Oak Dental Partners

RELI

7 23rd St N, Pell City, AL 35125

Oak Dental Partners & RELI Title

Offering Memorandum

7.5 Year WALT | $1,183,910 | 8.17% Cap | 2% & 3% Annual Increases

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Table of Contents

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PROPERTY OVERVIEW

Oak Dental
7 23rd St N, Pell City, AL 35125

INVESTMENT HIGHLIGHTS

Property, Lease, and Tenant Highlights

- **Oak Dental Partners —** Oak Dental Partners is a network of approximately 70 dental offices across the Southeast. The group has consistently added new locations every year since their founding in 2015. They expand by acquiring practices that are already established and successful within the communities they serve.
- **RELI Settlement Solutions** – RELI is a title and escrow provider with 26 offices across the Southeast. They are a division of Acrisure, one of the largest insurance brokerages in the world with over $5B in revenue and 19,000 employees
- **$187 Billion Industry —** Dentistry is one of the largest industries in healthcare and grows by an average of 5.3% annually
- **Location Commitment —** The tenant recently extended their lease early, demonstrating a commitment to this location and providing confidence in their success at this clinic.
- **Strong Historical Occupancy —** This office has been an orthodontics practice for over 15 years, providing a buyer a high level of comfort with the success of the current property use.
- **Specialized Use & Tenant Investment in Location —** it is costly for dental and orthodontic practices to relocate due to having one of the highest build-out costs across all medical specialties. Practices tend to stay put due to the difficulty in retaining the same patients after moving. Interior dental office build-out alone can frequently pass over the $150-200/SF range.
- **Explosive Birmingham MSA Growth** – The population growth in a 3-mile radius is projected to grow by over 4.5%. Within a 10-mile radius the area say nearly 12.5% population growth from 2020-2025


NW
UAB St. Vincent's St. Clair
±40 Beds
Walmart Supercenter
Jack's
AutoZone
BEALLS
Live Life Local
T.J.maxx
ULTA BEAUTY
ROSS DRESS FOR LESS
HOBBY LOBBY
FARMERS home FURNITURE
your hometown store
Ford
SUBWAY
TRUIST
CVS pharmacy
verizon
Subject Property
Corner Ave
FOOD OUTLET
DOLLAR GENERAL
78
± 10,600 VPD
Martin St ± 22,200 VPD
Cracker Barrel
Hampton by Hilton
Comfort INN & SUITES
ZAXBY'S
Freddy's STEAKBURGERS
Arby's
Wendy's

7 23rd St N
Pell City, AL 35125

7.5 Years
Weighted Average Lease Term

100% Occupied
Fee Simple Property

3% Annual (RELI Title)
2% Annual (Oak Dental)
Annual Rent Increases

NN
Lease Type

±10 Years (Oak Dental)
±4 Years (RELI Title)
Lease Term Remaining

FINANCIAL OVERVIEW

Oak Dental
7 23rd St N, Pell City, AL 35125

FINANCIAL SUMMARY

$1,183,910	8.17%	$307.51	$96,708
List Price	Cap Rate	Price Per SF	NOI

Lease Abstract

Tenant Trade Name	Oak Dental Partners
Type of Ownership	Fee Simple
Lease Type	NN
Lease Commencement Date	1/1/20
Lease Expiration Date	2/28/36
Term Remaining on Lease	±10 Years
Increases	2% Annual
Options	One, 5-Year Option
Tenant Responsible	Taxes, Maintenance, Insurance
Landlord Responsible	The only item landlord is responsible for is reconstruction of the property (using insurance proceeds) if the property is destroyed

Lease Abstract

Tenant Trade Name	RELI Settlement Solutions
Type of Ownership	Fee Simple
Lease Type	NN
Lease Commencement Date	2/1/25
Lease Expiration Date	1/31/30
Term Remaining on Lease	±4 Years
Increases	3% Annual
Options	One, 5-Year Option
Tenant Responsible	Taxes, Maintenance, Insurance, HVAC repairs under $500,
Landlord Responsible	The only item landlord is responsible for is reconstruction of the property (using insurance proceeds) if the property is destroyed

RENT ROLL

Tenant	Lease Term Remaining	Lease Expiration	SF	% of GLA	Annual Rent	Monthly Rent	Options Remaining	Lease Structure
Oak Dental Partners	±10 Years	Feb-2036	2,000	51.95%	$59,628	$4,969	2.0% Annual	One (1) Five (5) Year
RELI Title	±4 Years	Jan-2030	1,850	48.05%	$37,080	$3,090	3.0% Annual	One (1) Five (5) Year
Total			**3,850**	**100%**	**$96,708**	**$8,059**		

TENANT OVERVIEW

Oak Dental Partners

Tenant Overview

Oak Dental Partners is a growing dental support organization (DSO) that partners with established pediatric, orthodontic, and specialty dental practices to provide operational, administrative, and growth support while allowing affiliated dentists to maintain clinical autonomy. Through a partnership-focused model, the company helps practices expand services, improve operational efficiency, and enhance patient access to comprehensive dental care. Oak Dental Partners has developed a reputation for collaborative practice partnerships and steady expansion within the dental services sector.

