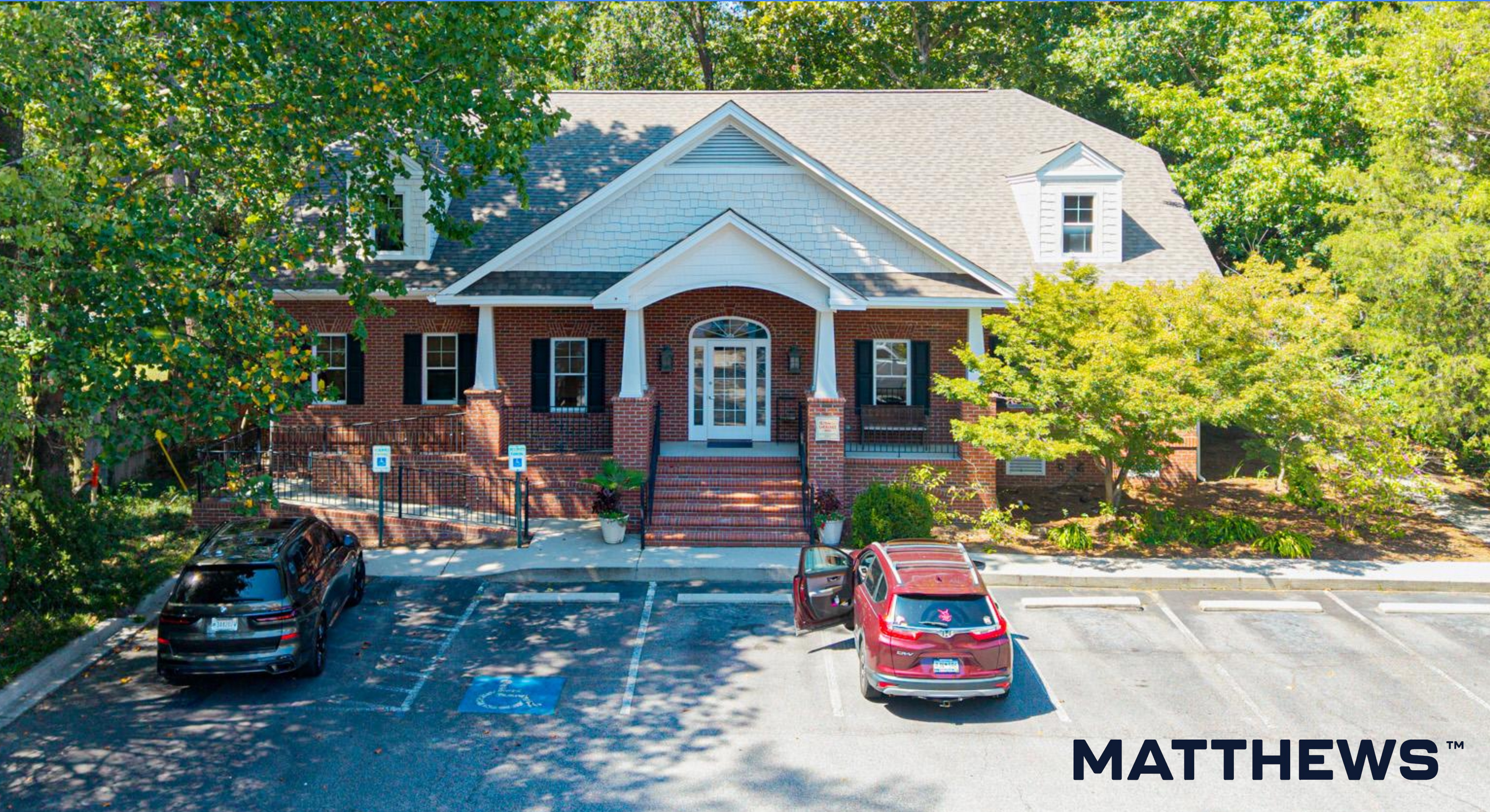
Oakpoint Dental

5107 Trenholm Rd, Columbia, SC 29206

Dental
Investment Opportunity
Offering Memorandum

$1,600,000 | 5 Year Lease | 7.50% Cap | 3% Annual Rent Increases | Across from Publix



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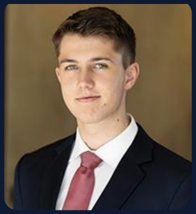

