$34.10	\$239,400
<b>LESS</b>	<b>PER SF</b>	
Common Area	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
<b>NET OPERATING INCOME</b>		<b>\$239,400</b>

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# Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	START	END	CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
MedCare	7,020	6/7/2014	3/6/2024	\$239,400	\$19,950	\$239,400	\$2.84	\$34.10
		3/7/2024	3/6/2031		\$20,948	\$251,370	\$2.98	\$35.81
		Option 1	3/7/2031		3/6/2046	\$21,995	\$263,939	\$3.13
<b>TOTALS:</b>				<b>\$239,400</b>	<b>\$19,950</b>	<b>\$239,400</b>	<b>\$2.84</b>	<b>\$34.10</b>

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# Lease Abstract



## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
6/7/2014 - 3/6/2024	\$19,950	\$239,400
3/7/2024 - 3/6/2031	\$20,948	\$251,370

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 3/7/2031 - 3/6/2046	\$21,995	\$263,939

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

## PREMISE & TERM

TENANT	MedCare Urgent Care
LEASE GUARANTEED BY	Medcare Express Management, LLC (corporate)
LEASE TYPE	NN
TERM REMAINING	11+ Years
RENT COMMENCEMENT	June 2014
OPTIONS	One, 15-year option
YEAR BUILT	2014
PARKING SPACES	40 Spaces

## EXPENSES

PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
PARKING LOT	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



# Tenant Overview

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MEDcare Urgent Care was originally founded in 2007 in North Charleston, South Carolina, with the goal of providing affordable care to patients with busy schedules. Over the past decade, it has added 6 additional centers across South Carolina to better serve the community. With urgent care centers in Anderson, Spartanburg, Columbia, and Charleston, the number one goal is to provide reliable and effective healthcare to the citizens. Each of the centers are open seven days/week from 8:00 AM until 8:00 PM.

In addition to being an Authorized VA Urgent Care Provider, MEDcare accepts all major insurances and offers three-tiered flat rate bundles that focus on providing affordable healthcare services for patients without insurance. Each tier focuses on a different patient need such as illness, injuries, and comprehensive care.

