

MICHIGAN MEDICAL PORTFOLIO

Bridgeport | Saginaw | Otisville | Caro | St Charles



Mohamedally Health Plaza | Otisville, MI

Presented By:

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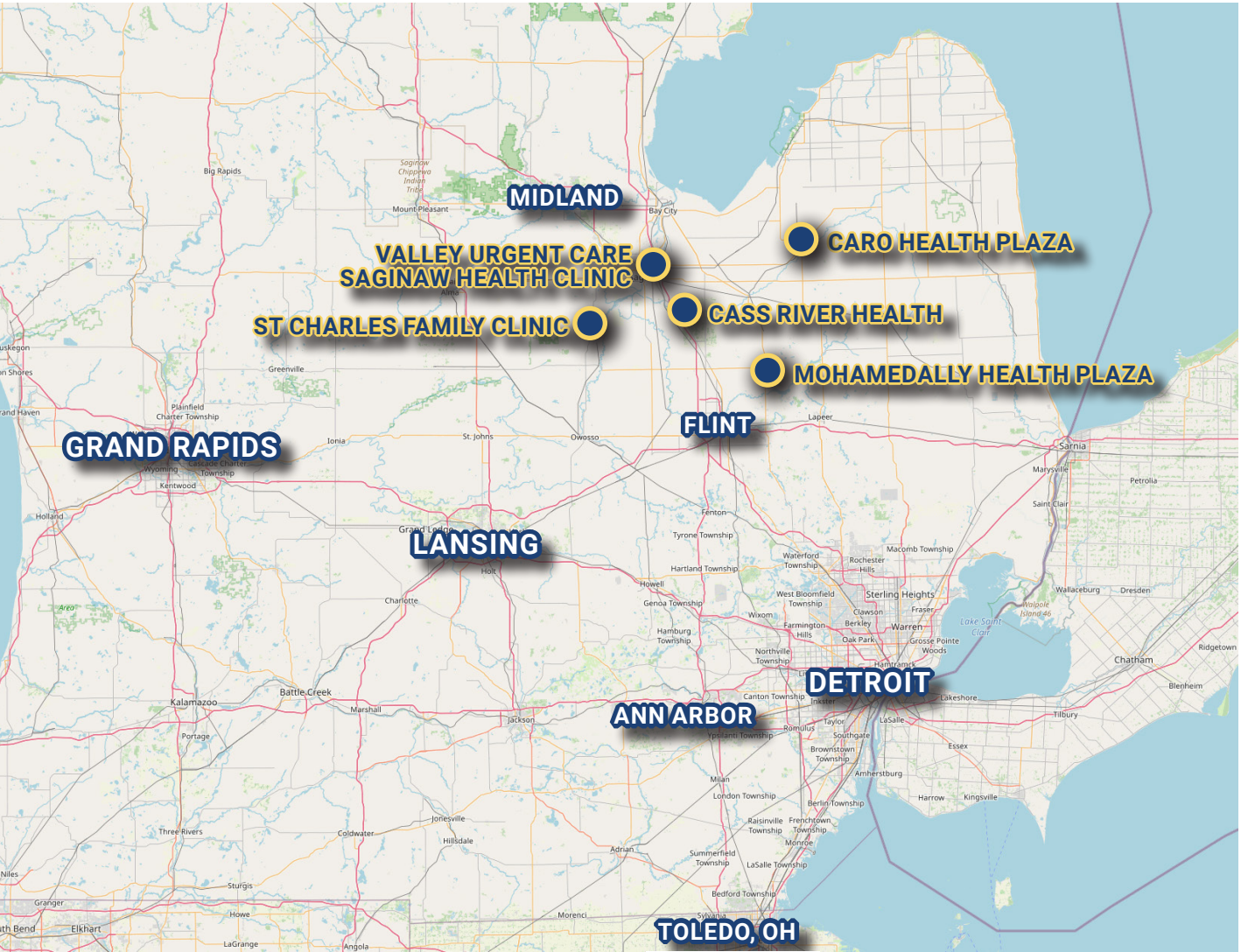
PORTFOLIO OVERVIEW

Consolidated Pricing & Portfolio Map

- 15 Year NNN Lease at COE
- 6.25% Blended Cap Rate
- Diversified Medical Locations
- Long Operating History
- Six-Unit Guaranty

Graystone Capital Advisors is pleased to present the opportunity to purchase a 6 property, medical sale leaseback portfolio based in Michigan. This portfolio is comprised of six of the practices owned, operated, and (personally/corporately) guaranteed by the seller. The portfolio offers a well diversified combination of retail oriented medical properties which can each be suited to an array of different uses. Each triple net (NNN) lease is to be executed at the close of escrow and will contain a 15 year term with three, five-year options. The year-one blended portfolio cap rate will be 6.25% at an asking price of \$9,036,900. This portfolio presents the opportunity to own a well-diversified, long term leased, stable medical portfolio owned and operated by the same physician.