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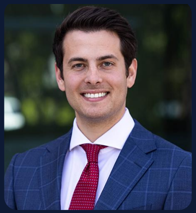

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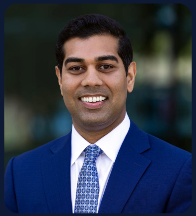

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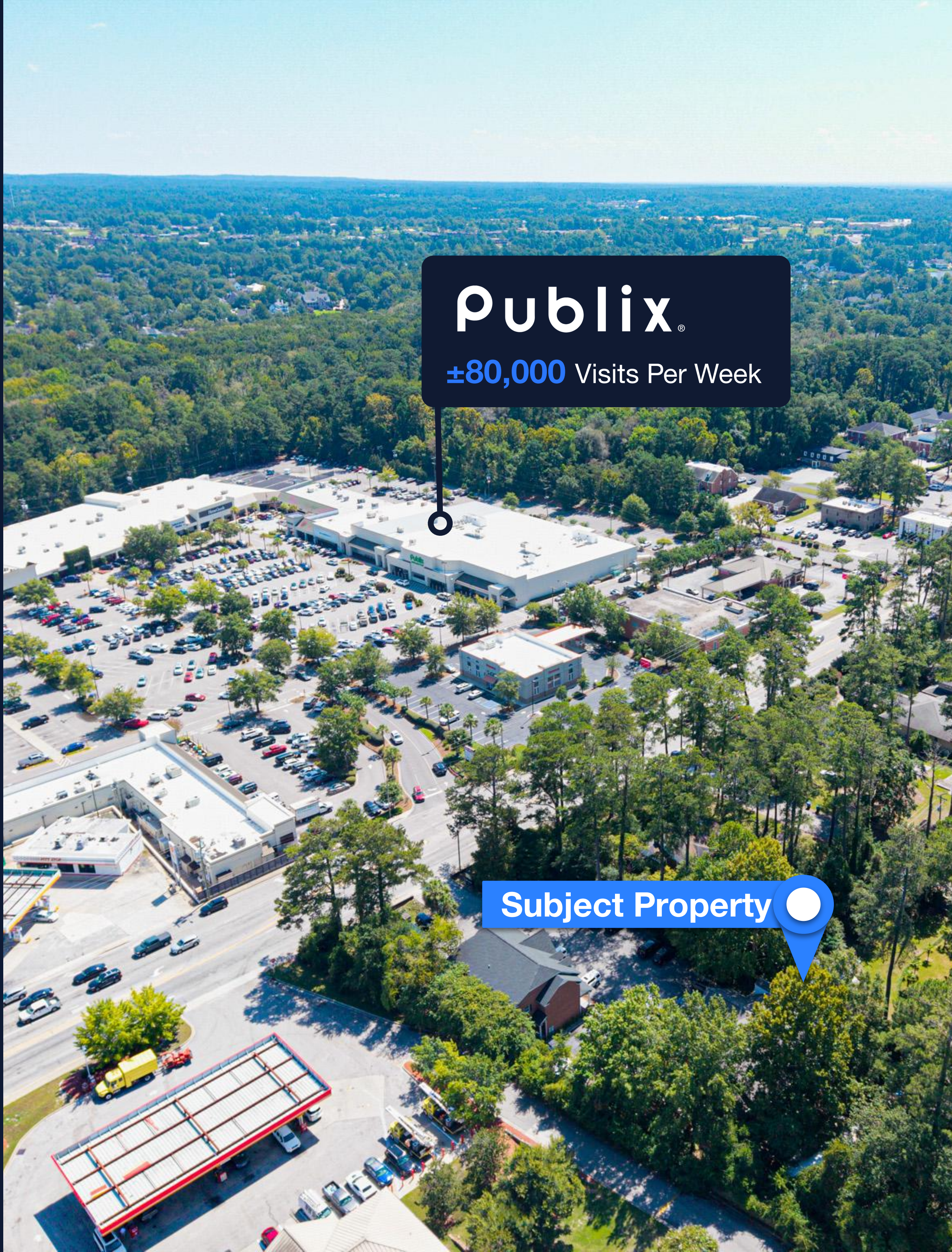

