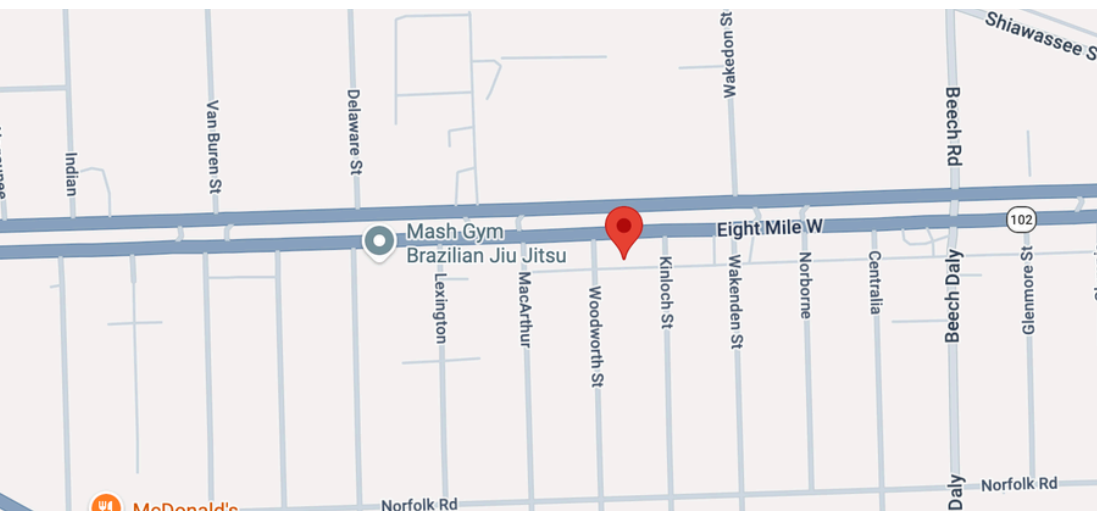


13403 W SEVEN MILE ROAD
DETROIT, MICHIGAN 48235



MULTI-TENANT RETAIL | BANK OF AMERICA & PHARMACY | VACANT CLINIC SUITE

\$5,500 / MONTH



PROPERTY OVERVIEW

A multi-tenant retail investment featuring long-term Bank of America and pharmacy leases, plus a fully builtout vacant clinic suite offering additional income potential.

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PROPERTY INFORMATION

Bank of America (Credit Tenant)

- Recently renewed lease
- Approximately 65 months remaining, plus multiple renewal options
- Tenant in place for over 10 years
- Current Rent: \$3,025/month + escalations
- Renewal Terms:

Years 11–15: \$3,025/month

Years 16–20: \$3,327.50/month

Years 21–25: \$3,660.25/month

(Leasing details and financials disclosed with an accepted offer)

Remedy RX Pharmacy

- 72-month lease term, plus options
- Tenant in place for nearly 12 years
- Well-established, high-performing pharmacy
- Current Rent: \$5,000/month
- 6% rent escalations after the current term
- Financials disclosed with an accepted offer

Vacant Space – Value-Add Opportunity

Clinic Space (Currently Vacant)

- 4,000 SF | Fully Built Out
- Former tenant sold business; non-compete has expired
- Estimated Market Rent: ~\$6,000/month (potential income)
- Offers upside through lease-up or owner-user opportunity

(This income is projected and not currently in place)

Property & Operating Highlights

- Winter & Summer Taxes: ~\$12,000 annually
- Insurance: ~\$3,000 annually
- Maintenance: ~\$2,000 annually
- Zero deferred maintenance
- Roof in good condition
- Three HVAC units (one brand new)

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EXTERIOR PHOTOS



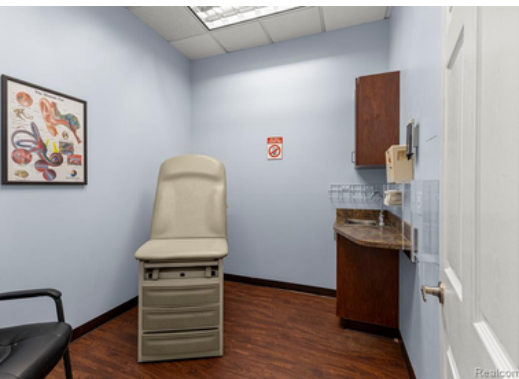
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INTERIOR PHOTOS



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