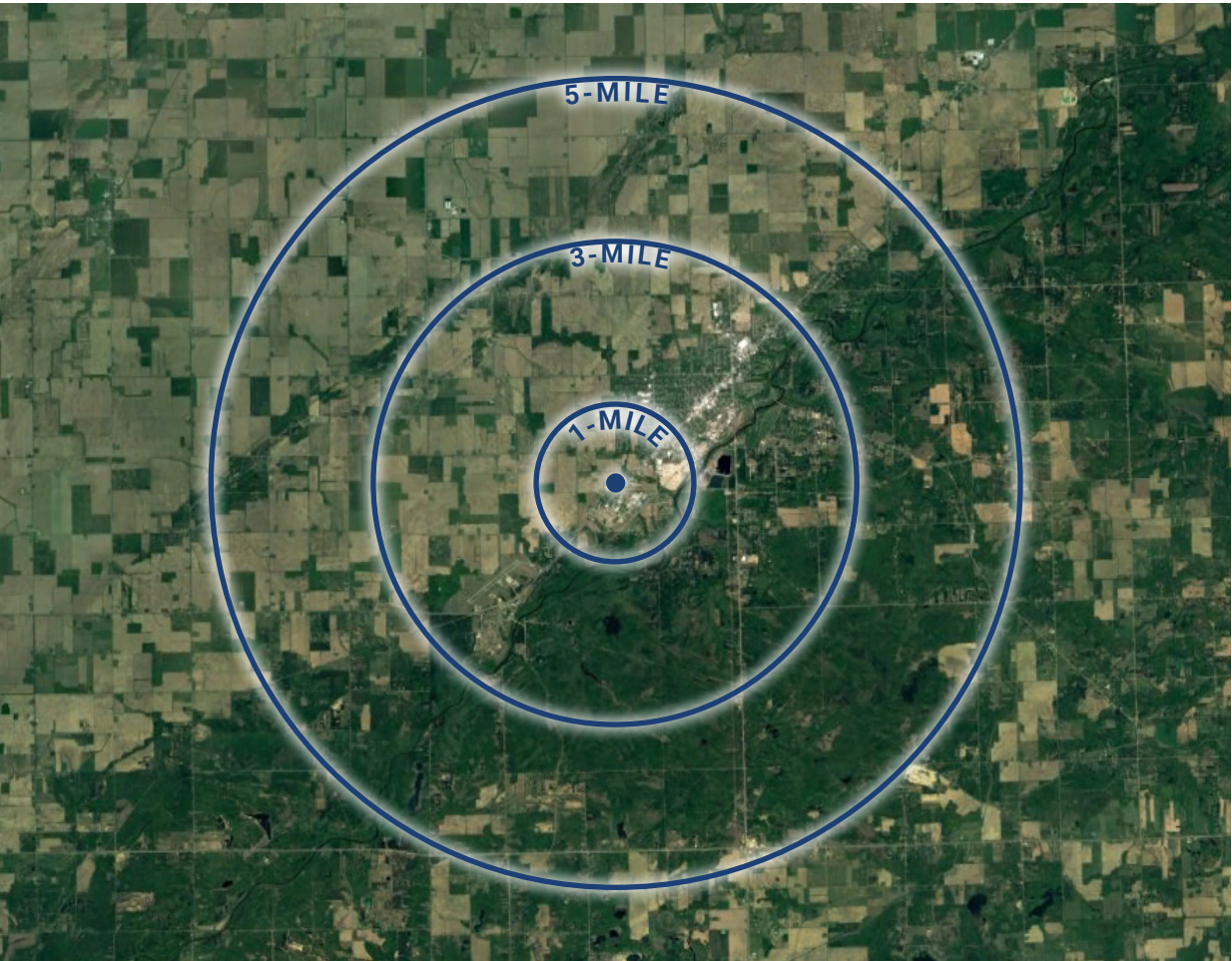
Property	Location	Price	Price/SF	Cap Rate
Caro Health Plaza	Caro, MI	\$3,015,900	\$970.67	6.30%
St Charles Family Clinic	St Charles, MI	\$746,300	\$373.15	6.70%
Mohamedally Health Plaza	Otisville, MI	\$938,000	\$88.93	6.40%
Valley Urgent Care	Saginaw, MI	\$1,583,400	\$516.44	6.00%
Cass River Health	Bridgeport, MI	\$1,833,300	\$276.81	6.00%
Saginaw Health Clinic	Saginaw, MI	\$920,000	\$375.82	6.50%
Totals/Averages		\$9,036,900	\$433.64	6.25%



DEMOGRAPHICS

Caro Health Plaza | Caro, MI

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population :			
2010 Census	1,177	7,206	10,245
2020 Estimate	1,100	6,903	9,772
2025 Projection	1,081	6,821	9,772
2020 Population by Race:			
2020 White Alone	1,028	6,564	9,292
2020 Black Alone	32	123	183
2020 American Indian/Alaska Native Alone	11	62	89
2020 Asian Alone	11	44	51
2020 Pacific Islander Alone	1	9	14
2020 Hispanic	70	414	533
Households:			
2010 Census	499	2,892	4,045
2020 Estimate	471	2,787	3,873
2025 Projection	464	2,756	3,824
Growth 2010 - 2020	0.1%	.02%	0.1%
Growth 2020 - 2025	-0.3%	-0.2%	-0.3%
2020 Avg Household Income	\$60,881	\$66,580	\$68,475



PROPERTY DETAILS

Caro Health Plaza | Caro, MI

PROPERTY SUMMARY

Address	1525 West Caro Road, Caro, MI 48723
APN	050-500-375-1400-00
Year Built/Renov.	2001
Gross Leaseable Area	3,107
Lot Area	60,750
Zoning	Commercial
Type of Ownership	Fee Simple

PRICING

Price	\$3,015,900
Capitalization Rate	6.30%
Price/SF	\$970.67

LEASE OVERVIEW

Property Sub-Type	Net-Leased Medical
Tenant	Caro Health Plaza, PLC
Guarantor	6-Unit Guaranty
Lease Type	Absolute-Net
Lease Commencement	Close of Escrow (COE)
Lease Expiration	15 Years From COE
Base Term Remaining (Years)	15 Years (Base Term)
Options	Three, 5-Year
Rental Increases	10% Every 5 Years
Tenant Purchase Rights	ROFR - 30 Day Response

ESTIMATED RENTAL SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - Dec 31, 2027	\$190,000	\$15,833.33	\$61.15	6.30%
Jan 01, 2028 - Dec 31, 2032	\$209,000	\$17,416.67	\$67.27	6.93%
Jan 01, 2033 - Dec 31, 2037	\$229,900	\$19,158.33	\$73.99	7.62%
Jan 01, 2038 - Dec 31, 2042 (Option 1)	\$252,890	\$21,074.17	\$81.39	8.39%
Jan 01, 2043 - Dec 31, 2047 (Option 2)	\$278,179	\$23,181.58	\$89.53	9.22%
Jan 01, 2048 - Dec 31, 2052 (Option 3)	\$305,997	\$25,499.74	\$98.49	10.15%