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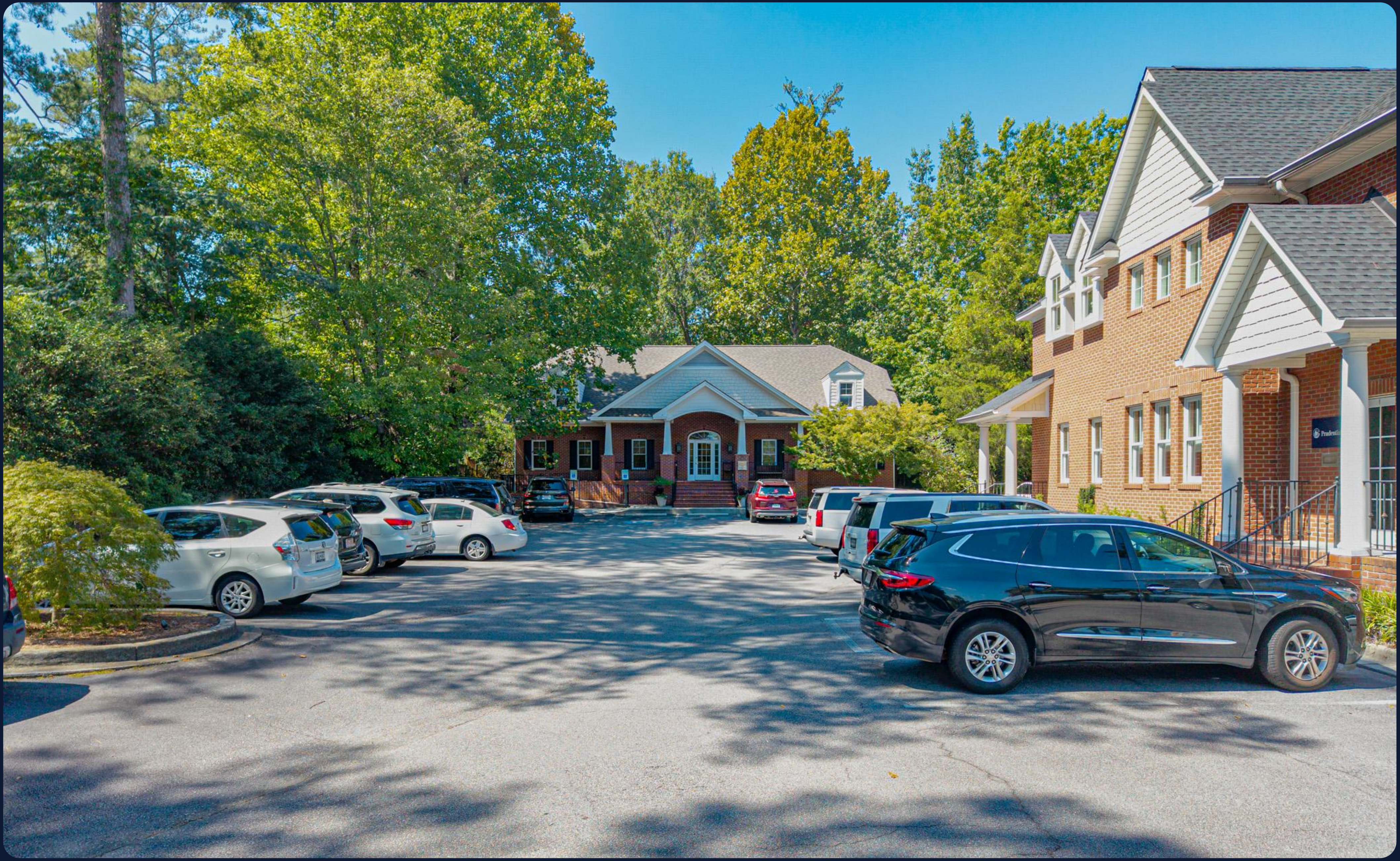
Property Overview

Oakpoint Dental
5107 Trenholm Rd | Columbia, SC 29206



Investment Highlights

Tenant & Industry

- **Oakpoint Dental** - Oakpoint is a network of approximately 50 dental and specialty practices across the Southeast. They expand by acquiring practices that are already established and successful within the communities they serve
- **$187 Billion Industry** - Dentistry is one of the largest industries in healthcare and grows by an average of 5.3% annually
- **Location Commitment & Lease extension** - After signing an initial lease in 2021, Oakpoint just picked up their first extension option, demonstrating a commitment to this location and providing confidence in their success at this clinic
- **Inflation-Protected Cash Flow** - The lease features 3% annual rent increases, offering investors built-in income growth and a great hedge against inflation

