

RYAN PROPERTIES OCCUPIED BY RB POWERED BY DOCGO

# 8 – PROPERTY PORTFOLIO SALE

Dane, Jefferson & Rock Counties

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## INVESTMENT HIGHLIGHTS

### HIGHLIGHT #1



6.4% Cap Rate on average NOI

### HIGHLIGHT #2



3.5% Annual Rent Increases

### HIGHLIGHT #3



4 years remaining on lease terms

### HIGHLIGHT #4



Many newer renovations

- 8 property portfolio
- 100% NNN
- Leases expire July 31, 2029 with options for multi year renewals
- DocGo (formerly Ambulnz) is a medical transportation company and a leading provider of last-mile telehealth and integrated medical mobility services.
- They offer a range of medical transportation services, including emergency and non-emergency, and also provide event medical services. DocGo is listed on the Nasdaq Stock Market under the ticker symbol "DCGO".

## LOCATION OVERVIEW

- 1** 245 Clarmar Dr, Sun Prairie, WI
- 2** 1210 Arndt St, Fort Atkinson, WI
- 3** 915 Haywood Dr, Madison, WI
- 4** 1007 Jerome Ave, Janesville, WI
- 5** 8494 Market St, Middleton, WI
- 6** 922 S. Park Street, Madison, WI
- 7** 819 Walsh Road, Madison, WI
- 8** 220 Riverbirch Court, Deerfield, WI

