



OFFERING MEMORANDUM

Single Tenant | Annual Escalations | Long Term Lease

4506 Stephen Circle NW
Canton, Ohio 44718

4535 Dressler Rd NW
Canton, Ohio 44718



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An aerial photograph of a city street scene, featuring a large red rectangular overlay in the center. The text "EXECUTIVE SUMMARY" is written in white, serif, all-caps font across the red area. The background shows a multi-lane road, parking lots with cars, and various buildings, including a prominent white building on the left and a large red building in the center.

EXECUTIVE SUMMARY

Executive Summary

Portfolio Purchase Price	\$10,100,000.00
Portfolio NOI	\$736,539
Portfolio CAP Rate	7.3%
Combined Building Sizes	61,281 SF
Combined Land Sizes	4.11 Acres
Lease Type	Modified NNN
Landlord Responsibilities	Roof, HVAC
Lease Commencement	7/1/2022
Lease Expiration	09/1/2032
Rent Increases	2% annual increases
Renewal Options	2 - 5 year options

4506 Stephen Circle NW, Canton, Ohio 44718

Building Size	23,337 SF
Land Size	1.7 Acres
Parcel	10002578
Year Built	1994

4535 Dressler Road NW, Canton, Ohio 44718

Building Size	38,944 SF
Land Size	2.41 Acres
Parcel	10002579
Year Built	1989



4506 Stephen Circle NW



4535 Dressler Rd NW

Tenant Summary



US Acute Care Solutions provides acute care to health care systems across the U.S. We're physician owned and outcome oriented. We seek the best talent to staff clinical teams delivering hospital management solutions. USACS is the national leader in physician-owned integrated acute care, including emergency medicine, hospitalist, critical care and observation services. USACS provides high-quality care to more than 10 million patients annually at more than 500 programs and is aligned with leading hospital systems across the country.

FOUNDED

2015 - Founded by emergency medicine physician groups in Colorado, Florida, Maryland, Ohio and Texas.

EMPLOYEES

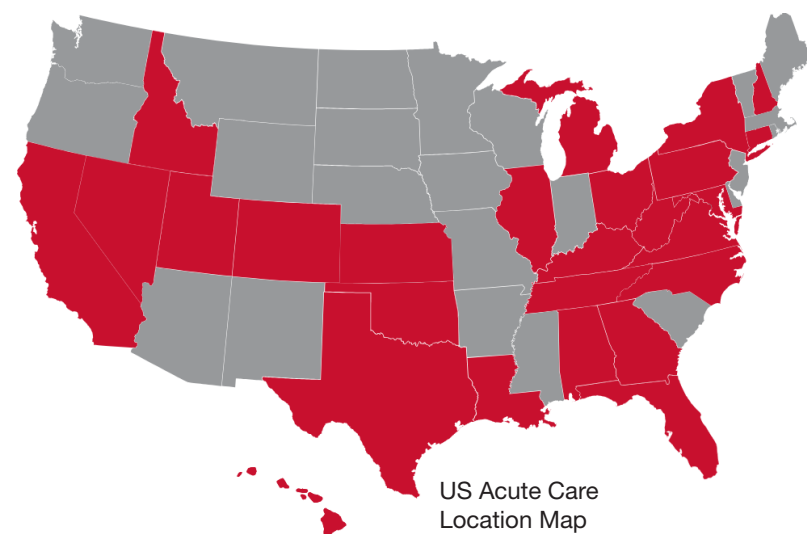
5,105

REVENUE

\$587 Million

WHAT WE DO

- Emergency Medicine Management
- Hospital Medicine Management
- Critical Care Medicine Management
- Observation Medicine Management
- Post-Acute Care Management
- Transitional Care Management
- OB Hospitalist Management
- Telemedicine Services
- Emergency Department Leadership
- Executive Coaching
- Case Studies