Property & Location

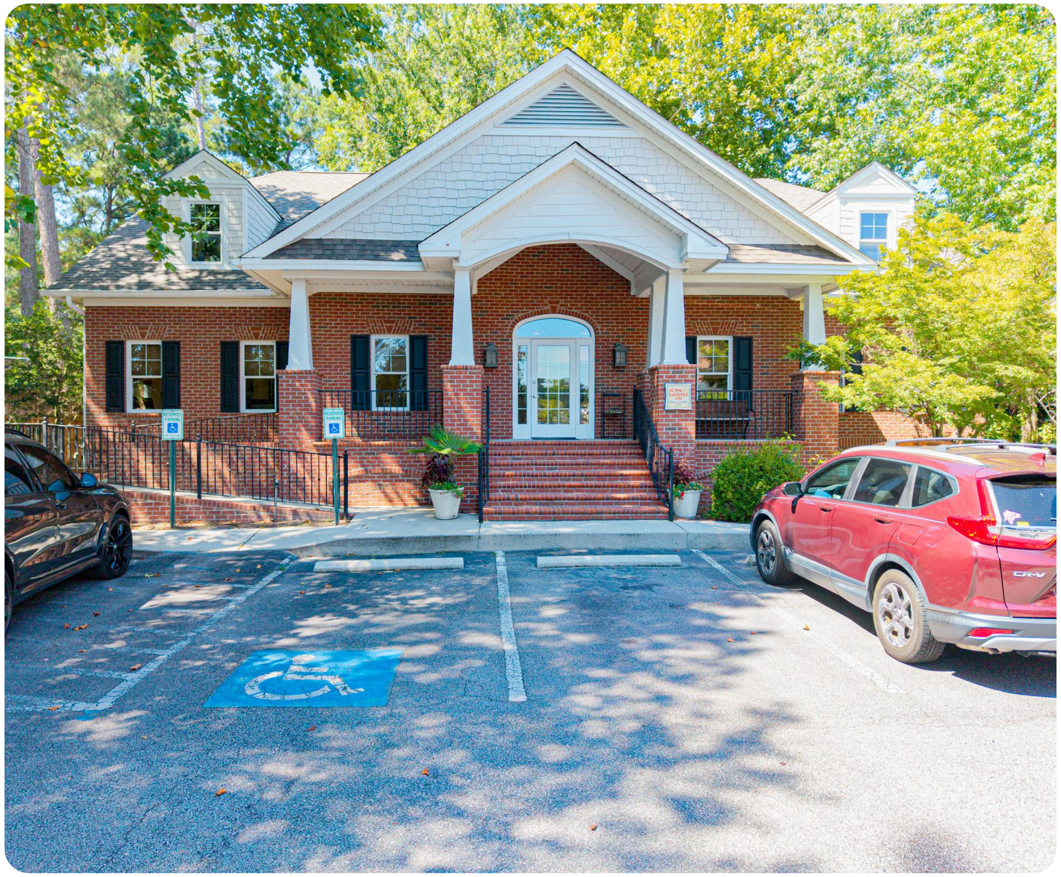
- **Adjacent to +1M Square Feet of Retail**—The property sits directly across the street from Publix and is within the center of a massive retail corridor that is home to dozens of national brands including Trader Joe's, Walmart, Sam's Club, among many others
- **Strong Historical Occupancy** - This office has been occupied by a dental practice for over 20 years, providing a high level of comfort with the success of the current property use
- **Specialized Use & Tenant Investment in Location** - It is costly for dental 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
- **High Traffic Thoroughfare** - The intersection of Trenholm Rd and Forest Dr sees a combined traffic count of over 42,000 cars per day

Financial Overview

$1,600,000	**7.50%**	**±5 Years**	**$119,835**
List Price	Cap Rate	Lease Term Remaining	NOI

Property Details

Tenant Name	Oakpoint Dental
Ownership Type	Fee Simple
Tenant Entity	LC Services 7 LLC
SF Leased	±4,259
Occupancy	100%
Initial Term	5 Years
Rent Commencement	6/1/2026
Lease Expiration	5/31/2031
Lease Term Remaining	±5 Years
Base Rent	$119,839
Rental Increases	3% Annual
Renewal Options	One, 5-Year Option
Expense Structure	NN
Landlord Responsibilities	Repair/replacement to structural, roof, foundation plumbing, electrical. Replacement of HVAC/parking
Tenant Responsibilities	Taxes, Maintenance, Insurance
Year Built	2000



