



ProMedica ENT

200 E Russell Rd
Tecumseh, MI 49286

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



INTERACTIVE
MARKETING PACKAGE

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



DOMINIC AUDINO

ASSOCIATE

DIRECT +1 (216) 255-6901

MOBILE +1 (330) 662-1214

dominic.audino@matthews.com

License No. 2023005860 (OH)



JONAH YULISH

ASSOCIATE VICE PRESIDENT

DIRECT +1 (216) 503-3610

MOBILE +1 (216) 973-1882

jonah.yulish@matthews.com

License No. 2018004451 (OH)

BROKER OF RECORD

MATT FITZGERALD

License No. 6505432273 (MI)



TABLE OF CONTENTS

04 EXECUTIVE SUMMARY

05 INVESTMENT OVERVIEW

07 FINANCIAL OVERVIEW

09 TENANT OVERVIEW

11 AREA OVERVIEW







PROMEDICA ENT


ProMedica is a mission-driven, non-profit healthcare organization headquartered in Toledo, Ohio, dedicated to improving health and well-being through a broad spectrum of services. Founded in 1986, ProMedica operates a comprehensive network of over 300 facilities, including hospitals, medical offices, senior care centers, and outpatient clinics, primarily in Ohio and Michigan. With more than 56,000 employees, the organization also offers health insurance through Paramount Health Care. ProMedica is committed to addressing social determinants of health, such as food insecurity and housing, and invests in healthcare innovation and community health programs, continuously expanding its reach and enhancing its services to better serve diverse populations.

PROMEDICA ENT

 **PRICE**
\$750,000

 **GLA**
±11,002 SF

 **NOI**
\$11,082

 **LEASE TERM REMAINING**
±1.7 YEARS

PROPERTY OVERVIEW

Property Name	ProMedica
Address	200 E Russell Rd Tecumseh, MI 49286
Property Size	±11,002 SF
Lot Size	±2.53 AC
Year Built	1997
Occupancy	28.88%
Property Type	Medical Office





INVESTMENT HIGHLIGHTS

High-Credit Anchoring Tenant

- Stable Income Stream: Reliable rental payments from a financially strong healthcare provider.
- Low Risk: Reduced risk of tenant turnover due to the tenant's established market presence.
- Enhanced Investment Profile: High credit tenant adds significant value and appeal to the property.

Prime Location

- Excellent Visibility: Prominent position in a high-traffic area.
- Accessibility: Convenient access via major roads and public transportation.
- Proximity to Amenities: Close to residential neighborhoods and commercial establishments, attracting a steady flow of potential clients.
- Long-Term Value: Location supports property value appreciation over time.

Recession Proof Asset

- Essential Services: Healthcare demand remains strong regardless of economic conditions.
- Long-Term Security: Medical offices tend to maintain high occupancy rates even during economic downturns.
- Resilient Investment: The nature of the tenant's business provides a buffer against economic fluctuations, ensuring consistent returns.

RENT ROLL

Suite #	Tenant	GLA (SF)	% of GLA	Term Expiration	Annual Rent	Monthly Rent	Renewal Options	Lease Type
Suite A	AVAILABLE	±4,200 SF	38.17%	-	-	-	-	-
Suite B	AVAILABLE	±1,500 SF	13.63%	-	-	-	-	-
Suite C	PROMEDICA	±3,177 SF	28.88%	2/28/2026	\$48,862	\$4,072	Two, 5 Year	Gross
Suite D	AVAILABLE	±1,225 SF	11.13%	-	-	-	-	-
Suite E	AVAILABLE	±900 SF	8.18%	-	-	-	-	-
TOTAL		±11,002 SF	28.88%		\$48,862	\$4,072		