7

LOCATIONS IN  
SOUTH CAROLINA



# Site Plan

**sf**  
7,020  
RENTABLE SF

**ac**  
0.88  
ACRES

**40**  
SPACES



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# Retail Aerial

**23,700 VPD**

**ANDERSON FIVE CHARTER SCHOOL**



**ROGERS FURNITURE**  
**ANDERSON SCHOOL OF DANCE**



**178**

**MCCANTS JUNIOR HIGH SCHOOL**



**MILFORD'S BBQ TIRE CENTER**



**Argo and associates...**

**CANCER ASSOCIATION OF ANDERSON**

**ANMED HEALTH MEDICAL CENTER**



**178 76**



**SYNOVUS**



**15,100 VPD**



**LITTLE TYKES DAYCARE CENTER**

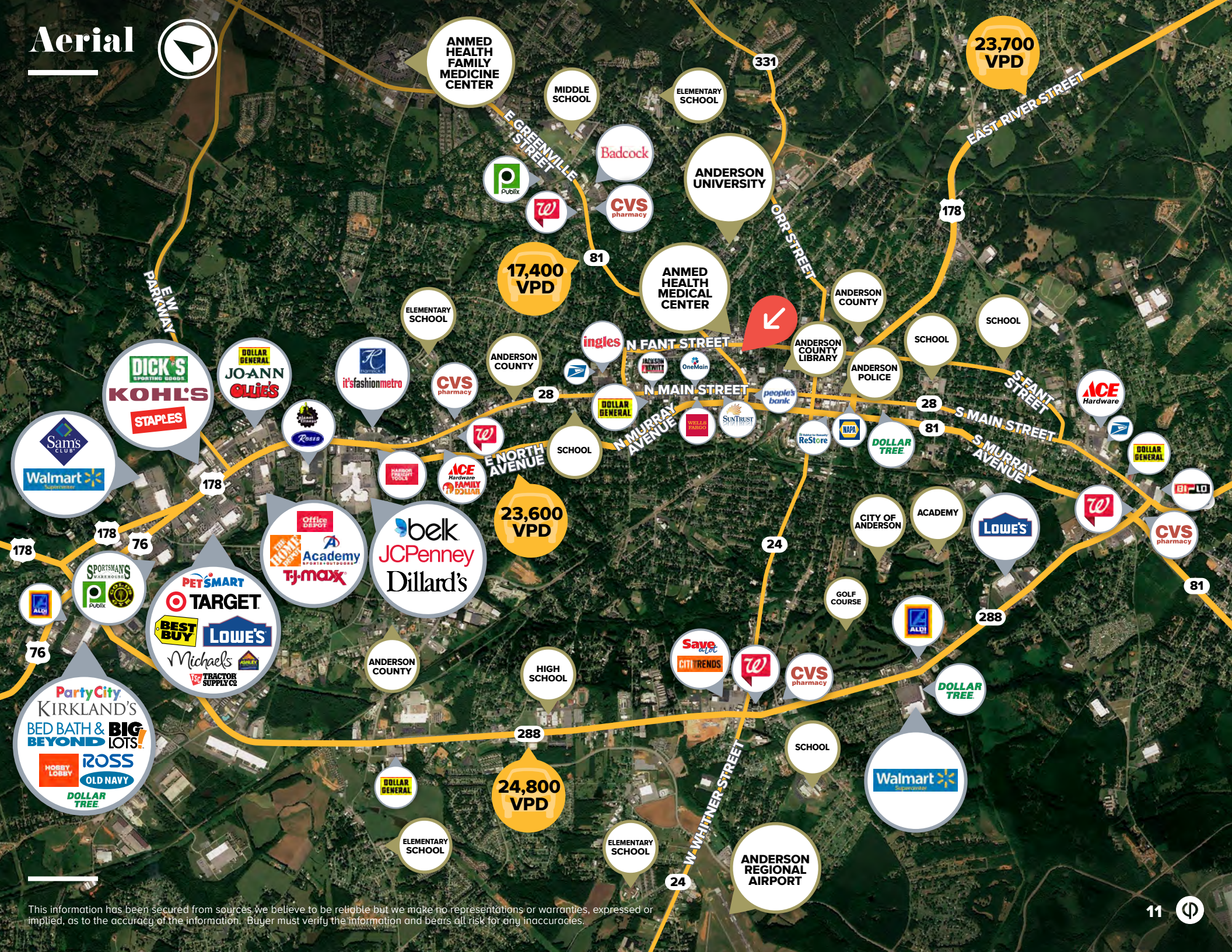


**NIENANT STREET**

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# Aerial




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# Demographics

## POPULATION

	1-MILE	3-MILES	5-MILES
2010	6,319	38,379	66,988
2019	6,582	40,927	72,200
2024	6,742	42,401	75,213

## 2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$44,504	\$54,190	\$59,711

## FORTUNE 1,000 COMPANIES IN SOUTH CAROLINA

EMPLOYER	HEADQUARTERS
Domtar	Fort Mill
Sonoco Products	Hartsville
SCANA	Cayce
ScanSource	Greenville



**THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$59K**



## Location Overview

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# ANDERSON, SOUTH CAROLINA



**ANDERSON**, located in the Upstate region of South Carolina along I-85, is the midway point between Charlotte, NC and Atlanta, GA. The county seat of Anderson County, it is home to an estimated 27,380 residents. The city is one of the main shopping destinations in Upstate South Carolina with locally owned stores, big box stores, as well as various major shopping centers such as the Anderson Mall, which is Anderson's largest shopping center consisting of over 671,000 sq ft.

**ANDERSON COUNTY** is known for having a warm Southern climate, beautiful lakes, and an opportunity for a better quality of life. With more than 200 major manufacturers, and 20 international companies in the County, Anderson has a thriving business climate. It is only a short drive from Myrtle Beach and the Grand Strand on the Atlantic Ocean while still being in sight of the beautiful and majestic Blue Ridge Mountains. With the proximity to the mountains, hiking and sight-seeing is a big part of the county's culture. Two of the fastest growing metropolises in the country (Atlanta and Charlotte) are just two hours away, putting international cultural events and national sports teams well within reach. Anderson County is also home to nine colleges and schools that offer 36 majors, 50 concentrations, and 29 minors.

