

Marcus & Millichap

Real Estate Investment Services

FRESENIUS DIALYSIS & US SOCIAL SECURITY ADMINISTRATION
9300 Conant
Hamtramck, MI 48212



INVESTMENT HIGHLIGHTS

- ◆ Stable Investment: GSA and Dialysis Tenants Generally Stay at a Facility for 20 Plus Years
- ◆ U.S. Federal Government Credit - Highest Quality Credit Available in an Investment
- ◆ Fresenius is Rated BB by Standard and Poor's and Ba1 by Moody's
- ◆ Extremely Attractive Newer Construction Single-Story Building
- ◆ Both Recession Resistant Tenants
- ◆ 41 Percent of Hamtramck's Population is Foreign Born - Michigan's Most Internationally Diverse City
- ◆ Excellent Access to Public Transportation as well as the Area's Freeways

OFFERING SUMMARY

Price	\$3,500,000
Down Payment	(100%) \$3,500,000
Rentable SF	17,000
Price Per Rentable SF	\$205.88
Year Built	2001
Parcel Size	N/A
Cap Rate - Current	9.70%
Total Return - Current	9.70%

Listed by:

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OPERATING DATA

INCOME	Current
Base Rent	
Occupied Space	\$396,011
Gross Potential Rent	\$396,011
Expense Reimbursements	44,196
Gross Potential Income	\$440,207
Effective Gross Income	\$440,207
Total Expenses	100,613
Net Operating Income	\$339,594
Total Return	9.70% \$339,594

MAJOR TENANTS

- ◆ U.S. Social Security Administration
- ◆ Fresenius

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this 17,000-square foot investment opportunity located in Hamtramck, Michigan. This attractive office building, located on Conant Street in bustling Hamtramck, is leased to two truly recession resistant tenants.

The United States Social Security Administration occupies approximately 7,224 Square Feet and Fresenius Medical Care occupies approximately 9,276 Square Feet of space at the other end of the building. There is an additional 500 square foot vacant suite in the middle of the building that provides an owner with lease up

This attractive single-story brick building is located on the hard corner of Conant and Holbrook in the heart of bustling Hamtramck. The property has excellent frontage and access on Conant and is surrounded by a densely populated residential neighborhood. Additionally, the Saint Joseph Mercy Elderly Home is located directly across the street, which supports the tenancy.

EXPENSES

Real Estate Taxes	\$42,357
Insurance	4,500
Utilities	10,000
Miscellaneous Expenses	23,000
Contract Services	5,000
Management Fee	13,206
Reserves	2,550
Total Expenses	\$100,613
Expenses per SF	\$5.92



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