



15-YEAR NNN DENTAL CENTER · BLOOMINGDALE, IL

PARASELL, INC. | COSTA MESA, CALIFORNIA | A LICENSED ILLINOIS BROKER #478027307

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TRANSACTION TEAM

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INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Long-Term Stability: 15-year Absolute NNN lease offers predictable cash flow with zero landlord responsibilities.
- Strong Tenant: Occupied by a well-established company with a history of success and industry leadership.
- Proven Performance: Operated by an experienced tenant with a track record of reliable operations and growth.
- Prime Bloomingdale Location: Located on South Bloomingdale Road with excellent visibility and access to major thoroughfares, the property offers strong connectivity and proximity to neighborhoods, healthcare, and retail—driving consistent traffic and tenant success.
- Attractive Lease Terms: Absolute NNN lease with 3% annual rent escalations ensures reliable income and built-in rental growth.
- Hassle-Free Ownership: No landlord responsibilities and potential tax advantages, including opportunities for accelerated depreciation.
- Economic Growth Potential: Bloomingdale and the greater Chicago metropolitan region boast a diverse economic base, anchored by healthcare, education, logistics, and professional services. This diversity creates a solid foundation for sustained growth and long-term tenant performance.
- Strategic Access: The property enjoys strong regional connectivity with easy access to major roadways and nearby commercial corridors. Its central location provides visibility and convenience for patients, employees, and visitors alike.

INVESTMENT OFFERING

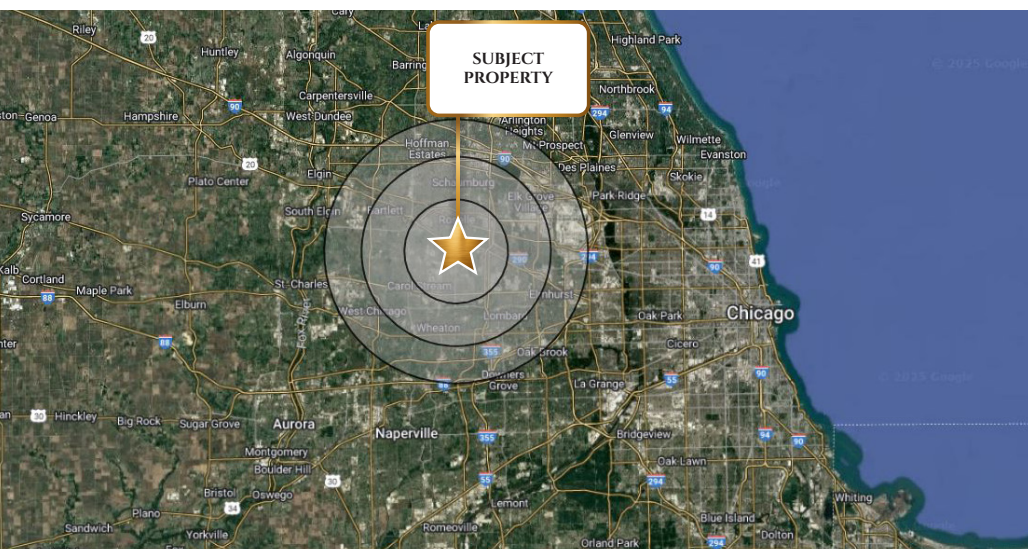
ADDRESS	183 S. BLOOMINGDALE ROAD BLOOMINGDALE, IL
PRICE	\$7,456,600
CAP RATE	7.00%
LEASE TYPE	ABSOLUTE NET
TERM REMAINING	15 YEARS



INVESTMENT HIGHLIGHTS



POPULATION	1-MILE	3-MILE	5-MILE
2024 ESTIMATE	14,804	83,718	262,362
2029 PROJECTION	14,568	81,877	255,955
HOUSEHOLDS			
2024 HOUSEHOLDS	5,486	30,676	94,331
2029 HOUSEHOLDS	5,394	29,964	91,869
MEDIAN AGE	44	41.2	40.8
INCOME			
2024 AVG HH INCOME	\$107,684	\$110,097	\$112,892
CONSUMER SPENDING	\$187M	\$1.1B	\$3.3B



LOCATION HIGHLIGHTS

- Bloomingdale is part of the dynamic Chicago metro, one of the largest and most resilient markets in the U.S. With ongoing investment in infrastructure, healthcare, and residential development, the community continues to attract both regional and national operators—making it a strong market for long-term real estate investment.
- Located in a well-established community with steady population growth, strong income levels, and a reliable labor force, the area surrounding 183 South Bloomingdale Road continues to demonstrate rising demand for dental, medical, and retail services.
- Bloomingdale and the greater Chicago metropolitan region boast a diverse economic base, anchored by healthcare, education, logistics, and professional services. This diversity creates a solid foundation for sustained growth and long-term tenant performance.
- The property enjoys strong regional connectivity with easy access to major roadways and nearby commercial corridors. Its central location provides visibility and convenience for patients, employees, and visitors alike.

TENANT SUMMARY



OVERVIEW	
PARENT COMPANY	MULTI-SPECIALTY HOLDINGS, LLC
HEADQUARTERS	DAYTON, OH
NO. OF LOCATIONS	16
PROJECTED EOY LOCATIONS	45+
FOUNDED	2020
REVENUE (2024)	\$29.7MM+
EBITDAR (2024)	\$6.2MM+



Multi-Specialty Holdings, LLC is a growing dental support organization (DSO) headquartered in Dayton, OH, overseeing 16 locations across the Midwest, including TD Dental, Axi Dental, and several other established practices. Founded in 2024, the company has quickly expanded its footprint, generating \$29.7MM+ in revenue with \$6.2MM+ in EBITDAR.

By leveraging operational efficiencies, strategic acquisitions, and a commitment to clinical excellence, Multi-Specialty Holdings provides comprehensive support, technology, and management expertise to its affiliated practices. With a patient-first approach and a vision for continued expansion, the company is positioning itself as a leading multi-specialty dental group in the Midwest.



PROPERTY PRICING



PROPERTY SUMMARY

ADDRESS	183 S BLOOMINGDALE ROAD BLOOMINGDALE, IL
APN	02-15-401-012
YEAR BUILT	1981
GLA	16,208 SF
ZONING	COMMERCIAL
LOT AREA	1.15 ACRES
OWNERSHIP	FEE SIMPLE

LEASE OVERVIEW

TENANT	JETSET SURGEON FOUNDERS, LLC
GUARANTOR	CORPORATE
LEASE TYPE	ABSOLUTE NET
LEASE COMMENCEMENT	JULY, 2024
TERM REMAINING	14 YEARS
RENTAL INCREASES	3% ANNUAL
OPTIONS	2 X 5 YEAR

PRICING

PRICE	\$7,456,600
CAP RATE	7.00%
PRICE/SF	\$438.98

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	CAP RATE	RENT / SF
YEAR 1	\$506,760	7.00%	\$31.26
YEAR 2	\$521,962	7.21%	\$32.20

CONT.





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