7805 Cooley Lake Road | West Bloomfield, MI 48324

100% Occupied Multi-Tenant Office Investment Opportunity

Investment Highlights	Financial Summary
• 100% Occupied • NOI: $103,480 • Gross Income: $129,000 • NOI Growth to $115,480 by 2028 • Rent Escalations Through 2029 • Long-Term Professional Tenants • Medical/Dental History 20+ Years • Seller Occupied Suite Upside	Gross Income: $129,000 Expenses: $25,520 Occupancy: 100% Expense Ratio: 19.8% Operating Margin: 80.2% Current NOI: $103,480

Purchase Price	Current Cap Rate	Forward 2028 Cap Rate
$1,000,000	10.35%	11.55%
$1,100,000	9.41%	10.50%
$1,200,000	8.62%	9.62%

Property Overview: Rare opportunity to acquire a fully occupied professional office building in one of Oakland County's most desirable business corridors. Stable tenant mix, contractual rent escalations, long-term occupancy history, and built-in income growth through existing leases.

Tenant & Lease Profile: Suite 100: $2,000/mo lease through 4/2029 with increases to $2,300/mo. Suite 200: $1,800/mo, tenant for 4–5 years, lease through 3/2029. Suite 300: $2,100/mo with escalations to $2,247 and $2,404. Suite 400: $2,950/mo, longest tenant (6–7 years), renewal option available, prior dental occupancy exceeded 20 years, increases to $3,250/mo. Suite 500: $1,900/mo seller occupied with negotiable future lease structure.

Built-In Income Growth: 2026 Income $129,000 | 2027 Income $135,000 | 2028 Income $141,000. Projected revenue growth of approximately 9.3% without increasing occupancy.

Why Investors Like This Asset: Predictable cash flow, minimal rollover risk until 2029, strong tenant retention, professional and medical tenant base, low operating expenses, contractual rent growth, and attractive cap rates.

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