DEMOGRAPHICS

St Charles Family Clinic | St Charles, MI

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population :			
2010 Census	2,134	3,837	6,193
2020 Estimate	1,949	3,583	5,731
2025 Projection	1,917	3,485	5,635
2020 Population by Race:			
2020 White Alone	1,894	3,429	5,569
2020 Black Alone	13	21	31
2020 American Indian/Alaska Native Alone	10	24	36
2020 Asian Alone	4	9	15
2020 Pacific Islander Alone	0	0	0
2020 Hispanic	98	169	261
Households:			
2010 Census	881	1,543	2,455
2020 Estimate	805	1,418	2,263
2025 Projection	791	1,396	2,230
Growth 2010 - 2020	-0.1%	0.0%	0.0%
Growth 2020 - 2025	-0.3%	-0.3%	-0.3%
2020 Avg Household Income	\$63,337	\$66,542	\$71,328



PROPERTY DETAILS

St Charles Family Clinic | St Charles, MI

PROPERTY SUMMARY

Address	611 West Belle Avenue, St Charles, MI 48655		
APN	24-10-3-05-0208-000		
Year Built/Renov.	TBD		
Gross Leaseable Area	2,000		
Lot Area	29,100		
Zoning	Commercial		
Type of Ownership	Fee Simple		

PRICING

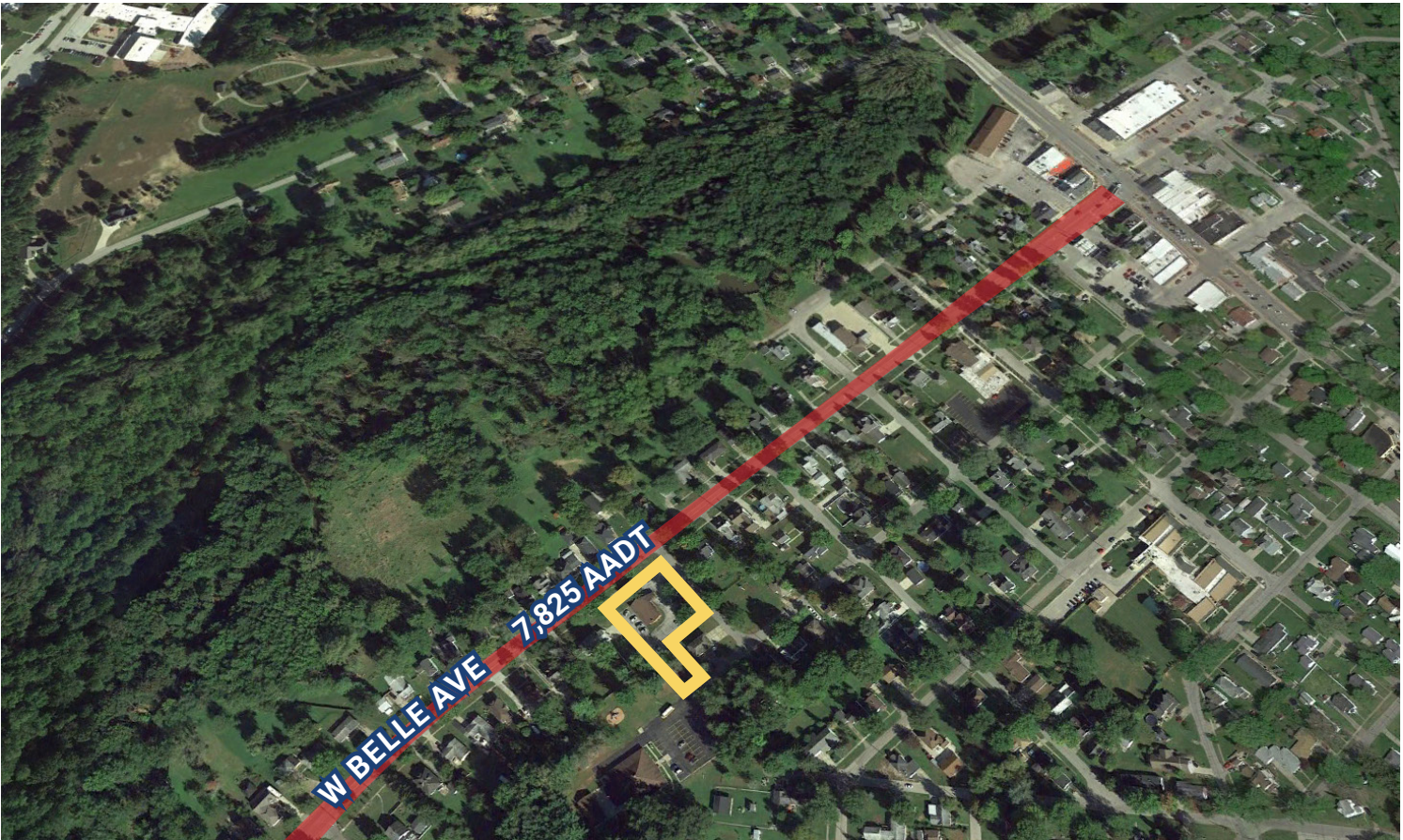
Price	\$746,300
Capitalization Rate	6.70%
Price/SF	\$373.15

LEASE OVERVIEW

Property Sub-Type	Net-Leased Medical
Tenant	Comfort Care Senior Living
Guarantor	6-Unit Guaranty
Lease Type	Absolute-Net
Lease Commencement	Close of Escrow (COE)
Lease Expiration	15 Years From COE
Base Term Remaining (Years)	15 Years (Base Term)
Options	Three, 5-Year
Rental Increases	10% Every 5 Years
Tenant Purchase Rights	ROFR - 30 Day Response