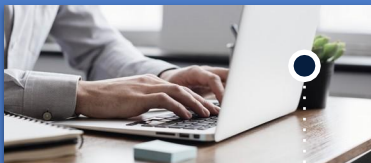


FINANCIALS	TOTAL	\$/PSF	ASSUMPTIONS
<u>Income</u>			
Rental Income	\$48,862	\$4.44	-
Effective Gross Revenue	\$48,862	\$4.44	-
<u>Expenses</u>			
Real Estate Taxes	\$12,930	\$1.18	-
Insurance	\$3,259	\$0.30	Assumes 3% Increase
Snow/Landscape	\$11,174	\$1.02	Assumes 3% Increase
Maintenance	\$2,328	\$0.21	Assumes 3% Increase
Electrical/Recycling	\$6,623	\$0.60	Assumes 3% Increase
Property Management Fee	\$1,466	\$0.13	Assumes 3% Fee
Total Operating Expense	\$37,780	\$3.43	-
Net Operating Income	\$11,082	\$1.01	-

PROMEDICA

ProMedica ENT (Ear, Nose, and Throat) is a specialized medical division within the ProMedica Health System, focusing on the diagnosis and treatment of disorders related to the *ear, nose, throat, head, and neck*. Their team of board-certified otolaryngologists provides comprehensive care for a wide range of conditions, including hearing loss, sinus problems, voice disorders, sleep apnea, and allergies. They utilize advanced medical technology and innovative surgical techniques to ensure the highest quality of care. ProMedica ENT is committed to patient-centered care, offering tailored treatment plans to meet the unique needs of each individual.

In addition to clinical care, ProMedica ENT is actively involved in research and education, contributing to advancements in otolaryngology. They offer patient education resources and support to help individuals manage their conditions effectively.



Website

promedica.org



Year Founded

1986



Number of Employees

56,000+



Headquarters

Toledo, OH






FAMILY Farm & Home
Live. Work. Grow.


