

FOR SALE

PORTFOLIO OF 3 DENTAL OFFICES/MICHIGAN

NORTH AMERICAN DENTAL GROUP



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- Brand New Ten Year Terms Guaranteed by North American Dental Group
- 250 Affiliated Dental Practices across 15 States
- Minimal Landlord Responsibility/Roof and Structure
- Build-Out 2015 - Centerline Location
- 2019/2020 New Exterior Facade and Parking Lots; St. Clair Shores and Hazel Park Locations
- 2021 Interior Upgrades to flooring, paint, electrical, ceilings, etc.; St. Clair Shores and Hazel Park Locations
- New Parking Lot at Centerline Location

PRICE:	\$1,699,280
NOI:	\$127,446
CAP RATE:	7.5%
LEASE TYPE:	NN
PRIMARY LEASE TERMS:	10 YEARS
INCREASES:	1.5% ANNUALLY Starting 01/01/2024

FOR MORE INFO CONTACT: STEVE SAGMANI

313-963-7653

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steve@exclusive-realty.com

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23845 Van Dyke, Centerline, Michigan 48015



LEASE SUMMARY

Tenant:	Dental Care of Michigan
Space:	2,552 Square feet
Lease Type:	NN
CAM/Ins./RE Tax:	\$15,778
Taxes, Insurance:	Tenant Responsibility
Roof, Structure:	Landlord Responsibility
Annual Rent:	\$39,000
Lease Commencement:	01/01/2022
Lease Expiration:	12/31/2031
Options:	2 (5) Year Options



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31118 Harper Avenue, St. Clair Shores Michigan 48082



LEASE SUMMARY

Tenant:	Shores Dental Care, PC
Space:	2,100 Square feet
Lease Type:	NN
Annual Rent:	\$47,116
CAM/Ins./RE Tax:	\$5,801
Taxes, Insurance:	Tenant Responsibility
Roof, Structure:	Landlord Responsibility
New Exterior Facade:	2020
Interior Renovations:	\$70K
Lease Commencement:	01/01/2022
Lease Expiration:	12/31/2031
Options:	2 (5) Year Options



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23528 John R Road, Hazel Park, Michigan 48030



LEASE SUMMARY

Tenant:	Dental Care of Michigan
Space:	3,000 Square feet
Lease Type:	NN
Annual Rent:	\$41,330
CAM/Ins./RE Tax:	\$7,742
Taxes, Insurance:	Tenant Responsibility
Roof, Structure:	Landlord Responsibility
Exterior Facade:	Newly Painted
Interior Renovations:	\$50K
Lease Commencement:	01/01/2022
Lease Expiration:	12/31/2031
Options:	2 (5) Year Options



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North American Dental Group (NADG) is a dental services organization headquartered in Pittsburgh, PA. The company was founded in 2008 driven by a mission to offer best-in-class dental care to every patient at every visit. We achieve our mission by providing non-clinical administrative services to more than 250 affiliated dental practices across 15 states. Our clinical decisions are made by the Professional Dental Alliance (PDA), a group of affiliated dentists who collaborate to advance patient care based on a unique data and outcome-driven approach.

NADG and PDA today employ 3,000+ people – including about 400 team members in non-clinical positions. In 2019, NADG was acquired by Jacobs Holding, a global investment firm based in Zurich, Switzerland. Jacobs also owns Colosseum Dental Group (CDG), a leading European dental support organization. NADG and CDG together represent the world's first transatlantic dental support organization.

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TENANT OVERVIEW

Company:	North American Dental Group
Founded:	2008
Headquarters:	Pittsburgh, Pennsylvania
Website:	www.nadentalgroup.com

TENANT HIGHLIGHTS

- Forbes list of America's Best Employers for Diversity 2022
- More than 240+ affiliated dental practices across 15 states
- NADG and PDA today employ 3,000+ people

