



FOR SALE

TWO PROPERTY SALE/LEASEBACK MEDICAL OFFICE PORTFOLIO

27150 Eight Mile Road, Southfield
14614 Kercheval Avenue, Detroit



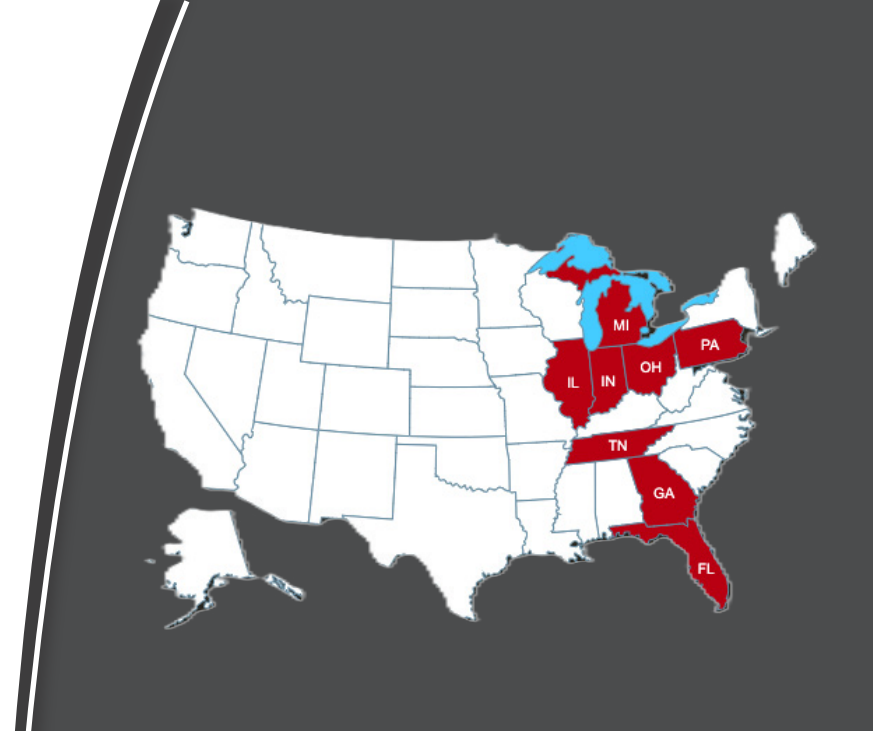
Exclusively Listed By:

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TENANT PROFILE



Headquarters: Chicago, IL

Locations: 50+ across The United States

In 2010, Dialysis Care Center opened its doors in Homer Glen, IL as Home Dialysis Services. From the company's inception, we offered a unique home dialysis experience that provided Care, Convenience & Freedom for our patients.

In 2012, the decision was made to expand our services, providing dialysis treatment options to our patients who we serve. As we opened our first In Center, Dialysis Care Center was born, now offering our patient choices of all three modalities- In Center dialysis, Peritoneal Dialysis and Home Hemodialysis treatments. As a physician owned and physician led company, we insist Care is at the heart of everything that we do. Dialysis Care Center has been Leading with Care from our company's inception, and we are committed to continue indefinitely into the future.

Our Mission

Our mission is simple, to provide the best quality dialysis services: that our patients and caregivers deserve, that providers choose for their patients, that our staff can be proud of, and that our partners prefer for long-term returns.

We believe that dialysis should make room in your life, your life shouldn't make room in dialysis. We are dedicated to our mission in improving the lives of our patients by empowering our team, becoming part of the communities we serve, and continuous innovation.

27150 West 8 Mile, Southfield, MI

LIST PRICE
CAP RATE

\$1,745,000.00
8.00%

Rental Summary

Gross Rental Income: \$180,204.00

- **Operating Expenses:**
 - Real Estate Taxes (2024): \$26,974.23
 - Building Insurance: \$5,634.00
 - Lawn Care / Snow Removal: \$8,000.00
- **Net Operating Income (NOI): \$139,595.77**

