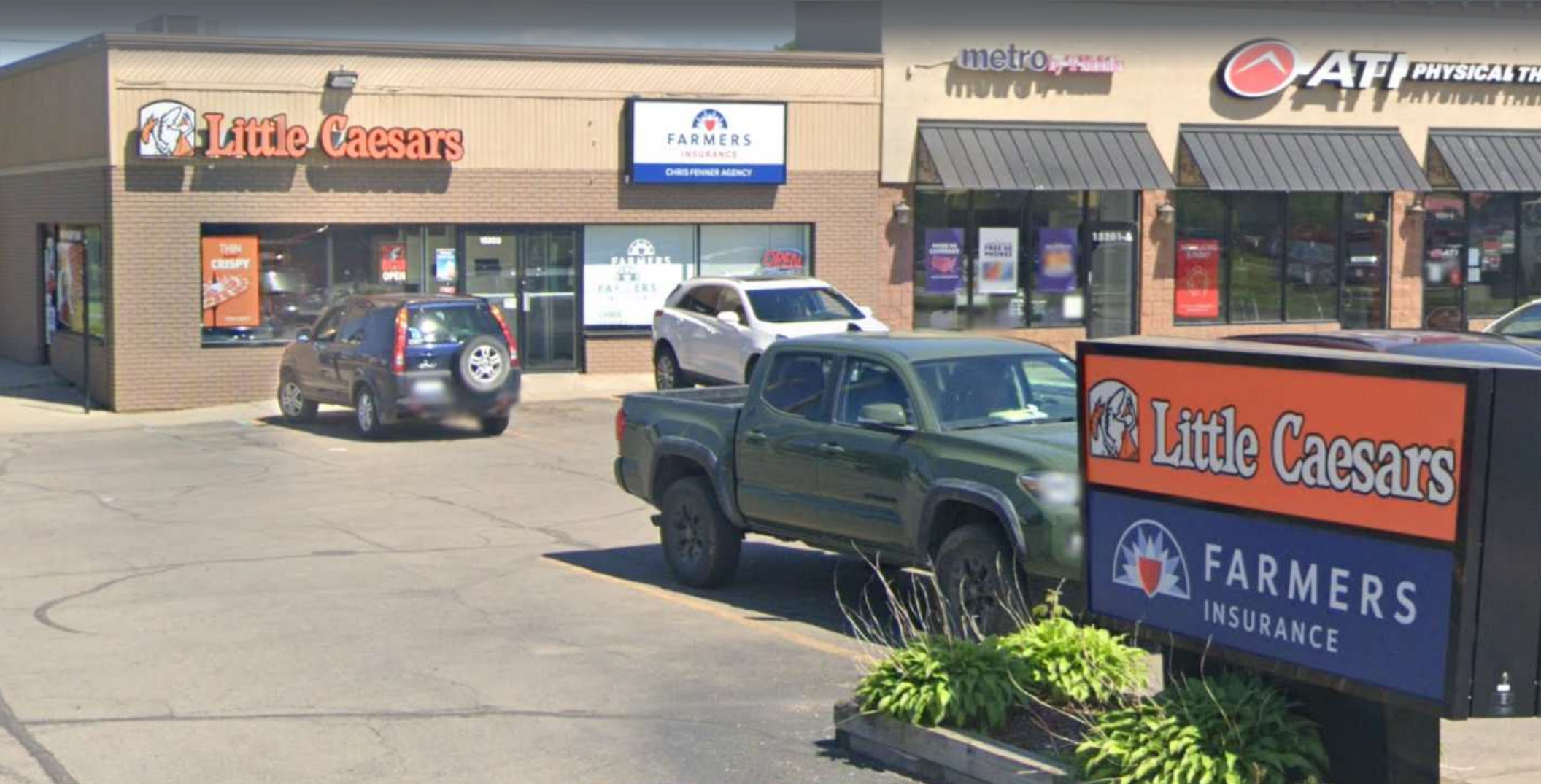


MULTI-TENANT RETAIL PROPERTY

15203 N HOLLY RD, HOLLY, MI 48442



MULTI-TENANT RETAIL PROPERTY FOR SALE



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OFFERING SUMMARY

Sale Price	\$530,000
Cap Rate	8.01%
NOI	\$42,439
Price/PSQF	\$220.83
Tenant	MULTI-TENANT RETAIL PROPERTY
Building Size	2,400 SQF
Total Lot Size	0.37 Acres

