

MEDICAL OFFICE INVESTMENT OFFERING

CLEVELAND CLINIC 11851 DETROIT AVENUE, LAKEWOOD, OHIO



INVESTMENT HIGHLIGHTS

TRIPLE NET LEASE (NNN) WITH S&P "AA-" CREDIT RATED TENANT: CLEVELAND CLINIC HEALTH SYSTEM

Price:	\$2,100,000
Net Operating Income (NOI):	\$167,603
SF:	5,240
Current Rent/SF:	\$33.00
Cap Rate	7.98%
Lease Start Date:	1/22/07
Lease Expiration Date:	1/31/22
Lease Type:	NNN (Excluding Roof, Structure and Base Taxes)
Rental increases:	1/1/2017 @ \$35.00 PSF
Renewal Options:	(2) 5-yr @ \$35.00 PSF and \$37.00 PSF
Option to Terminate:	4-months notice, starting at the end of 10th Lease Year (2017) with a payment equal to the cost of unamortized Landlord's Work, approximately \$372,710.
Year Built:	2006
Lot Size:	.36 Acres
Parcel Number:	315-13-012



For further information, please contact our
licensed real estate salespersons:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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TENANT OVERVIEW



The Cleveland Clinic Foundation is a nonprofit, tax-exempt, Ohio corporation organized and operating to provide medical and hospital care, medical research, and education. The Cleveland Clinic Health System is the leading provider of healthcare services in northeast Ohio. The System operates eleven hospitals with approximately 3,500 staffed beds. Ten of the hospitals are operated in the Cleveland metropolitan area, anchored by the Foundation. The System operates eighteen outpatient Family Health Centers, ten ambulatory surgery centers, as well as a large number of physician offices, which are located throughout a seven-county area in northeast Ohio. In addition, the System operates a hospital and a clinic in Weston, Florida, health and wellness centers in West Palm Beach, Florida and Toronto Canada, a specialized neurological clinical center in Las Vegas, Nevada, and specialized cancer centers in Sandusky and Mansfield, Ohio. Pursuant to agreements, the System also provide management services for Ashtabula County Medical Center, located in Ashtabula, Ohio with approximately 180 staffed beds, and in cooperation with Abu Dhabi Health Service Company, the Sheikh Khalifa Medical City, a network of healthcare facilities in Abu Dhabi, United Arab Emirates with approximately 760 staffed beds.

2013 and 2012 Year End Consolidated Financial Statements can be found at:

<http://my.clevelandclinic.org/Documents/About/financial-statements/audited-consolidated-financial-statements-13.pdf>

Website: www.clevelandclinic.org

LOCATION MAP



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