

100% LEASED TO

 **HerSelf Health**



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OFFERING MEMORANDUM

The Offering

5200 N Douglas Dr, Crystal, MN 55429

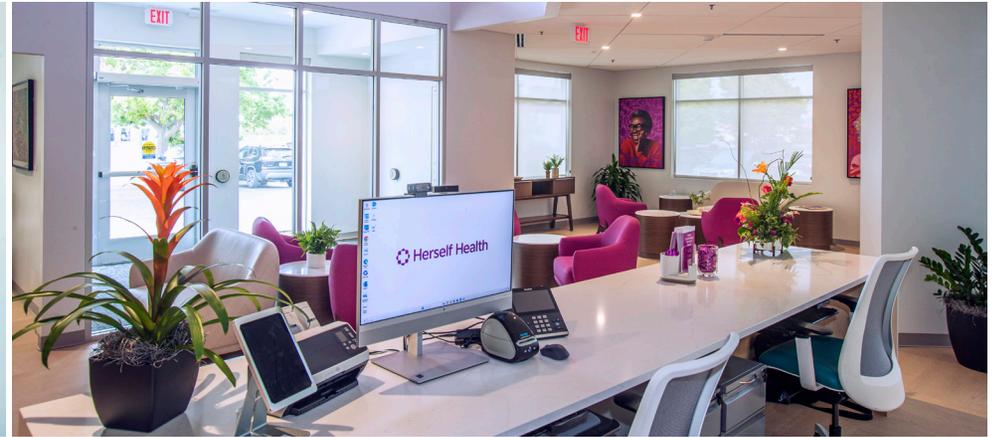
Investment Highlights

- » 100% leased with specialty medical tenancy
- » NNN lease in place with approximately 12.5 years of lease term remaining and annual rent increases
- » Excellent exchange opportunity

Offering Price	\$4,195,000
NOI	\$351,880.61
Tenant	Herself Health
Percent Occupied	100%
Cap Rate	8.4%



Interior Photos



Tenant Profile

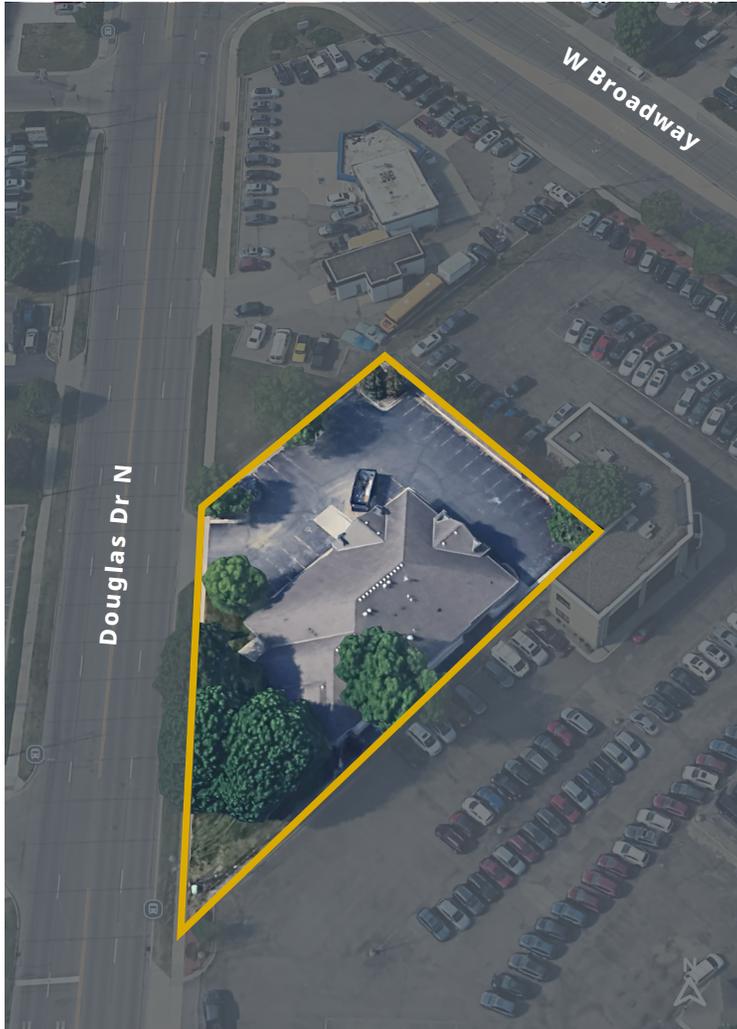
Herself Health

Herself Health is a specialized outpatient healthcare provider delivering women-centered care tailored to patients age 50 and older. The company operates physician-led clinics with a relationship-based care model designed to promote continuity, patient engagement, and long-term retention. Herself Health is known for providing comprehensive primary care and preventive services for women in midlife and beyond, addressing longstanding gaps in traditional healthcare delivery through evidence-based medicine, a modern patient experience, and a strong focus on improving long-term health outcomes.

