



BURTON

**UPLAND**  
REAL ESTATE GROUP, INC.

# OAK STREET HEALTH

3525 South Saginaw Street | Burton, MI | 48529

Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com

Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com

Amanda C. Leathers | 612-436-0045 | amanda@upland.com

50 South 6th Street | Suite 1418

Minneapolis, MN | 55402

[www.nnnsales.com](http://www.nnnsales.com)

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

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**OAK  
STREET  
HEALTH**



- Oak Street Health has **10 years and 3 months** remaining on the Lease with **2% Annual Increases**.
- **Corporate guarantee from CVS Health** which has a S&P Rating of BBB & revenues of \$357.8 Billion. CVS acquired Oak Street Health May 2023.
- Oak Street Health operates 204 locations in 25 states. Oak Street Health is a leading provider of primary care for adults on Medicare. By integrating CVS Health's pharmacy services and MinuteClinic locations into Oak Street Health centers, patients can access a wide range of healthcare services all under one roof.
- Oak Street Health is located along South Saginaw Street where traffic counts average **19,505 vehicles per day**. Interstate 75 has an impressive flow of **103,713 vehicles per day** which serves as a vital artery, connecting Burton to nearby cities and contributing to its growth and accessibility.
- Strong demographics with a **5-mile population of 131,328** and average household income of \$69,541.
- Near General Motors Flint Assembly which has produced more than **15 million vehicles**. General Motors is one of Michigan's major employers which has locations in Burton as well as Flint which is the birthplace of General Motors.
- Nearby retailers include Kroger, McDonalds, Taco Bell, Ashley Outlet, Rocky's Great Outdoors, Rite Aid, Dollar General, PetSmart, DSW, and much more.
- Burton conveniently located between major metropolitan areas including Lansing (55 miles), Ann Arbor (52 miles), and Detroit (65 miles).

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$3,888,800
<b>CAP</b>	6.50%
<b>NOI</b>	\$252,771
<b>RENT/SF</b>	\$23.19
<b>PRICE/SF</b>	\$356.77
<b>REMAINING LEASE TERM</b>	10 Years, 3 Months
<b>RENT COMMENCEMENT</b>	April 15, 2019
<b>LEASE EXPIRATION</b>	October 31, 2034
<b>LEASE TYPE</b>	NN* (Expenses pass thru to tenant)
<b>RENEWAL OPTIONS</b>	Three 5-Year w/ 2% Annual Increases

**NOI INCREASES**

**RENT ADJUSTMENTS** 2% Annual Increases

<b>5/1/2024-4/30/2025</b>	\$252,771
<b>5/1/2025-4/30/2026</b>	\$257,785
<b>5/1/2026-4/30/2027</b>	\$262,908
<b>5/1/2027-4/30/2028</b>	\$268,140
<b>5/1/2028-4/30/2029</b>	\$273,590
<b>5/1/2029-4/30/2030</b>	\$279,040
<b>5/1/2030-4/30/2031</b>	\$284,599
<b>5/1/2031-4/30/2032</b>	\$290,267
<b>5/1/2032-4/30/2033</b>	\$296,153
<b>5/1/2033-6/30/2033</b>	\$302,039
<b>7/1/2033-6/30/2034</b>	\$308,034
<b>7/1/2034-10/31/2034</b>	\$314,247

**OPTION 1**

**RENT ADJUSTMENTS** 2% Annual Increases

<b>11/1/2034-10/31/2035</b>	\$320,569
<b>11/1/2035-10/31/2036</b>	\$326,891
<b>11/1/2036-10/31/2037</b>	\$333,431
<b>11/1/2037-10/31/2038</b>	\$340,080
<b>11/1/2038-10/31/2039</b>	\$346,947

**OPTION 2**

**RENT ADJUSTMENTS** 2% Annual Increases

<b>11/1/2039-10/31/2040</b>	\$353,923
<b>11/1/2040-10/31/2041</b>	\$360,899
<b>11/1/2041-10/31/2042</b>	\$368,202
<b>11/1/2042-10/31/2043</b>	\$375,505
<b>11/1/2043-10/31/2044</b>	\$383,026

