

1 Walgreens & Dollar Tree | Corp. Lease

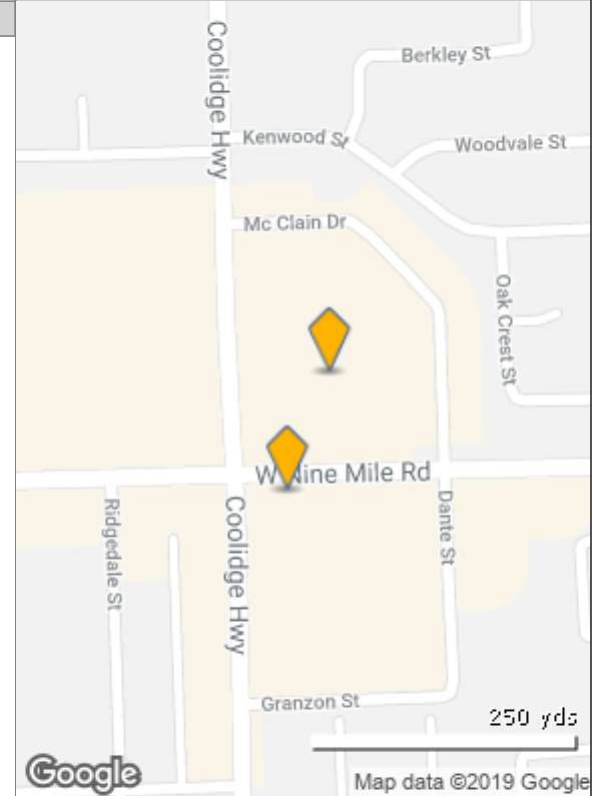
Portfolio of 2 Retail properties in Oak Park, MI, having total size of 45,742 SF, and for sale at \$8,235,575 (\$180.04/SF)

| Portfolio Information | Sales Contacts |
|--|---|
| Sale Price: \$8,235,575 Price/SF: \$180.04 Cap Rate: 8.00% Sale Conditions: Investment Triple Net Sale Type: Investment | Stan Johnson Company 303 E Wacker Dr Suite 1111 Chicago, IL 60601 (312) 240-0127 |
| Total Size: 45,742 SF Days On Market: 1,327 Sale Status: Active | Bradley Feller Managing Director (312) 240-0194 ext. 571 (phone) (312) 240-0158 (fax) |
| 2 Properties in portfolio <i>Properties cannot be sold individually</i> | |



Investment Notes

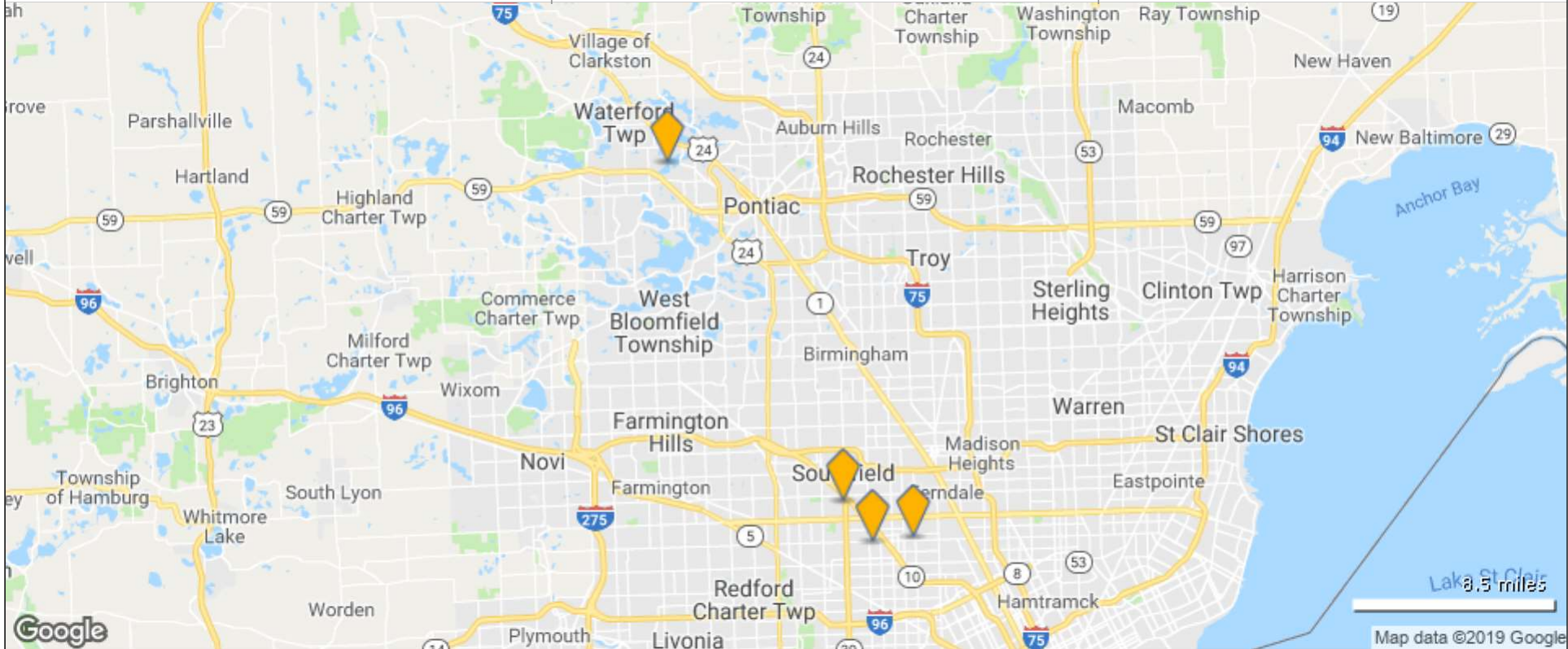
Stan Johnson Company is pleased to offer the opportunity to acquire fee simple interest in two commercial properties, 100% occupied by Walgreens and Dollar Tree, located at 13550 West Nine Mile Road and 23090 Coolidge Highway in Oak Park, Michigan ("The Property"). Operating at this site since 2000, Walgreens just signed a brand new 10-year lease extension, signaling its commitment to the site for years to come. Dollar Tree has operated at this location since 2005, and is currently in its first option period with just over two (2) years of lease term remaining and two additional five-year options thereafter that include approximately 4% increases per option.



Portfolio of 4 properties in Oakland County, MI, having total size of 158,676 SF, and for sale



| Portfolio Information | Sales Contacts |
|---|--|
| Sale Price: For Sale Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment Total Size: 158,676 SF Total Land Area: 18.95 AC Days On Market: 1,263 4 Properties in portfolio <i>All properties can be sold individually</i> | The Hayman Company 29100 Northwestern Hwy Suite 410 Southfield, MI 48034 (248) 879-7777 Maurice Miller Senior Vice President (248) 879-4727 (phone) (248) 879-2430 (fax) |



Portfolio of 2 Retail properties in Oak Park, MI, having total size of 5,800 SF, and for sale at \$450,000 (\$77.59/SF)

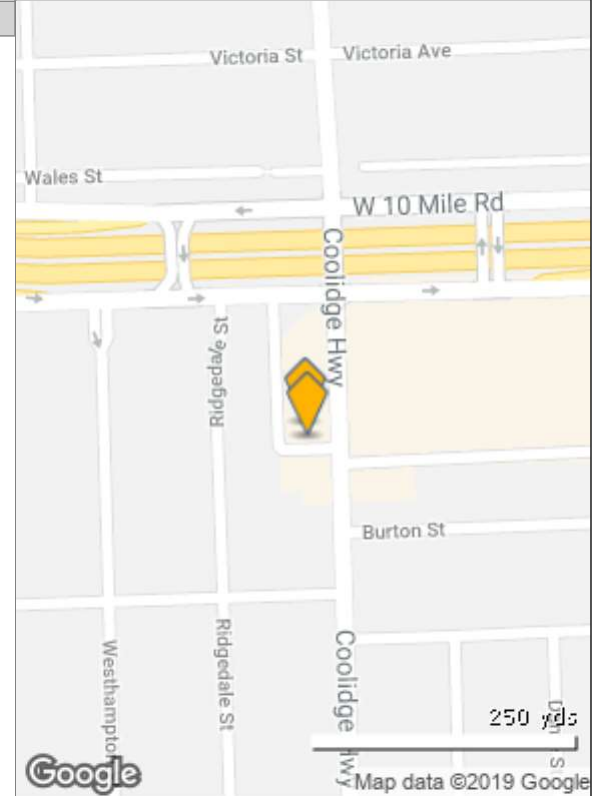
| Portfolio Information | Sales Contacts |
|--|--|
| <p>Sale Price: \$450,000 Price/SF: \$77.59 Cap Rate: - Sale Conditions: - Sale Type: Owner/User</p> <p>Total Size: 5,800 SF Days On Market: 184 Sale Status: Active</p> <p>2 Properties in portfolio <i>Properties cannot be sold individually</i></p> | <p>RE/MAX Partners Notary Service 4000 Crooks Rd Royal Oak, MI 48073 (248) 435-1100</p> <p>Summer Skinner Broker (248) 435-1100 (phone)</p> |



Investment Notes

This sale consist of 3 store fronts that can be purchased together which total close to 4500 SF or purchased individually and each property is 1500 SF. For individual pricing please reach out to broker.

Property is located on a main road. Easy accessible parking for customers and the property is in a high traffic area.



