



PILOT
PROPERTY GROUP

SALE LEASEBACK
NNN INVESTMENT
3297 Five Points Drive
Auburn Hills, MI 48326

TABLE OF CONTENTS



- 2 PROPERTY
- 3 FLOOR PLAN
- 4 FINANCIAL
- 5 TENANT
- 6 MARKET
- 7 GALLERY
- 8 CONTACT INFORMATION

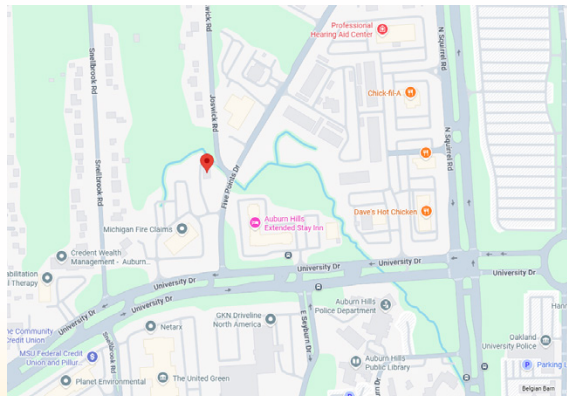


PROPERTY INFORMATION

3297 FIVE POINTS DRIVE, AUBURN HILLS, MI 48326

- Free Standing Building.
- Premier Location.

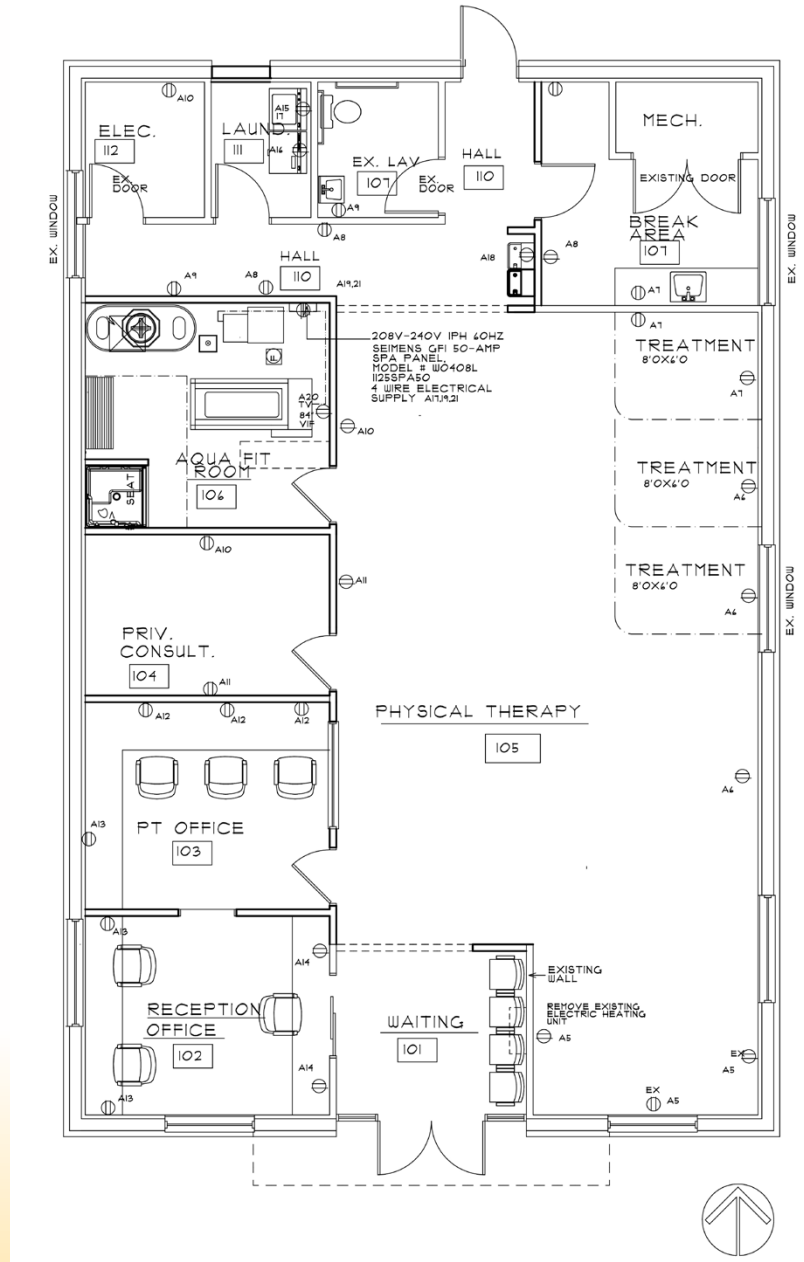
Property Type: Office/Medical Office
Cross Streets: On Five Points Drive,
Off University and Squirrel Roads
Total Square Footage: 2,400
Parcel Size: 0.65 Acres
Year Built: 2003
Parking Spaces: 18



