

# FOR SALE

North American Dental Group & State Farm Insurance  
2414 S. Center Road  
Burton, Michigan 48519



**EXCLUSIVE**  
— REALTY —



## INVESTMENT HIGHLIGHTS:

- Corporately Guaranteed by North American Dental Group
- 250 Affiliated Dental Practices across 15 States
- 5,970 SF Office Building on 0.79 Acres of Land
- Two Tenants: State Farm Insurance occupies 1,427 square feet and North American Dental Group occupies 4,543 square feet
- Over 20,000 Vehicles Per Day
- 28 Surface Parking Spaces
- Population exceeds 133,000 within a 5 Mile Radius
- Average Household Income within 5 Mile Radius \$59,000 plus annually

PRICE:	\$1,470,877
NOI:	\$95,607
CAP RATE:	6.50%
BUILDING SIZE:	5,970 SF
ACREAGE:	0.79 ACRES

**FOR MORE INFO CONTACT: STEVE SAGMANI**

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 5,970 square foot two tenant office building located in Burton, Michigan. Tenants have NNN Leases with renewal option periods, leaving zero Landlord Responsibility. These leases are corporately guaranteed.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment offering will offer a new owner continued success due to the financial strength and the proven profitability of the Tenants.



## INVESTMENT SUMMARY

LIST PRICE:	\$1,470,877
CURRENT NOI:	\$95,607
INITIAL CAP RATE:	6.50%
BUILDING SIZE:	5,970 sq. ft.
LAND ACREAGE:	0.79 Acres
ZONING:	Commercial
TENANTS:	State Farm Insurance NADG
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Tenant Responsibility
LEASE START DATES: State Farm Insurance NADG	April 1, 2022 July 11, 2019
LEASE EXPIRATION DATES: State Farm Insurance NADG	March 31, 2025 July 10, 2029
OPTIONS: State Farm Insurance NADG	1 (3) Year Option 4 (6) Year Options
RENT BUMPS: State Farm Insurance NADG	3% annually 2% annually
LEASE GUARANTOR:	Corporate Guarantees

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## LEASE SUMMARYS



Tenant:	NADG
Lease Type:	NNN
Taxes, Insurance:	Tenant Responsibility
Roof, Structure:	Tenant Responsibility
Lease Commencement:	July 11, 2019
Lease Expiration Date:	July 10, 2029
Renewal Options:	4 (6) Year Options
Lease Guarantor:	Corporate Guarantee
Tenant Website:	<a href="http://www.convenientfamilydentist.com">www.convenientfamilydentist.com</a>



Tenant:	State Farm Insurance
Lease Type:	NNN
Taxes, Insurance:	Tenant Responsibility
Roof, Structure:	Tenant Responsibility
Lease Commencement:	April 1, 2022
Lease Expiration Date:	March 31, 2025
Renewal Options:	1 (3) Year Option
Lease Guarantor:	Corporate Guarantee
Tenant Website:	<a href="http://www.statefarm.com">www.statefarm.com</a>



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## TENANT PROFILES



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. 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.



State Farm Insurance is a large group of mutual insurance companies throughout the United States with corporate headquarters in Bloomington, Illinois.

State Farm is the largest property and casualty insurance provider, and the largest auto insurance provider, in the United States.[5] State Farm is ranked 36th in the 2019 Fortune 500, which lists American companies by revenue.

State Farm relies on exclusive agents (also known as captive agents) to sell insurance. Only State Farm agents can sell State Farm insurance, and their agents can sell only State Farm products.

State Farm was founded in June 1922 by retired farmer George J. Mecherle as a mutual automobile insurance company owned by its policyholders.[10] The firm specialized in auto insurance for farmers and offered better rates than rival companies, which must also cover expensive premiums of the urban motorists.[11] It later expanded services into other types of insurance, such as homeowners and life insurance, and then to banking and financial services.

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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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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
S Center Road & Byers St S	20,414	Total Population	45,799	133,112	296,968
East Atherton Rd & Thread Creek Blvd	10,757	Total Households	18,707	53,708	118,269
East Atherton Rd & Greenpine Dr W	5,382	Average HH Income	\$53,945	\$59,059	\$62,257

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Burton is a city in Genesee County in the state of Michigan and a suburb of Flint. The population was 29,999 at the 2010 census, making Burton the second largest city in Genesee County.

Although there were Native Americans and trappers whom lived on land earlier, and even some who attempted to settle by there, many of the original settlers of Burton came from the towns of Adams and Henderson in Jefferson County, New York. For 20 years, this area was known as the Atherton settlement, after brothers Shubael and Perus Atherton and nephew Pliny Atherton Skinner (and later joined by another brother, Adonijah), who settled on the Thread Creek in 1835. Atherton descendants still live in Burton in 2014. On May 16, 1972, township residents voted to incorporate and the City of Burton was officially formed July 1 of that year.[10] Burton began receiving Karegnondi Water Authority water treated by Genesee County Drain Commission Water and Waste Division on December 15, 2017.



### Sloan Museum

Sloan Museum is now open at Courtland Center Mall (4190 E. Court St. Burton, MI 48509). The temporary Courtland Center Mall location offers traveling hands-on science and history exhibit, a display of over 30 historic vehicles from Flint & Genesee County history, and a play area for families.



### Crossroads Village & Huckleberry Railroad

A living history museum in Genesee County, Michigan, near Flint. It is operated by the Genesee County Parks and Recreation Commission alongside the Huckleberry Railroad. Initially proposed as a Flint River recreational area and a farm museum, it was opened as a historical village in 1976.



### IMA Brookwood Golf Course

IMA Brookwood Golf Club is a championship 18-hole course designed by Joe Szilagyi. Picturesque and challenging, IMA Brookwood Golf Club provides good speed of play and an enjoyable challenge with four sets of tee boxes for all levels of play.



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