4 14600-14650 W 8 Mile Rd - Complete Protection Bldg

Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 11,700 SF Class C Flex Building Built in 1958
 Property is for sale at \$599,000 (\$51.20/SF)



Investment Information

Sale Price: **\$599,000**
 Price/SF: **\$51.20**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner/User**
 Days On Market: **348**

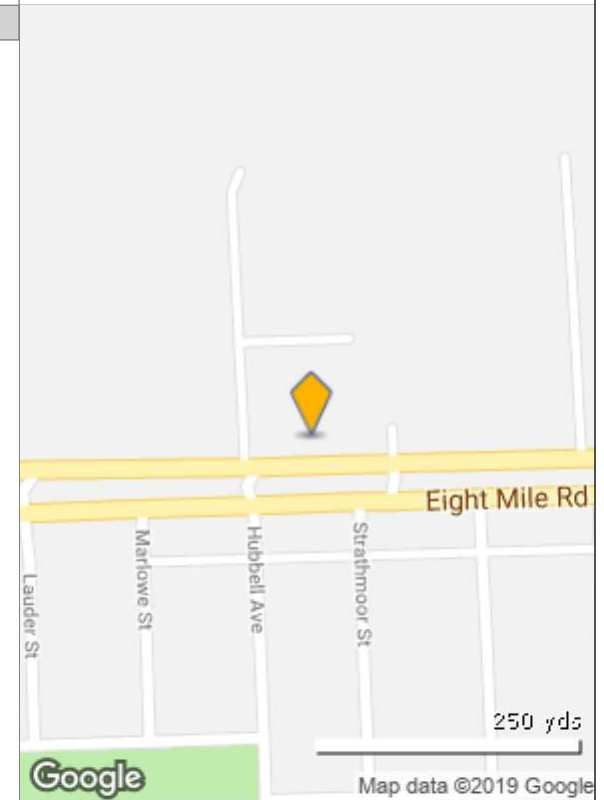
Sales Contacts

CBRE, Inc.
 2000 Town Center
 Suite 2200
 Southfield, MI 48075
 (248) 353-5400
Gregg M. Loichinger
 Senior Associate
 (248) 351-2025 (phone)
 (248) 353-8134 (fax)

Building Information

| | | |
|-----------------------------------|--|---------------------------------|
| Bldg Type: Flex | Stories: 1 | RBA: 11,700 SF |
| Bldg Status: Built 1958 | Building: 0.17 | % Leased: 100.0% |
| Rent/SF/Yr: For Sale | CAM: - | Zoning: LI |
| Bldg Vacant: 0 SF | Land Area: 1.56 AC | Owner Type: - |
| Warehouse Avail: 11,700 SF | Smallest Space: 11,700 SF | Owner Occupied: No |
| Office Avail: 0 SF | | Tenancy: Multiple Tenant |
| Max Contig: 11,700 SF | | Lot Dimensions: - |
| Ceiling Height: - | Crane: None | Cross Docks: - |
| Column Spacing: - | Loading Docks: None | Levelators: None |
| Const Mat: Masonry | Drive Ins: 4 tot./10'0" w x 12'0" h | Sprinklers: - |
| Rail Spots: - | Rail Line: - | |

Features: **Property Manager on Site, Signage**
 Parking: **45 free Surface Spaces are available; Ratio of 4.14/1,000 SF**



5 13401 W 9 Mile Rd - PNC

Oak Park, MI 48237 - Royal Oak Vicinity Submarket
 4,322 SF Retail Bank Building Built in 1957
 Property is for sale at \$400,000 (\$92.55/SF)



Investment Information

Sale Price: **\$400,000**
 Price/SF: **\$92.55**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner/User**
 Days On Market: **641**

Sales Contacts

Signature Associates
 One Towne Sq
 Suite 1200
 Southfield, MI 48076
 (248) 948-9000
Peter Vanderkaay
 Associate
 (248) 359-3837 (phone)
 (248) 948-4198 (fax)

Investment Notes

PRICE REDUCED - Former PNC Bank branch with drive-thru in a prime retail trade area with very good demographics. Includes 3 year old equipment in excellent shape and walk-in vault. Many building improvements. Lots of possible uses including redevelopment of site.

Center Information

| | |
|--------------------------------|------------------------------|
| Center Type: Bank | Center Size: 4,322 SF |
| Bldg Status: Built 1957 | Zoning: BI |
| % Leased: 0.0% | Owner Type: No |
| Rent/SF/Yr: For Sale | Land Area: 0.55 AC |
| Stories: 1 | Lot Dimensions: - |
| Elevators: - | CAM: - |
| Total Avail: 4,322 SF | |
| Bldg Vacant: 4,322 SF | |
| Owner Occupied: No | |
| Tenancy: Single Tenant | |

Loading Docks: **None** Ceiling Height: -

Street Frontage: **75 feet on 9 Mile Rd**
 Parking: **12 free Surface Spaces are available; Ratio of 2.78/1,000 SF**
 Amenities: **Drive Thru**
 Parcel Number: **25-32-104-001**



6 14691 W 11 Mile Rd

Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 2,340 SF Class C Service Building Built in 1947
 Property is for sale at an undisclosed price



Investment Information

Sale Price: **For Sale**
 Price/SF: -
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner/User**
 Days On Market: **84**

Sales Contacts

P.A. Commercial, LLC
 26555 Evergreen Rd
 Suite 1500
 Southfield, MI 48076
 (248) 358-0100
Anthony Pellegrino
 Associate
 (248) 358-0100 (phone)
 (248) 358-5300 (fax)

Investment Notes

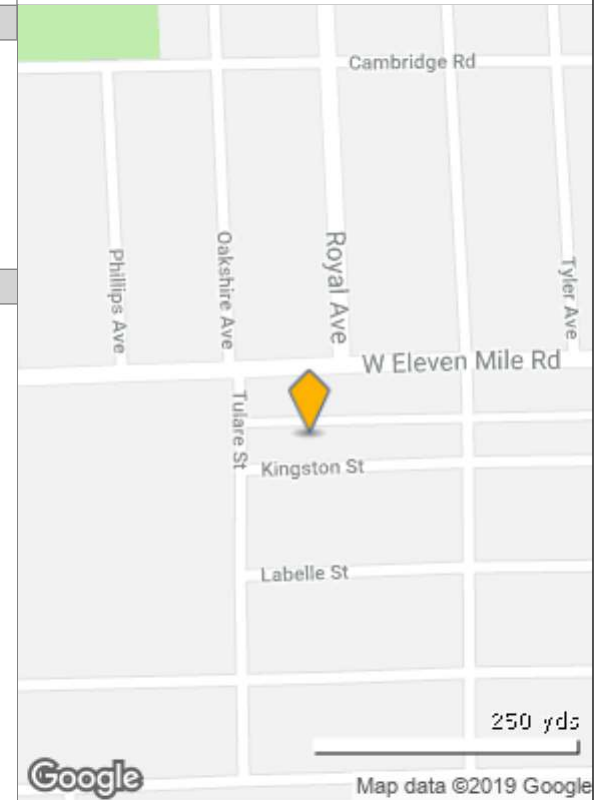
Clean and in excellent condition. This particular building has the benefit of being located in the Mixed Use District of Oak Park. Allowing for a wider range of business or personal uses. Please call for more information or to schedule a tour.

PROPERTY HIGHLIGHTS

- 1 Bay Door
- 14 ft Shop Ceilings
- Zoned MX-1 (Mixed Use District)

Building Information

| | |
|-------------------------------------|---|
| Bldg Type: Service | RBA: 2,340 SF |
| Bldg Status: Built 1947 | % Leased: 100.0% |
| Rent/SF/Yr: For Sale | Zoning: L-1 |
| Bldg Vacant: 0 SF | Owner Type: - |
| Warehouse Avail: 2,340 SF | Owner Occupied: Yes |
| Office Avail: 0 SF | Tenancy: Single Tenant |
| Max Contig: 2,340 SF | Lot Dimensions: 40x108 |
| Ceiling Height: 14'0" | Crane: None |
| Column Spacing: - | Loading Docks: None |
| Const Mat: Masonry | Drive Ins: 1 tot./8'0"w x 10'0"h |
| Rail Spots: - | Rail Line: - |
| Power: 1000a/480v | Cross Docks: - |
| Features: Air Conditioning | Levelators: None |
| Parcel Number: 25-19-128-004 | Sprinklers: - |
| Parking: Free Covered Spaces | |



7 8700 Capital St

Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 13,520 SF Class C Warehouse Building Renovated in 1976 Built in 1962
 Property is for sale at \$550,000 (\$40.68/SF)