US Acute Care
Location Map



PROPERTY OVERVIEW



4506 Stephen Circle NW & 4535 Dressler Road NW



Year Built /
Renovated

1994
1989



Net Rentable
Area

61,281 SF



Occupancy

100%



Number of
Buildings

2



Number of
Stories

2



Number of
Tenants

1



Land Area

4.11/Ac



Tax ID

10002578
10002579



Zoning

B3

INTERIOR PHOTOS

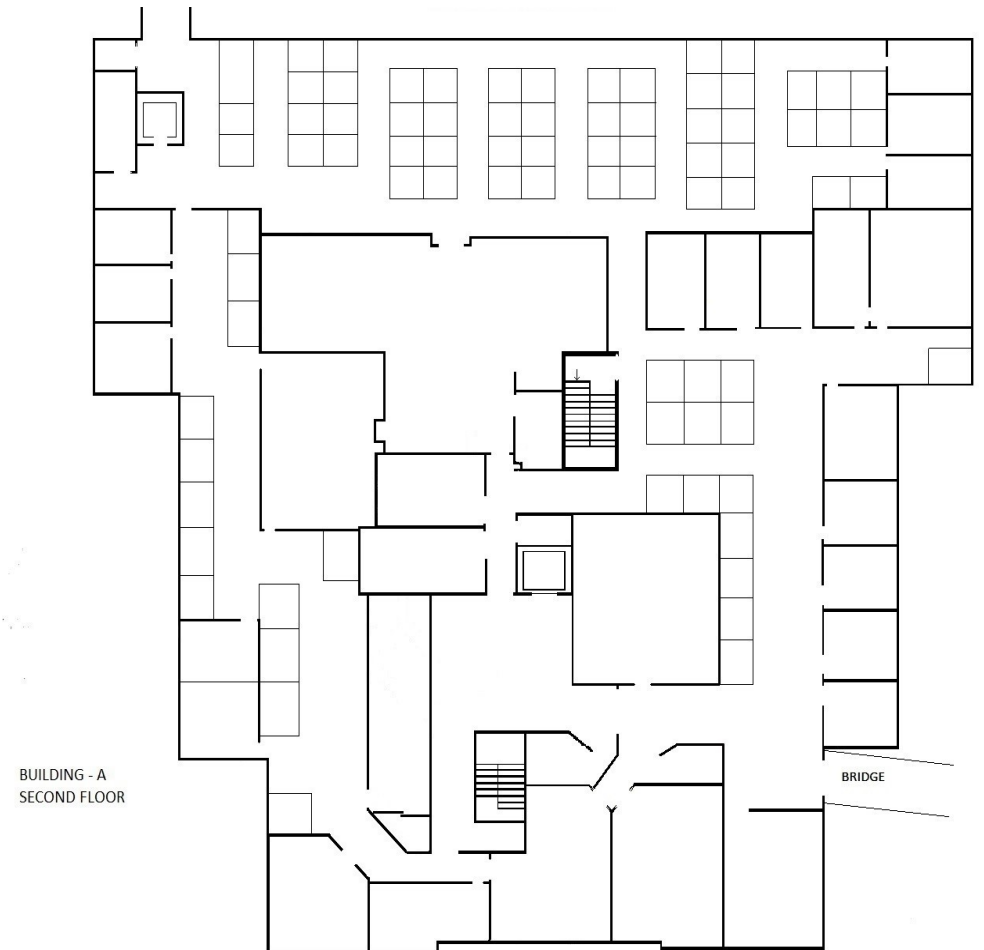
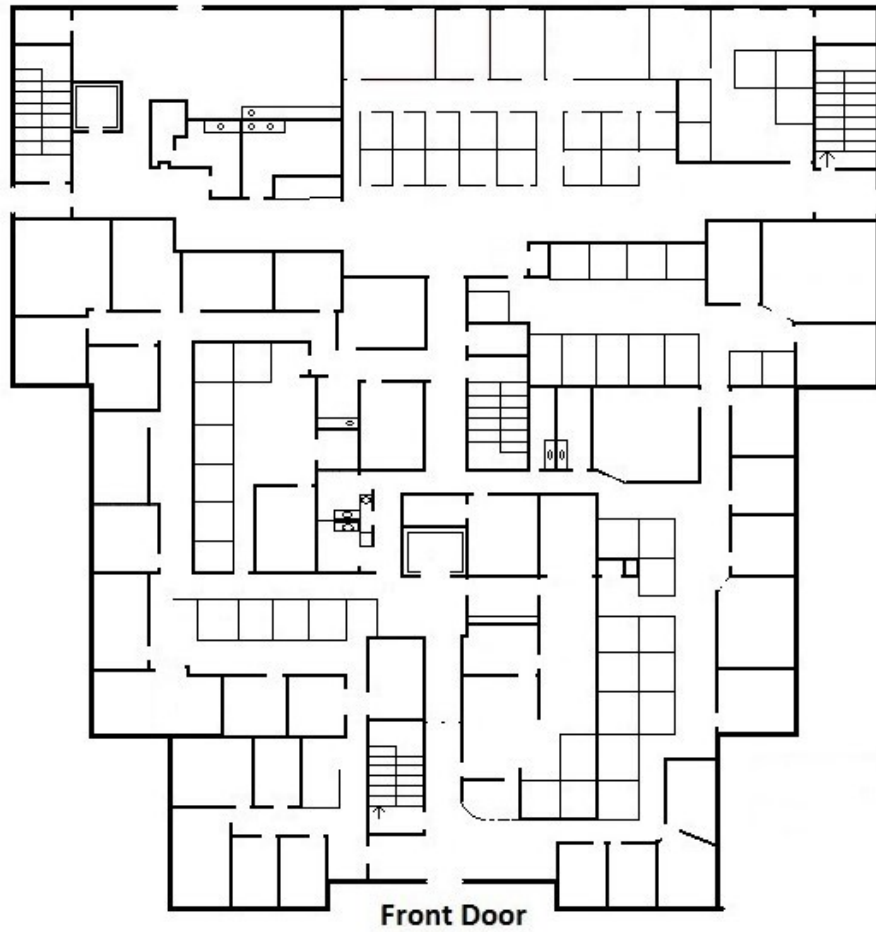