 **TECUMSEH HIGH SCHOOL**
781 STUDENTS

DOLLAR GENERAL

 *Hutson*

 **Tecumseh Center for the Arts**
Shirley Todd Herrick Theater

Advance Auto Parts

 **HOMESTEAD APARTMENTS**

 **CVS pharmacy**

 **PATTERSON INTERMEDIATE LEARNING CENTER**

 **TECUMSEH MIDDLE SCHOOL**
805 STUDENTS

ACE Hardware

 **O'Reilly AUTO PARTS**
PROFESSIONAL PARTS PEOPLE

TECUMSEH

Walgreens

TECUMSEH PACKAGING SOLUTIONS

E CHICAGO BLVD ± 11,000 VPD

 **BUSCH'S**
Fresh Food Market

 **TECUMSEH NORTH EARLY LEARNING CENTER**

 **KIRCHHOFF**
AUTOMOTIVE

 **MARTINS**
HOME CENTER
TECUMSEH-MICHIGAN

O'CONNOR & SONS FLOORCOVERING, INC

 **IDIDIT**

SUBJECT PROPERTY 

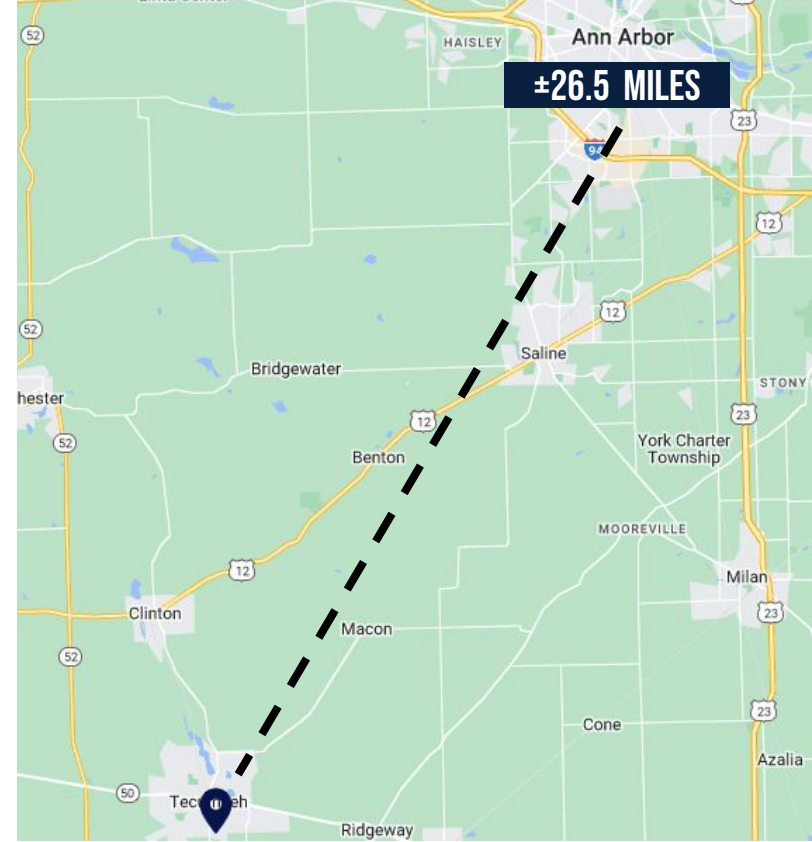
E RUSSELL RD

ERVIN TECHNOLOGIES

 **GLYCON**

TECUMSEH, MI

Tecumseh, MI is a picturesque and thriving community, perfect for those seeking a blend of small-town charm and modern conveniences. Tecumseh is an attractive destination for families, professionals, and retirees alike. The town is experiencing steady population growth, which highlights its appeal and promising future. Tecumseh is home to major employers such as Lenawee Stamping Corporation and Tecumseh Public Schools, providing ample job opportunities and a vibrant daytime economy. Ongoing retail developments and expansions in the area further boost its economic prospects, making it a prime location for investment and growth. Healthcare in Tecumseh is top-notch, with access to quality medical facilities and services that cater to the community's needs. The *ProMedica Herrick Hospital*, located conveniently within the town, offers a range of medical services, ensuring residents receive excellent care close to home. Additionally, Tecumseh's proximity to larger healthcare facilities in nearby cities provides an added layer of medical support. The town's amenities are abundant, with beautiful parks, recreational centers, and a lively downtown area filled with shops and restaurants that attract both residents and visitors. Easy access to major freeways and public transportation options further enhance Tecumseh's connectivity, making it a desirable location for those seeking a harmonious blend of accessibility and tranquility.



DEMOGRAPHICS

POPULATION

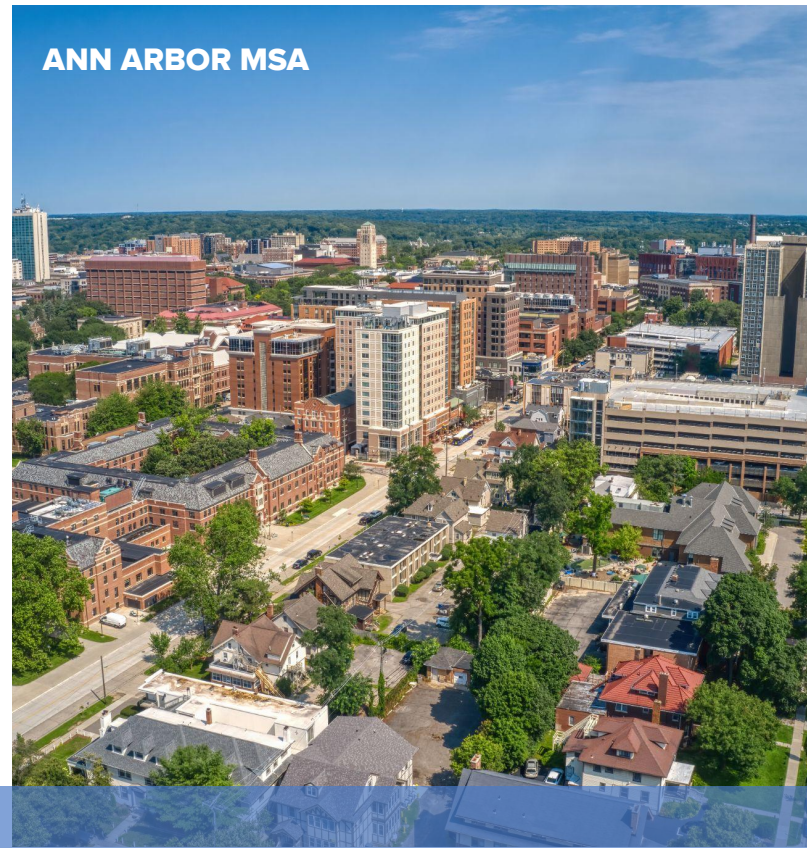
	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,666	13,235	19,361