ESTIMATED RENTAL SCHEDULE

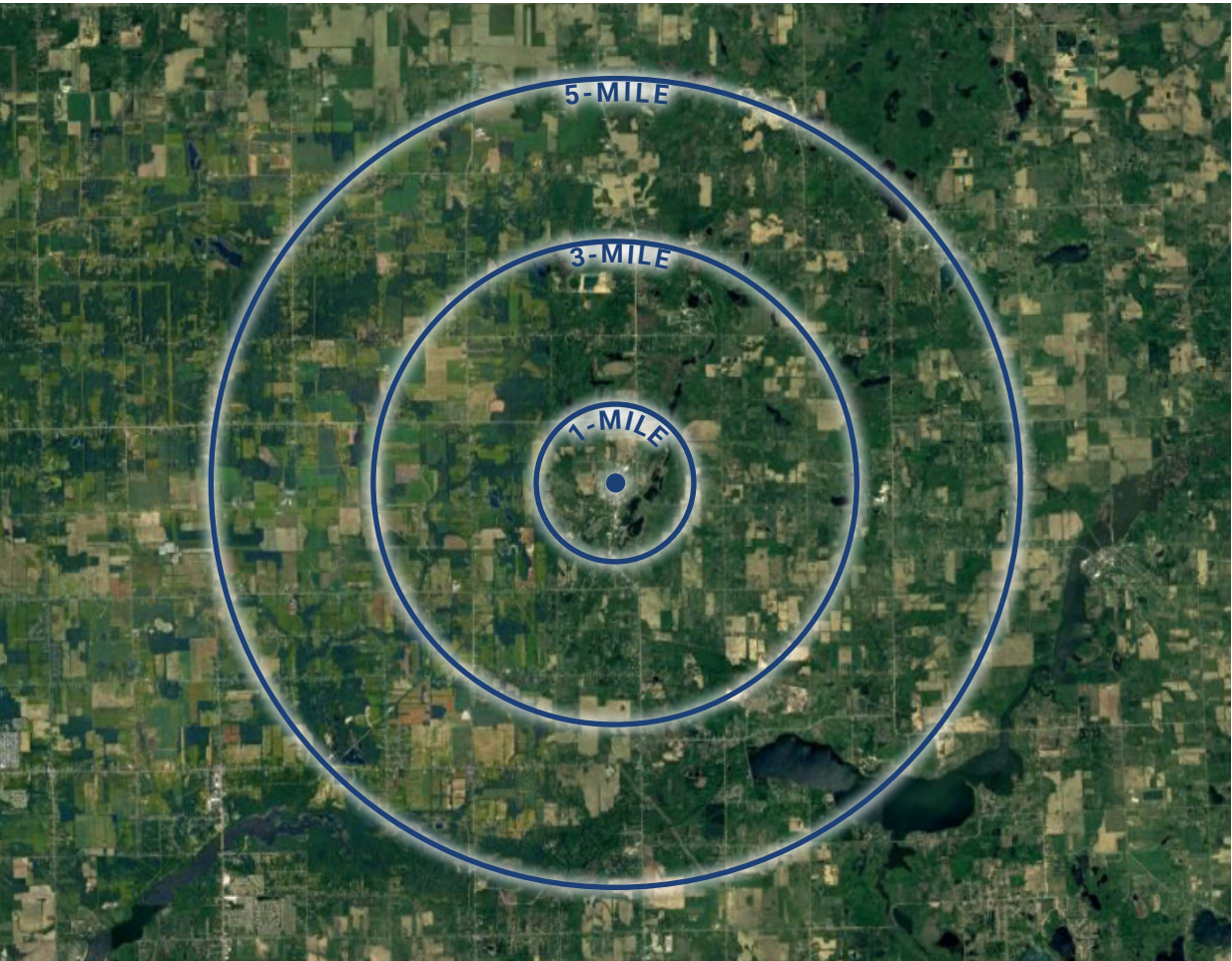
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - Dec 31, 2027	\$50,000	\$4,166.67	\$25.00	6.70%
Jan 01, 2028 - Dec 31, 2032	\$55,000	\$4,583.33	\$27.50	7.37%
Jan 01, 2033 - Dec 31, 2037	\$60,500	\$5,041.67	\$30.25	8.11%
Jan 01, 2038 - Dec 31, 2042 (Option 1)	\$66,550	\$5,545.83	\$33.28	8.92%
Jan 01, 2043 - Dec 31, 2047 (Option 2)	\$73,205	\$6,100.42	\$36.60	9.81%
Jan 01, 2048 - Dec 31, 2052 (Option 3)	\$80,526	\$6,710.46	\$40.26	10.79%



DEMOGRAPHICS

Mohamedally Health Plaza | Otisville, MI

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population :			
2010 Census	1,040	3,919	10,095
2020 Estimate	995	3,660	9,666
2025 Projection	990	3,622	9,604
2020 Population by Race:			
2020 White Alone	975	3,570	9,282
2020 Black Alone	4	35	171
2020 American Indian/Alaska Native Alone	5	17	58
2020 Asian Alone	1	4	17
2020 Pacific Islander Alone	0	0	1
2020 Hispanic	15	69	223
Households:			
2010 Census	410	1,525	3,893
2020 Estimate	392	1,422	3,719
2025 Projection	390	1,406	3,693
Growth 2010 - 2020	0.2%	0.0%	0.0%
Growth 2020 - 2025	-0.1%	-0.2%	-0.1%
2020 Avg Household Income	\$61,267	\$75,413	\$75,101