INTERIOR PHOTOS



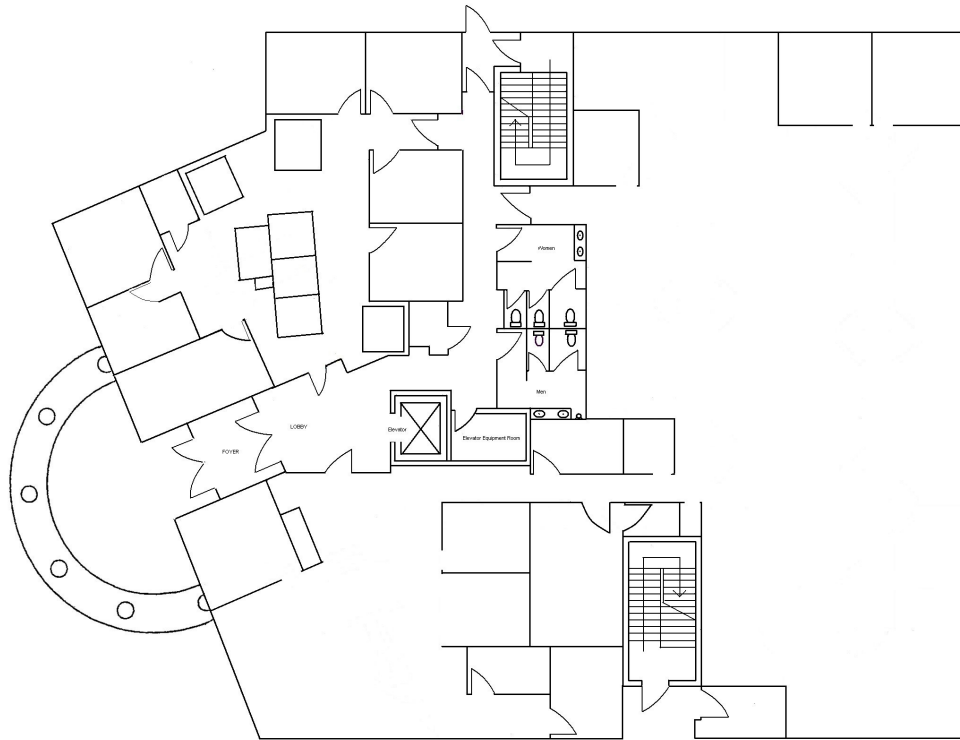
FLOOR PLANS

4565 Dressler Rd NW



FLOOR PLANS

4506 Stephen Circle NW



BUILDING - B FIRST FLOOR



BUILDING - B SECOND FLOOR

MARKET OVERVIEW



Market Overview

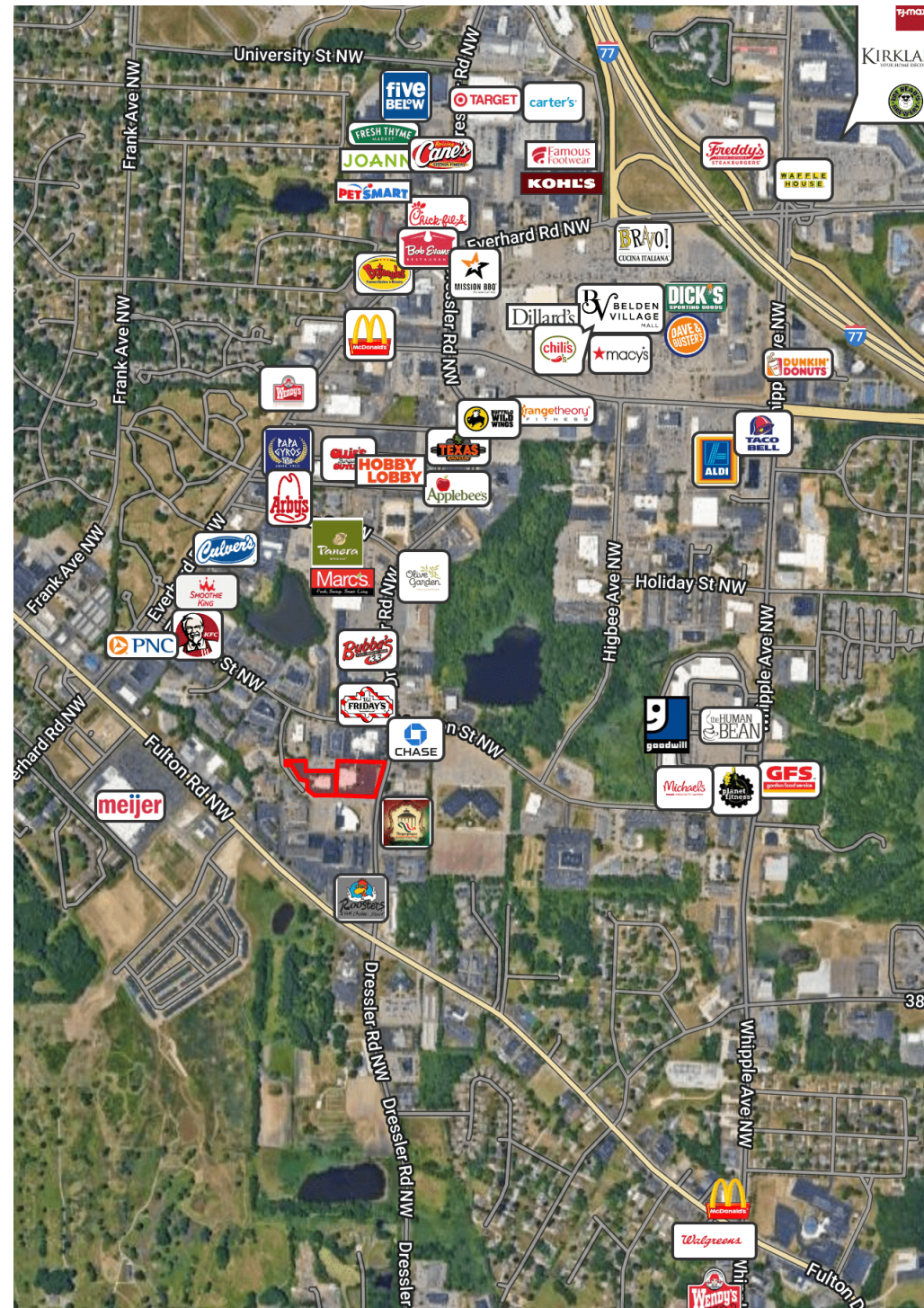
Stark County is strategically located in Northeast Ohio which serves as the crossroads of the Eastern and Midwestern U.S. markets. Stark County's network of highways provides easy access to other major Ohio cities and to the larger cities and markets of the Midwest and East Coast including Cleveland, Columbus, Cincinnati, Detroit, Indianapolis, Chicago, Pittsburgh, Buffalo, Philadelphia, New York City, Boston and Washington, D.C.