PROPERTY HIGHLIGHTS

- Two-Tenant Retail Center Located on the Main Retail Corridor of Holly
- Holly Road Frontage
- 100% Stabilized Asset
- Little Caesars has Occupied the Subject Location for 10+ Year - Showing Strong Commitment to the Subject Property
- Estimated Population Within a 5-Mile Radius of the Subject Property Exceeds 29,950
- The Average Household Income Within 1 Mile is North of \$90,000
- Surrounded by National Retailers Including Rite Aid, CVS Pharmacy, McDonald's, Family Dollar, AutoZone, LUME and Many More

PROFORMA RENT ROLL

MULTI-TENANT RETAIL PROPERTY

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE END	OPTIONS
1	Little Caesars	1,200 SF	\$30.00	\$36,000	02/28/2027	(1) 5 year Option 10% increase
2	Painting with Pinky	1,200 SF	\$15.00	\$18,000	05/31/2027	No Options
TOTALS		2,400 SF	\$45.00	\$54,000		

“Painting with Pinky has the one-time right to terminate their lease after 12 months”

INCOME SUMMARY

Base Rent Income	\$54,000
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GROSS INCOME	\$54,000
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EXPENSES SUMMARY

Summer Taxes Township	\$3,805
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Summer Taxes Village	\$1,111
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Winter Taxes Township	\$459
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Snow	\$3,325
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Insurance	\$2,862
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OPERATING EXPENSES	\$11,561
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NET OPERATING INCOME	\$42,439
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Little Caesars®

CUSTOM TEXT

Little Caesar Enterprises Inc. (doing business as Little Caesars) is an American multi-national pizza chain. Based on 2020 statistics, Little Caesars is the third-largest pizza chain by total sales in the United States, behind Pizza Hut and Domino's Pizza. It operates and franchises pizza restaurants in the United States and internationally in Asia, the Middle East, Canada, Latin America and the Caribbean. The company was founded in 1959 and is based in Detroit, Michigan, headquartered in the Fox Theatre building in Downtown Detroit. Little Caesar Enterprises, Inc. is an Ilitch Holdings-owned company.

Little Caesars sold its first franchise in 1962 and, by 1987, had restaurants in all 50 states. Throughout the 1990s and early 2000s, Little Caesars were commonly found in Kmart stores, more specifically in Big Kmarts and Super Kmarts. Between 2008 and 2015, Little Caesars was the fastest-growing pizza chain in the United States. As of 2017, the company has 5,463 locations including U.S. and international units.

