

RYAN PROPERTIES OCCUPIED BY RB POWERED BY DOCGO

# 8 – PROPERTY PORTFOLIO SALE

Dane, Jefferson & Rock Counties

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## Exclusive Investment Offering:

### NNN Portfolio Leased to National Medical Transportation Provider

We are pleased to present a unique opportunity to acquire a portfolio of eight (8) income-generating properties, all secured under triple net (NNN) leases with a single, creditworthy tenant. Strategically located across three key counties in Wisconsin, this portfolio offers geographic diversification, long-term stability, and zero landlord responsibilities — making it an ideal fit for investors seeking truly passive income backed by essential service infrastructure.

Each property is 100% leased to a publicly traded medical transportation company, a national leader in non-emergency medical transit and healthcare mobility services. The tenant's strong financial profile, essential service model, and position within a recession-resistant sector provide a high degree of income security. Long-term leases with built-in rental escalations are in place, delivering consistent and growing cash flow to ownership from day one.

The properties serve as mission-critical facilities, including dispatch centers, fleet maintenance hubs, and regional administrative offices. Each site has been thoughtfully located with access to major transportation corridors, ensuring operational efficiency and long-term viability. The buildings have been maintained to institutional standards and are designed to support the specialized logistical needs of healthcare-related transportation services.

In the unlikely event the current tenant elects not to exercise its renewal options, each asset is well-positioned to be backfilled by other operators within the same sector. The demand for non-emergency medical transportation continues to grow in line with the aging population and the expansion of managed care services. These locations, many of which benefit from proximity to medical centers, residential populations, and transportation infrastructure, would be highly attractive to regional and national competitors looking to expand or optimize their service networks. The functionality of the buildings, combined with the strategic locations, ensures strong re-leasing potential and mitigates long-term vacancy risk.

This offering presents a rare opportunity to acquire a professionally managed, healthcare-aligned NNN portfolio with the security of a publicly traded tenant and the flexibility to perform under multiple future-use scenarios — delivering both immediate returns and long-term value.





# Asking Price: \$6,900,000

## HIGHLIGHT #1



6.8% Cap Rate

## HIGHLIGHT #2



3.5% Annual Rent Increases

## HIGHLIGHT #3



4 years remaining on lease terms

## HIGHLIGHT #4



Many newer renovations

## INVESTMENT HIGHLIGHTS

- 8 property portfolio
- 100% NNN
- Leases expire July 31, 2029 with options for multi year renewals
- DocGo (formerly Ambulnz) is a medical transportation company and a leading provider of last-mile telehealth and integrated medical mobility services.
- They offer a range of medical transportation services, including emergency and non-emergency, and also provide event medical services. DocGo is listed on the Nasdaq Stock Market under the ticker symbol "DCGO".



## LOCATION OVERVIEW

- 1** 245 Clarmar Dr, Sun Prairie, WI
- 2** 1210 Arndt St, Fort Atkinson, WI
- 3** 915 Haywood Dr, Madison, WI
- 4** 1007 Jerome Ave, Janesville, WI
- 5** 8494 Market St, Middleton, WI
- 6** 922 S. Park Street, Madison, WI
- 7** 819 Walsh Road, Madison, WI
- 8** 220 Riverbirch Court, Deerfield, WI

