

Grubb & Ellis Healthcare REIT, Inc.

Form 424B3

April 07, 2008

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GRUBB & ELLIS HEALTHCARE REIT, INC.

**SUPPLEMENT NO. 6 DATED APRIL 7, 2008
TO THE PROSPECTUS DATED DECEMBER 14, 2007**

This document supplements, and should be read in conjunction with, our prospectus dated December 14, 2007, as supplemented by Supplement No. 1, dated January 4, 2008, Supplement No. 2, dated January 30, 2008, Supplement No. 3, dated February 12, 2008, Supplement No. 4, dated February 27, 2008, and Supplement No. 5, dated March 17, 2008, relating to our offering of 221,052,632 shares of common stock. The purpose of this Supplement No. 6 is to disclose:

the status of our initial public offering;

our acquisition of Liberty Falls Medical Plaza in Liberty Township, Ohio;

our acquisition of Epler Parke Building B in Indianapolis, Indiana;

our acquisition of Cypress Station Medical Office Building in Houston, Texas;

our acquisition of Vista Professional Center in Lakeland, Florida; and

our acquisition of the Texas properties of Senior Care Portfolio 1 in Arlington, Galveston, Port Arthur and Texas City, Texas and our probable acquisition of the California properties of Senior Care Portfolio 1 in El Monte and Lomita, California.

Status of Our Initial Public Offering

As of March 21, 2008, we had received and accepted subscriptions in our offering for 26,428,251 shares of our common stock, or approximately \$263,986,000, excluding shares issued under our distribution reinvestment plan.

Acquisition of Liberty Falls Medical Plaza

On March 19, 2008, we, through our subsidiary, G&E Healthcare REIT Liberty Falls Medical Plaza, LLC, acquired a fee simple interest in Liberty Falls Medical Plaza located in Liberty Township, Ohio, or the Liberty Falls property, from an unaffiliated third party for a purchase price of \$8,150,000, plus closing costs.

Financing and Fees

We financed the purchase price of the Liberty Falls property with \$7,600,000 in borrowings under our secured revolving line of credit with La Salle National Bank Association, or LaSalle, and KeyBank National Association, or KeyBank, as disclosed in our prospectus. An acquisition fee of \$245,000, or 3.0% of the purchase price, was paid to Grubb & Ellis Healthcare REIT Advisor, LLC, or our advisor, and its affiliates in connection with the acquisition.

Description of the Property

The Liberty Falls property consists of a Class A multi-tenant medical office building in Liberty Township, Ohio. The construction of this two story medical office building was completed in January 2008. The property consists of approximately 44,000 square feet of gross leasable area, or GLA, located on approximately 2.2 acres of land. The Liberty Falls property is approximately 91.0% leased.

We anticipate that the principal businesses which will occupy the building will be healthcare providers. The largest tenant, Mercy Hospital Fairfield, occupies approximately 22,000 square feet, or approximately 50.0% of the Liberty Falls property, pursuant to a lease that expires on January 31, 2018, with one five-year renewal option. Mercy Hospital Fairfield is part of the Mercy Health Partners of Southwest Ohio, which is a member of Catholic Healthcare Partners. Mercy Hospital Fairfield's main hospital campus is approximately nine miles east of the Liberty Falls property. Mercy Hospital Fairfield employs approximately 1,150 persons,

and has approximately 600 affiliated physicians. The first year rental rate for Mercy Hospital Fairfield is approximately \$351,000, or \$16.00 per square foot.

Liberty Falls, LLC, the seller, has executed a three year lease for approximately 18,000 square feet, or approximately 41.0% of the Liberty Falls property, during which they may find qualified replacement tenants to lease the space.

Triple Net Properties Realty, Inc., or Realty, serves as the property manager and provides services and receives certain fees and expense reimbursements in connection with the operation and management of the Liberty Falls property.

There are approximately five comparable properties located in the surrounding market that might compete with the Liberty Falls property.

Management currently has no renovation plans for the property and believes that the property is suitable for its intended purpose and adequately covered by insurance. For federal income tax purposes, the depreciable basis in the Liberty Falls property will be approximately \$7.6 million. We calculate depreciation for income tax purposes using the straight line method. We depreciate buildings based upon estimated useful lives of 39 years. For 2007, the Liberty Falls property paid real estate taxes of approximately \$19,000 at a rate of 1.81%.

The following table sets forth the lease expirations of the Liberty Falls property for the next ten years, including the number of tenants whose leases will expire in the applicable year, the total area in square feet covered by such leases and the percentage of gross annual rent represented by such leases.

Year	No. of Leases Expiring	Total Square Feet of Expiring Leases	Gross Annual Rent of Expiring Leases	% of Gross Annual Rent Represented by Expiring Leases
2008			\$	%
2009			\$	%
2010			\$	%
2011	1	18,000	\$ 243,000	40.92%
2012			\$	%
2013			\$	%
2014			\$	%
2015			\$	%
2016			\$	%
2017			\$	%

The Liberty Falls property is a newly constructed building, therefore there are no historical figures related to the property's average occupancy rate or average effective annual rental rate per square foot.

Acquisition of Epler Parke Building B

On March 24, 2008, we, through our subsidiary, G&E Healthcare REIT Epler Parke Building B, LLC, acquired a fee simple interest in Epler Parke Building B located in Indianapolis, Indiana, or the Epler B property, from an unaffiliated third party for a purchase price of \$5,850,000, plus closing costs.

Financing and Fees

We financed the purchase price of the Epler B property with \$6,100,000 in borrowings under our secured revolving line of credit with La Salle and KeyBank. An acquisition fee of \$176,000, or 3.0% of the purchase price, was paid to our advisor and its affiliates.

Description of the Property

The Epler B property consists of a multi-tenant medical office building in Indianapolis, Indiana. The property is approximately four miles north of Community Hospital South, the area's major regional hospital. The Epler B property was built in 2004 and consists of approximately 34,000 square feet of GLA, located on approximately 4.0 acres of land. The Epler B property is approximately 95.0% leased.

The principal businesses occupying the building are healthcare providers and an insurance provider. The four largest tenants, IU Medical Group-Primary Care, or IU Medical Group, World Harvest Dental, Inc., Dr. Jeffrey N. Dewester, MD and State Farm Mutual Automobile Insurance Company, or State Farm, have been occupants of the property since 2007, 2004, 2007 and 2004, respectively.

IU Medical Group leases approximately 10,000 square feet, or approximately 29.2% of the Epler B property, pursuant to a lease that expires in March 2017. The rental rate per annum for IU Medical Group is approximately \$140,000, or \$14.00 per square foot.

World Harvest Dental, Inc. leases approximately 6,000 square feet, or approximately 17.7% of the Epler B property, pursuant to a lease that expires in July 2015. The rental rate per annum for World Harvest Dental, Inc. is approximately \$105,000, or \$17.27 per square foot.

Dr. Jeffrey N. Dewester, MD leases approximately 5,000 square feet, or approximately 14.7% of the Epler B property, pursuant to a lease that expires in October 2012. The rental rate per annum for Dr. Jeffrey N. Dewester, MD is approximately \$97,000, or \$19.25 per square foot.

State Farm leases approximately 4,000 square feet, or approximately 11.4% of the Epler B property, pursuant to a lease that expires in June 2009. The rental rate per annum for State Farm is approximately \$56,000, or \$14.00 per square foot.

Realty serves as the property manager and provides services and receives certain fees and expense reimbursements in connection with the operation and management of the Epler B property.

The Epler B property faces competition from other nearby medical office buildings that provide comparable services. Most of the medical office buildings with which the Epler B property competes are similarly located in proximity to Community Hospital South.

Management currently has no renovation plans for the property and believes that the property is suitable for its intended purpose and adequately covered by insurance. For federal income tax purposes, the depreciable basis in the Epler B property will be approximately \$4.7 million. We calculate depreciation for income tax purposes using the straight line method. We depreciate buildings based upon estimated useful lives of 39 years. For 2007, the Epler B property paid real estate taxes of approximately \$76,000 at a rate of 2.15%.

The following table sets forth the lease expirations of the Epler B property for the next ten years, including the number of tenants whose leases will expire in the applicable year, the total area in square feet covered by such leases and the percentage of gross annual rent represented by such leases.

Year	No. of Leases Expiring	Total Square Feet of Expiring Leases	Gross Annual Rent of Expiring Leases	% of Gross Annual Rent Represented by Expiring Leases
2008			\$	%
2009	1	4,000	\$ 55,000	10.67%
2010			\$	%
2011	1	1,000	\$ 10,000	1.93%
2012	1	5,000	\$ 97,000	18.95%
2013	2	5,000	\$ 81,000	16.03%
2014			\$	%
2015	1	6,000	\$ 105,000	20.48%
2016	1			