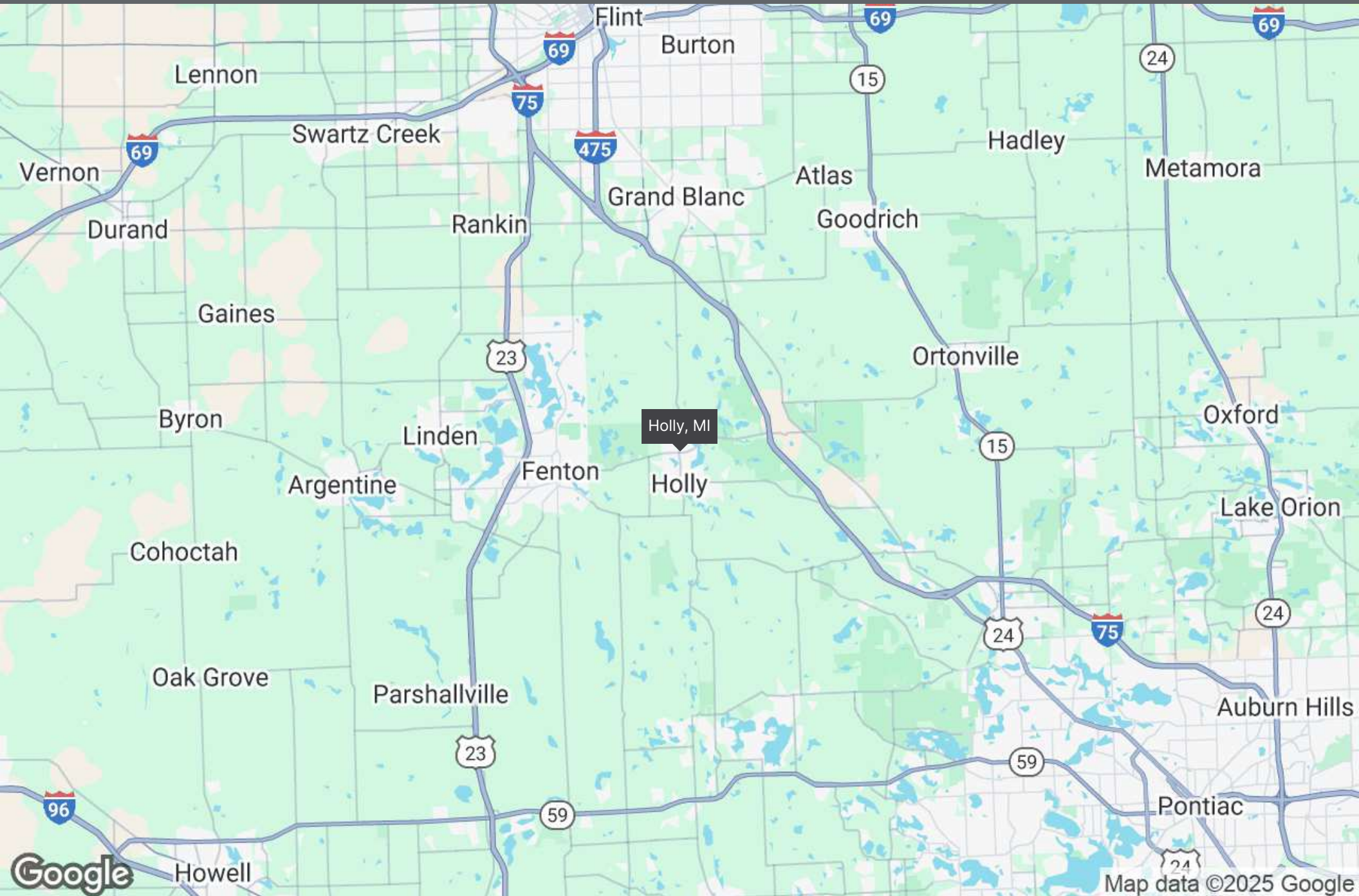
TENANT OVERVIEW

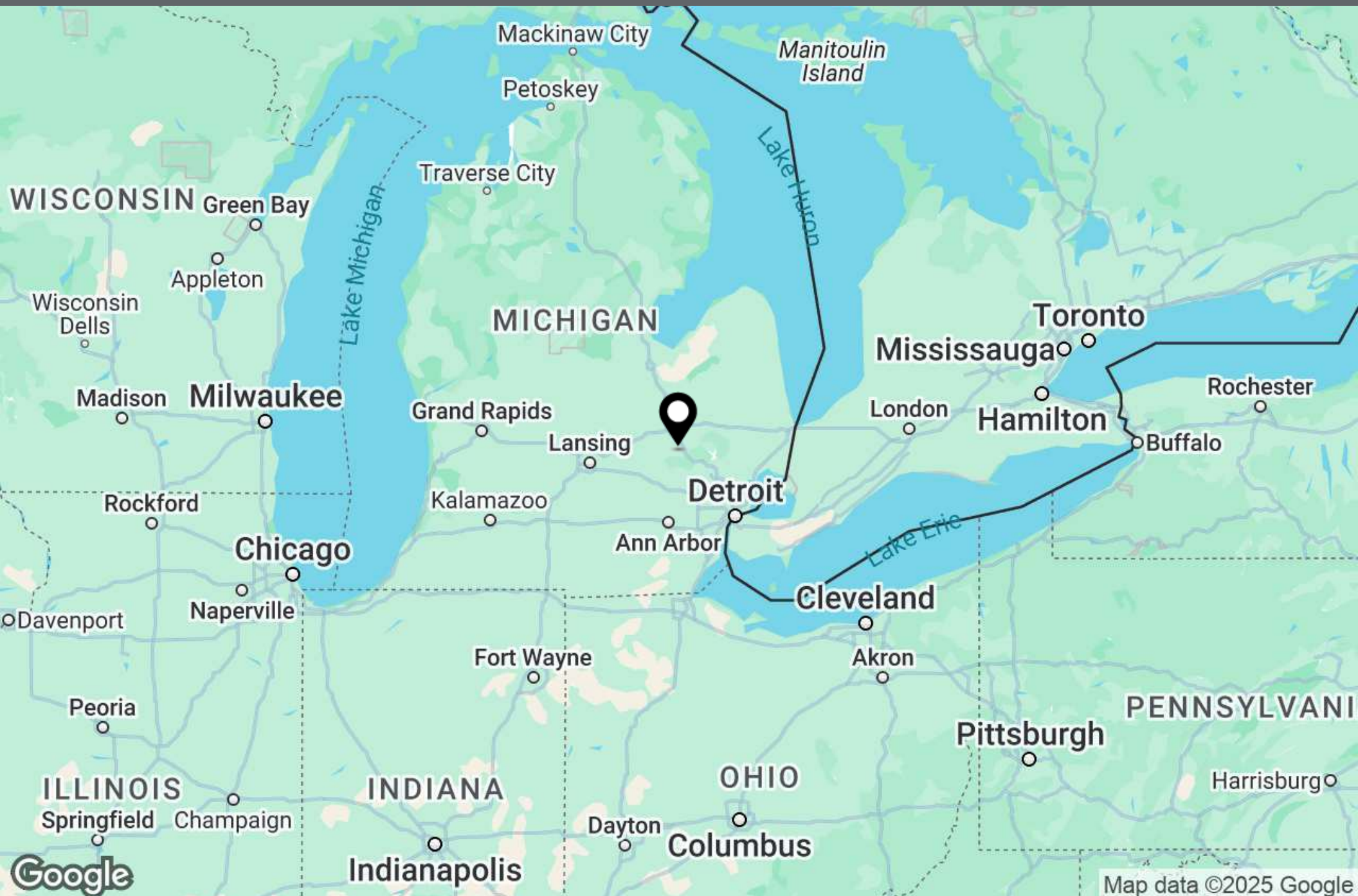
Company:	- Little Caesars
Founded:	- 1959
Locations:	- 5,463
Headquarters:	- Detroit, Michigan
Website:	- www.littlecaesars.com