**OPTION 3**

**RENT ADJUSTMENTS** 2% Annual Increases

<b>11/1/2044-10/31/2045</b>	\$390,656
<b>11/1/2045-10/31/2046</b>	\$387,604
<b>11/1/2046-10/31/2047</b>	\$406,461
<b>11/1/2047-10/31/2048</b>	\$414,636
<b>11/1/2048-10/31/2049</b>	\$422,920

**PROPERTY INFORMATION**

<b>TENANT</b>	Oak Street Health MCO, LLC
<b>GUARANTOR</b>	CVS Health
<b>ADDRESS</b>	3525 South Saginaw Street Burton, MI 48529
<b>BUILDING SIZE</b>	10,900 SQ. FT.
<b>LOT SIZE</b>	0.929 Acres
<b>COUNTY</b>	Genesee
<b>YEAR BUILT</b>	1998 / 2019

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**\*LEASE NOTES:**

**Tenant:** Tenant agrees to pay to Landlord all costs and expenses of every kind and nature paid or incurred by Landlord for Landlord’s Maintenance Obligations, all real estate taxes applicable to the Premises, Landlord Insurance obligations, and an amount equal to 10% of the total of all of the foregoing costs and expenses to cover Landlord’s administrative costs (currently paying \$6,432/year). If Landlord expenses include capital improvements by Landlord in connection with the Building and/or Premises, including without limitation, the roof and parking lot, then the cost of such capital improvements must be amortized on a straight line basis over the full term of the Lease.

**Landlord:** Landlord shall maintain, repair, and replace the roof and the parking lot, including any snow plowing in connection therewith and the structural portions of the Premises. Tenant shall maintain, repair and replace (including replacement of parts, equipment and cracked or broken glass) the Premises and all appurtenances thereto, including exterior and interior of all doors, door frames, door checks, windows, window frames, plate glass, storefront, all plumbing and sewage facilities exclusively serving the Premises, HVAC and electrical systems, sprinklers, sprinkler heads, landscaping and all structural and non-structural portions of walls, floors and ceilings. Tenant shall maintain a service contract for the HVAC.

