

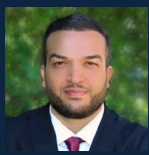


NOVI MEDICAL BUILDING PORTFOLIO

23875 & 23895 Novi Road, Novi, MI 48375



GUARDIAN DENTISTRY PARTNERS | ANCHOR TENANT | 160+ LOCATIONS
FOR SALE OR LEASE | TWO 1,100 SF UNITS AVAILABLE | MULTI-TENANT OFFICE BUILDINGS



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23895 Novi Rd

23875 Novi Rd

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INVESTMENT SUMMARY




23895 Novi Rd	
Year Built	1993
Occupancy	90% Occupied
Lease Type	Gross
Property Size	8,127 SF
Available Space	Two 1,100 Sqft Units
Lot Size	1.66 Acres
Frontage	Novi Road Frontage
Parking	45 +/- Surface Parking Spots
Zoning	OS-1
Type of Ownership	Fee Simple
Property Type	Medical/Office
Parcel Number	50-22-27-200-037

23875 Novi Rd	
Year Built	1993
Lease Type	Gross
Property Size	6,000 SF
Lot Size	0.83 Acres
Frontage	Novi Road Frontage
Parking	8 +/- Surface Parking Spots
Zoning	OST
Type of Ownership	Fee Simple
Property Type	Medical/Office
Parcel Number	50-22-27-200-038

INVESTMENT PRICING

\$ PORTFOLIO PRICE
\$3,700,000

 NOI
\$274,523

 CAP RATE
7.42%

OFFERED INDIVIDUALLY OR TOGETHER

PROPERTY SUMMARY



- ✓ **Two-Building Offering:** 23895 & 23875 Novi Rd
- ✓ Available for **Sale or Lease**, Together or Separately
- ✓ **Prime Novi Location:** One of the Most Affluent, High-Income Cities in Oakland County
- ✓ **High Visibility & Signage:** Frontage and Signage Available Directly on Novi Road
- ✓ **Signalized Intersection:** Steps from the Novi Rd & 10 Mile Rd Intersection with Strong Daily Traffic Counts
- ✓ **Available SF:** 1,100 to 2,200 +/- SF Suites Available for Lease
- ✓ **Established Commercial Hub:** Surrounded by Twelve Oaks Mall, Busch's Market, Ace Hardware, Walgreens, CVS and other national retailers
- ✓ **Zoning:** OS-1, Ideal for Medical, Office, or Commercial/Service Use

ANCHOR TENANT SUMMARY



National Anchor Tenant. Strong Credit.

Guardian Dentistry Partners is one of the fastest-growing private companies in the United States, operating a national platform of dental practices with strong financial backing and an aggressive expansion roadmap.

The company has earned repeat placement on the Inc. 5000 list of America's fastest-growing private businesses — a credential that underscores both its scale and the durability of its growth.

160

LOCATIONS

and growing

11

STATES

national footprint

\$100M+

CAPITAL RAISED

for expansion

\$25–50M

EST. REVENUE

annual

INC. 5000 HONOREE · TOP-RANKED FASTEST-GROWING PRIVATE COMPANY

Repeat placement on the Inc. 5000 list of America's fastest-growing private businesses signals durable revenue growth, institutional capital backing, and a credit profile suited to a long-term anchor tenant.

RENT ROLL

Tenant Name	Suite	SF	% Building Share	Exp. Lease Date	Annual Rent Per SF	Total Rent Per Month	Total Rent Per Year
23895 NOVI ROAD							
Goldstein Dental Group/ Guardian Dentistry Partners	500/600	4,184	47.81%	12/31/2030	\$61.94	\$21,594.83	\$259,137.96
Maria Pavia PA-C, Marifer Aesthetics, PLLC	400	1,095	12.51%	11/30/2029	\$17.31	\$1,579.14	\$18,949.68
Vacant	300	1,100	12.57%				
Legacy Dr. Wolfe / Guardian Dentistry Partners	200	1,272	14.54%	12/31/2031	\$27.83	\$2,950.04	\$35,400.48
Vacant	100	1,100	12.57%				
TOTAL (23985 NOVI ROAD)		8,751	100.00%			\$26,124.01	\$313,488.12
23875 NOVI ROAD							
Are Investment Group, LLC / Guardian Dentistry Partners		6,000	100.00%	12/31/2030		\$2,883.64	\$34,603.68
TOTAL (23875 NOVI ROAD)		6,000	100.00%			\$2,883.64	\$34,603.68
TOTAL (BOTH BUILDINGS)		14,751				\$29,007.65	\$348,091.80

OPERATING STATEMENT

PERIOD: THRU 1/1/26

Income

Gross Rental Income	\$348,091.80
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Total Income	\$348,091.80
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Operating Expenses

Total Repairs	\$18,066.39
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Insurance	\$3,423.00
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Licene and Permits	\$50.00
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Management	\$6,000.00
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Office Expenses	\$945.67
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Property Taxes	\$32,199.00
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Utilities	\$12,885.00
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Total Expense	\$73,569.06
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Net Operating Income (Projected Year 1)	\$274,522.74
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PROPERTY OUTLINE



23895 Novi Rd
50-22-27-200-037

23897 Novi Rd
50-22-27-200-038

128 Ft

125 Ft

Novi Road
Novi Rd

PROPERTY PHOTOS

23895 Novi Rd, Novi, MI



OFFERING MEMORANDUM
NOVI MEDICAL BUILDING PORTFOLIO | NOVI, MI

PROPERTY PHOTOS

23875 Novi Rd, Novi, MI



OFFERING MEMORANDUM
NOVI MEDICAL BUILDING PORTFOLIO | NOVI, MI

AREA OVERVIEW



LOCATION MAP



LOCATION OVERVIEW



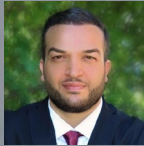
Novi is a thriving Oakland County suburb roughly 25 miles northwest of downtown Detroit, sitting at the crossroads of I-96 and Novi Road — one of metro Detroit's busiest retail corridors.

It consistently ranks among Michigan's most affluent communities, with household incomes well above state and national averages, high homeownership, and a highly educated workforce — a strong, stable consumer base.

Long-term growth is anchored by Twelve Oaks Mall, the Suburban Collection Showplace, expanding healthcare and tech employers, and ongoing mixed-use development along the Novi Road corridor.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	8,450	60,025	167,667
Total Households	3,246	24,187	73,106
Total Family Households	2,275	16,311	44,531
Average Household Size	2.60	2.47	2.28
Median Age	39.7	42.1	41.6
Population Age 25+	5,893	42,830	122,367
Average Household Income	\$162,281	\$163,070	\$147,020
Total Businesses	431	3,458	7,374
Total Daytime Population	8,721	80,799	210,761
Daytime Population: Workers	4,867	53,134	131,680
Daytime Population: Residents	3,854	27,665	79,081

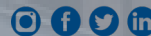


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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 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 detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International 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 Seller or Colliers International 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