

# FORTIS NET LEASE™



**11 YEARS REMAINING - NNN LEASE | HIGH TRAFFIC RETAIL CORRIDOR**

25050 Allen Rd, Woodhaven, MI 48183

OFFERING MEMORANDUM

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Property Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY PRESENTED BY:

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Rite Aid—Woodhaven, Michigan

Fortis Agents Cooperate  
Click Here To Meet  
The Team





## INVESTMENT SUMMARY

List Price:	\$5,877,000
Assumable Financing:	Approx. \$3.15M at 4.84%
Expiration:	Feb 28, 2029—Non-Recourse CMBS
Net Operating Income:	\$414,433 (includes first increase)
Initial Cap Rate:	7.05%
Building Size:	14,564 SF +/-
Year Built:	2008
Google Aerial Map:	Click <a href="#">HERE</a>
Google Street View:	Click <a href="#">HERE</a>

## LEASE SUMMARY

Lease Type:	NNN
Taxes/Insurance:	Tenant Responsibility
Roof/Structure/Lot:	Tenant Responsibility
Lease Term Remaining:	Nearly 11 Years
Rent Commencement:	Feb 19, 2009
Rent Expiration:	Feb 28, 2029
Options:	Six, Five-Year Options
Rent Increases:	10% Increase in 21st & 31st Year
Guarantee:	Full Corporate

## ASSUMABLE LOAN SUMMARY

Loan Balance:	\$3,150,000 (subject to change)
Equity Requirement:	\$2,727,000
Loan at Maturity:	\$2,512,278
Origination Date:	Sept 26, 2014
Loan Maturity Date:	Oct 31, 2024
Term/Amortization:	10/25 Years
Interest Rate:	4.84%
Annual Debt Service (P & I):	\$236,796
Net Cash Flow:	\$177,537 CFR 6.51%
Average Annual Prin Paydown:	\$99,869
CF plus average loan Paydown:	\$277,406

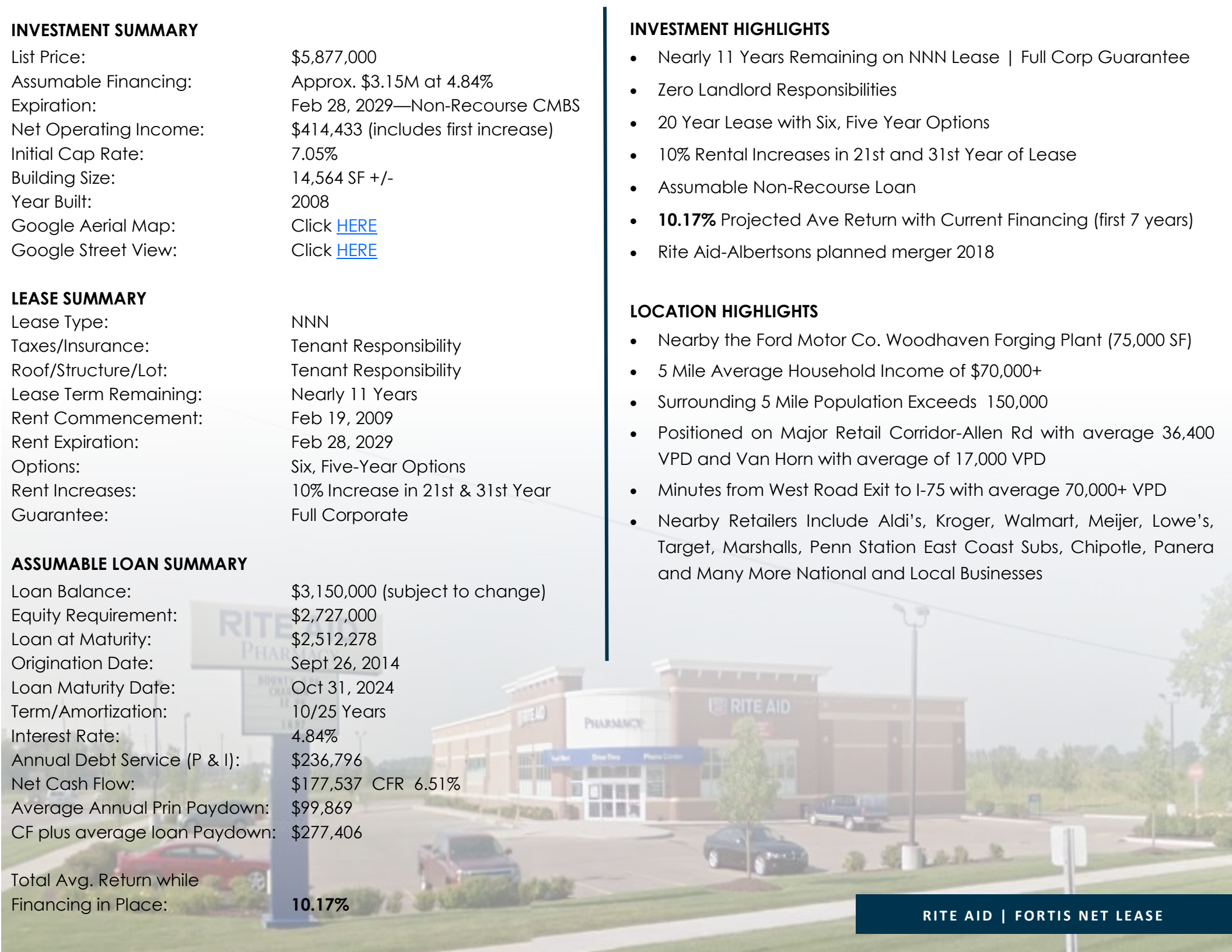
Total Avg. Return while  
Financing in Place: **10.17%**