Financial Overview

Annualized Operating Data

Lease Year	Beginning Date	End Date	Monthly Rent	Annual Rent	Cap Rate
Current	**June 1, 2026**	**May 31, 2027**	**$9,986.55**	**$119,839**	**7.50%**
Year 2	June 1, 2027	May 31, 2028	$10,286.15	$123,434	7.71%
Year 3	June 1, 2028	May 31, 2029	$10,594.73	$127,137	7.95%
Year 4	June 1, 2029	May 31, 2030	$10,912.57	$130,951	8.18%
Year 5	June 1, 2030	May 31, 2031	$11,239.95	$134,879	8.43%
Option Year 1	June 1, 2031	May 31, 2032	$11,577.15	$138,926	8.68%
Option Year 2	June 1, 2032	May 31, 2033	$11,924.46	$143,094	8.94%
Option Year 3	June 1, 2033	May 31, 2034	$12,282.20	$147,386	9.21%
Option Year 4	June 1, 2034	May 31, 2035	$12,650.66	$151,808	9.49%
Option Year 5	June 1, 2035	May 31, 2036	$13,030.18	$156,362	9.77%


MUSC Health
Medical University of South Carolina
±258 Beds | ±3.0 Miles Away
Downtown Columbia
±4.8 Miles Away
PRISMA HEALTH
±641 Beds | ±4.0 Miles Away
NOVANT HEALTH
URGENT CARE
TRADER JOE'S
A.C. Flora High School
±1,400 Students
Crayton Middle School
±952 Students
European Skin & Hair Clinic
Lowes Foods
HANDEL'S
BRUEGGER'S BAGELS
EGGS UP GRILL
Bad Daddy's Burger Bar
Marco's
SUR CHE ROS
tropical SMOOTHIE CAFE
orangetheory
McALISTER'S DELI
Groucho's Deli Since 1941
DELI & GRILL NO NAME COLUMBIA SC
DUNKIN'
pasta fresca
Walgreens
Forest Dr ± 25,400 VPD
Subject Property
CIRCLE K

