



2500 N. Detroit St.
Lagrange, IN
FOR SALE - LEASEBACK



NIMA - Lagrange, IN

4,500 SQ FT.



LEASE ABSTRACT

- **Tenant:** Northeast Internal Medicine Associates (NIMA)
- **Comm. Date:** Closing of Asset
- **Total Term:** 12 yrs
- **Operating Expenses:** Tenant Reimburses Monthly; The Tenant's reimbursement of Operating Expenses increases annually based on Actual Cost. Tenant is responsible for landscaping, snow removal, janitorial services, and other general building maintenance.
- **Real Estate Taxes:** Tenant Reimburses Annually
- **Annual Bumps:** 2.5%
- **Insurance Expenses:** Tenant Reimburses Annually; Tenant pays to the Lessor annually in a single annual lump sum.
- **Roof & Structure:** Landlord is responsible for replacement of the roof & structure as needed
- **HVAC:** Landlord is responsible for the replacement of the HVAC as needed.



INTERIOR PHOTOS



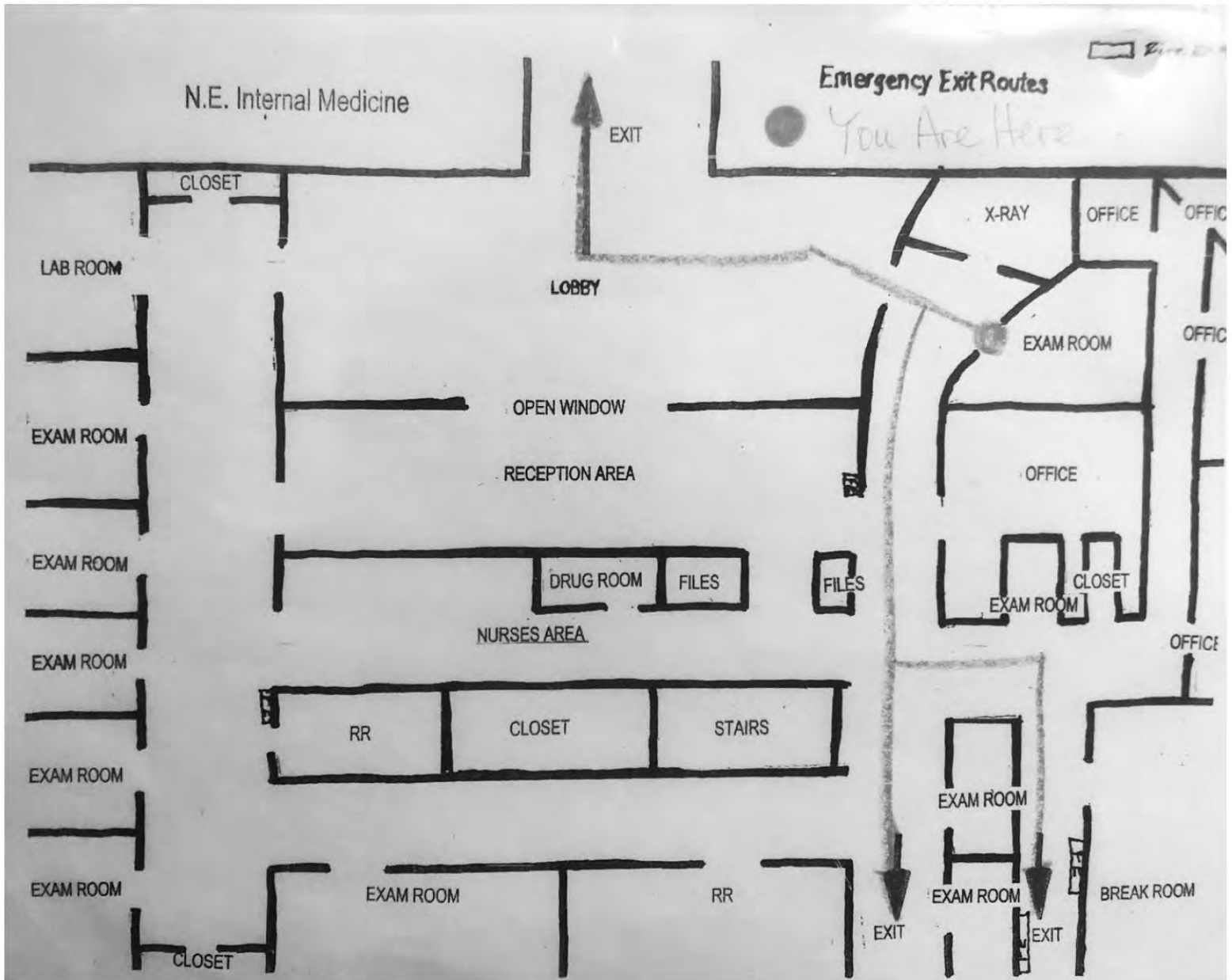
EXTERIOR PHOTOS



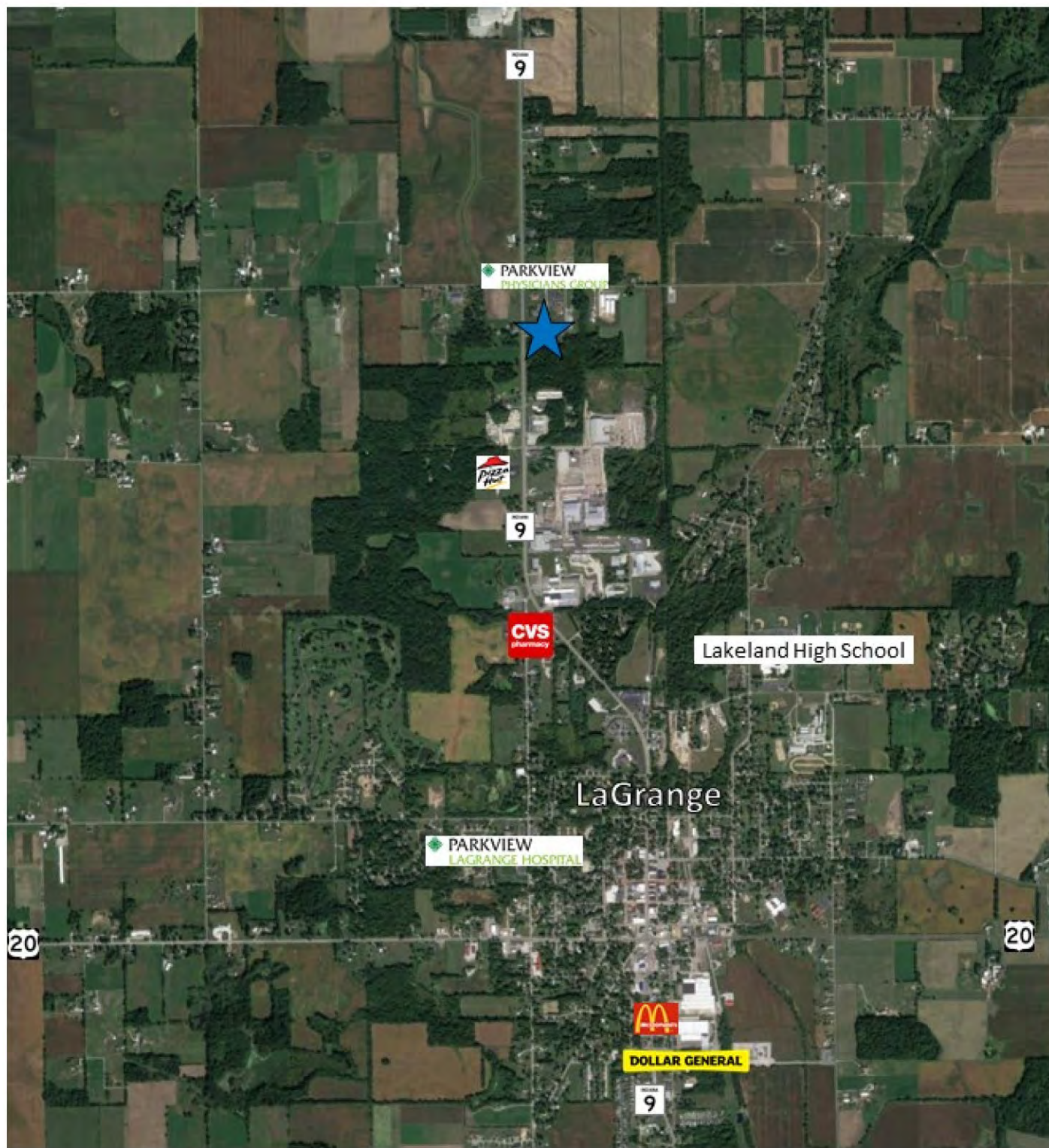
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FLOOR PLAN



AERIAL



AERIAL & DEMOS



2022 DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
POPULATION			
TOTAL POPULATION	6,038	10,112	41,835
HOUSING			
TOTAL HOUSING UNITS	2,073	3,333	13,944
INCOME			
AVG. HOUSEHOLD INCOME	\$63,662	\$67,817	\$71,608



SPONSOR OVERVIEW

Innovcare | Innovative Healthcare Real Estate

Innovcare is a healthcare real estate company that provides innovative solutions for healthcare companies needing expertise in real estate development, consulting, brokerage, property management, and many other fields. Innovcare achieves measurable outcomes with solutions that are quick, costefficient, and innovative. We are committed to changing the real estate landscape as hospital and physician needs evolve. We are focused on how healthcare reform changes the business dynamics of the healthcare real estate industry. We pride ourselves on reducing healthcare delivery cost associated with real estate assets.

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