Tenant	Lease Type	SF	% of NRA	Term	Start Date	End Date	Starting Rate	Renewal
Herself Health	NNN	6,489	100%	181 Months	8/3/23	8/31/38	\$50.21 PSF/Yr	Three (3), five (5) year options



Property Information



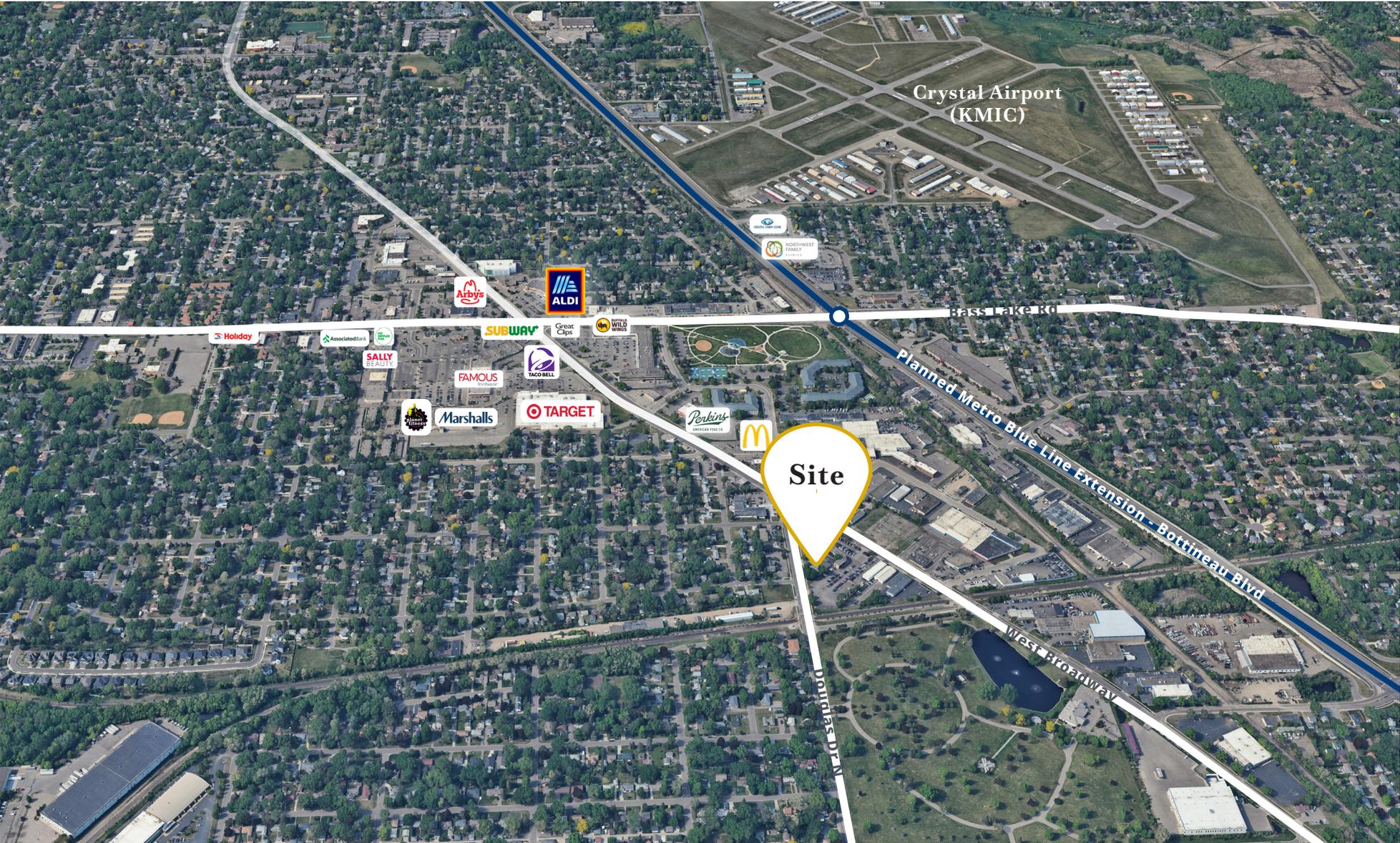
Property Details

Building Size	6,489 RSF
Occupancy	100%
Stories	1
Year Built	1963 / 2004
Parking	4.93/1,000 SF
County	Hennepin
Parcel Size	0.62 AC 26,852 SF
PID	09-118-21-22-0052
Zoning	Commercial

Property Taxes

	Actual 2025	Proposed 2026
Hennepin County	\$8,532.79	\$8,979.41
City of Crystal	\$13,041.89	\$14,612.73
State General Tax	\$8,830.24	\$9,164.00
School District 281		
Voter Approved Levy	\$3,506.13	\$3,558.72
Other Local Levies	\$5,684.12	\$5,621.65
School District Total	\$9,190.25	\$9,180.37
Metropolitan Council	\$452.20	\$449.12
Other Special Taxing	\$1,257.01	\$1,326.05
Fiscal Disparity Tax	\$13,086.28	\$15,396.93
Tax Excluding Special Assessments	\$54,390.66	\$59,108.61

Retail Map



Floorplan

6,489 RSF

- 9 Exam Rooms
- 4 Private Offices
- 9 Nurse Stations
- 1 Lab Area
- 4 Restrooms



Confidentiality and Disclosure

Davis



The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Davis, and should not be made available to any other person or entity without the written consent of Davis. This Offering Memorandum has been prepared to provide summary information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. Davis has not made any investigation, and makes no warranty or representation, with respect to items such as the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. All potential buyers must take appropriate measures to verify all information set forth herein.

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