

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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Exclusively Listed By



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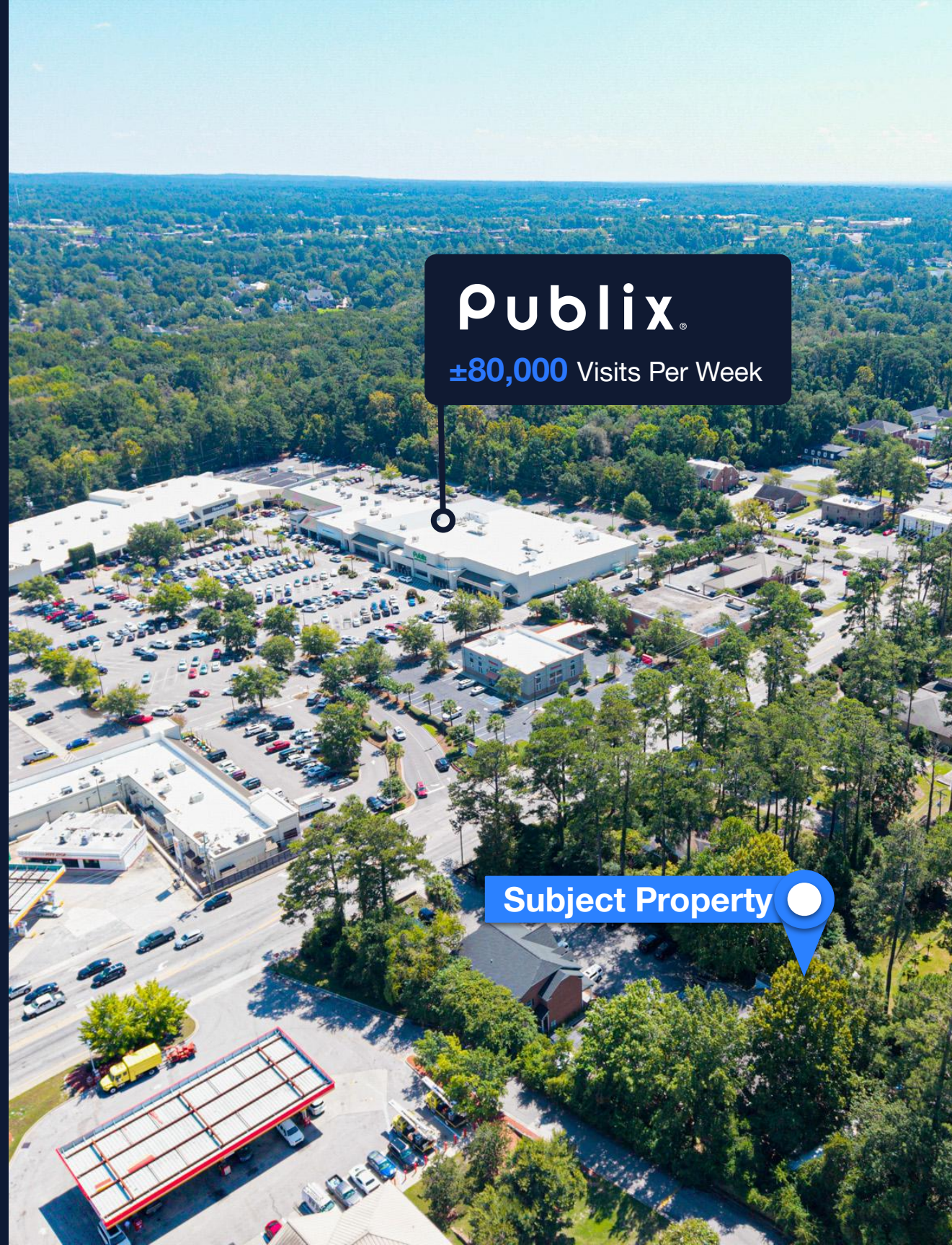




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Property Overview

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

List Price

7.50%

Cap Rate

±5 Years

Lease Term Remaining

\$119,835

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

A.C. Flora High School
±1,400 Students

Crayton Middle School
±952 Students

NOVANT HEALTH
URGENT CARE

European
Skin & Hair Clinic

MCALISTER'S
DELI

pf
pasta fresca

Orangetheory

DELI & GRILL
NO NAME
COLUMBIA-SC

Walgreens

PRISMA
HEALTH
±641 Beds | ±4.0 Miles Away

**TRADER
JOE'S**

Lowes
HANDEL'S
BRUEGGER'S BAGELS
EGGS UP GRILL
Bad Daddy's BURGER BAR
marco's
SURCHEROS
tropical CAFE

Groucho's Deli
Since 1941

DUNKIN'

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**



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

Oakpoint Dental

5107 Trenholm Rd | Columbia, SC 29206



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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5107 Trenholm Rd, Columbia, SC, 29206 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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