PROPERTY DETAILS

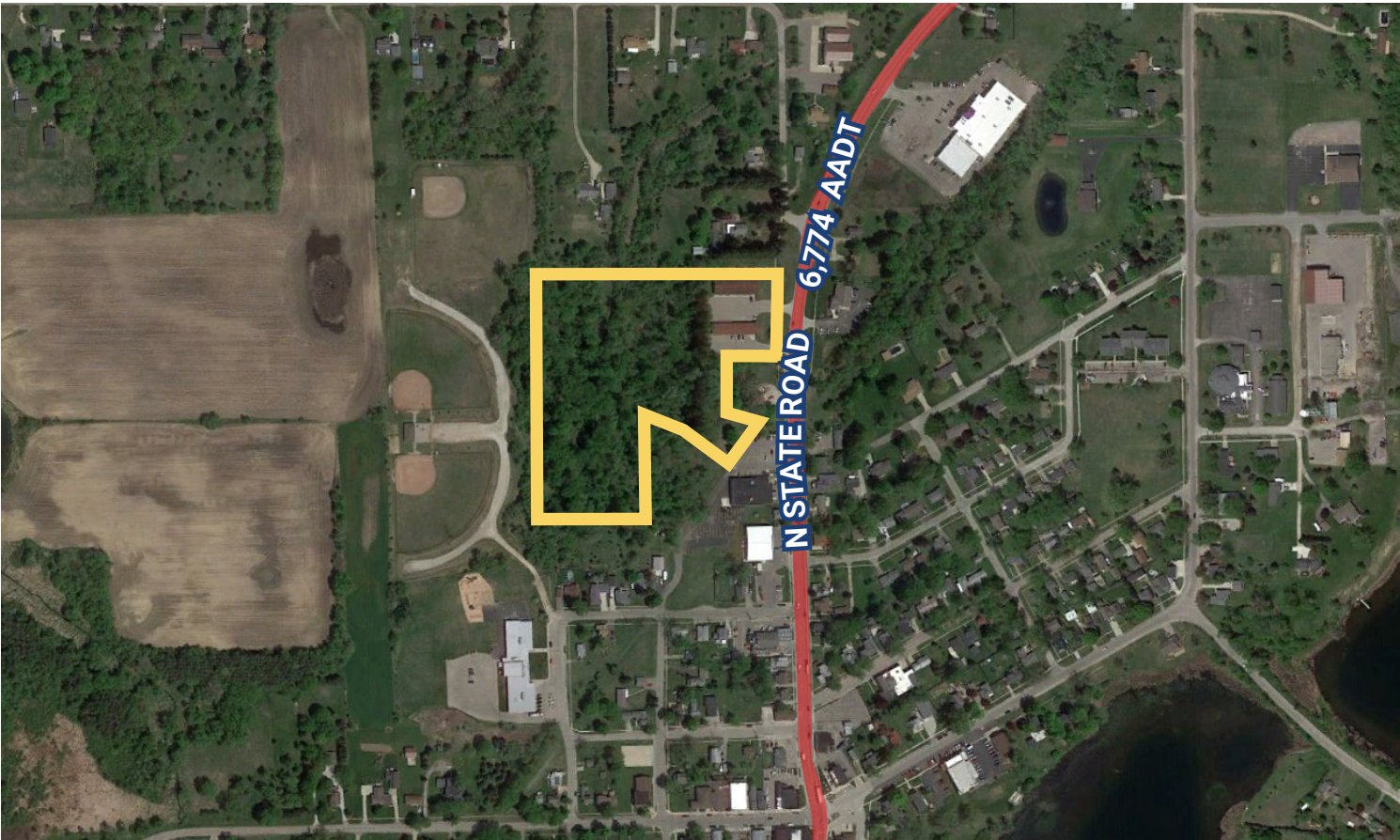
Mohamedally Health Plaza | Otisville, MI

PROPERTY SUMMARY		
Address	387 North State Road, Suite B, Otisville, MI 48463	
APN		09-21-400-050
Year Built/Renov.		1983
Gross Leaseable Area		10,548
Lot Area		432,551
Zoning		Commercial
Type of Ownership		Fee Simple

ESTIMATED RENTAL SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - Dec 31, 2027	\$60,000	\$5,000.00	\$5.69	6.40%
Jan 01, 2028 - Dec 31, 2032	\$66,000	\$5,500.00	\$6.26	7.04%
Jan 01, 2033 - Dec 31, 2037	\$72,600	\$6,050.00	\$6.88	7.74%
Jan 01, 2038 - Dec 31, 2042 (Option 1)	\$79,860	\$6,655.00	\$7.57	8.51%
Jan 01, 2043 - Dec 31, 2047 (Option 2)	\$87,846	\$7,320.50	\$8.33	9.37%
Jan 01, 2048 - Dec 31, 2052 (Option 3)	\$96,631	\$8,052.55	\$9.16	10.30%

PRICING	
Price	\$938,000
Capitalization Rate	6.40%
Price/SF	\$88.93

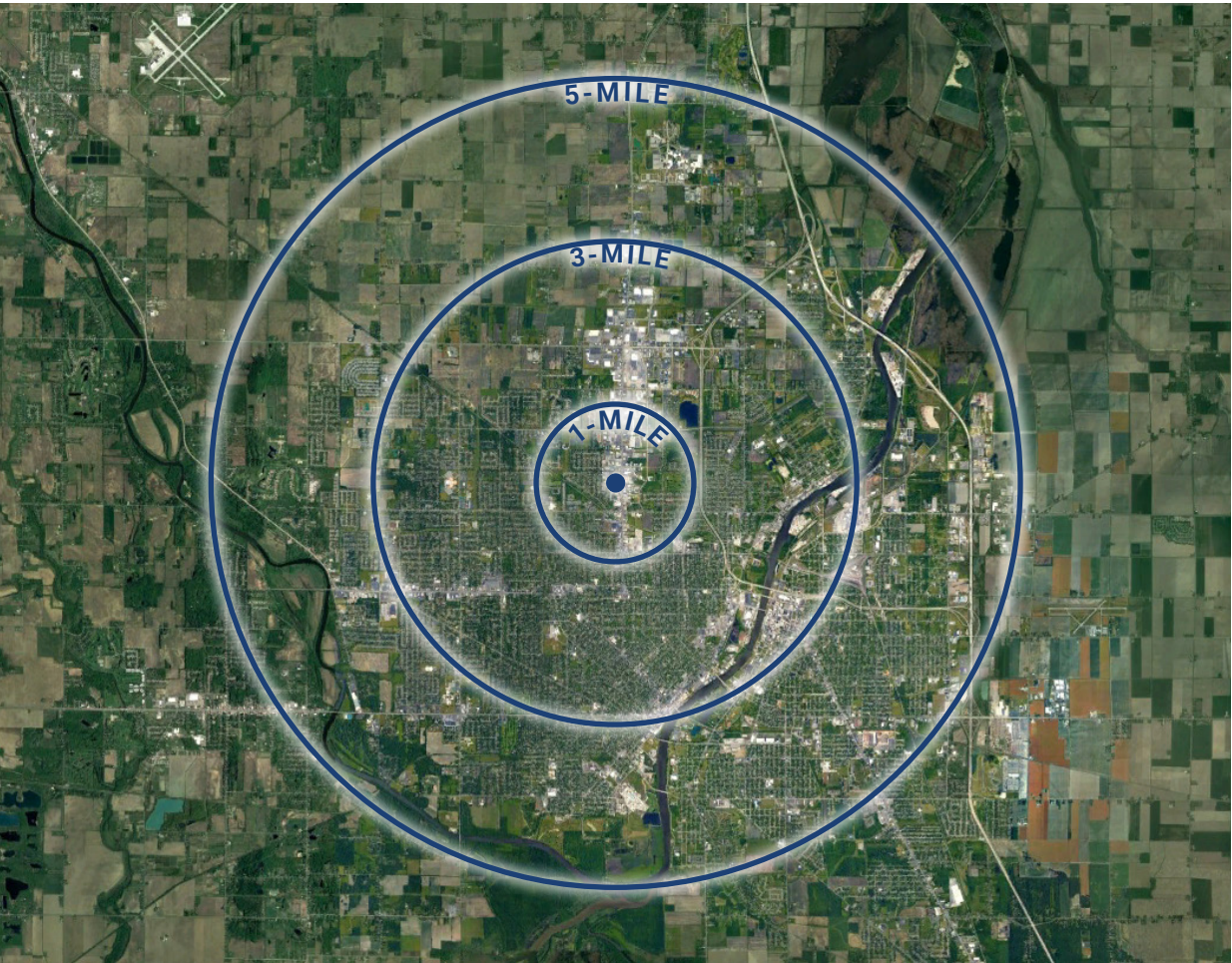
LEASE OVERVIEW		
Property Sub-Type	Net-Leased Medical	
Tenant	Mohamedally Health Plaza	
Guarantor	6-Unit Guaranty	
Lease Type	Absolute-Net	
Lease Commencement	Close of Escrow (COE)	
Lease Expiration	15 Years From COE	
Base Term Remaining (Years)	15 Years (Base Term)	
Options	Three, 5-Year	
Rental Increases	10% Every 5 Years	
Tenant Purchase Rights	ROFR - 30 Day Response	