Agent Contact Information

ANTHONY RUBINO • O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com
JIMMY DIEHL • O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

FLOOR PLAN



Agent Contact Information

ANTHONY RUBINO • O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com
 JIMMY DIEHL • O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

FINANCIAL INFORMATION

	LEASE STRUCTURE	LEASE TERM	PSF	MONTHLY	ANNUAL
OMPT SPECIALISTS	NNN	New 5 Year to be Signed at Closing	\$25.00	\$5,000.00	\$60,000.00

Current NOI\$60,000

Asking Price\$775,000.00

Cap Rate7.74%

- \$.50 Annual Increases
- Tenant has two (2) five (5) year renewal options at Fair Market Value, but not to exceed \$.50 annual increases
- Landlord responsible for roof, outer walls, and parking lot
- Tenant responsible to maintain HVAC units and repairs up to \$2,500 annually



Agent Contact Information

ANTHONY RUBINO • O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com
 JIMMY DIEHL • O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

TENANT INFORMATION



**12 LOCATIONS
AND GROWING!**

OMPT Specialists Physical Therapy

Redefining Physical Therapy in Michigan

In 2006, Dr. Michael Fahmy, DPT, founded OMPT Specialists to offer a higher level of care than what he saw becoming common in the field. Instead of rotating therapists and generic treatment plans, he built a practice centered on one-on-one, individualized care with the same licensed therapist every visit. This approach delivers more consistent results and long-term recovery; a model we call The OMPT Difference. Today, that commitment to quality continues across our locations throughout Michigan.

Orthopedic Manual Physical Therapy (OMPT) is a specialized, hands-on approach that uses advanced evaluation and manual techniques to identify and treat the root cause of pain and movement dysfunction. OMPT-trained specialists provide a range of services that use this technique to help restore proper joint and muscle function so the patient can move more freely, recover faster, and achieve lasting relief.



Agent Contact Information

ANTHONY RUBINO • O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com
JIMMY DIEHL • O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

MARKET/DEMOGRAPHICS INFORMATION



Oakland County is home to nearly 1.3 million people in 62 cities, villages and townships across 907 square miles. The county government provides services ranging from law enforcement and courts to parks,

property records, election administration, public health and social services. It is governed by a County Executive, who is elected countywide, and a Board of Commissioners, elected from districts across the county. Other countywide elected officials include Clerk, Prosecutor, Sheriff, Treasurer and Water Resources Commissioner.

Oakland County takes pride in our educated workforce, with more than half of the county's residents having college degrees. Our residents have access to 17 degree-granting colleges and universities. There are 485 institutions of art, culture and the humanities in the county. Our residents and visitors enjoy nearly 90,000 acres of parkland, 65 miles of trails, 76 public and private golf courses and 1,450 lakes, rivers and streams and the headwaters of five river systems. Oakland County has 32 unique downtowns and 4,200 restaurants.

The City of Auburn Hills is a distinguished leader in southeast Michigan, known not only for its 22 high-technology parks but also for having world-renowned retail, entertainment, and manufacturing.



Home to more than 26,000 residents, it also serves as Michigan's global business address, with 80 international corporations from 32 countries, including many world and North American headquarters. Auburn Hills' residents enjoy the amenities of city and suburban living with parks, a revitalized downtown district, and a welcoming city complex with a library and community center.

Additionally, the city has three colleges and universities, and Great Lakes Crossing Outlets, one of the state's largest destination shopping centers, providing a variety of cultural, social and educational opportunities to residents, workers, and visitors.

DEMOGRAPHICS & TRAFFIC			
	3 MILE	5 MILES	10 MILES
2025 POPULATION	58,966	166,990	584,671
2025 HOUSEHOLDS	23,220	66,691	231,757
AVERAGE HOUSEHOLD INCOME	\$110,088	\$111,626	\$128,063
TRAFFIC COUNTS	8,154 VPD ON UNIVERSITY AVENUE		



Agent Contact Information

ANTHONY RUBINO • O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com
 JIMMY DIEHL • O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

GALLERY



Agent Contact Information

ANTHONY RUBINO • O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com
JIMMY DIEHL • O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

CONTACT INFORMATION

AGENT CONTACTS:

ANTHONY RUBINO

O: 586.254.0900 x101 • C: 586.873.5419
anthony@pilotpg.com

JIMMY DIEHL

O: 586.254.0900 x109 • C: 586.337.5241
j.diehl@pilotpg.com

CONFIDENTIALITY & CONDITIONS DISCLOSURE

All materials and information received or derived from Pilot Property Group (hereinafter collectively referred to as "PPG"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by PPG its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither PPG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. PPG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION & DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. PPG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. PPG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PPG in compliance with all applicable fair housing and equal opportunity laws.



Agent Contact Information

ANTHONY RUBINO • O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com
JIMMY DIEHL • O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com