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,568	5,581	8,085

INCOME

	1-MILE	3-MILE	5-MILE
Average Household Income	\$94,346	\$106,750	\$100,275



ANN ARBOR, MI MSA

Ann Arbor, Michigan, is a diverse city known for its dynamic blend of cultural, educational, and economic opportunities. Home to the prestigious **University of Michigan, Ann Arbor** boasts a lively atmosphere with a strong emphasis on innovation and intellectual growth. The university's presence significantly influences the city, contributing to its reputation as a hub for cutting-edge research, top-tier education, and a thriving arts scene. The city is celebrated for its cultural richness, offering a plethora of museums, theaters, galleries, and music venues. The Ann Arbor Art Fair, one of the largest outdoor art fairs in the nation, attracts visitors from all over the country every summer. Additionally, the city's diverse culinary scene, featuring everything from fine dining to local food trucks, caters to a wide range of tastes and preferences. Ann Arbor's vibrant downtown is a bustling center filled with unique shops, cafes, and entertainment options, making it a popular destination. Ann Arbor also prides itself on its commitment to green living and outdoor recreation. The city is dotted with numerous parks, nature trails, and the beautiful Huron River, providing ample opportunities for hiking, biking, kayaking, and other outdoor activities. Its commitment to sustainability is evident in the city's efforts to promote environmentally friendly practices and green initiatives. With excellent public schools, a strong sense of community, and a high quality of life, Ann Arbor is an ideal place for families, professionals, and retirees looking to enjoy a balanced and fulfilling lifestyle.