Security Deposit of \$38,150.00

**Taxes:** Tenant shall be responsible for and pay before delinquency all taxes assessed against the premises.

**Roof Warranty:** 15 Year Roof Warranty expires 12/10/2033.

**Parking Lot:** New parking lot installed December 2018.

**Admin Fee:** 10%

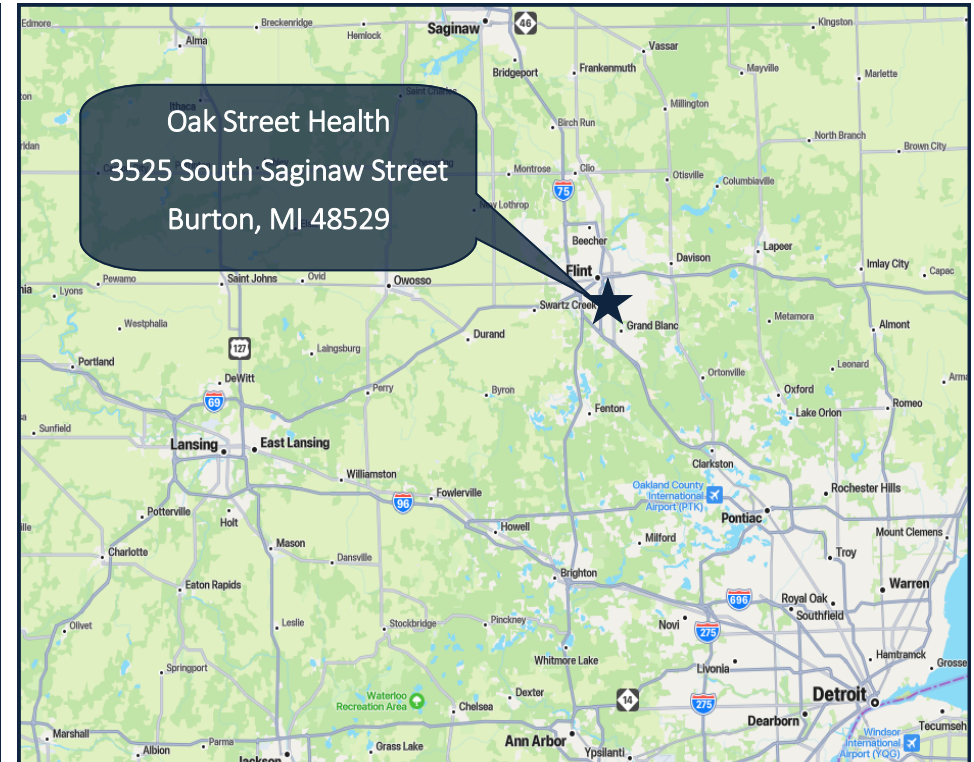
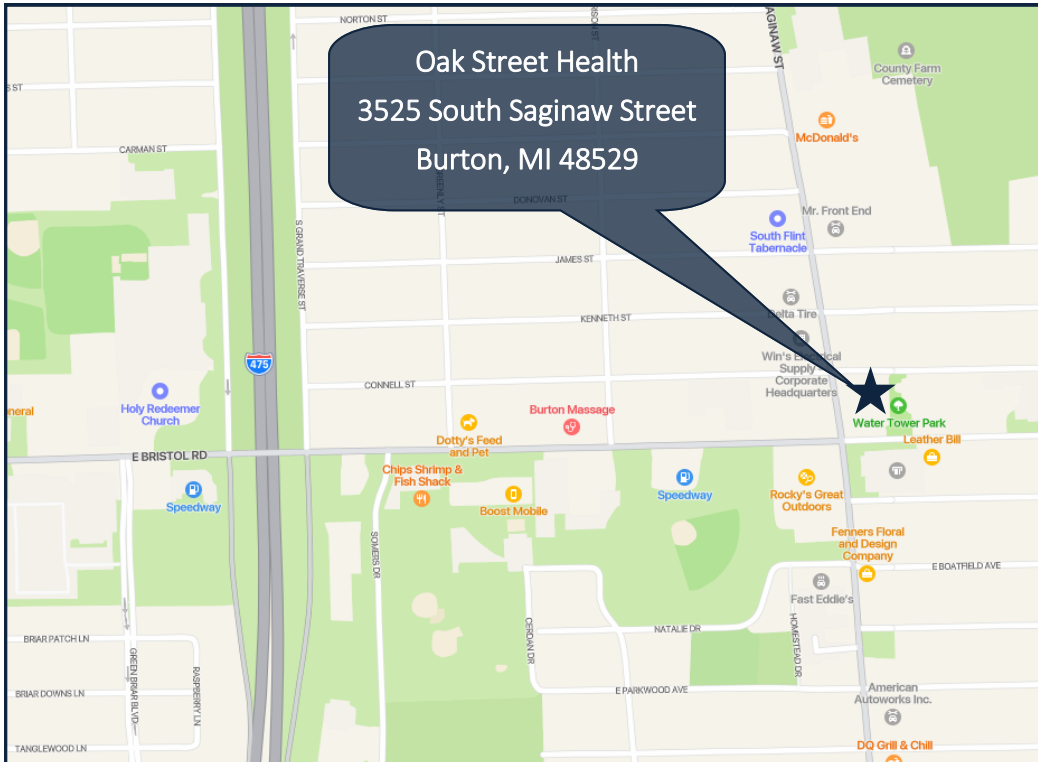
Property was remodeled from former Goodwill.

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**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2024 POPULATION</b>	9,872	55,423	131,328
<b>2029 POPULATION</b>	9,698	54,258	128,921
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$36,053	\$43,653	\$50,091
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$48,397	\$60,071	\$69,541

