

FOR SALE

CONCENTRA URGENT CARE

627 E. Maple Road
Troy, Michigan 48083



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- Lease Expires 2025
- NN Lease/Minimal Landlord Responsibilities
- 24,000 Vehicles Per Day
- 10,323 square feet
- 0.97 Acre Lot
- Largest Urgent Care operator with more than 520 locations in 44 States
- Fully Occupied by Concentra Urgent Care
- Corporate Guaranteed Lease
- Built in 1999
- Excellent Creditworthy Tenant
- Average Household Income exceeds \$108,000 within a 5 Mile Radius

PRICE:	\$5,206,383
AVERAGE NOI:	\$307,109
AVERAGE CAP RATE:	6.0%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS
INCREASES:	\$.50/SF ANNUALLY

FOR MORE INFO CONTACT: STEVE SAGMANI

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INVESTMENT OFFERING

Exclusive Realty is pleased to present a Concentra Urgent Care in Troy, Michigan. The Tenant has a NN Lease with minimal Landlord Responsibilities. The lease has \$.50 per square foot increases annually.

The subject property is strategically positioned on E. Maple Street which is in close proximity to the I-75 Freeway making it highly accessible and visible.

The property represents an ideal opportunity for a 1031 Exchange buyer.

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

INVESTMENT SUMMARY

LIST PRICE:	\$5,206,383
CURRENT NOI:	\$299,367
INITIAL CAP RATE:	5.75%
AVERAGE NOI:	\$307,109
AVERAGE CAP RATE:	6.0%
BUILDING SIZE:	10,323 sq. ft.
LAND ACREAGE:	0.97 Acres
ZONING:	Commerical
YEAR BUILT:	1999
TENANT:	Concentra Urgent Care
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE, HVAC & PARKING:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE EXPIRATION DATE:	11/30/2025
LEASE TERM REMAINING:	4.5 Years
RENT BUMPS:	\$.50/SF Increases annually
LEASE GUARANTOR:	Concentra Health Services
TENANT WEBSITE:	www.concentra.com

BASE RENT

	ANNUAL	MONTHLY
12/1/21-11/30/22	\$299,367	\$24,947
12/1/22-11/30/23	\$304,529	\$25,377
12/1/23-11/30/24	\$309,690	\$25,808
12/1/24-11/30/25	\$314,852	\$26,238

RENEWAL OPTION

	ANNUAL	MONTHLY
12/1/25-11/30/26	\$320,013	\$26,668
12/1/26-11/30/27	\$325,175	\$27,098
12/1/27-11/30/28	\$330,336	\$27,528
12/1/28-11/30/29	\$335,498	\$27,958
12/1/29-11/30/30	\$340,659	\$28,388

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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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TENANT PROFILE



Concentra Inc., is a national health care company founded in 1979 in Amarillo, Texas. The company is headquartered in Addison, Texas and operates more than 520 urgent care centers in 44 states. Concentra has more than 1,000 affiliated physicians and 1,285 physical therapists. Concentra also provides a range of health improvement solutions to employers, and operates more than 100 employer onsite medical facilities.

The company's primary focuses are occupational health, physical therapy, and urgent care. Concentra's predecessor was founded when three physicians opened up the first occupational health center in Amarillo, Texas. These physicians applied the same occupational health model to their second location, which opened in Garland, Texas in 1985. Between 1985 and 1997, the network of medical centers grew under the management of OccuCenters, Inc. In 1997, Dallas-based OccuSystems, Inc., parent of OccuCenters, merged with Boston-based CRA Managed Care, Inc. to form Concentra Managed Care, Inc., a publicly traded company. In 1999, the company's stock was privatized, and in 2001, the company changed its name to Concentra Incorporated. A period of expansion followed as Concentra grew to include health-related businesses such as network services, bill review, case management, independent medical examinations, and PPO networks. Following a series of divestiture transactions in 2006 and 2007, Concentra narrowed its focus on occupational health, medical center expansion, and wellness and preventive care.

In 2007, the company launched its urgent care initiative to meet the growing need for a cost-effective option to hospital emergency rooms for non-emergency conditions. As part of this initiative, the organization wanted a consistent platform to support its strategic growth plan and align more than 330 centers in 40 states that were varied in design, operational requirements, and brand mark.

On average, more than 30,000 patients visit Concentra's medical centers each day. According to the Bureau of Labor Statistics, 1 out of every 7 occupational injuries in the U.S. is treated by Concentra

TENANT OVERVIEW

Company:	Concentra Health Services
Founded:	1979
Total Revenue:	\$1 B
Number of Employees:	12,000
Headquarters:	Addison, Texas
Website:	www.concentra.com

TENANT HIGHLIGHTS

- Concentra is the Nation's leader in Occupation Medicine
- Concentra's focus is on improving the health of America's workforce
- A National health care company with a patient-centered focus
- 2011 Gold Award Recipient for Best How-To Article in a Healthcare Publication from the American Society of Healthcare Publication Editors

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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY	1 MILE	3 MILES	5 MILES	
E Maple Rd & Rochester Rd W	23,553	Total Households	4,073	40,861	120,762
E. Maple Rd & Enterprise Dr W	24,256	Total Population	9,446	94,624	291,474
E. Maple Rd & Kirkton Dr E	20,661	Average HH Income	\$82,224	\$97,753	\$108,167

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Troy is a city in Oakland County in the U.S. state of Michigan. Its population was 80,980 at the 2010 census, making Troy the most-populated city in the county and the 13th most-populated municipality in the state. As a northern suburb of Metro Detroit, Troy is about 6 miles (9.7 km) north of the city of Detroit. It was organized as Troy Township in 1827, and sections of the township incorporated much later into the cities of Birmingham, Clawson, and Royal Oak. The last portion of the township incorporated as the present-day city of Troy in 1955.

Troy has become a business and shopping destination in the region, with numerous office centers and the upscale Somerset Collection mall. In 2011, Troy was ranked the safest city in Michigan, as well as the 19th safest city in the nation. In 2008, Troy was ranked 22nd on a list of "Best Places to Live" in the United States by CNN Money, using criteria including housing, quality of education, economic strength, and recreational opportunities. In 2008, Troy was also ranked as the fourth most-affordable U.S. city with a median household income of approximately \$79,000.



Troy Historic Village

The Troy Historic Village is located in the city of Troy, Michigan. The establishment allows visitors to view the lifestyle of those who lived in Troy Township in the 1800s. The carefully restored buildings include the main building, log cabin, a Greek Revival Home, a brick one-room school, print shop, wagon shop, a town hall, a general store, and a turn of the century church and parsonage.



Stage Nature Center

Land for the Lloyd A. Stage Nature Center, now known as Stage Nature Center (SNC) was originally purchased by the City of Troy in the 1970's and is located at 6685 Coolidge Highway in Troy, MI just south of South Blvd. At the time of acquisition there was an older home on the property that was used as the nature center building.



Troy Family Aquatic Center

The Troy Aquatic Center is much more than a large community pool, it's also an awesome waterpark that has 2 impressive waterslides that spill into a life-guarded pool. Pick up a tube (provided for free) and cruise down a 175 inner tube slide or sail down the other, equally thrilling waterslide sans tube. Both slides have height restrictions of 42 inches and require supervision of children under



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