DEMOGRAPHICS

Valley Urgent Care | Saginaw, MI

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population :			
2010 Census	6,476	59,570	109,019
2020 Estimate	6,250	55,026	104,555
2025 Projection	6,222	54,265	103,946
2020 Population by Race:			
2020 White Alone	5,003	42,721	69,658
2020 Black Alone	706	8,913	28,757
2020 American Indian/Alaska Native Alone	40	311	669
2020 Asian Alone	284	1,339	2,206
2020 Pacific Islander Alone	19	55	78
2020 Hispanic	558	6,127	11,830
Households:			
2010 Census	2,800	24,372	43,825
2020 Estimate	2,703	22,485	41,948
2025 Projection	2,689	22,164	41,675
Growth 2010 - 2020	0.0%	0.1%	0.1%
Growth 2020 - 2025	-0.1%	-0.3%	-0.1%
2020 Avg Household Income	\$58,550	\$62,874	\$58,713



PROPERTY DETAILS

Valley Urgent Care | Saginaw, MI

PROPERTY SUMMARY

Address	3020 Boardwalk Drive, Saginaw, MI 48603
APN	09-21-400-050
Year Built/Renov.	1985
Gross Leaseable Area	3,066
Lot Area	27,878
Zoning	Commercial
Type of Ownership	Fee Simple

ESTIMATED RENTAL SCHEDULE

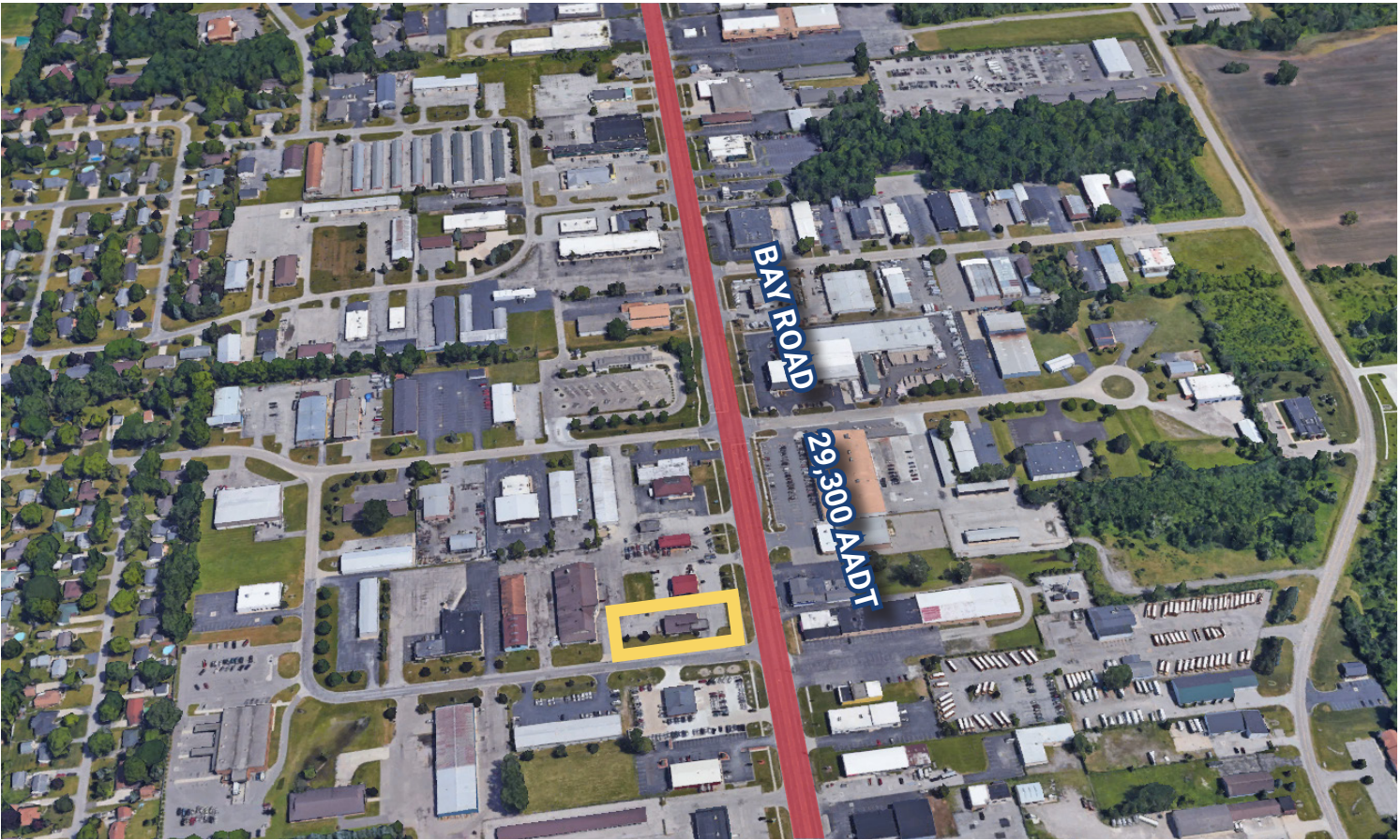
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - Dec 31, 2027	\$95,000	\$7,916.67	\$30.98	6.00%
Jan 01, 2028 - Dec 31, 2032	\$104,500	\$8,708.33	\$34.08	6.60%
Jan 01, 2033 - Dec 31, 2037	\$114,950	\$9,579.17	\$37.49	7.26%
Jan 01, 2038 - Dec 31, 2042 (Option 1)	\$126,445	\$10,537.08	\$41.24	7.99%
Jan 01, 2043 - Dec 31, 2047 (Option 2)	\$139,090	\$11,590.79	\$45.37	8.78%
Jan 01, 2048 - Dec 31, 2052 (Option 3)	\$152,998	\$12,749.87	\$49.90	9.66%