TENANT OVERVIEW

Year Founded
2019

Headquarters
Raleigh, NC

Ownership Status
Privately Held & Doctor-Owned

Locations
±50 Affiliated Practices

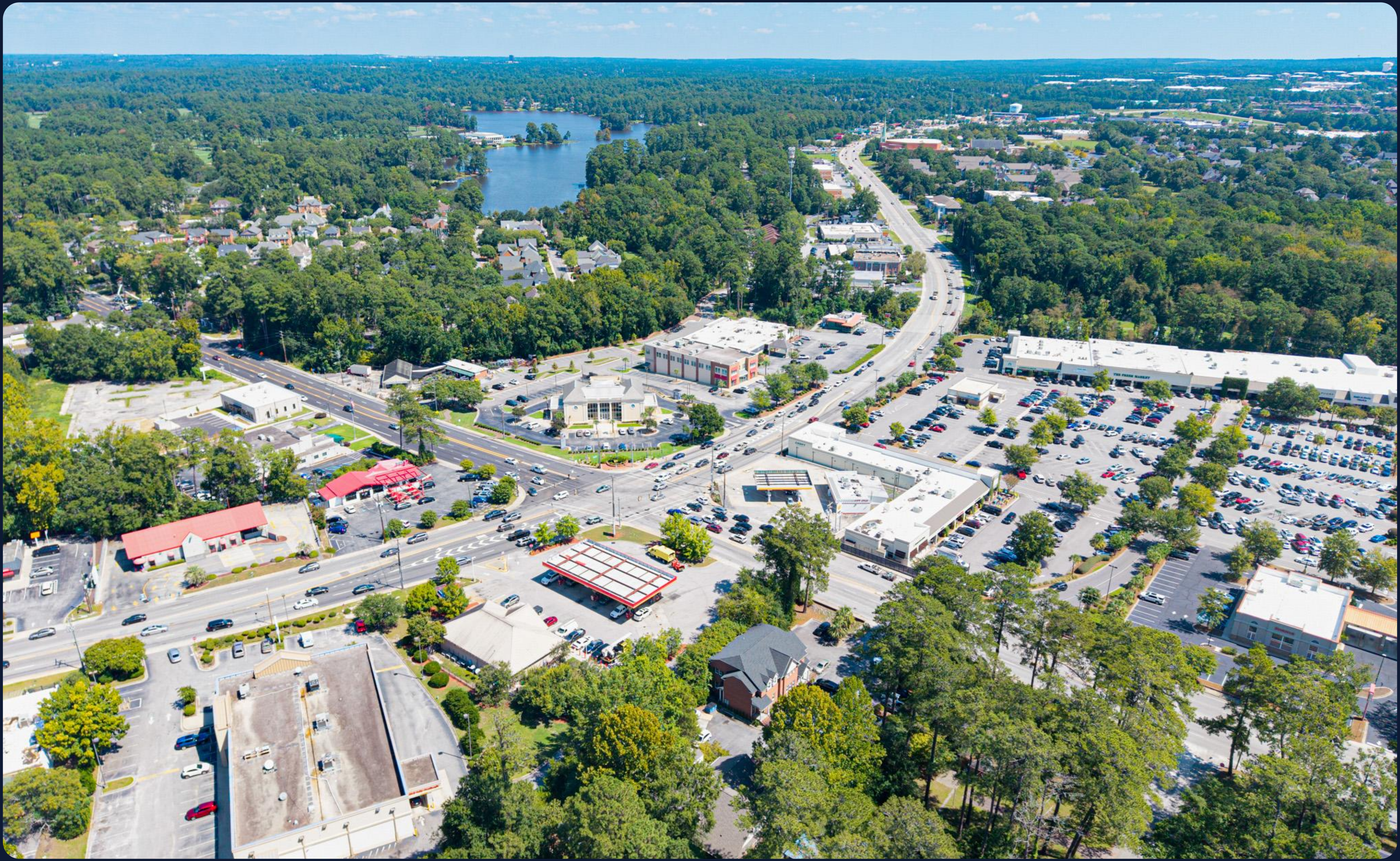
OAKPOINT®

Tenant Overview
Oakpoint is a Raleigh, North Carolina-based Dental Support Organization (DSO) founded in 2019 that provides non-clinical business support to affiliated dental practices. The company supports practices across general dentistry and specialty fields including orthodontics, oral surgery, pediatric dentistry, prosthodontics, and endodontics. Oakpoint provides services spanning human resources, finance, marketing, information technology, patient advocacy, and regulatory compliance, allowing affiliated dentists to focus on clinical care while maintaining clinical decision-making authority.

Why Invest in Oakpoint?

- Established Dental Support Platform: Founded in 2019, Oakpoint has developed a multi-location dental support platform serving affiliated practices across North Carolina and the Southeast.
- Diversified Dental Specialties: The platform supports general dentistry, orthodontics, oral surgery, pediatric dentistry, prosthodontics, and endodontics, providing exposure across multiple areas of dental care.
- Comprehensive Practice Support: Oakpoint provides HR, finance, marketing, IT, patient advocacy, and compliance services designed to improve practice efficiency and support long-term growth.
- Doctor-Focused Operating Model: Affiliated practices maintain clinical decision-making authority, while Oakpoint provides the administrative infrastructure, technology, and business resources needed to support operations.