AERIAL



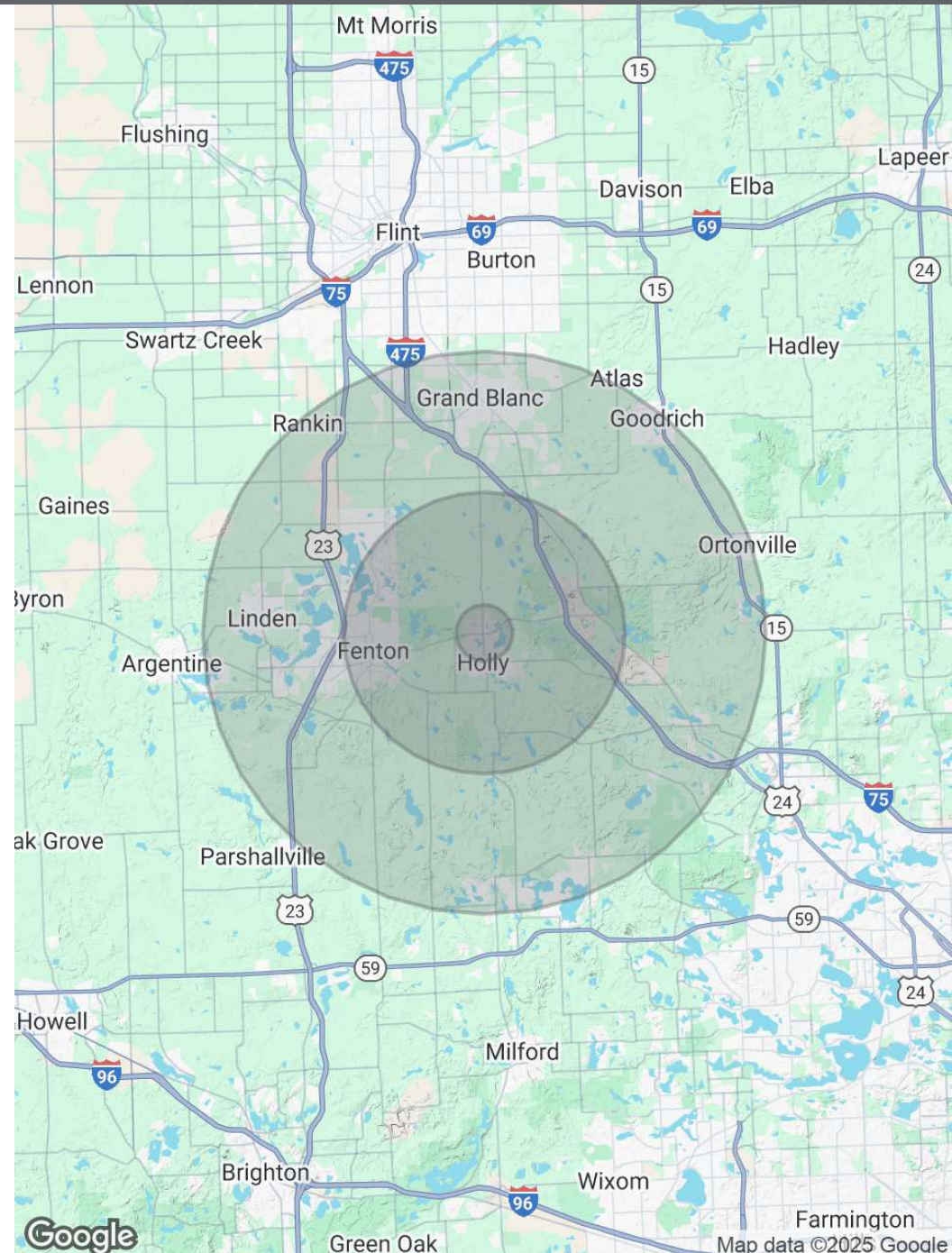


DEMOGRAPHICS MAP & REPORT

MULTI-TENANT RETAIL PROPERTY

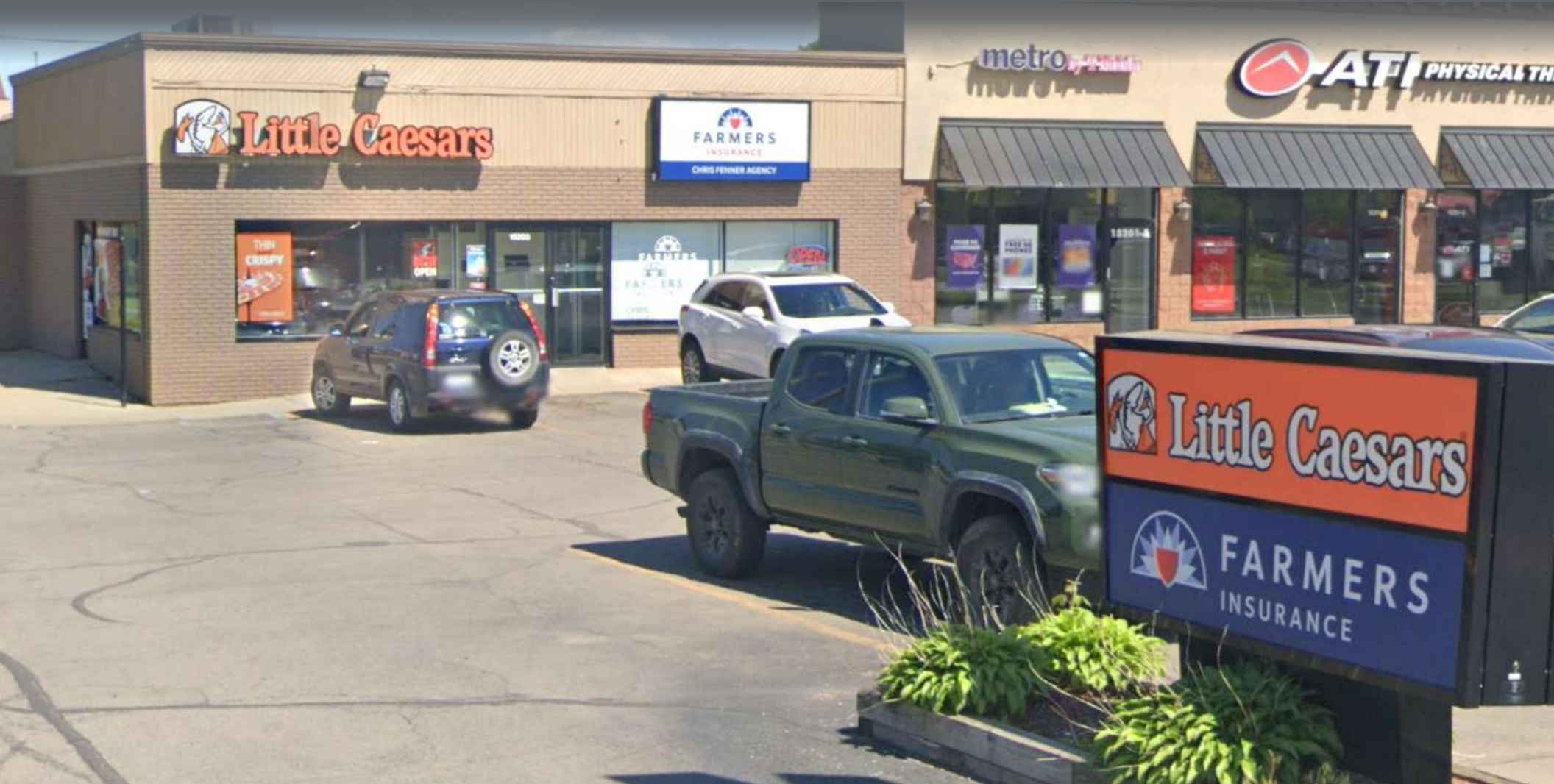
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,968	31,071	141,267
Average Age	41	42	43
Average Age (Male)	39	41	42
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,112	12,618	55,778
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$86,992	\$104,070	\$119,784
Average House Value	\$199,037	\$305,252	\$353,861
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	4,454	27,833	123,949
Total Population - Black	86	479	4,674
Total Population - Asian	21	243	1,895
Total Population - Hawaiian	0	3	29
Total Population - American Indian	13	81	411
Total Population - Other	35	270	1,165

Demographics data derived from AlphaMap



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