PRICING

Price	\$1,583,400
Capitalization Rate	6.00%
Price/SF	\$516.44

LEASE OVERVIEW

Property Sub-Type	Net-Leased Medical
Tenant	Valley Urgent Care
Guarantor	6-Unit Guaranty
Lease Type	Absolute-Net
Lease Commencement	Close of Escrow (COE)
Lease Expiration	15 Years From COE
Base Term Remaining (Years)	15 Years (Base Term)
Options	Three, 5-Year
Rental Increases	10% Every 5 Years
Tenant Purchase Rights	ROFR - 30 Day Response



DEMOGRAPHICS

Cass River Health | Bridgeport, MI

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population :			
2010 Census	138	4,451	19,209
2020 Estimate	125	4,236	19,541
2025 Projection	123	4,205	19,660
2020 Population by Race:			
2020 White Alone	114	3,717	15,251
2020 Black Alone	7	379	3,686
2020 American Indian/Alaska Native Alone	1	18	105
2020 Asian Alone	1	32	124
2020 Pacific Islander Alone	0	1	7
2020 Hispanic	11	314	1,476
Households:			
2010 Census	57	1,739	7,804
2020 Estimate	51	1,697	7,970
2025 Projection	50	1,682	8,024
Growth 2010 - 2020	0.0%	0.1%	0.7%
Growth 2020 - 2025	-0.4%	-0.2%	0.1%
2020 Avg Household Income	\$73,971	\$73,528	\$72,742



PROPERTY DETAILS

Cass River Health | Bridgeport, MI

PROPERTY SUMMARY

Address	6940 Dixie Highway, Bridgeport, MI 48722		
APN		09-11-5-23-4003-002	
Year Built/Renov.		2001	
Gross Leaseable Area		6,623 SF	
Lot Area		125,017 SF 2.87 AC	
Zoning		Commercial	
Type of Ownership		Fee Simple	

ESTIMATED RENTAL SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - Dec 31, 2027	\$110,000	\$9,166.67	\$16.61	6.00%
Jan 01, 2028 - Dec 31, 2032	\$121,000	\$10,083.33	\$18.27	6.60%
Jan 01, 2033 - Dec 31, 2037	\$133,100	\$11,091.67	\$20.10	7.26%
Jan 01, 2038 - Dec 31, 2042 (Option 1)	\$146,410	\$12,200.83	\$22.11	7.99%
Jan 01, 2043 - Dec 31, 2047 (Option 2)	\$161,051	\$13,420.92	\$24.32	8.78%
Jan 01, 2048 - Dec 31, 2052 (Option 3)	\$177,156	\$14,763.01	\$26.75	9.66%