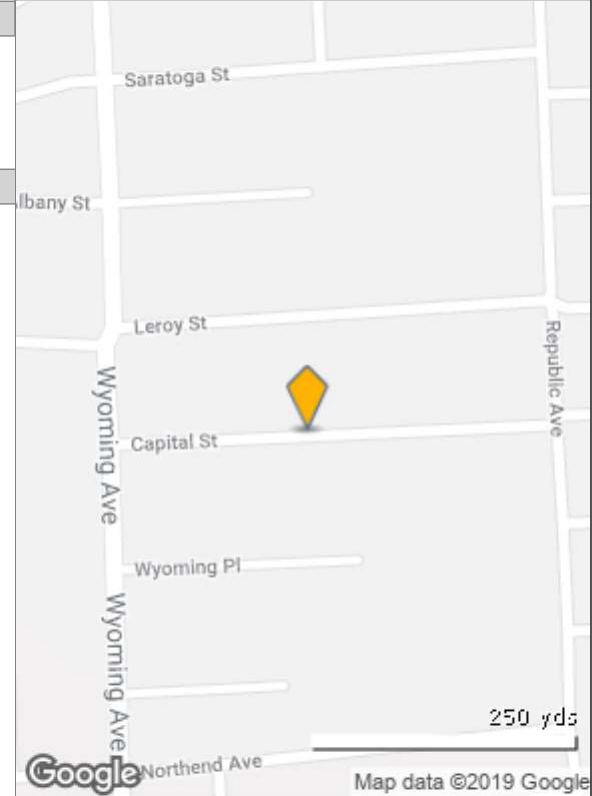
| Investment Information | Sales Contacts |
|---|--|
| Sale Price: \$550,000 Price/SF: \$40.68 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 501 | Thomas Duke Company 37000 Grand River Ave Suite 360 Farmington, MI 48335 (248) 476-3700 Andrew Battersby Associate (248) 476-3700 (phone) (248) 476-3560 (fax) |

Investment Notes

Good, clean industrial building for sale or lease. Building contains 3,200 sf of office, 4 overhead doors, fully air conditioned and land contract terms are available. Good, clean industrial building for sale or lease. Building contains 3,200 sf of office, 4 overhead doors, fully air conditioned and land contract terms are available. Good, clean industrial building for sale or lease. Building contains 3,200 sf of office, 4 overhead doors, fully air conditioned and land contract terms are available.

Building Information

| | |
|--|--|
| Bldg Type: Warehouse | RBA: 13,520 SF |
| Bldg Status: Built 1962, Renov 1976 | % Leased: 100.0% |
| Rent/SF/Yr: For Sale | Zoning: LI |
| Stories: 1 | Owner Type: - |
| Bldg Vacant: 0 SF | Owner Occupied: Yes |
| Warehouse Avail: 13,520 SF | Tenancy: Single Tenant |
| Office Avail: 0 SF | Lot Dimensions: - |
| Max Contig: 13,520 SF | |
| Smallest Space: 13,520 SF | |
| Ceiling Height: 13'0" | Crane: None |
| Column Spacing: - | Loading Docks: None |
| Const Mat: Masonry | Drive Ins: 2 tot./11'0"w x 14'0"h |
| Rail Spots: None | Rail Line: None |
| Utilities: Heating - Gas, Lighting - Fluorescent | Cross Docks: - |
| Parking: 14 free Surface Spaces are available; Ratio of 0.60/1,000 SF | Levelators: None |
| | Sprinklers: - |



8 12720 Capital St

Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 6,380 SF Class C Manufacturing Building Built in 1954
 Property is for sale at \$499,000 (\$78.21/SF)



Investment Information

Sale Price: **\$499,000**
 Price/SF: **\$78.21**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner/User**
 Days On Market: **39**

Sales Contacts

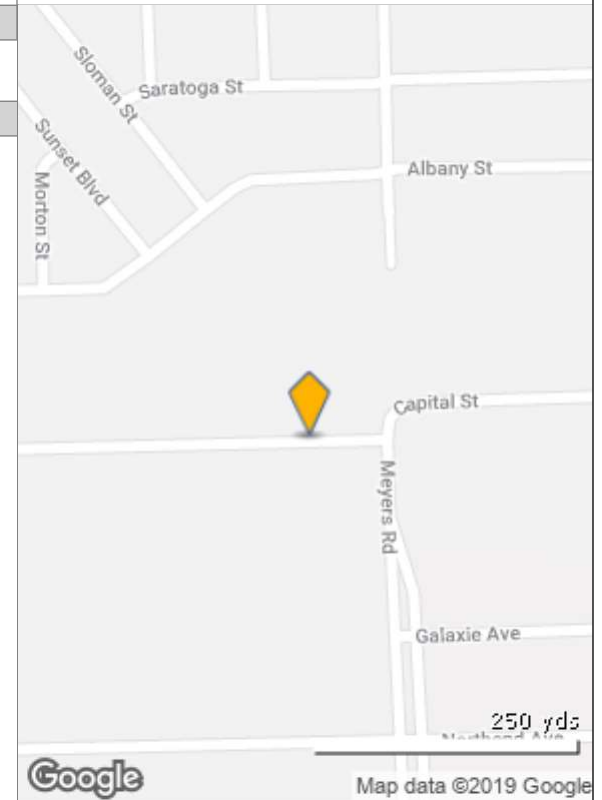
Michigan Rockstar Realty and Clients First
 44205 Ford Rd
 Canton, MI 48187
 (732) 748-8882
Mick Khzouz
 Realtor/Appraiser
 (734) 981-2900 (phone)

Investment Notes

Business only for sale and includes all equipment, stock, software, client base, van, fork lift etc. Building optional for rent or sale.

Building Information

| | |
|--|--|
| Bldg Type: Manufacturing | RBA: 6,380 SF |
| Bldg Status: Built 1954 | % Leased: 100.0% |
| Rent/SF/Yr: For Sale | Zoning: Lt. Indust |
| Bldg Vacant: 0 SF | Stories: 1 |
| Warehouse Avail: 6,380 SF | Building: 0.32 |
| Office Avail: 0 SF | CAM: - |
| Max Contig: 6,380 SF | Land Area: 0.46 AC |
| | Smallest Space: 6,380 SF |
| Ceiling Height: 15'0" | Crane: 1/3 tons |
| Column Spacing: - | Loading Docks: None |
| Const Mat: Masonry | Drive Ins: 2 tot./12'0"w x 14'0"h |
| Rail Spots: None | Rail Line: None |
| Power: 1000a/240v | Cross Docks: - |
| Utilities: Heating - Gas | Levelators: None |
| Features: Air Conditioning, Buss Ducts | Sprinklers: None |
| Parcel Number: 25-32-176-020 | |
| Parking: 23 free Surface Spaces are available; Ratio of 3.61/1,000 SF | |



9 12900 Capital St

Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 16,235 SF Class C Warehouse Building Renovated in 1984 Built in 1955
 Property is for sale at \$800,000 (\$49.28/SF)



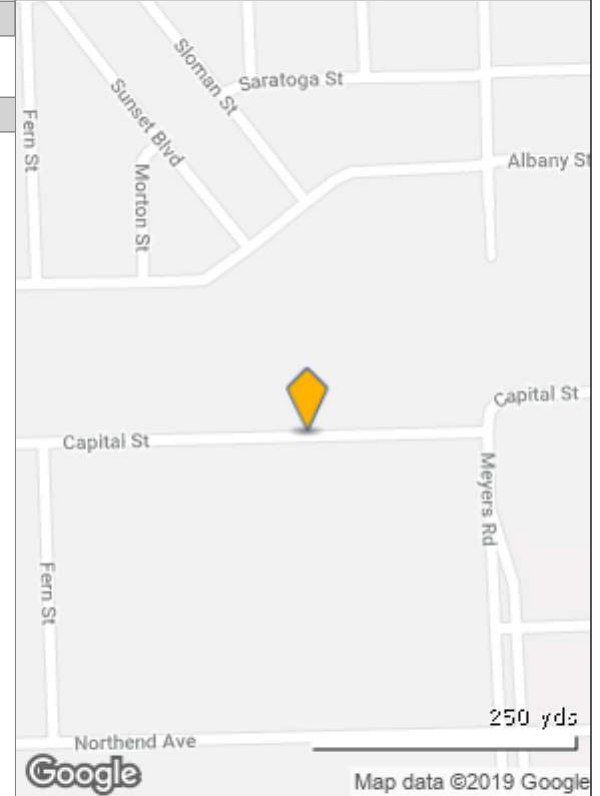
| Investment Information | Sales Contacts |
|--|---|
| Sale Price: \$800,000 Price/SF: \$49.28 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 81 | Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Gary Stephens Vice President Principal (248) 948-0104 (phone) (248) 799-3166 (fax) |

Investment Notes

Excellent manufacturing building with multiple cranes.

Building Information

| | |
|--|--|
| Bldg Type: Warehouse | RBA: 16,235 SF |
| Bldg Status: Built 1955, Renov 1984 | % Leased: 100.0% |
| Rent/SF/Yr: For Sale | Zoning: LI, Oak Park |
| Bldg Vacant: 0 SF | Stories: 1 |
| Warehouse Avail: 16,235 SF | Building: 0.50 |
| Office Avail: 3,350 SF | CAM: - |
| Max Contig: 16,235 SF | Land Area: 0.75 AC |
| | Smallest Space: 16,235 SF |
| Ceiling Height: 14'0"-16'0" | Crane: None |
| Column Spacing: - | Loading Docks: None |
| Const Mat: Masonry | Drive Ins: 2 tot./12'0"w x 14'0"h |
| Rail Spots: None | Rail Line: None |
| Power: 1000a/480v | Cross Docks: - |
| Utilities: Heating - Gas | Levelators: None |
| Parking: 34 free Surface Spaces are available; Ratio of 2.09/1,000 SF | Sprinklers: None |
| | Owner Type: No |
| | Owner Occupied: Yes |
| | Tenancy: Single Tenant |
| | Lot Dimensions: 164x200 |



10 12930 Capital St

Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 11,690 SF Class C Warehouse Building Built in 1955
 Property is for sale at \$585,000 (\$50.04/SF)