Year Founded
2015

Headquarters
Alpharetta, GA

Employees	Locations
400+	±70

RELI

Tenant Overview

RELI Settlement Solutions is one of the largest title and escrow settlement providers in the Southeast. The company is headquartered in Birmingham and maintains a footprint of 26 offices across Alabama, Florida, Tennessee, and South Carolina. RELI operates within the Real Estate Services division of Acrisure, which is one of the largest insurance brokerages in the world with over $5B in annual revenue and over 19,000 employees. Acrisure's financial and technological backing combined with RELI's local market expertise allows the company to be a leader across the Southeast.

Year Founded
2010

Headquarters
Birmingham, AL

Employees	Locations
130+	±26

MARKET OVERVIEW

Oak Dental
7 23rd St N, Pell City, AL 35125

PELL CITY, AL

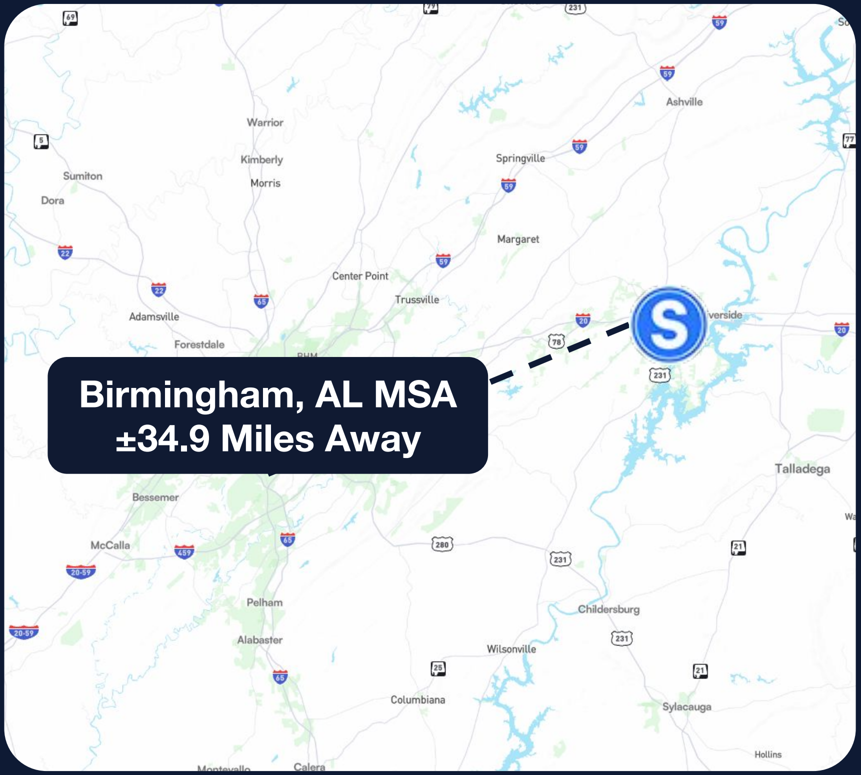
Market Demographics

14,094
Total Population

$68,638
Median HH Income

5,157
# of Households

42
Median Age



Local Market Overview

Pell City, Alabama is a growing community in St. Clair County positioned along the shores of Logan Martin Lake and within the greater Birmingham metropolitan region. The city benefits from its proximity to Interstate 20, which provides direct access to Birmingham roughly 35 miles to the west and Atlanta approximately 100 miles to the east. This strategic location supports steady residential growth as families and professionals seek a balance between lake-oriented living and convenient access to major employment centers. The area's natural setting, anchored by the expansive Logan Martin Lake, enhances quality of life and attracts both full-time residents and seasonal visitors seeking outdoor recreation and waterfront housing opportunities.