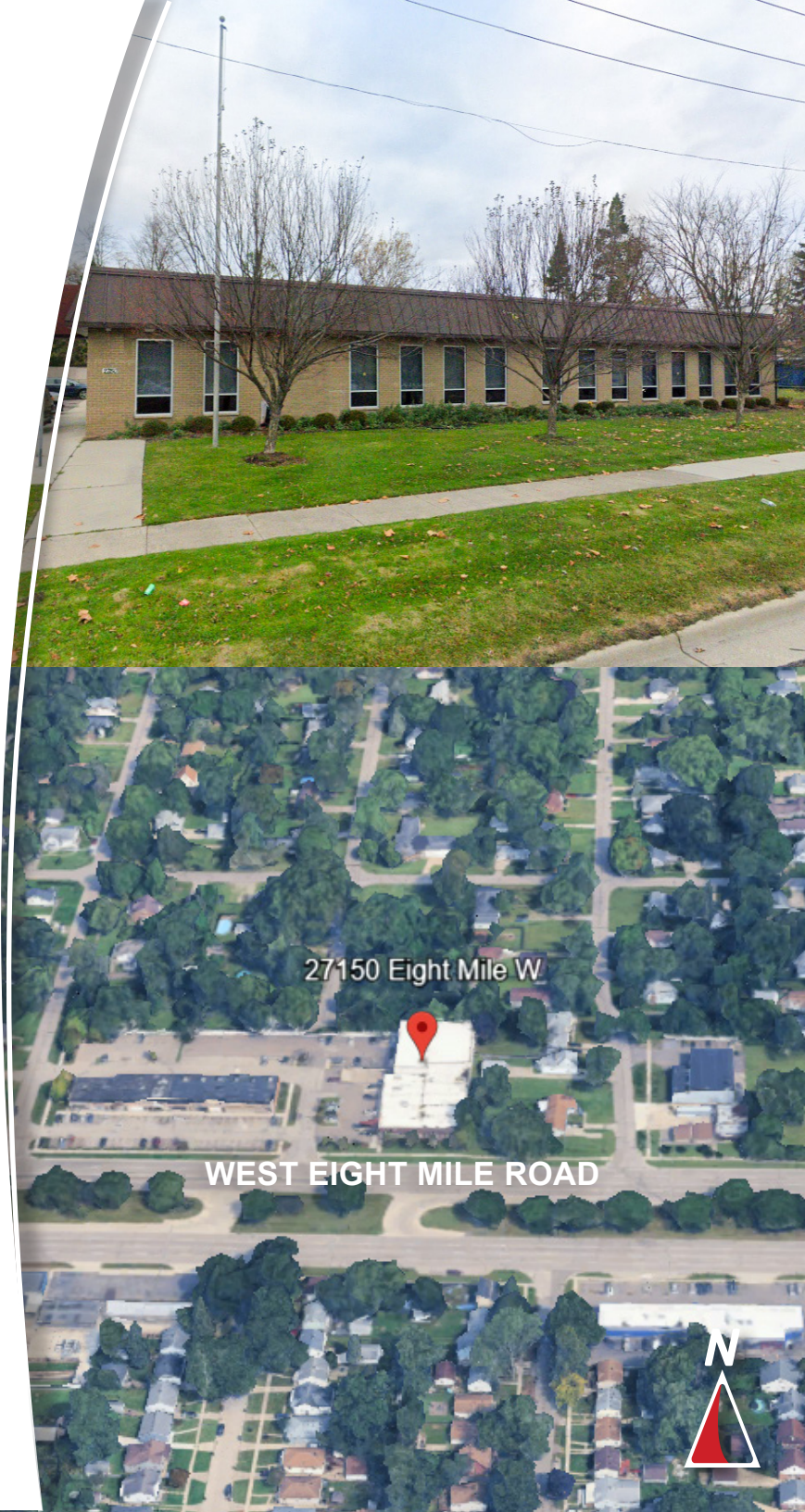
Lease Terms

- **Lease Type:** Gross — Landlord pays taxes, insurance, lawn care, and snow removal
- **Term:** 7 years (expires 10/31/2031)
- **Extensions:** (2) additional 4-year options to renew
- **Maintenance & Repairs** (Landlord responsibility):
 - Roof • Outer Walls • HVAC • Plumbing • Parking Lot • Sidewalks

Property Details

- Quick access and proximity to Grand River and Telegraph Road
- Eight Mile Road frontage
- Bonus 7,791 sq. ft. of warehouse space featuring (2) truckwells and great clear height. Exceptional opportunity to lease and increase the NOI
- Newly renovated office space
- Zoned B3
- In-center hemodialysis clinic with Seller staying on as medical director

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



14614 Kercheval Avenue, Detroit

LIST PRICE
CAP RATE

\$1,460,000.00
9.00%

Financial Summary

- **Gross Rental Income:** \$163,200.00
- **Operating Expenses:**
 - Real Estate Taxes (2024): \$18,684.11
 - Building Insurance: \$6,877.00
 - Lawn Care / Snow Removal: \$6,000.00
- **Net Operating Income (NOI): \$131,638.89**

Lease Terms

- **Lease Type:** Gross — Landlord pays taxes, insurance, lawn care, and snow removal
- **Term:** 7 years (expires 10/31/2031)
- **Extensions:** (2) additional 4-year options to renew
- **Maintenance & Repairs** (Landlord responsibility):
 - Roof • Outer Walls • HVAC • Plumbing • Parking Lot • Sidewalks

Property Details

- Quick access to I-94 at the border of Grosse Pointe and Detroit
- Office space in pristine condition!
- (2) Private fenced, secured parking lots with manned security personnel
- Zoned B3
- In-center hemodialysis clinic with Seller staying on as medical director

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COMBINED PORTFOLIO

LIST PRICE \$2,995,000.00
CAP RATE 9.05%

Financial Summary

- **Gross Rental Income:** \$343,404.00
- **Operating Expenses:**
 - Real Estate Taxes (2024): \$45,658.34
 - Building Insurance: \$12,511.00
 - Lawn Care / Snow Removal: \$14,000.00
- **Net Operating Income (NOI): \$271,234.66**

Lease Terms

- **Lease Type:** Gross — Landlord pays taxes, insurance, lawn care, and snow removal
- **Term:** 7 years (expires 10/31/2031)
- **Extensions:** (2) additional 4-year options to renew
- **Maintenance & Repairs** (Landlord responsibility):
 - Roof • Outer Walls • HVAC • Plumbing • Parking Lot • Sidewalks

Property Details

- Long term lease in place with the potential for 15 years of occupancy
- Tenant operating numerous locations across the United States
- In-center hemodialysis clinic with Seller staying on as medical director