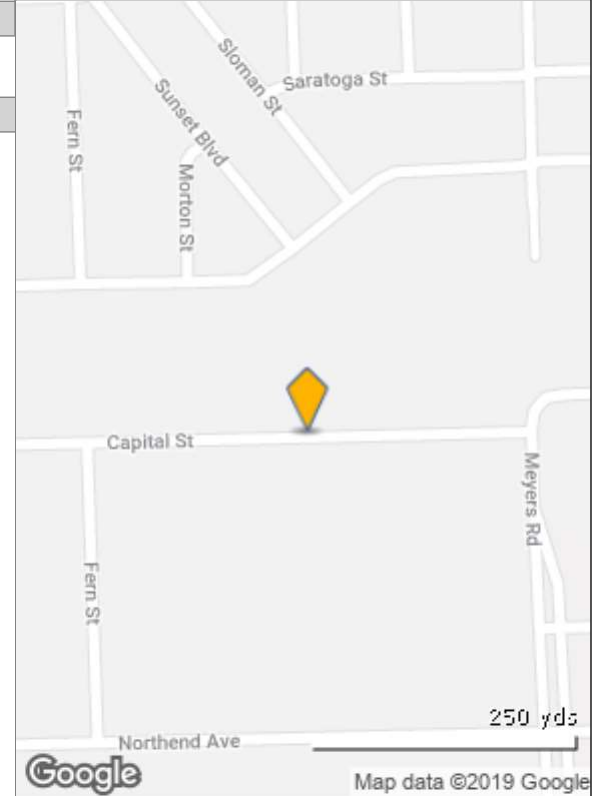
| Investment Information | Sales Contacts |
|--|---|
| Sale Price: \$585,000 Price/SF: \$50.04 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 84 | Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Gary Stephens Vice President Principal (248) 948-0104 (phone) (248) 799-3166 (fax) |

Investment Notes

Newer roof. Office and shop recently renovated. Close to Eight Mile Road and I-696.

Building Information

| | |
|--|---|
| Bldg Type: Warehouse | RBA: 11,690 SF |
| Bldg Status: Built 1955 | % Leased: 100.0% |
| Rent/SF/Yr: For Sale | Zoning: LI LIG, |
| Bldg Vacant: 0 SF | Owner Type: Westland |
| Warehouse Avail: 11,690 SF | Owner Occupied: No |
| Office Avail: 1,988 SF | Tenancy: Single Tenant |
| Max Contig: 11,690 SF | Lot Dimensions: 150x161 |
| Stories: 1 | |
| Building: 0.49 | |
| CAM: - | |
| Land Area: 0.55 AC | |
| Smallest Space: 11,690 SF | |
| Ceiling Height: 10'0" | Crane: None |
| Column Spacing: - | Loading Docks: 1 ext (bldg. total) |
| Const Mat: Masonry | Drive Ins: 1 tot./10'0"w x 12'0"h |
| Rail Spots: None | Rail Line: None |
| Power: 400a/240v | Cross Docks: Yes |
| Utilities: Heating | Levelators: 1 ext |
| Parcel Number: 25-32-176-017 | Sprinklers: None |
| Parking: 23 free Surface Spaces are available; Ratio of 1.96/1,000 SF | |



11 21380 Coolidge Hwy

Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 11,600 SF Class C Warehouse Building Built in 1951
 Property is for sale at \$599,000 (\$51.64/SF)



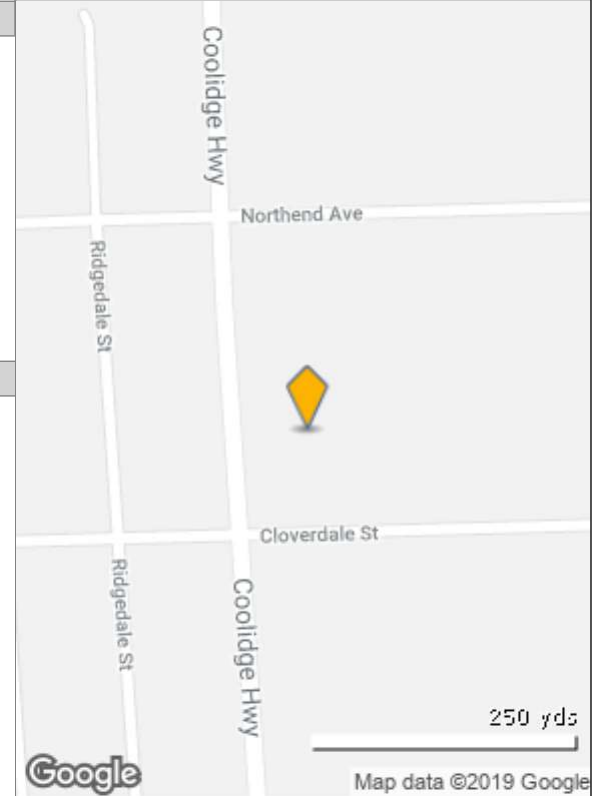
| Investment Information | Sales Contacts |
|---|--|
| Sale Price: \$599,000 Price/SF: \$51.64 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 481 | Friedman Real Estate 34975 W 12 Mile Rd Suite 200 Farmington Hills, MI 48331 (248) 324-2000 Joel Kestenberg Investment Advisory & Brokerage Services (248) 324-2000 (phone) (248) 848-4141 (fax) |

Investment Notes

11,600 SF industrial property for sale
 -Front Building: 8,600 SF
 -Rear Building: 3,000 SF
 New roofs on both buildings
 12 foot clear ceiling heights
 400 amp 3 phase power
 (1) 8'x10' drive-in door
 Automated security gate
 High visibility and strong traffic counts
 Ample parking
 ±0.92 acres – zoned LI (light industrial)
 Asking Price: \$599,000

Building Information

| | |
|---|---|
| Bldg Type: Warehouse | RBA: 11,600 SF |
| Bldg Status: Built 1951 | % Leased: 100.0% |
| Rent/SF/Yr: For Sale | Zoning: LI, Oak Park |
| Bldg Vacant: 0 SF | Stories: 1 |
| Warehouse Avail: 11,600 SF | Building: 0.29 |
| Office Avail: 0 SF | CAM: - |
| Max Contig: 11,600 SF | Land Area: 0.92 AC |
| | Smallest Space: 11,600 SF |
| Ceiling Height: 12'0" | Crane: None |
| Column Spacing: - | Loading Docks: None |
| Const Mat: Masonry | Drive Ins: 1 tot./8'0"w x 10'0"h |
| Rail Spots: None | Rail Line: None |
| Power: 400a 3p 4w | Cross Docks: - |
| Features: Air Conditioning, Air Lines, Fenced Lot, Signage | Levelators: None |
| | Sprinklers: None |



Parcel Number: **25-32-301-017**

Parking: **15 free Surface Spaces are available; Ratio of 1.74/1,000 SF**

12 22041 Coolidge Hwy

Oak Park, MI 48237 - Royal Oak Vicinity Submarket
 2,800 SF Retail Storefront Retail/Office Building Built in 1959
 Property is for sale at \$225,000 (\$80.36/SF)

Investment Information

Sale Price: **\$225,000**
 Price/SF: **\$80.36**
 Cap Rate: -

 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner/User**

 Days On Market: **184**

Sales Contacts

RE/MAX Partners Notary Service
 4000 Crooks Rd
 Royal Oak, MI 48073
 (248) 435-1100

Summer Skinner
 Broker
 (248) 435-1100 (phone)



Investment Notes

Property is located on a main road. Easy accessible parking for customers and the property is in a high traffic area. Property is about 2800 SF.

Center Information

| | |
|--|------------------------------|
| Center Type: Storefront Retail/Office | Center Size: 2,800 SF |
| Bldg Status: Built 1959 | Zoning: B-1 |
| % Leased: 100.0% | Owner Type: - |
| Rent/SF/Yr: For Sale | Land Area: 0.09 AC |
| Stories: 1 | Lot Dimensions: - |
| Elevators: - | CAM: - |
| Total Avail: 2,800 SF | |
| Bldg Vacant: 0 SF | |
| Owner Occupied: No | |
| Tenancy: Single Tenant | |

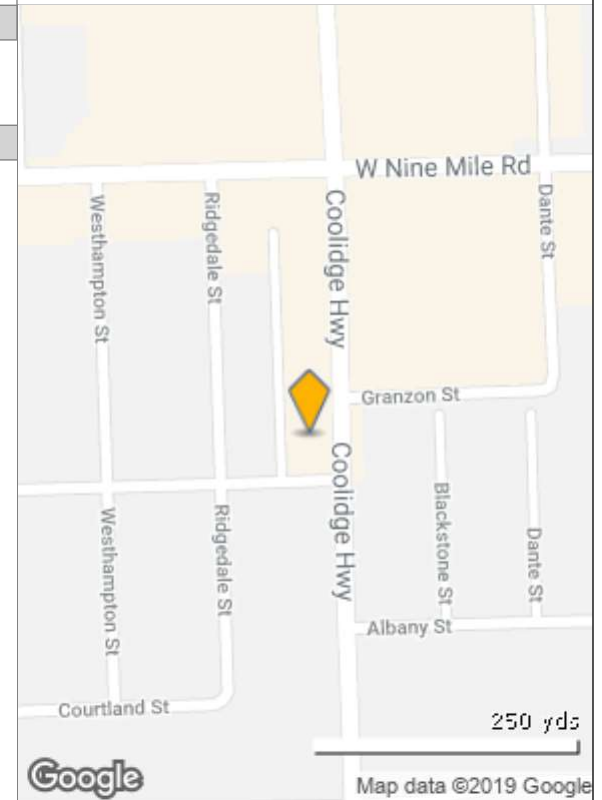
Loading Docks: **None** Ceiling Height: **-**

Street Frontage: **38 feet on Coolidge Hwy**

Parking: **10 free Surface Spaces are available; Ratio of 4.56/1,000 SF**

Amenities: **Signage**

Parcel Number: **25-31-228-043**



13 22108-22158 Dante St - Laurentian Village Condos

Oak Park, MI 48237 - Oak Park MF Submarket
 5,307 SF Class C Apartments Building Built in 1990
 Property is for sale at \$250,000 (\$47.11/SF)



| Investment Information | Sales Contacts |
|---|---|
| Sale Price: \$250,000 Price/Unit: \$50,000.00 Cap Rate: 15.00% GRM: - Sale Status: Active Sale Conditions: Bulk/Portfolio Sale Days On Market: 41 | Keller Williams Plymouth/Canton 789 W Ann Arbor Trl Plymouth, MI 48170 (734) 508-4356 Nathaniel Hudson Agent (248) 459-4700 (phone) |

Investment Notes

No commission. Agents will have to procure their fee from the buyer.