MARKET OVERVIEW



COLUMBIA, SC MSA

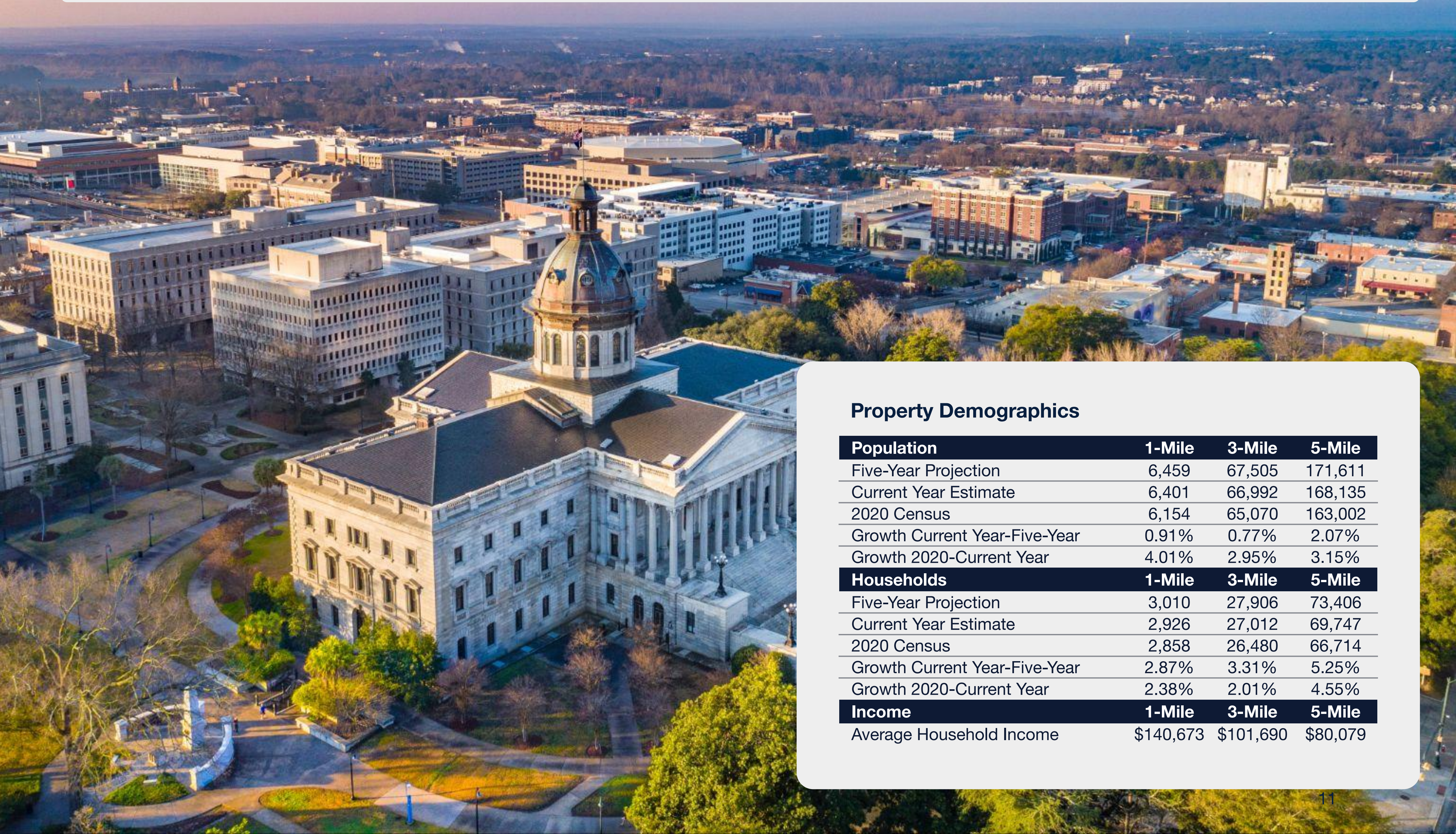
879,000 Total Population

$52B Gross Domestic Product

351,000 # of Households

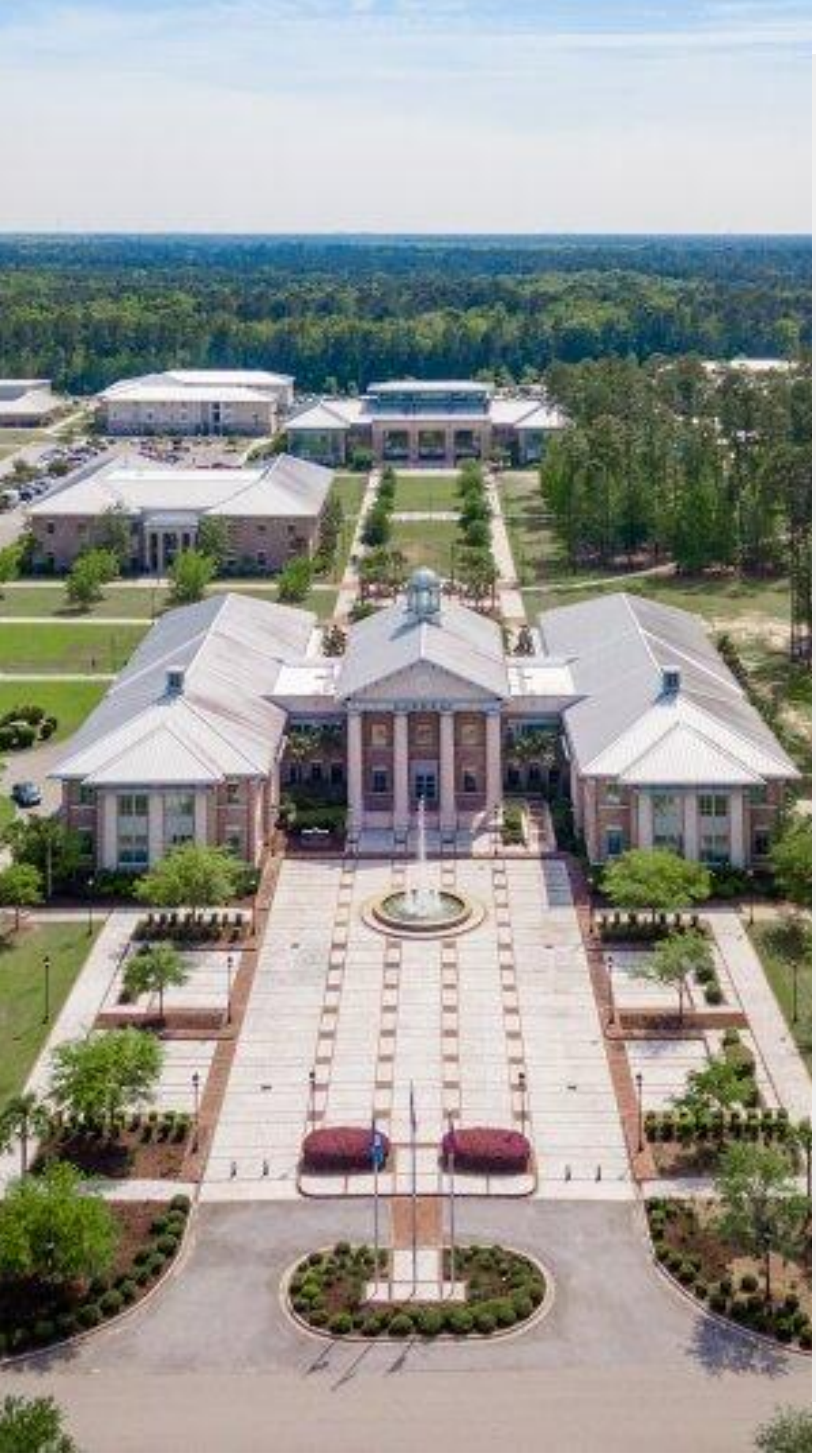
29.2 Median Age

Columbia, South Carolina serves as the state capital and a central hub for government, education, and regional commerce. ***Anchored by the University of South Carolina,*** the city benefits from a steady ***influx of students, faculty, and research activity that supports local businesses and workforce development.*** Its strategic location at the ***convergence of three major interstates*** enhances connectivity throughout the Southeast, positioning Columbia as an ***accessible destination for both business and leisure.*** The presence of Fort Jackson, the U.S. Army's largest basic training installation, further contributes to population stability and consistent economic activity.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,459	67,505	171,611
Current Year Estimate	6,401	66,992	168,135
2020 Census	6,154	65,070	163,002
Growth Current Year-Five-Year	0.91%	0.77%	2.07%
Growth 2020-Current Year	4.01%	2.95%	3.15%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	3,010	27,906	73,406
Current Year Estimate	2,926	27,012	69,747
2020 Census	2,858	26,480	66,714
Growth Current Year-Five-Year	2.87%	3.31%	5.25%
Growth 2020-Current Year	2.38%	2.01%	4.55%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$140,673	$101,690	$80,079



UNIVERSITY OF
South Carolina

About University of South Carolina

The University of South Carolina (USC), located in Columbia, serves as a major academic and economic anchor for the region. As the state's flagship public university, USC enrolls more than 35,000 students across a wide range of undergraduate, graduate, and professional programs. The university is recognized for its nationally ranked International Business program and strong research initiatives, particularly in areas such as public health, engineering, and hospitality management. Its presence drives consistent demand for housing, retail, and services, while also contributing a steady pipeline of educated talent to the local workforce.

Beyond academics, USC plays a significant role in shaping Columbia's cultural and economic landscape. The university's athletic programs, particularly Gamecock football and basketball, generate substantial regional engagement and visitor traffic throughout the year. Ongoing campus investments and partnerships with private and public sectors continue to enhance innovation and economic development in the area. As a result, USC not only elevates the city's profile but also supports long-term growth through education, research, and community integration.

35,000+ Students
Total Enrollment

$6B+
Annual Economic Impact

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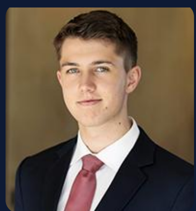

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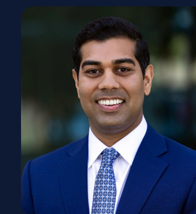

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