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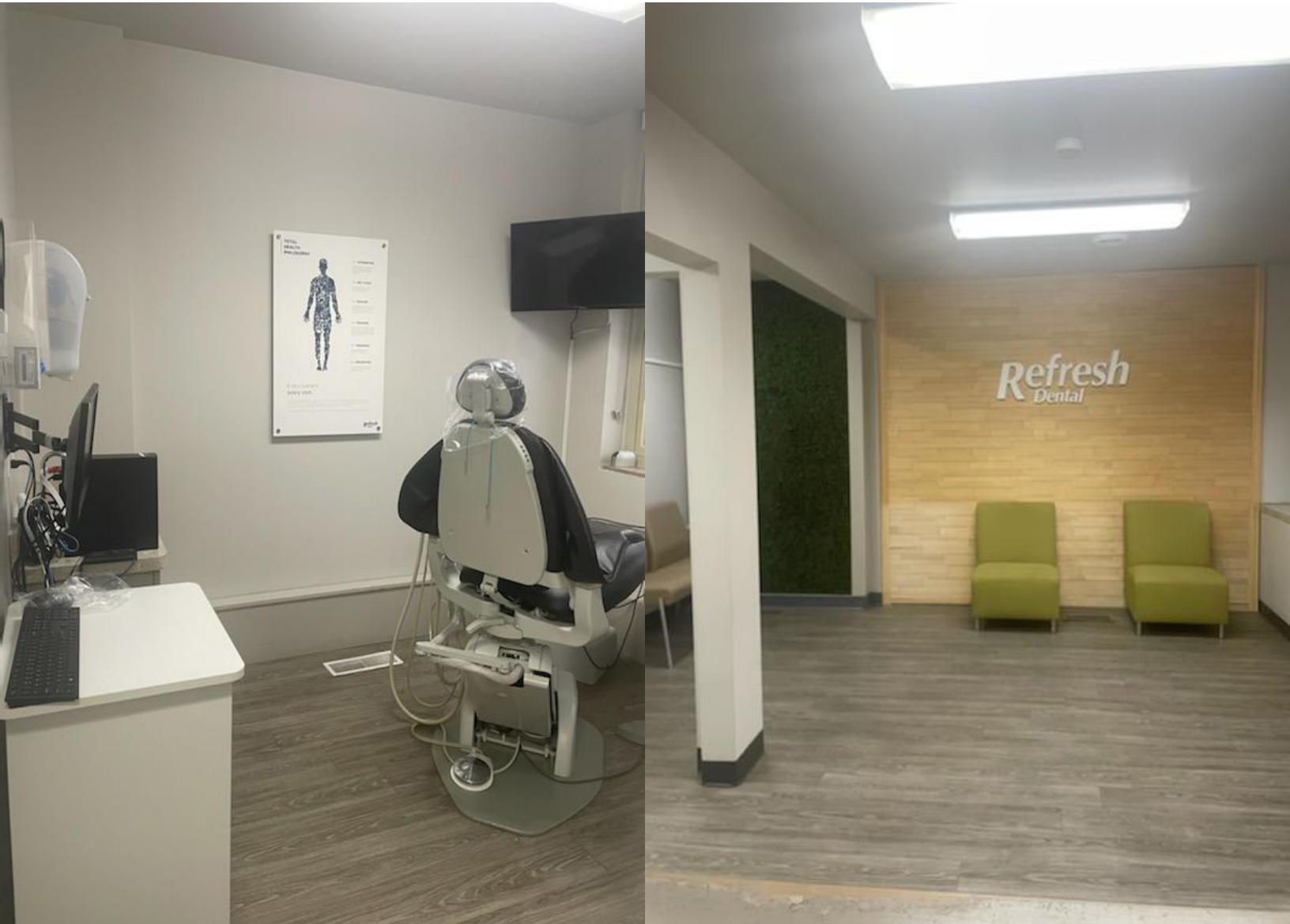
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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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Michigan is a state in the Great Lakes region of the upper Midwestern United States. Its name derives from a gallicized variant of the original Ojibwe word (mishigami), meaning 'large water' or 'large lake'. With a population of nearly 10.1 million and a total area of nearly 97,000 sq mi (250,000 km²), Michigan is the 10th-largest state by population, the 11th-largest by area, and the largest east of the Mississippi River. Its capital is Lansing, and its largest city is Detroit. Metro Detroit is among the nation's most populous and largest metropolitan economies.

Michigan is the only state to consist of two peninsulas. The Lower Peninsula is shaped like a mitten. The Upper Peninsula (often called "the U.P.") is separated from the Lower Peninsula by the Straits of Mackinac, a five-mile (8 km) channel that joins Lake Huron to Lake Michigan. The Mackinac Bridge connects the peninsulas. Michigan has the longest freshwater coastline of any political subdivision in the world, being bordered by four of the five Great Lakes, plus Lake St. Clair.[9] It also has 64,980 inland lakes and ponds.



Mackinac Island

An island with such incredible landscapes and views. Mackinac Island is also a great location to do some exploring! Arch Rock is a famous limestone arch found in the island's state park. It is one of the most visited and most hiked paths because the arch frames the island in a dazzling array of blue and green. It is also known for its awe-inspiring collection of wild butterflies.



Henry Ford Museum

This is the place for you to explore and discover America's most innovative and greatest inventions. You will enjoy going through the Presidential Limousines exhibit, and you will adore the Heroes of the Sky exhibit. You will also have a fantastic time going back to the past and learn about the legacy of American innovators from the 18th to 20th centuries.



Detroit Institute of Art

Boasting of the country's largest, most significant art collection, this museum holds over 60,000 unique and creative works that will leave you awed and amazed. Their collections include works of some of the greatest artists from Africa, America, and Asia. If interactive displays interest you, can join their drop-in workshops, Arts and Minds Lectures, or Drawing in the Galleries.



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