Among the interstate highways providing access to the U.S. include I-77, U.S. Route 30 that links to I-71, Interstate 76 near Akron and the Ohio Turnpike that links to I-76 and to I-80 to the East Coast. Additionally, the Akron-Canton Airport (CAK), located just west of I-77 between Canton and Akron, offers the lowest average airline fares in Ohio. CAK provides nonstop air service to 11 cities in the U.S. and access to the world with only one-stop.

Growing companies choose to operate in Stark County for several reasons including the availability of a skilled workforce, its transportation hub, and low-cost utilities. It is also home to six colleges and universities that collaborate with businesses to help them innovate and adapt, train and prepare employees for jobs in emerging technologies.

Stark County is nationally recognized for serving as the location of the NFL Professional Football Hall of Fame and the Hall of Fame Village. The area is also the world headquarters for several large corporations including The Timken Company, Metallus, Inc, Diebold Nixdorf Corporation, the Kenan Advantage Group, and Shearer's Foods. The county is home to hundreds of other service and manufacturing companies that have all recognized the business edge they get from Stark County's excellent accessibility to the U.S. market and its lower cost of living.

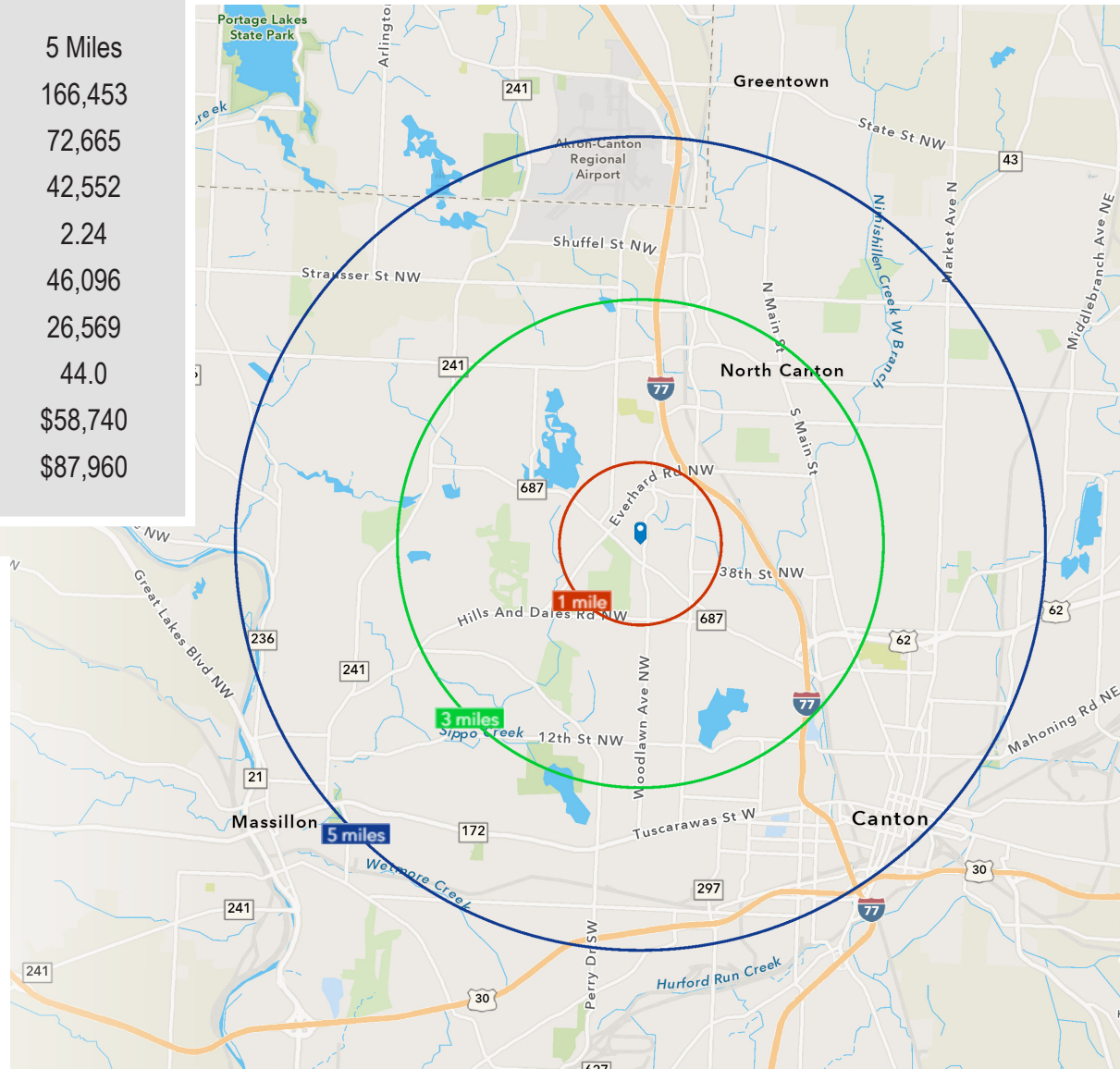
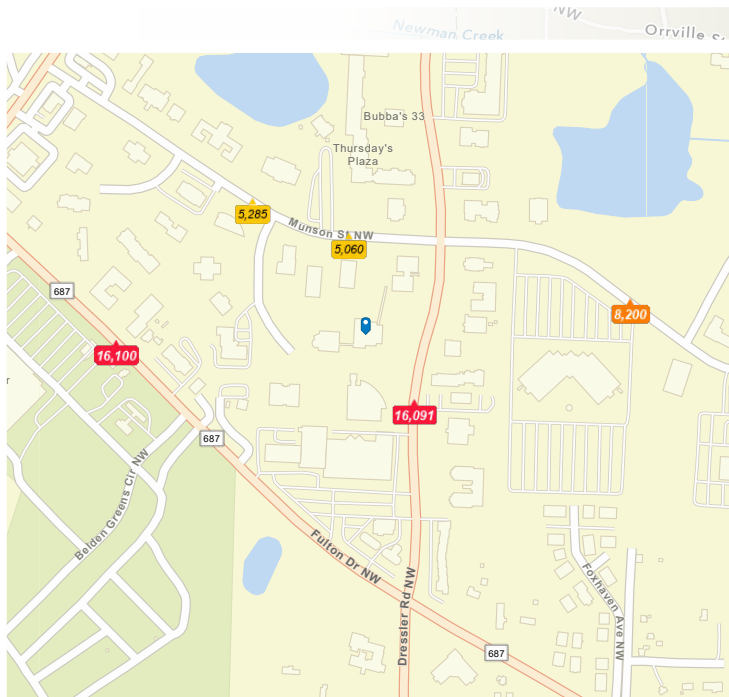
(Stark County Development Board)