#6TH LARGEST CITY IN MICHIGAN



#1 BEST PLACES TO LIVE IN AMERICA IN 2023

studyfinds.com



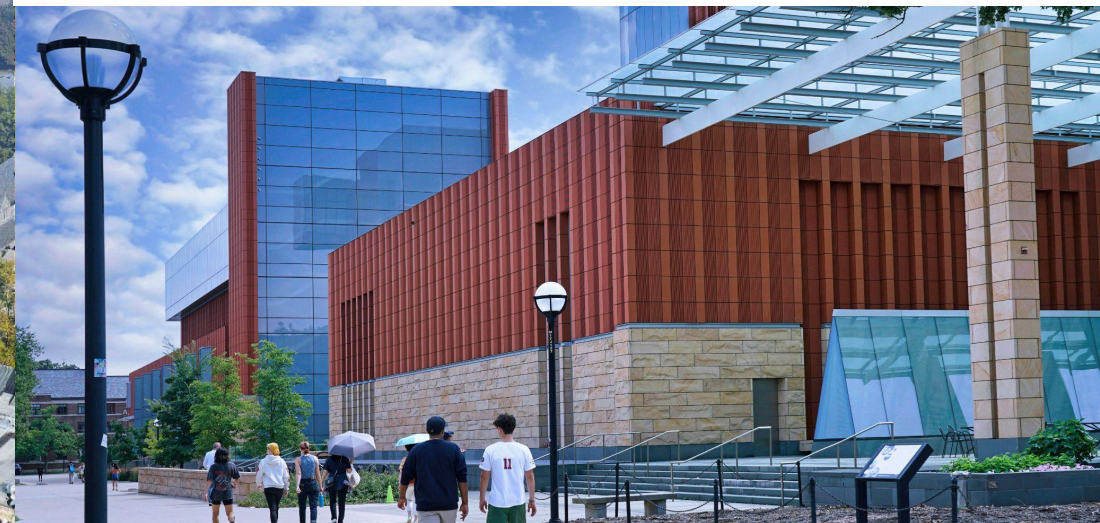
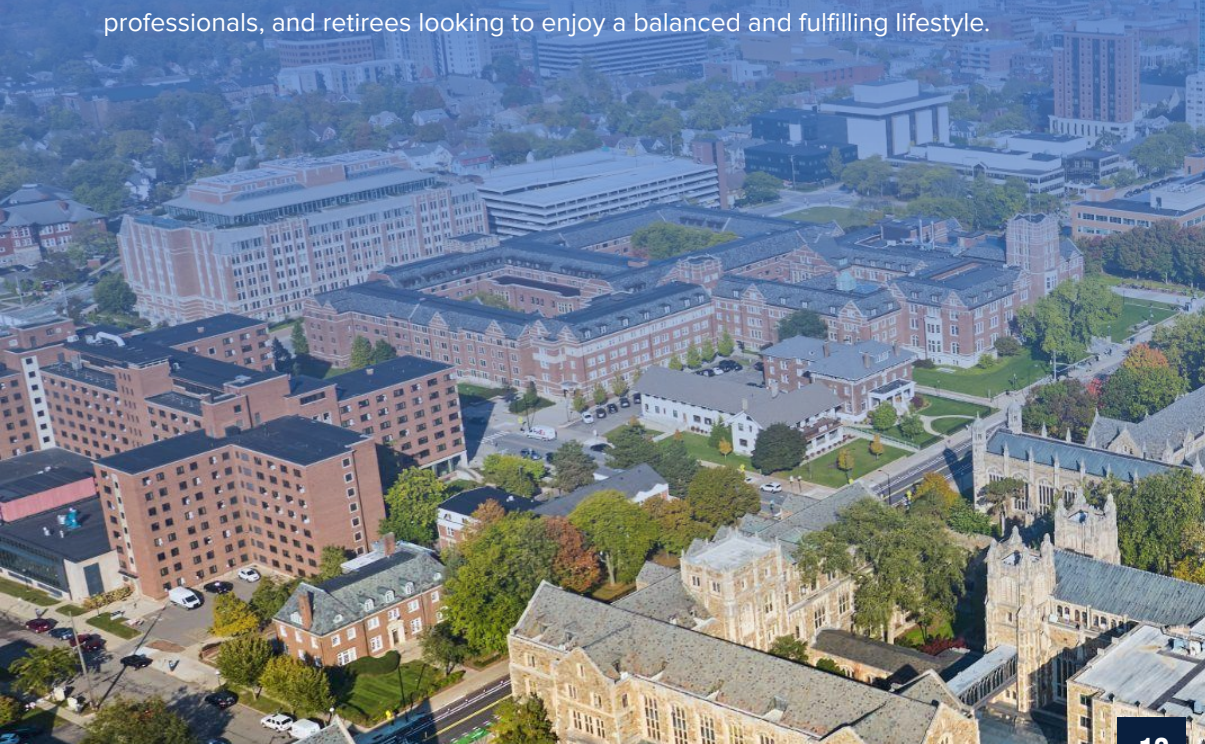
#1 BEST PLACES TO LIVE IN THE MIDWEST IN 2023

livability.com



MOST EDUCATED CITY IN AMERICA

wallethub.com



UNIVERSITY OF MICHIGAN - ANN ARBOR

The University of Michigan, located in Ann Arbor, is a prestigious and world-renowned institution known for its excellence in education, research, and public service. Established in 1817, it is one of the oldest universities in the United States and consistently ranks among the top public universities in the nation. The university offers a diverse range of undergraduate, graduate, and professional programs across its 19 schools and colleges, including highly regarded programs in business, engineering, law, medicine, and the arts. With a vibrant campus life, cutting-edge research facilities, and a strong commitment to innovation and community engagement, the University of Michigan attracts students and faculty from around the globe, fostering an environment of academic rigor and intellectual curiosity. Its alumni network is extensive and influential, contributing to various fields worldwide and reinforcing the university's legacy of leadership and impact.



