



7805 Cooley Lake Road | West Bloomfield, MI 48324

100% Occupied Multi-Tenant Office Investment Opportunity

Investment Highlights		Financial Summary
<ul style="list-style-type: none"> • 100% Occupied • NOI: \$103,480 • Gross Income: \$129,000 • NOI Growth to \$115,480 by 2028 • Rent Escalations Through 2029 • Long-Term Professional Tenants • Medical/Dental History 20+ Years • Seller Occupied Suite Upside 		Gross Income: \$129,000 Expenses: \$25,520 Occupancy: 100% Expense Ratio: 19.8% Operating Margin: 80.2% Current NOI: \$103,480
Purchase Price	Current Cap Rate	Forward 2028 Cap Rate
\$1,000,000	10.35%	11.55%
\$1,100,000	9.41%	10.50%
\$1,200,000	8.62%	9.62%

Property Overview: Rare opportunity to acquire a fully occupied professional office building in one of Oakland County's most desirable business corridors. Stable tenant mix, contractual rent escalations, long-term occupancy history, and built-in income growth through existing leases.

Tenant & Lease Profile: Suite 100: \$2,000/mo lease through 4/2029 with increases to \$2,300/mo. Suite 200: \$1,800/mo, tenant for 4-5 years, lease through 3/2029. Suite 300: \$2,100/mo with escalations to \$2,247 and \$2,404. Suite 400: \$2,950/mo, longest tenant (6-7 years), renewal option available, prior dental occupancy exceeded 20 years, increases to \$3,250/mo. Suite 500: \$1,900/mo seller occupied with negotiable future lease structure.

Built-In Income Growth: 2026 Income \$129,000 | 2027 Income \$135,000 | 2028 Income \$141,000. Projected revenue growth of approximately 9.3% without increasing occupancy.

Why Investors Like This Asset: Predictable cash flow, minimal rollover risk until 2029, strong tenant retention, professional and medical tenant base, low operating expenses, contractual rent growth, and attractive cap rates.

Paul Mychalowych | Associate Broker | eXp Realty

Cell: 248-935-2754 | Office: 248-686-0024

The Ford Building | 135 N. Old Woodward Ave., Suite 200, Birmingham, MI 48009

paulmychalowych@gmail.com | www.paulmychalowych.com