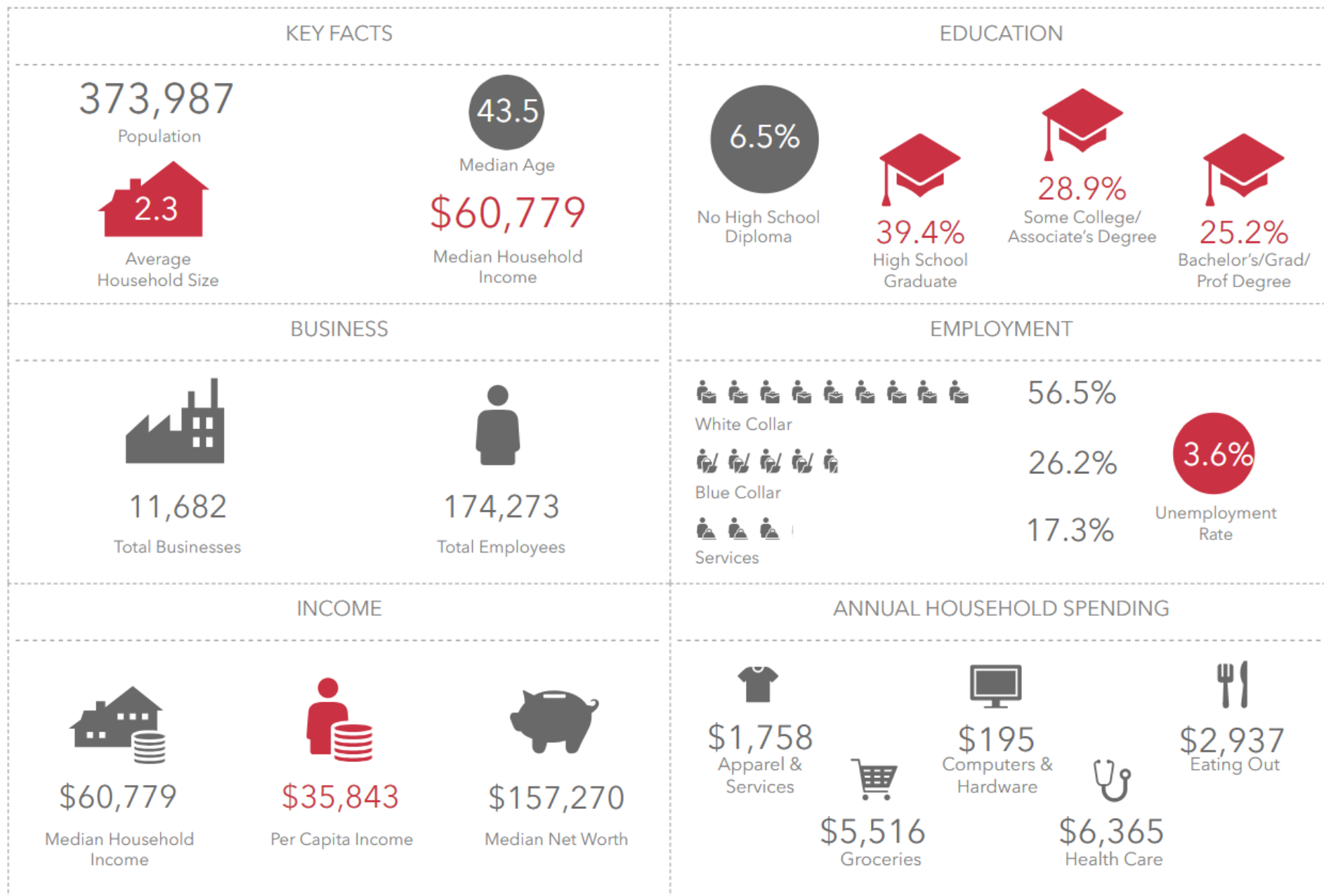
Demographics

2023 Summary

	1 Mile	3 Miles	5 Miles
Population	3,699	53,503	166,453
Households	1,932	24,561	72,665
Families	848	13,933	42,552
Average Household Size	1.87	2.15	2.24
Owner Occupied Housing Units	940	15,888	46,096
Renter Occupied Housing Units	992	8,673	26,569
Median Age	54.4	47.6	44.0
Median Household Income	\$56,053	\$67,072	\$58,740
Average Household Income	\$83,237	\$96,979	\$87,960



Stark County by the Numbers



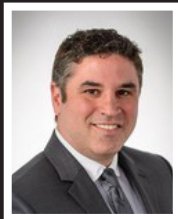
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