PRICING

Price	\$1,833,300
Capitalization Rate	6.00%
Price/SF	\$276.81

LEASE OVERVIEW

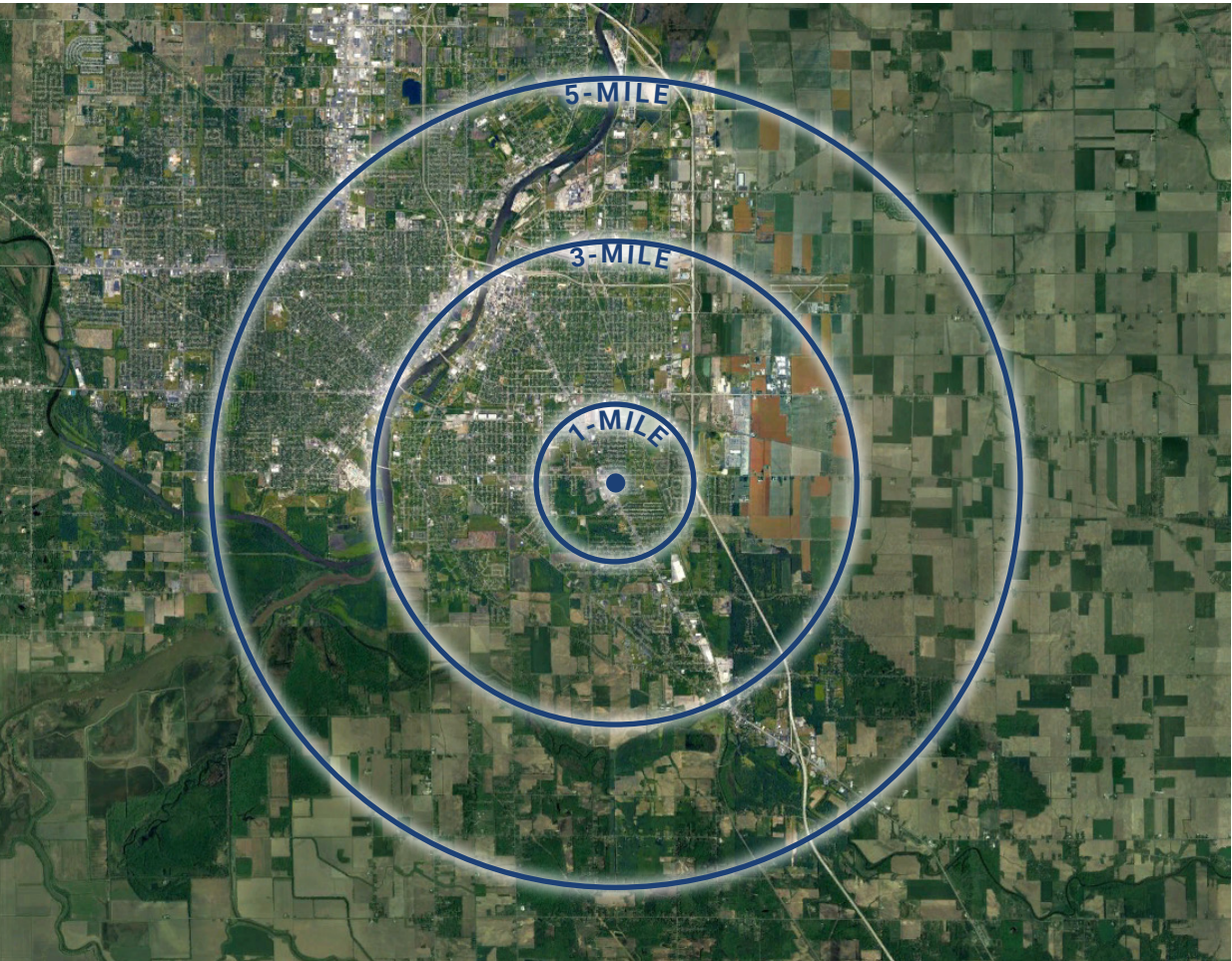
Property Sub-Type	Net-Leased Medical
Tenant	Comfort Care Senior Living
Guarantor	6-Unit Guaranty
Lease Type	Absolute-Net
Lease Commencement	Close of Escrow (COE)
Lease Expiration	15 Years From COE
Base Term Remaining (Years)	15 Years (Base Term)
Options	Three, 5-Year
Rental Increases	10% Every 5 Years
Tenant Purchase Rights	ROFR - 30 Day Response



DEMOGRAPHICS

Saginaw Health Clinic | Saginaw, MI

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population :			
2010 Census	7,063	35,615	80,983
2020 Estimate	7,344	35,474	76,860
2025 Projection	7,420	35,544	76,245
2020 Population by Race:			
2020 White Alone	1,949	10,270	41,138
2020 Black Alone	4,975	23,482	31,720
2020 American Indian/Alaska Native Alone	90	326	620
2020 Asian Alone	25	135	523
2020 Pacific Islander Alone	7	25	57
2020 Hispanic	877	4,938	10,878
Households:			
2010 Census	2,941	13,859	31,855
2020 Estimate	3,059	13,798	30,122
2025 Projection	3,091	13,819	29,838
Growth 2010 - 2020	0.2%	0.0%	0.0%
Growth 2020 - 2025	0.2%	0.0%	-0.2%
2020 Avg Household Income	\$31,177	\$38,716	\$47,366



PROPERTY DETAILS

Saginaw Health Clinic | Saginaw, MI

PROPERTY SUMMARY		
Address	4046 Hess Avenue, Saginaw, MI 48601	
APN	10-12-5-32-3030-000	
Year Built/Renov.	1940	
Gross Leaseable Area	2,448 SF	
Lot Area	7,045 SF 0.16 AC	
Zoning	Commercial	
Type of Ownership	Fee Simple	

PRICING	
Price	\$920,000
Capitalization Rate	6.50%
Price/SF	\$375.82

LEASE OVERVIEW	
Property Sub-Type	Net-Leased Medical
Tenant	Saginaw Health
Guarantor	6-Unit Guaranty
Lease Type	Absolute-Net
Lease Commencement	Close of Escrow (COE)
Lease Expiration	15 Years From COE
Base Term Remaining (Years)	15 Years (Base Term)
Options	Three, 5-Year
Rental Increases	10% Every 5 Years
Tenant Purchase Rights	ROFR - 30 Day Response

ESTIMATED RENTAL SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - Dec 31, 2027	\$60,000	\$5,000.00	\$24.51	6.40%
Jan 01, 2028 - Dec 31, 2032	\$66,000	\$5,500.00	\$26.96	7.04%
Jan 01, 2033 - Dec 31, 2037	\$72,600	\$6,050.00	\$29.66	7.74%
Jan 01, 2038 - Dec 31, 2042 (Option 1)	\$79,860	\$6,655.00	\$32.62	8.51%
Jan 01, 2043 - Dec 31, 2047 (Option 2)	\$87,846	\$7,320.50	\$35.88	9.37%
Jan 01, 2048 - Dec 31, 2052 (Option 3)	\$96,631	\$8,052.55	\$39.47	10.30%





Graystone Capital Advisors is a full-service brokerage company that focuses on aligning ourselves with our clients to build long-term investment strategies. In addition to advisory services, Graystone Capital Advisors also assists their clients in the acquisition, disposition, and leasing of Commercial Real Estate. Our specialty ranges from retail, office and industrial properties to multifamily and mixed use.

With nearly 45 years of experience in the industry, Graystone Capital Advisors has a unique advantage in providing our clients with extensive experience combined with a culture of utilizing the latest technologies that are available in Commercial Real Estate. The combination of experience and the utilization of technologies gives us the ability to provide efficiency, transparency, and accountability for our clients in a real-time environment.

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

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