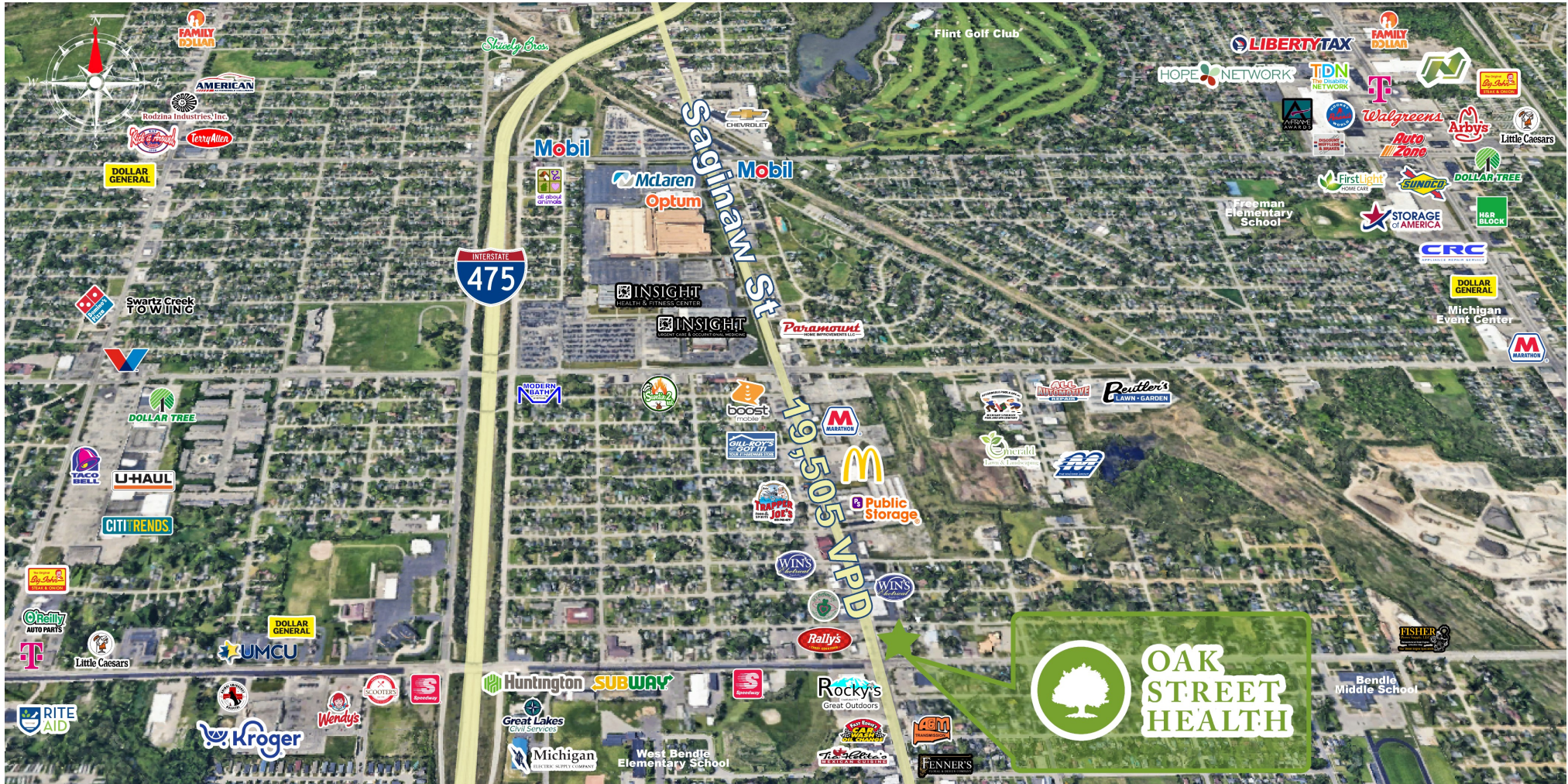
All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.



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<b>YEAR END</b>	December 31, 2023
<b>PROPERTY</b>	Oak Street Health
<b>TENANT</b>	Oak Street Health MCO, LLC
<b>GUARANTOR</b>	CVS Health
<b>REVENUES</b>	\$357.8 Billion
<b>NET WORTH</b>	\$76.7 Billion
<b>S&amp;P RATING</b>	BBB
<b>WEBSITE</b>	<a href="https://www.oakstreethealth.com/">https://www.oakstreethealth.com/</a> <a href="https://www.cvs.com/">https://www.cvs.com/</a>



**OAK STREET HEALTH**



**The Tenant on the Lease is Oak Street Health which has 204 locations across 25 states. CVS Health is the Guarantor on the Lease which has almost 9,400 drugstores in the U.S. and Puerto Rico.**

Oak Street Health is a leading provider of primary care for adults on Medicare. With a mission to rebuild healthcare as it should be, Oak Street Health operates a network of innovative centers designed to provide personalized, preventive care to older adults. At Oak Street Health, its comprehensive approach to healthcare goes beyond traditional doctor visits. Each center offers a wide range of services tailored to the unique needs of older adults, including preventive care, chronic disease management, and social support programs.