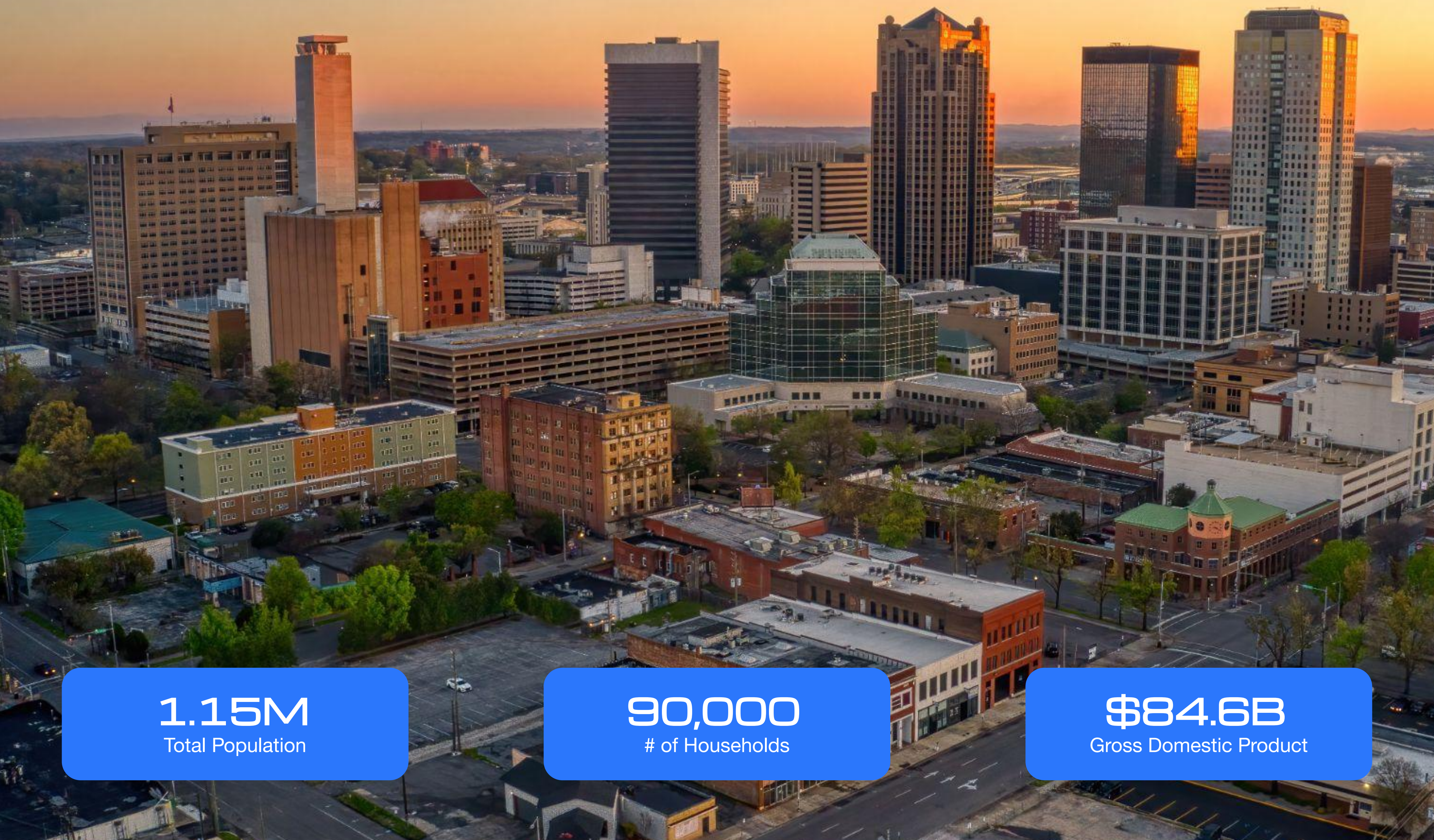
The local economy is supported by a mix of healthcare, manufacturing, retail, and education, with nearby Birmingham serving as a major regional employment hub. Pell City continues to experience population growth driven by suburban expansion and demand for more affordable housing within commuting distance of the metro area. Community amenities such as Lakeside Park, marinas, and waterfront developments contribute to the city's appeal, while ongoing residential and commercial development reflects broader growth trends across St. Clair County.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	11,164	20,971	50,913
Current Year Estimate	10,680	19,939	48,000
2020 Census	10,232	19,011	44,151
Growth Current Year-Five-Year	4.53%	5.17%	6.07%
Growth 2020-Current Year	4.38%	4.88%	8.72%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	4,535	8,444	20,860
Current Year Estimate	4,323	7,995	19,627
2020 Census	4,042	7,392	17,449
Growth Current Year-Five-Year	4.91%	5.61%	6.28%
Growth 2020-Current Year	6.95%	8.16%	12.48%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$89,926	$98,347	$99,601

BIRMINGHAM, AL MSA

Birmingham, Alabama serves as the economic and cultural hub of central Alabama and is widely recognized as one of the Southeast's most important midsize metropolitan areas. Located in Jefferson County at the foothills of the Appalachian Mountains, the city benefits from a strategic position between Atlanta, Nashville, and Memphis, allowing it to function as a regional center for healthcare, finance, education, and logistics. The presence of nationally recognized institutions such as the University of Alabama at Birmingham (UAB) has fueled innovation, research, and job creation while helping attract a highly educated workforce. Continued downtown revitalization, expanding entertainment districts, and new mixed-use developments have strengthened the city's appeal for both residents and businesses.



1.15M
Total Population

90,000
# of Households

$84.6B
Gross Domestic Product

Oak Dental Partners

RELI

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