

YEAR END 2021

Metropolitan Detroit MEDICAL REAL ESTATE

UPDATE



The healthcare sector is turbocharged with many exciting projects and developments on the horizon.

Investors continue to show interest in the healthcare sector; consequently, the market is responding with new investment opportunities, including:

- Welltower (NYSE:WELL) closed on the IHA portfolio which consisted of approximately 340,000 s.f. of medical office space over 13 buildings for an undisclosed amount
- Seavest Investment Group listed the 153,000 SF Beaumont Medical Center in West Bloomfield in Fall 2021 with a buyer yet to be announced

Along with lower interest rates, increased investment in healthcare properties is driving down both cap rates and interest rates. How will interest rate increases next year impact pricing? We will see at the end of 2022. Recent closings include:

- A partnership of cardiology physicians in the Northpointe Heart Center purchased the 31,000 SF Northpointe Medical Plaza of which they have been long-term tenants
- Physicians Realty Trust (NYSE:DOC) announced the closing of a \$750-Million, 14-building portfolio with Landmark Healthcare Facilities which includes 2 buildings in Saginaw and Petoskey and 3 buildings in Metro Detroit, namely:
 - Beaumont Health & Wellness Center, 1555 E. South Blvd – \$35,527,572 (\$375.67) 94,572 SF*
 - Beaumont Physician Office Building, 44344 Dequindre, Sterling Heights - \$37,751,078 (\$375.67) 100,490 SF*
 - Beaumont Grosse Pointe Medical Office Building, 16815 E. Jefferson Ave - \$16,986,442 (\$297.80) 57,040 SF*

** Sourced from CoStar Group*

- Cleveland, OH based Provider Real Estate Partners closed on a \$50million portfolio that includes the 81,269 s.f. Genoa Medical Center in Brighton, MI from the physician group affiliated with Integrated Healthcare Associates/Trinity Health

Nexcore Group opened its Lennox Twp. Beaumont anchored ambulatory center in August with plans for a March 2022 opening.

While the COVID-19 pandemic put a hindrance on other real estate sectors, it has turbocharged the healthcare sector with many exciting projects and developments on the horizon. We are excited to see what may come.



« FEATURED PROPERTY | Class A | West Oaks Medical

West Oaks Medical Center in West Bloomfield, Michigan is an excellent leasing opportunity with suites ranging from 780 SF up to 3,400 SF with aggressive rental rates and generous tenant improvement allowances. This location is an excellent location for a physician to prosper.



FOR MORE INFO

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