**CVS acquired Oak Street Health on May 2, 2023. On February 8, 2023, CVS Health announced it entered into a definitive agreement to acquire Oak Street Health in an all-cash transaction for \$39 per share, representing an enterprise value of approximately \$10.6 billion.**

Now, with the support of CVS Health, Oak Street Health is expanding its reach and capabilities to deliver even greater value to patients. By integrating CVS Health's pharmacy services and MinuteClinic locations into Oak Street Health centers, patients can access a wide range of healthcare services all under one roof.



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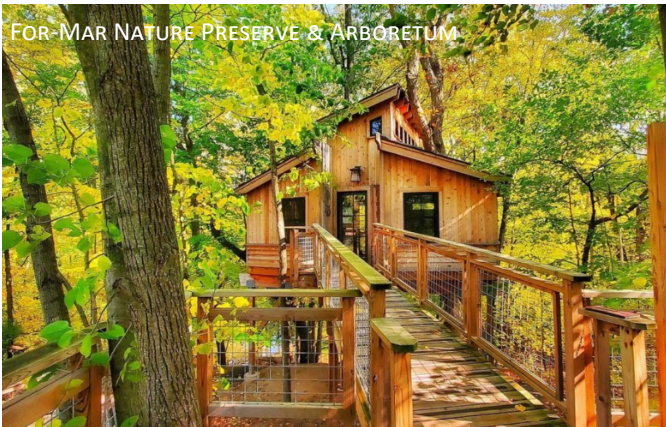
**Welcome to Burton, Michigan** – a place with a heartfelt blend of history, tenacity, and community pride!

Nestled within Genesee County’s sprawling landscapes, Burton paints a vivid picture of Michigan’s industrious spirit, coupled with its warm community essence. It’s a city that thrives on its historical depth, modern aspirations, and an unyielding drive to forge a brighter future for its residents.

Burton conveniently located between major metropolitan areas including Lansing (55 miles), Ann Arbor (52 miles), and Detroit (65 miles). Oak Street Health sits prominently along South Saginaw Street, benefitting from a bustling thoroughfare with an average daily traffic count of 19,505 vehicles. The nearby Interstate 75 further amplifies accessibility, boasting an impressive flow of 103,713 vehicles per day, linking Burton to neighboring cities and enhancing its growth potential.

In Burton, you can explore nature with over seven miles of trails featuring an extensive collection of native Michigan flora and fauna. Grab a pint or sample one of 50+ flavors at the Red Baron Tap Room. Find that perfect treasure at local antique stores with quality pieces.

Recreational opportunities include the For-Mar Nature Preserve and Arboretum, two 18-hole golf courses and a year round indoor ice skating arena. Explore the 11,000 acres of woods, water and trails of Michigan's largest county park system. Where up north meets down south, a place filled with discoveries. Recreational opportunities abound in Burton. The park system includes Kelly Lake Park, a 40 acre facility with a lake, nature trails, picnic pavilion, and a newly asphalted bike path. Settlement Park, a passive linear park along Thread Creak, boasts a relaxing opportunity to fish and picnic. For-Mar Nature Preserve and Arboretum, a 380 acre complex, features the DeWaters Education Center and the Corydon E. Foot Bird Collection. In addition to its parks, Burton is home to two 18-hole golf courses and a year-round indoor ice skating arena, Crystal Mountain.



FOR-MAR NATURE PRESERVE & ARBORETUM



MA BROOKWOOD GOLF CLUB



KELLY LAKE PARK

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**THE UPLAND ADVANTAGE**

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

**BENEFITS OF WORKING WITH UPLAND**

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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**PROVEN SUCCESS RECORD**

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers & Gaby Goldman