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**200,482**



**ANDERSON COUNTY  
POPULATION  
(ESTIMATED)**







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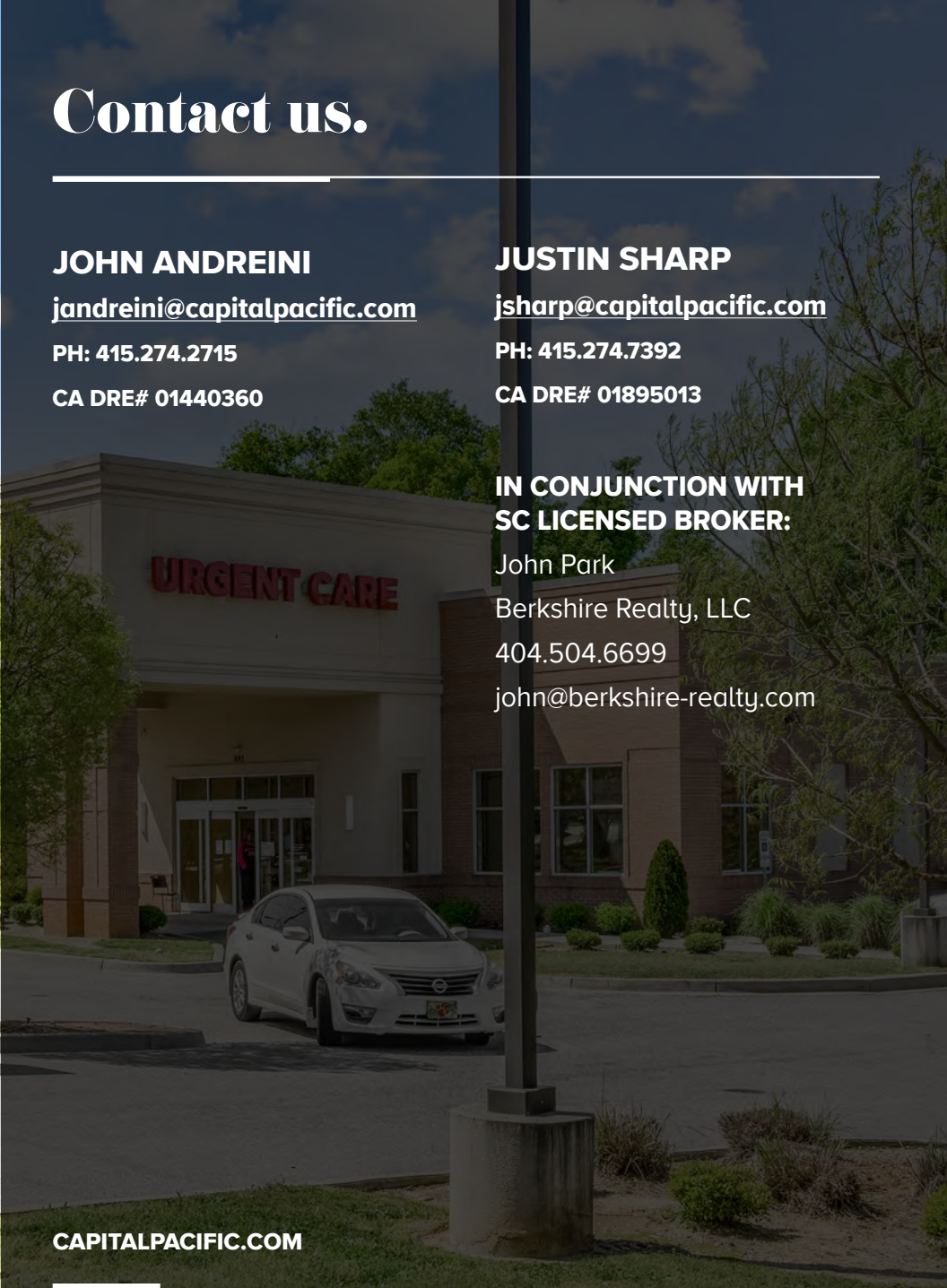
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