Building Information

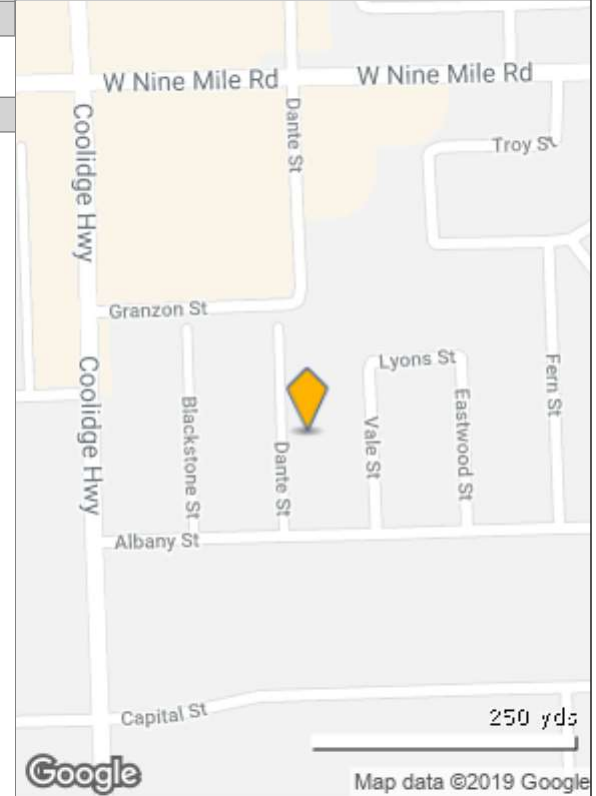
| | | |
|--------------------------------|--------------------------------|---------------------------------------|
| # of Units: 5 | Bldg Status: Built 1990 | Zoning: Commercial/Residential |
| Avg Unit Size: 1,061 SF | Building Size: 5,307 SF | Lot Dimensions: entire |
| Avg Vacancy: - | Stories: 1 | |
| Land Area: - | Building FAR: - | |

Parking: **20 Surface Spaces are available; Ratio of 3.77/1,000 SF**

unit mix

| no of units | bed/bath | avg unit size (sf) | complex % | month rent/low | month rent/high |
|-------------|----------|--------------------|-----------|----------------|-----------------|
| 1 | 2/2 | 915 | | | |
| 1 | 2/2 | 916 | | | |
| 1 | 3/2 | 1,146 | | | |
| 2 | 3/2 | 1,165 | | | |

Total SF of all Units: 5,307
 Avg Rent/Unit/Mo: -
 Avg Rent/SF/Mo: -



14 Eight Mile Rd - Eight Mile Road

Eight Mile & Greenfield Rd - Eight Mile Road
 Eight Mile & Greenfield Rd - Oak Park, MI 48237 - Royal Oak Vicinity Submarket
 Land of 27 AC is for sale at an undisclosed price



| Investment Information | Sales Contacts |
|--|---|
| Sale Price: For Sale Price/AC: - Sale Status: Active Sale Conditions: - Days On Market: 1,553 | Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Paul S. Hoge Senior Vice President Principal (248) 948-0103 (phone) (248) 799-3164 (fax) |

Investment Notes

- Exceptional redevelopment site - Build-to-suit for sale or lease. Price and taxes TBD - Sizes from 50,000 to 400,000 sq. ft. - Will consider lot sales, price dependent upon location within development - Most centrally located site in town - Close to M-10, I-696 and I-75

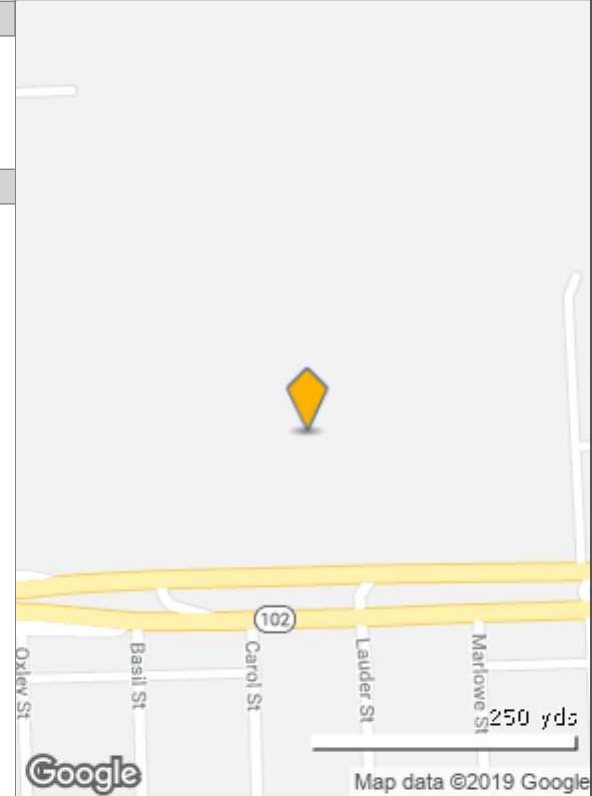
East of Greenfield Road

Land Information

| | | |
|-------------------|-----------------------------|-------------------|
| Zoning: BI | Proposed Use: Retail | Lot Dimensions: - |
| Density: - | Parcel Size: 27 AC | |
| Number Of Lots: - | On-Site Improv: - | |
| Improvements: - | | |

Parcel Number: **25-31-326-003, 25-31-351-038**

Topography: **Level**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
 Street Frontage: **1,209 feet on W 8 Mile Rd.**
753 feet on Greenfield Rd.



15 15255 W Eleven Mile Rd

E of Greenfield
 E of Greenfield - Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 40,190 SF Class C Manufacturing Building Built in 1950
 Property is for sale at \$1,850,000 (\$46.03/SF)



| Investment Information | Sales Contacts |
|---|--|
| Sale Price: \$1,850,000 Price/SF: \$46.03 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 150 | Colliers International 2 Corporate Dr Suite 300 Southfield, MI 48076 (248) 540-1000 Raffi Derbabian Vice President (248) 540-1000 (phone) (248) 540-1038 (fax) |

Investment Notes

4,778 SF of Office Space
 22'- 26' Ceiling Height
 40' Bays
 2 -12' x 14' Doors
 2 Truckwells
 6 Cranes: 3-2 Ton; 2-5 Ton; 1-10 Ton
 240/480V - 3-Phase Power
 Buss Duct
 Air Lines
 Zoned Light Industrial

Building Information

| | |
|------------------------------------|---|
| Bldg Type: Manufacturing | RBA: 40,190 SF |
| Bldg Status: Built 1950 | % Leased: 0.0% |
| Rent/SF/Yr: For Sale | Zoning: LM, Oak Park |
| Bldg Vacant: 40,190 SF | Owner Type: No |
| Warehouse Avail: 40,190 SF | Owner Occupied: Yes |
| Office Avail: 4,778 SF | Tenancy: Single Tenant |
| Max Contig: 40,190 SF | Lot Dimensions: - |
| Stories: 2 | |
| Building: 0.64 | |
| CAM: - | |
| Land Area: 1.44 AC | |
| Smallest Space: 40,190 SF | |
| Ceiling Height: 19'0"-20'0" | Crane: 6/5-10 tons |
| Column Spacing: - | Loading Docks: 2 ext (bldg. total) |
| Const Mat: Masonry | Drive Ins: 2 tot./12'0"w x 14'0"h |
| Rail Spots: None | Rail Line: None |
| | Cross Docks: No |
| | Levelators: None |
| | Sprinklers: Yes |

Parcel Number: **25-19-101-030, 25-19-102-002, 25-19-102-003, 25-19-102-004, 25-19-102-005**
 Parking: **45 free Surface Spaces are available; Ratio of 2.05/1,000 SF**



16 20820 Greenfield Rd - Lawton Building

Oak Park, MI 48237 - Royal Oak Vicinity Submarket
 36,837 SF Class B Office Building Renovated in 2003 Built in 1965
 Property is for sale at \$1,200,000 (\$32.58/SF)



| Investment Information | Sales Contacts |
|--|--|
| Sale Price: \$1,200,000 Price/SF: \$32.58 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 1,263 Portfolio Info: <i>This property is also for sale as part of a portfolio</i> | The Hayman Company 29100 Northwestern Hwy Suite 410 Southfield, MI 48034 (248) 879-7777 Maurice Miller Senior Vice President (248) 879-4727 (phone) (248) 879-2430 (fax) |