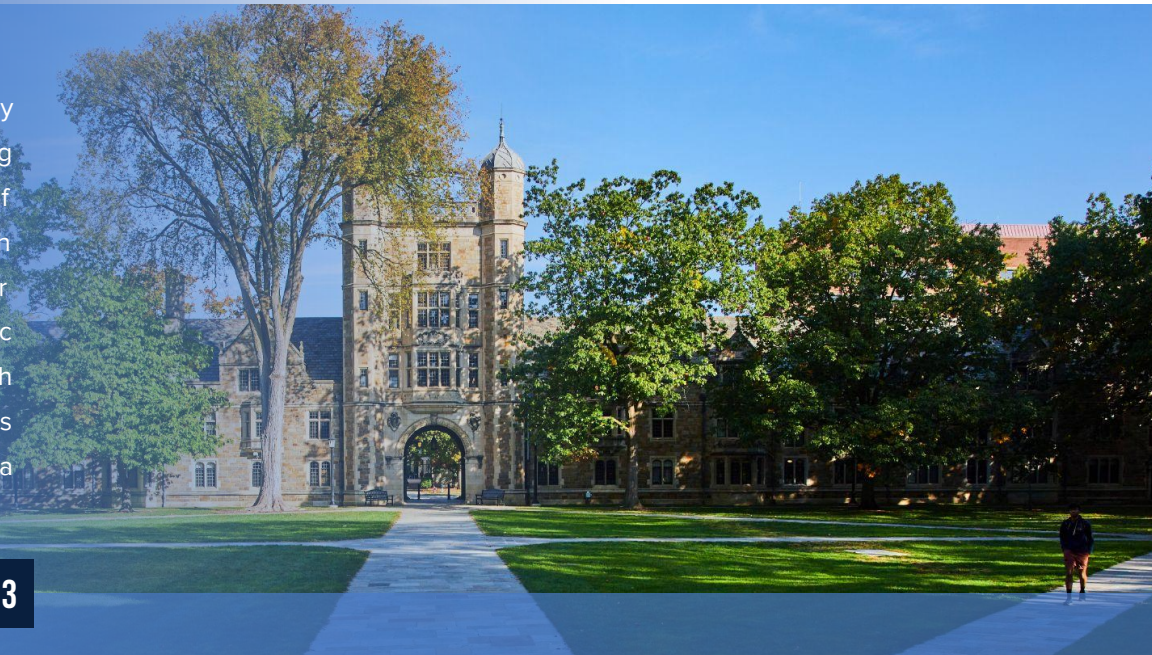
ACADEMICS

The University of Michigan is renowned for its rigorous and diverse academic offerings, spanning 19 schools and colleges that cater to a wide array of disciplines. It boasts top-ranked programs in areas such as business, engineering, law, medicine, and the arts, providing students with exceptional education and research opportunities. The university emphasizes interdisciplinary studies and hands-on learning, ensuring that students are well-prepared for their careers and future endeavors. With a commitment to innovation and academic excellence, the University of Michigan fosters an environment where intellectual curiosity thrives, supported by world-class faculty and state-of-the-art facilities. This dedication to high academic standards has earned the university a prestigious reputation both nationally and internationally.



ATHLETICS

The University of Michigan boasts a storied and vibrant athletics program, widely recognized for its excellence and tradition. With 29 varsity teams competing in the Big Ten Conference, Michigan Wolverines have a rich history of success across a variety of sports, including football, basketball, and hockey. The university's athletic facilities, such as the iconic Michigan Stadium, Crisler Center, and Yost Ice Arena, provide top-tier environments for both athletes and fans. The Wolverines' commitment to athletic excellence is matched by their dedication to academic achievement, with student-athletes excelling in their studies while competing at the highest levels. This blend of sportsmanship, school spirit, and academic rigor makes Michigan athletics a cornerstone of the university's dynamic campus life.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **200 E Russell Rd, Tecumseh, MI, 49286** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

EXCLUSIVELY LISTED BY

DOMINIC AUDINO

ASSOCIATE

DIRECT +1 (216) 255-6901

MOBILE +1 (330) 662-1214

dominic.audino@matthews.com

License No. 2023005860 (OH)

JONAH YULISH

ASSOCIATE VICE PRESIDENT

DIRECT +1 (216) 503-3610

MOBILE +1 (216) 973-1882

jonah.yulish@matthews.com

License No. 2018004451 (OH)

BROKER OF RECORD

MATT FITZGERALD

License No. 6505432273 (MI)

ProMedica ENT

200 E Russell Rd
Tecumseh, MI 49286

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES