OFFERING MEMORANDUM

DaVita Dialysis Site (Tenant in Hold Over)

6757 MAIN ST, CASS CITY, MI 48726

ESTD. 2010

nCommercial Property Group

CHICAGO, IL

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to present a former DaVita Dialysis center located in Cass City, Michigan. Sitting on 1.2 Acres, the one-story 7,822 SF medical office building was constructed in 1999 and completely renovated in 2007; with a new addition. The site is move in ready for a medical/dialysis owner or user and is a great opportunity for an investor to add value with leasing while receiving substantial cash flow. This location is a candidate for a commercial redevelopment tax abatement. The property is located less than a mile from Hills & Dales General Hospital.

INVESTMENT HIGHLIGHTS

- 7,822 SF building / 1.2 Acre lot
- Building constructed in 1999, Renovated in 2007
- Lease Type: NN
- Lease Commencement: Feb. 1, 2012
- Lease Expiration: Jan. 31, 2022
- Rent: $9,863.88
- CAM: $2,522.81
- Total Monthly Payments: $12,386.69
- Increases: 2.5% Annually
- Landlord Responsibilities: Roof and Structure
- Tenant pays for monthly CAM contribution
- Location is a candidate for a commercial redevelopment tax abatement

$1,127,295

PRICE

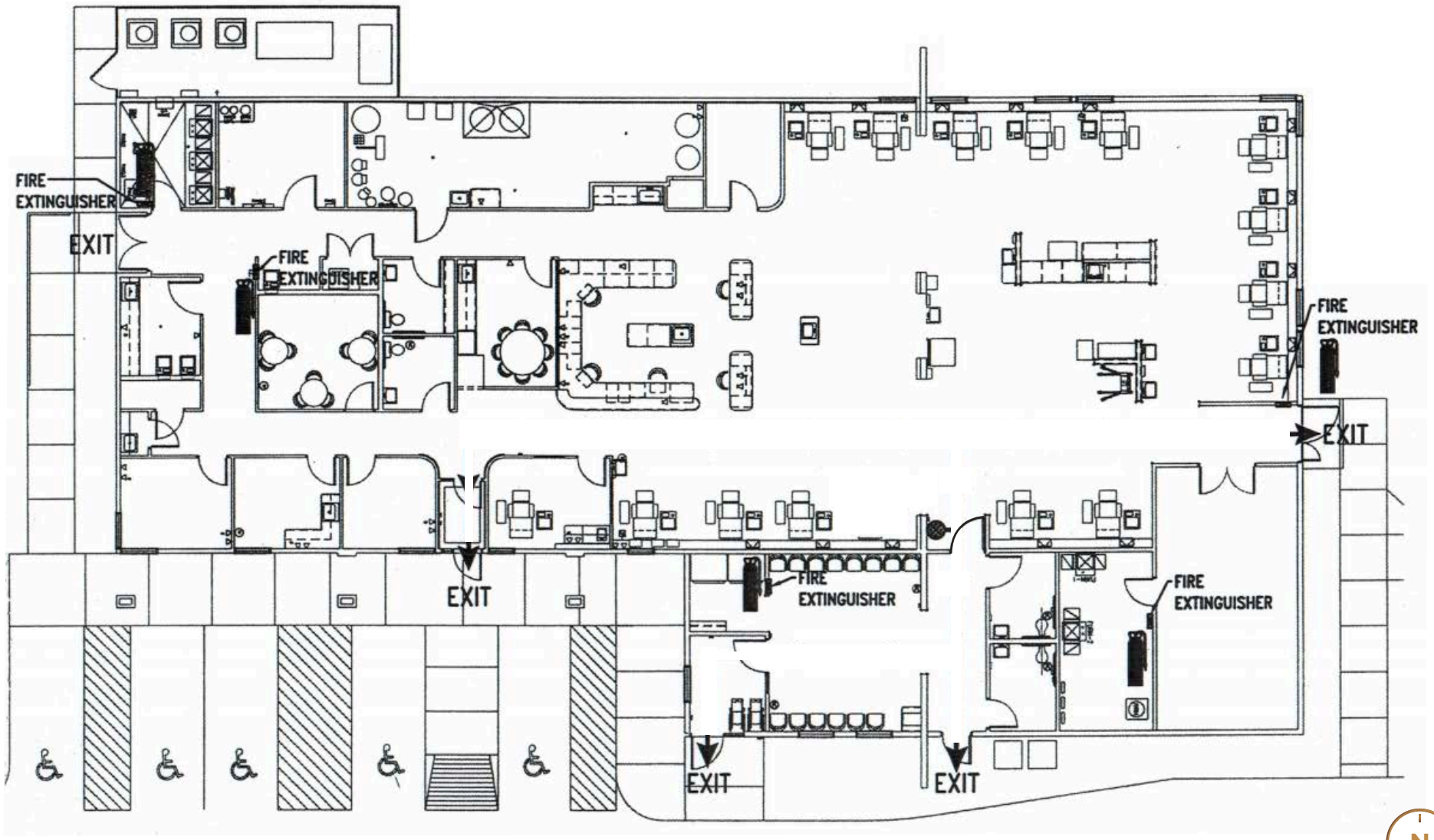
$118,366

NOI (EXCLUDING CAM)

10.5%

CAP RATE

FLOOR PLAN


FIRE EXTINGUISHER
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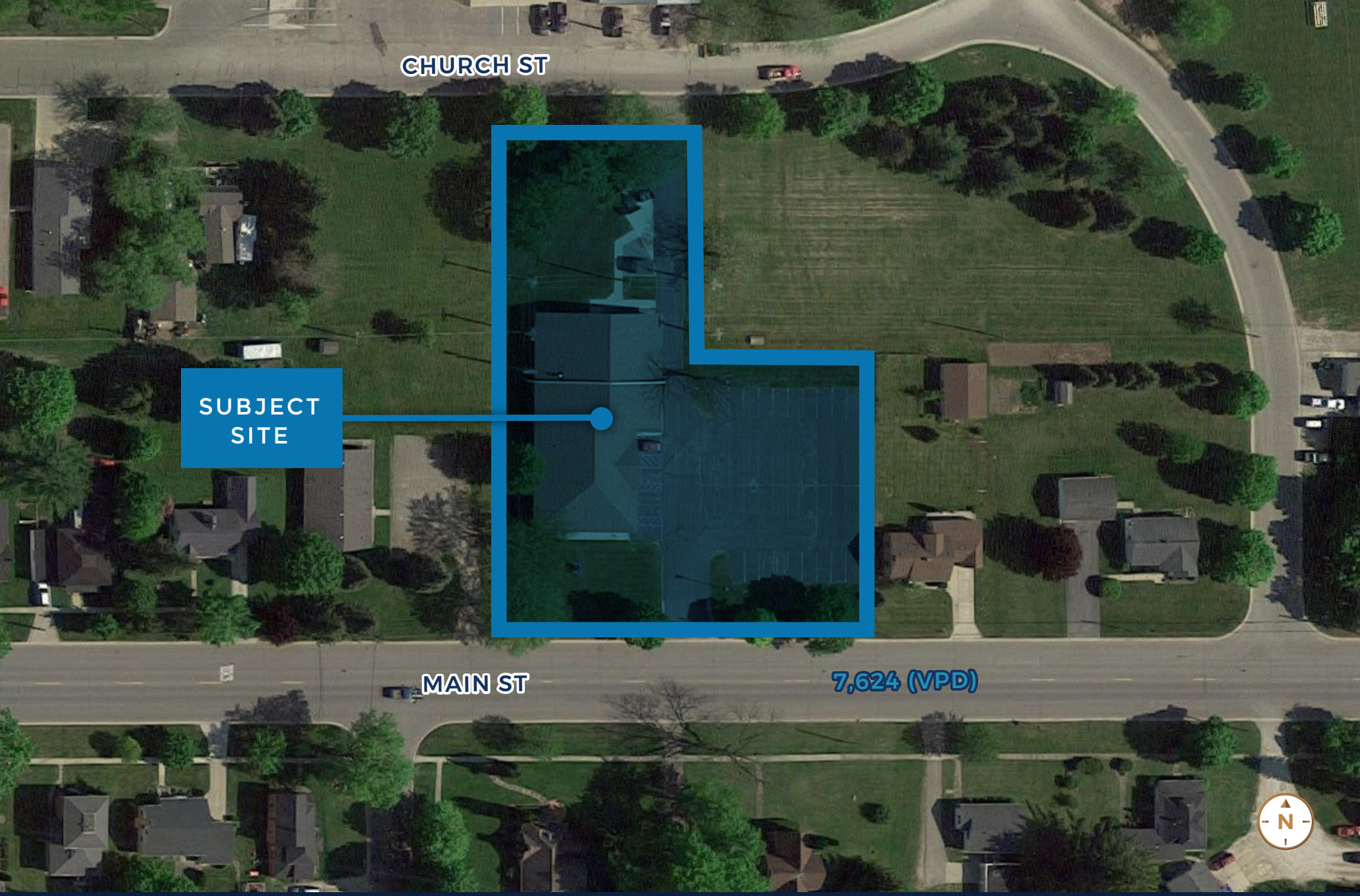
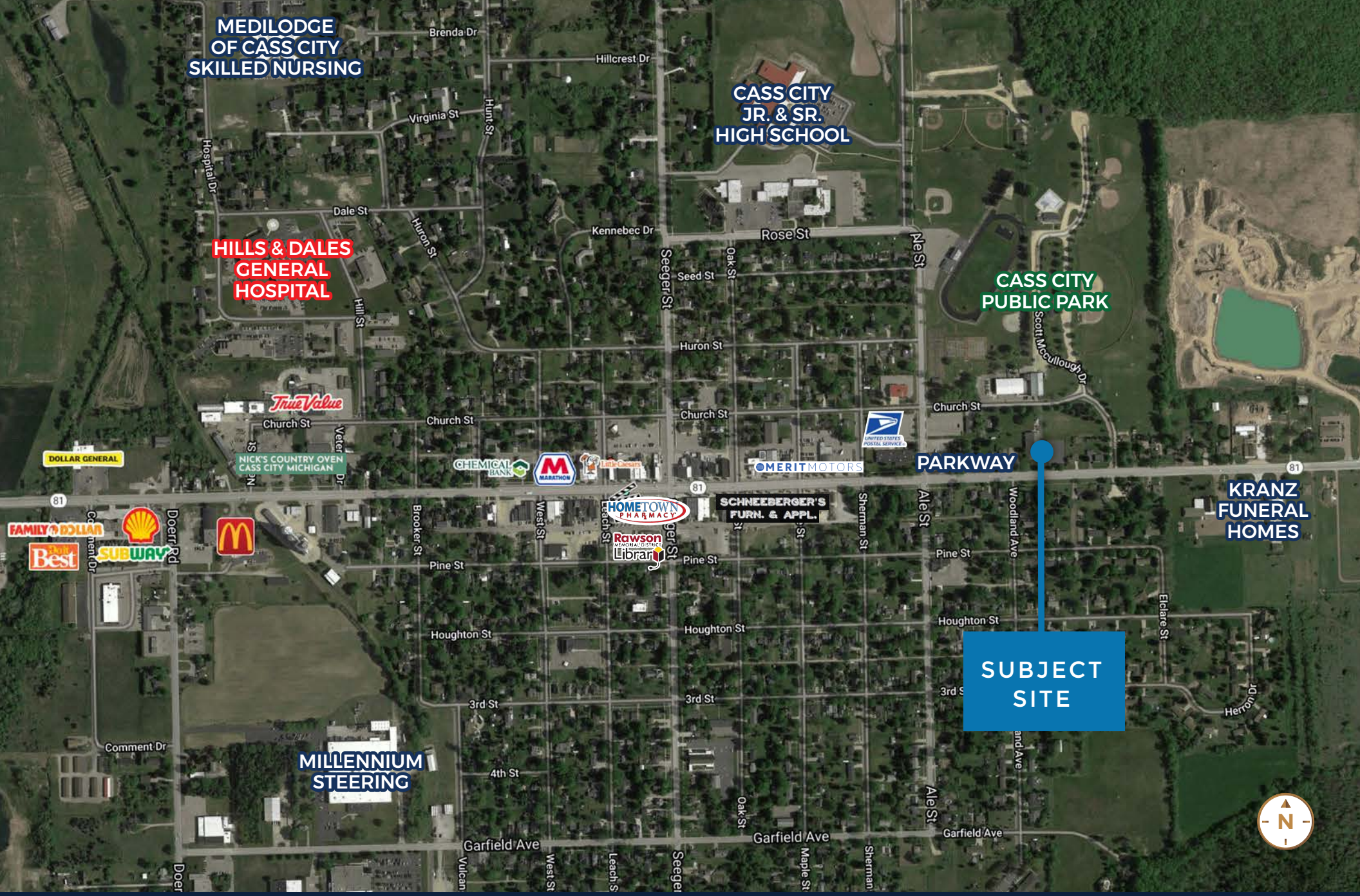

CHURCH ST
SUBJECT SITE
MAIN ST
7,624 (VPD)
N


MEDILODGE OF CASS CITY SKILLED NURSING
CASS CITY JR. & SR. HIGH SCHOOL
HILLS & DALES GENERAL HOSPITAL
CASS CITY PUBLIC PARK
KRANZ FUNERAL HOMES
PARKWAY
SUBJECT SITE
MILLENNIUM STEERING
Brenda Dr
Hillcrest Dr
Virginia St
Hunt St
Hospital Dr
Dale St
Huron St
Kennebec Dr
Rose St
Seeger St
Seed St
Oak St
Ne St
Hill St
Scott Mcculough Dr
Church St
Veter Dr
DOLLAR GENERAL
NICK'S COUNTRY OVEN CASS CITY MICHIGAN
CHEMICAL BANK
MARATHON
Little Caesars
MERITMOTORS
81
HOMETOWN PHARMACY
SCHNEEBERGER'S FURN. & APPL.
Rawson Memorial District Library
Brooker St
West St
Leach St
Sherman St
Ale St
Woodland Ave
Pine St
FAMILY DOLLAR
Ace Hardware
SUBWAY
Doerr Rd
Houghton St
Eclare St
3rd St
Herron Dr
Comment Dr
4th St
Garfield Ave
Vulcan
Maple St
N

Market Overview

DEMOGRAPHIC HIGHLIGHTS

Cass City is a village in Elkland Township, Tuscola County in the Flint/Tri-Cities area of the U.S. state of Michigan, conveniently located in the center of Michigan's Thumb. Citizens of Cass City are very, proud of the quality of life in this community. Cass City boasts a 9-hole golf course, an 80 acre recreational park which has two children's playgrounds, three baseball fields, three softball diamonds, a T-Ball field (each with dugouts), two permanent concession buildings, a football field and track, two pavilions, and wooded nature areas. Three additional children's playgrounds are located in other quadrants of the village.

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POP.	3,348	4,768	14,118
AVG. AGE	42.2	42.2	41.6
AVG. AGE (MALE)	41.8	41.7	40.8
AVG. AGE (FEMALE)	42.7	42.8	42.1

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
TOTAL HH.	1,363	1,901	5,557
# OF PERSONS PER HH.	2.5	2.5	2.5
AVG. HH INCOME	$67,071	$65,411	$63,751
AVG. HOUSE VALUE	$118,039	$120,747	$127,975

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