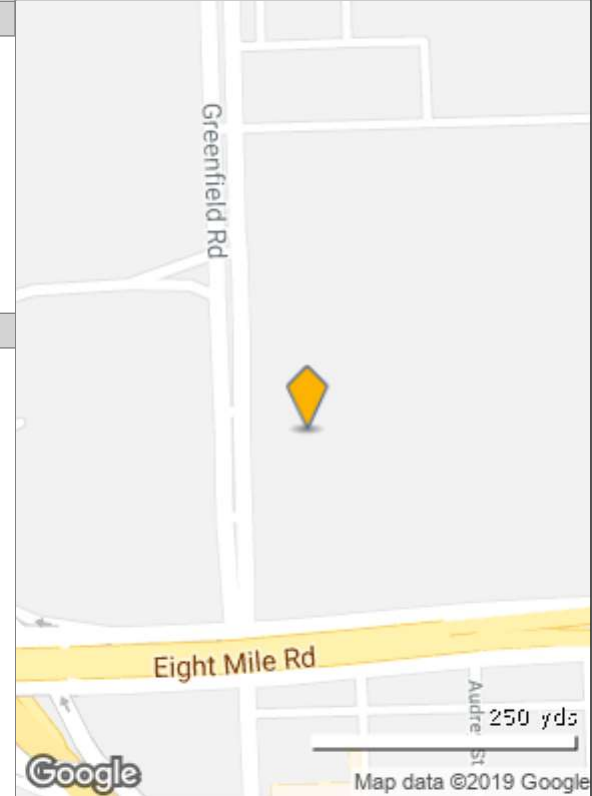
Investment Notes

36,837 square foot building on 1.81 acres. 200 car paved parking lot. Ideal for office or education space. Includes cafeteria, kitchen, large conference/board room. 15 classrooms, 15-20 offices, elevator, sprinkler fire alarm and central air. The building has a broad attractive frontage on Greenfield Rd., with limited visitor parking in front and 200 parking spaces in the rear of the site. 36,837 square foot building on 1.81 acres. 200 car paved parking lot. Ideal for office or education space. Includes cafeteria, kitchen, large conference/board room. 15 classrooms, 15-20 offices, elevator, sprinkler fire alarm and central air. The building has a broad attractive frontage on Greenfield Rd., with limited visitor parking in front and 200 parking spaces in the rear of the site. 36,837 square foot building on 1.81 acres. 200 car paved parking lot. Ideal for office or education space. Includes cafeteria, kitchen, large conference/board room. 15 classrooms, 15-20 offices, elevator, sprinkler fire alarm and central air. The building has a broad attractive frontage on Greenfield Rd., with limited visitor parking in front and 200 parking spaces in the rear of the site. 36,837 square foot bui

Office Information

| | | |
|--------------------------------------|--|-------------------------------|
| Bldg Type: Office | Bldg Status: Built 1965, Renov 2003 | RBA: 36,837 SF |
| Class: B | % Leased: 100.0% | Stories: 3 |
| Total Avail: 36,837 SF | Elevators: 1 | Land Area: 1.81 AC |
| Bldg Vacant: 0 SF | Core Factor: 8.00 | Owner Type: Individual |
| Typical Floor Size: 12,279 SF | Zoning: B2, Oak Park | Owner Occupied: - |
| Building FAR: 0.47 | Tenancy: - | |

Parking: **200 free Surface Spaces are available; Ratio of 3.40/1,000 SF**



17 21110-21166 Greenfield Rd - 21110 - 21166 Greenfield Road, Northland Plaza Shopping Center

Armory Park - 21110 - 21166 Greenfield Road - Northland Plaza Shopping Center
 Armory Park - Oak Park, MI 48237 - Royal Oak Vicinity Submarket
 91,006 SF Retail (Neighborhood Center) Building Built in 1992
 Property is for sale at an undisclosed price



| Investment Information | Sales Contacts |
|---|---|
| Sale Price: For Sale Price/SF: - Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 2,023 | Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Paul S. Hoge Senior Vice President Principal (248) 948-0103 (phone) (248) 799-3164 (fax) |

Investment Notes

Within quoted rate, will build 5-10% offices and upgrade building for occupancy. Sale price dependent upon acreage to go with the building. Acreage available 9.86 - 21.22 acres. Excellent centrally located warehouse. Property can also be utilized for retail purposes. Sale price TBD. Tax information: \$52,153.24 (2015)

N. of 8 Mile Road

Center Information

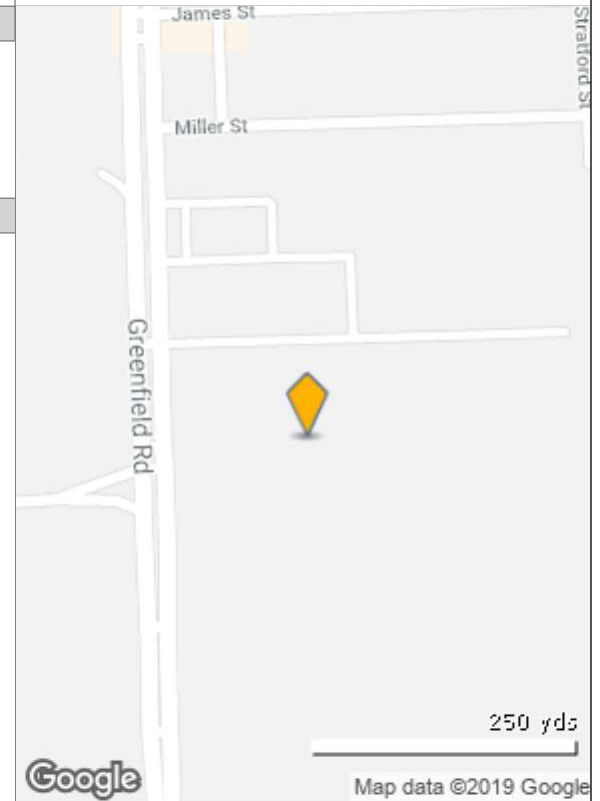
| | |
|---|-------------------------------|
| Center Type: (Neighborhood Center) | Center Size: 91,006 SF |
| Bldg Status: Built 1992 | Zoning: B-2 |
| % Leased: 0.0% | Owner Type: No |
| Rent/SF/Yr: For Sale | Land Area: 21.22 AC |
| Stories: 1 | Lot Dimensions: - |
| Elevators: - | CAM: - |
| Total Avail: 91,006 SF | |
| Bldg Vacant: 91,006 SF | |
| Owner Occupied: No | |
| Tenancy: Multiple Tenant | |

Loading Docks: **3 ext** Ceiling Height: **18'**

Parking: **1,094 free Surface Spaces are available; Ratio of 3.80/1,000 SF**

Parcel Number: **25-31-351-040**

Anchor Tenants: **Office Depot**



18 21500 Greenfield Rd

Oak Park, MI 48237 - Royal Oak Vicinity Submarket
 Land of 0.53 AC is for sale at an undisclosed price



Investment Information

Sale Price: **For Sale**
 Price/AC: -
 Sale Status: **Active**
 Sale Conditions: -
 Days On Market: **140**

Sales Contacts

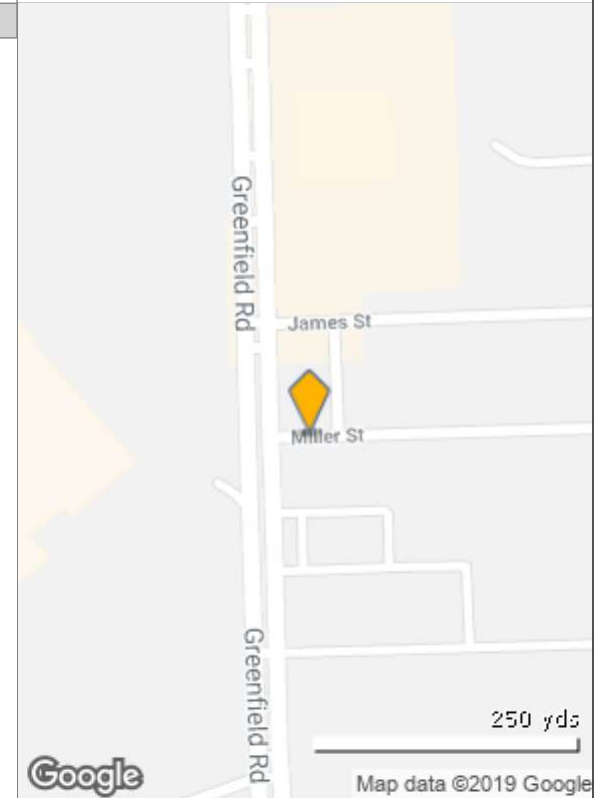
Landmark Commercial RE Services
 30500 Northwestern Hwy
 Suite 200
 Farmington Hills, MI 48334
 (248) 488-2620

Louis J. Ciotti
 Leasing Specialist
 (248) 488-2620 (phone)
 (248) 488-2661 (fax)

Land Information

Zoning: - Proposed Use: -
 Density: - Parcel Size: **0.53 AC** Lot Dimensions: -
 Number Of Lots: - On-Site Improv: -
 Improvements: -

Parcel Number: **46-002-02-0250-000**



19 21590 Greenfield Rd - Greenfield Commerce Building

Oak Park, MI 48237 - Royal Oak Vicinity Submarket
 12,456 SF Class C Telecom Hotel/Data Hosting Building Built in 1961
 Property is for sale at \$299,000 (\$24.00/SF)



| Investment Information | Sales Contacts |
|---|--|
| Sale Price: \$299,000 Price/SF: \$24.00 Cap Rate: - Sale Status: Active Sale Conditions: REO Sale Sale Type: Owner/User Days On Market: 1,265 | Bradbury Development Co 1701 E 9 Mile Rd Ferndale, MI 48220 (248) 541-1111 Michael Watcke President (248) 541-1111 (phone) |

Investment Notes

Tremendous opportunity! Directly across the street from the Northland Mall redevelopment! Centrally located just north of Detroit in Oak Park on busy Greenfield Road. Solid masonry building with parking lot in rear with 26 spaces! Corner lot, renovate or build new! .34 acre lot! 93'x162' lot size.

Land Contract terms available for 20% down, 9% interest, 5 year balloon!

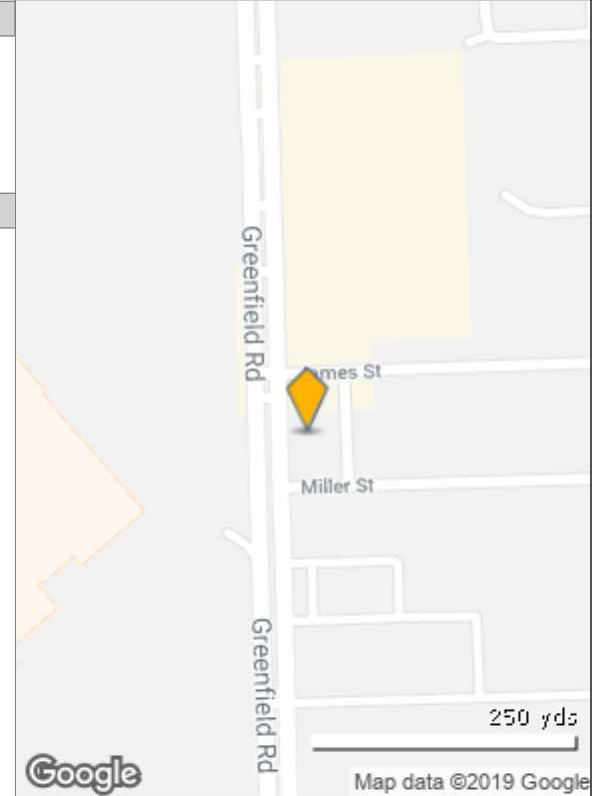
Office Information

| | | |
|-------------------------------------|---------------------------------|---------------------------|
| Bldg Type: Office | Bldg Status: Built 1961 | RBA: 12,456 SF |
| Class: C | % Leased: 0.0% | Stories: 2 |
| Total Avail: 12,456 SF | Elevators: - | Land Area: 0.35 AC |
| Bldg Vacant: 12,456 SF | Core Factor: - | Owner Type: - |
| Typical Floor Size: 6,000 SF | Zoning: BI | Owner Occupied: No |
| Building FAR: 0.82 | Tenancy: Multiple Tenant | |

Parcel Number: **25-31-302-001**

Parking: **26 free Surface Spaces are available; Ratio of 1.69/1,000 SF**

Amenities: **Bus Line, Partitioned Offices, Signage**



20 10 W Mile Rd

Oak Park, MI 48237 - Royal Oak Vicinity Submarket
 Land of 1.50 AC is for sale at \$300,000 (\$200,000.00/AC)

Investment Information

Sale Price: **\$300,000**
 Price/AC: **\$200,000.00**

Sale Status: **Active**
 Sale Conditions: -

Days On Market: **308**

Sales Contacts

Michigan Property Managers LLC
 3018-3036 12 Mile Rd
 Suite 100
 Berkley, MI 48072
 (248) 336-0540

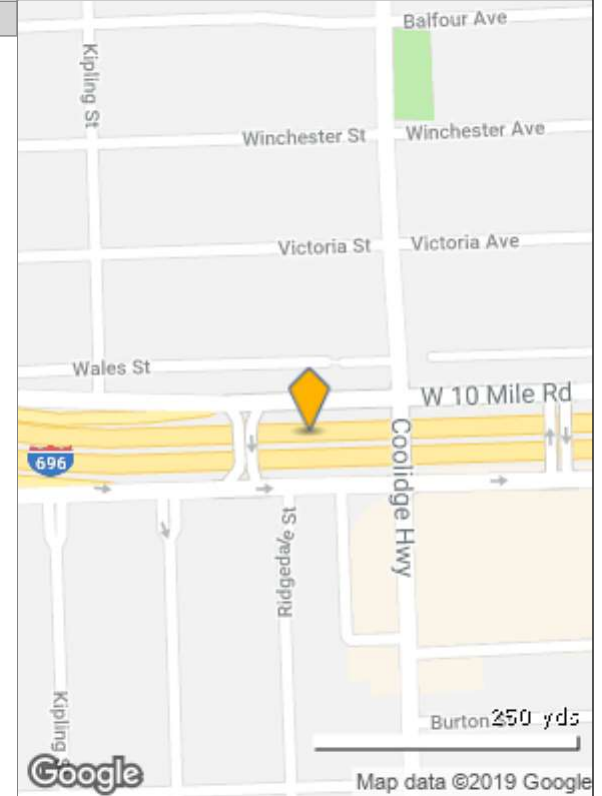
Jay Greenspan
 CFO/COO
 (248) 268-8700 ext. 6102 (phone)



Land Information

Zoning: - Proposed Use: **Commercial**
 Density: - Parcel Size: **1.50 AC** Lot Dimensions: -
 Number Of Lots: - On-Site Improv: -
 Improvements: -

Topography: **Level**
 Street Frontage: **106 feet on 10 MILE**



21 10100-10132 W Nine Mile Rd

Oak Park, MI 48237 - Royal Oak Vicinity Submarket
 6,540 SF Retail Storefront Building Built in 1984
 Property is for sale at \$575,000 (\$87.92/SF)



| Investment Information | Sales Contacts |
|---|---|
| Sale Price: \$575,000 Price/SF: \$87.92 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment Days On Market: 1,118 | Thomas Duke Company 37000 Grand River Ave Suite 360 Farmington, MI 48335 (248) 476-3700 Frank Rakipi Senior Associate (248) 476-3700 (phone) (248) 476-3560 (fax) |

Investment Notes

General retail building. General retail building. General retail building. General retail building. General retail building. General retail building. General retail building. Fully leased

Center Information

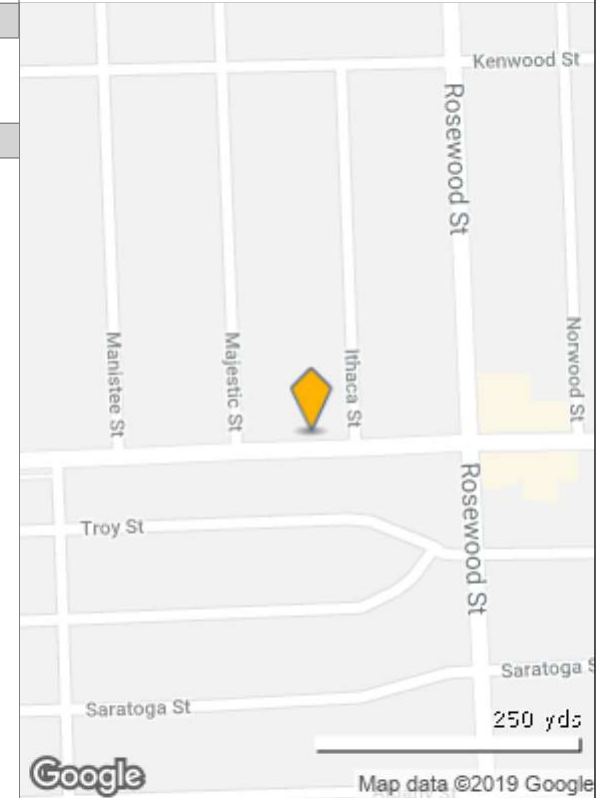
| | |
|---------------------------------|------------------------------|
| Center Type: Storefront | Center Size: 6,540 SF |
| Bldg Status: Built 1984 | Zoning: B-1 |
| % Leased: 100.0% | Owner Type: - |
| Rent/SF/Yr: For Sale | Land Area: 0.58 AC |
| Stories: 1 | Lot Dimensions: - |
| Elevators: - | CAM: - |
| Total Avail: 0 SF | |
| Bldg Vacant: 0 SF | |
| Owner Occupied: No | |
| Tenancy: Multiple Tenant | |

Loading Docks: **None** Ceiling Height: -

Street Frontage: **158 feet on 9 Mile Rd**
157 feet on Ithaca St

Parking: **41 free Surface Spaces are available; Ratio of 7.45/1,000 SF**

Parcel Number: **25-29-478-046**



22 8800 Northend Ave

Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 4,360 SF Class C Warehouse Building Built in 1951
 Property is for sale at \$225,000 (\$51.61/SF)



Investment Information

Sale Price: **\$225,000**
 Price/SF: **\$51.61**
 Cap Rate: -

 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner/User**

 Days On Market: **137**

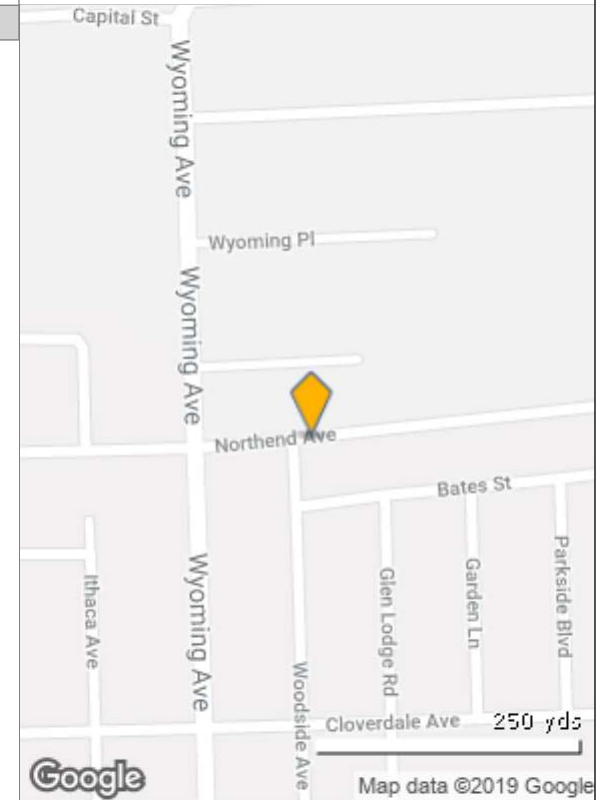
Sales Contacts

L. Mason Capitani, Inc.
 2301 W Big Beaver Rd
 Suite 950
 Troy, MI 48084
 (248) 637-9700

Tyler Veach
 Sales Associate
 (248) 637-9700 (phone)
 (248) 637-9897 (fax)

Building Information

| | |
|--|--|
| Bldg Type: Warehouse | RBA: 4,360 SF |
| Bldg Status: Built 1951 | % Leased: 22.0% |
| Rent/SF/Yr: For Sale | Zoning: LI, Oak Park |
| Stories: 1 | Owner Type: - |
| Bldg Vacant: 3,400 SF | Building: 0.38 |
| Warehouse Avail: 3,400 SF | CAM: - |
| Office Avail: 0 SF | Land Area: 0.26 AC |
| Max Contig: 3,400 SF | Smallest Space: 3,400 SF |
| Ceiling Height: 12'0" | Crane: None |
| Column Spacing: - | Loading Docks: None |
| Const Mat: - | Drive Ins: 2 tot./10'0" w x 11'0" h |
| Rail Spots: None | Rail Line: None |
| Parcel Number: 25-33-152-040 | Cross Docks: - |
| Parking: 15 free Surface Spaces are available; Ratio of 3.44/1,000 SF | Levelators: None |
| | Sprinklers: None |
| | Owner Occupied: No |
| | Tenancy: Multiple Tenant |
| | Lot Dimensions: - |



23 13250-13320 Northend Ave - 13250 13320 Northend Avenue

Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 78,478 SF Class B Flex Building Renovated in 1985 Built in 1985
 Property is for sale at \$3,997,297 (\$50.94/SF)



| Investment Information | Sales Contacts |
|--|--|
| Sale Price: \$3,997,297 Price/SF: \$50.94 Cap Rate: 9.40% Sale Status: Active Sale Conditions: - Sale Type: Investment Days On Market: 705 | Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Luke C. Timmis Director Investment Division (248) 948-9000 (phone) (248) 948-9015 (fax) |

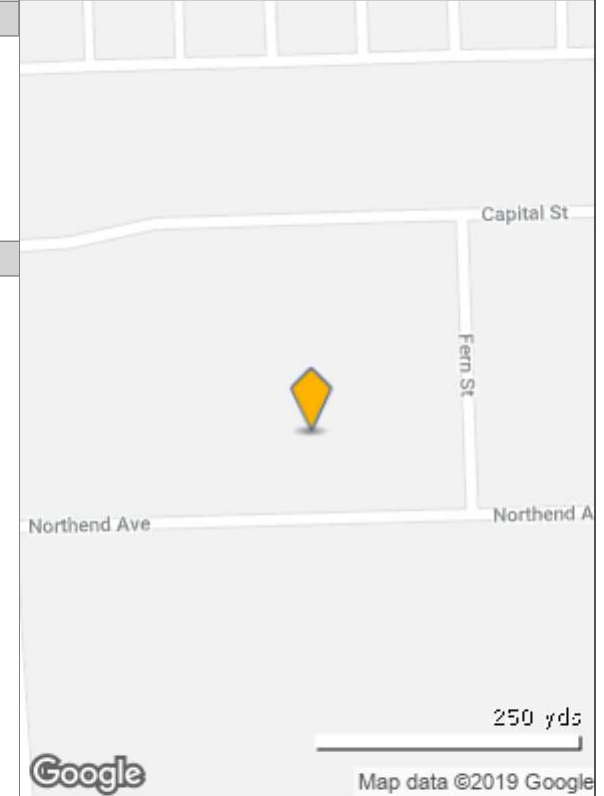
Investment Notes

The prospective investment sale offering is a 78,478 square foot flex facility. Two tenants currently occupy the building which is located in Oak Park, Michigan. The asset is situated on Northend Avenue, in the heart of Oak Park's industrial corridor. VGAGE, a leading supplier of gaging systems for the World manufacturing market, recently signed a 5-year lease on 27,042 square feet at a rate of \$5.10. Ringside Creative, an integrated media studio, which provides content for top ad agencies, is prepared to sign a 10-year lease on the remaining 51,436 square feet upon sale of the property at a rate of \$7.25. Tax information: \$81,307.17 (2016)

East of Coolidge Hwy.

Building Information

| | |
|---|--|
| Bldg Type: Flex | RBA: 78,478 SF |
| Bldg Status: Built 1985, Renov 1985 | % Leased: 100.0% |
| Rent/SF/Yr: For Sale | Zoning: LI |
| Stories: 1 | Owner Type: No |
| Bldg Vacant: 0 SF | Building: 0.40 |
| Warehouse Avail: 0 SF | CAM: - |
| Office Avail: 0 SF | Land Area: 4.53 AC |
| Max Contig: 0 SF | Smallest Space: 0 SF |
| | Owner Occupied: No |
| | Tenancy: Multiple Tenant |
| | Lot Dimensions: - |
| Ceiling Height: 15'0"-18'0" | Crane: None |
| Column Spacing: - | Loading Docks: 2 ext (bldg. total) |
| Const Mat: Steel | Drive Ins: 1 tot./12'0" w x 14'0" h |
| Rail Spots: None | Rail Line: None |
| | Cross Docks: No |
| | Levelators: None |
| | Sprinklers: Yes |
| Power: 1000a/440v | |
| Utilities: Lighting - Fluorescent | |
| Features: Air Conditioning, Fenced Lot, Security System | |
| Parcel Number: 25-32-152-032 | |
| Parking: 185 free Surface Spaces are available; Ratio of 2.42/1,000 SF | |



24 21815 Republic Ave - Best Auto Sales

South of Nine Mile Rd - Best Auto Sales
 South of Nine Mile Rd - Oak Park, MI 48237 - Royal Oak Area Ind Submarket
 9,400 SF Class B Warehouse Building Built in 2000
 Property is for sale at \$699,900 (\$74.46/SF)



| Investment Information | Sales Contacts |
|--|---|
| Sale Price: \$699,900 Price/SF: \$74.46 Cap Rate: - Sale Status: Active Sale Conditions: REO Sale Sale Type: Owner/User Days On Market: 35 | Brikho Properties Inc 500 S Old Woodward Ave Suite 2nd Floor Birmingham, MI 48009 (248) 835-2303 Jeffrey Brikho Principal Broker w/ Brikho Properties (248) 835-2303 (phone) |

Investment Notes

WELL BUILT AND KEPT INDUSTRIAL BUILDING, FULLY SET-UP FOR COMPLETE PAINT + AUTO SHOP. 80X80 ADDITION BUILDING, FULLY INSULATED, STEEL CONSTRUCTION, 14 FT GARAGE DOORS. COMPLETE OFFICE COMPUTERIZED, CERAMIC FLOOR, ALARM, CAMERA SYSTEM. SPRINKLERS SYSTEM AND GATED VISITOR PARKING WITH 1.5 ACRES OF PROPERTY WITH STEEL IRONED FENCED 8 FT HIGH

Building Information

| | |
|---|---------------------------------|
| Bldg Type: Warehouse | RBA: 9,400 SF |
| Bldg Status: Built 2000 | % Leased: 0.0% |
| Rent/SF/Yr: For Sale | Zoning: Industrial |
| Stories: 1 | Owner Type: - |
| Bldg Vacant: 9,400 SF | Building: 0.15 |
| Warehouse Avail: 9,400 SF | CAM: - |
| Office Avail: 0 SF | Land Area: 1.48 AC |
| Max Contig: 9,400 SF | Smallest Space: 9,400 SF |
| Crane: None | Owner Occupied: No |
| Ceiling Height: 16'0"-20'0" | Tenancy: Single Tenant |
| Column Spacing: - | Lot Dimensions: - |
| Const Mat: Steel | Cross Docks: - |
| Rail Spots: None | Levelators: None |
| Levelators: None | Sprinklers: Yes |
| Utilities: Gas, Heating - Gas | |
| Features: Fenced Lot, Floor Drains, Security System, Signage | |
| Parcel Number: 25-33-152-024 | |
| Parking: 23 Surface Spaces are available; Ratio of 2.45/1,000 SF | |