## INVESTMENT HIGHLIGHTS

- Nearly 11 Years Remaining on NNN Lease | Full Corp Guarantee
- Zero Landlord Responsibilities
- 20 Year Lease with Six, Five Year Options
- 10% Rental Increases in 21st and 31st Year of Lease
- Assumable Non-Recourse Loan
- **10.17%** Projected Ave Return with Current Financing (first 7 years)
- Rite Aid-Albertsons planned merger 2018

## LOCATION HIGHLIGHTS

- Nearby the Ford Motor Co. Woodhaven Forging Plant (75,000 SF)
- 5 Mile Average Household Income of \$70,000+
- Surrounding 5 Mile Population Exceeds 150,000
- Positioned on Major Retail Corridor-Allen Rd with average 36,400 VPD and Van Horn with average of 17,000 VPD
- Minutes from West Road Exit to I-75 with average 70,000+ VPD
- Nearby Retailers Include Aldi's, Kroger, Walmart, Meijer, Lowe's, Target, Marshalls, Penn Station East Coast Subs, Chipotle, Panera and Many More National and Local Businesses



## TENANT OVERVIEW

**Rite Aid** was founded in 1962 and is the 3rd largest pharmacy chain in the US. Rite Aid recently sold Walgreens 1,932 stores located in the northeast, southeast and mid-Atlantic states. No stores in Michigan were conveyed in this transaction. The sale price was reported to be \$4.375 Billion. Since the transition was completed, Rite Aid continues to operate approximately 2,600 retail stores.

Rite Aid stores generate roughly 70% of their store sales revenue from pharmacy and 30% of their store sales revenue from general merchandise including greeting cards, health and beauty aids, convenience food and beverage products, seasonal merchandise, etc. Rite Aid has been proactive by adding in-store medical clinics which will create another source of income. More than 60% of Rite Aid stores are freestanding and most have drive thru facilities.

Rite Aid recently announced a merger with grocery behemoth, Albertsons. The merger has been approved by the board of director from both firms and is awaiting approval from the FTC. This will join the nations second largest supermarket operator with the third largest pharmacy chain with projected revenue for 2018 of approximately \$83 Billion.

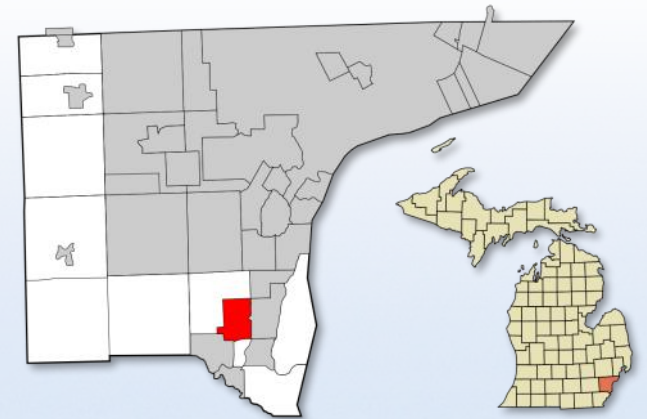




## LOCATION OVERVIEW

**Woodhaven** is a growing suburb in southern Wayne County, Michigan. As of 2017 population in a 5 mile radius of this property was above 152,000. Woodhaven is part of a collection of 18 suburban communities known as "Downriver". Woodhaven remains well known as home to the Ford Stamping Plant.

**Detroit** is the most populous city in the U.S. state of Michigan and the largest city on the United States–Canada border. It is the seat of Wayne County, the most populous county in the state. It is a primary business, cultural, financial and transportation center in the Metro Detroit area, a region of 5.2 million people. It is a major port on the Detroit River, a strait that connects the Great Lakes system to the Saint Lawrence Seaway. It was founded on July 24, 1701, by the French explorer and adventurer Antoine Laumet de La Mothe, sieur de Cadillac and a party of settlers. Known as the world's traditional automotive center, "Detroit" is a metonym for the American automobile industry. Detroit's auto industry was an important element of the American "Arsenal of Democracy" supporting the Allied powers during World War II. It is an important source of popular music legacies celebrated by the city's two familiar nicknames, the Motor City and Motown. Other nicknames arose in the 20th century, including City of Champions, beginning in the 1930s for its successes in individual and team sport; The D; Hockeytown (a trademark owned by the city's NHL club, the Red Wings); Rock City (after the Kiss song "Detroit Rock City"); and The 313 (its telephone area code).











28  
Celebrate  
the  
Seasons

29  
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Seasons

30  
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31  
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variety  
refreshing  
**GUM & MINTS**  
quality

indulge  
**CANDY**  
variety  
& more











PETSMART

Michaels

Walmart



TARGET

HomeGoods

36,400 VPD



14,637 VPD

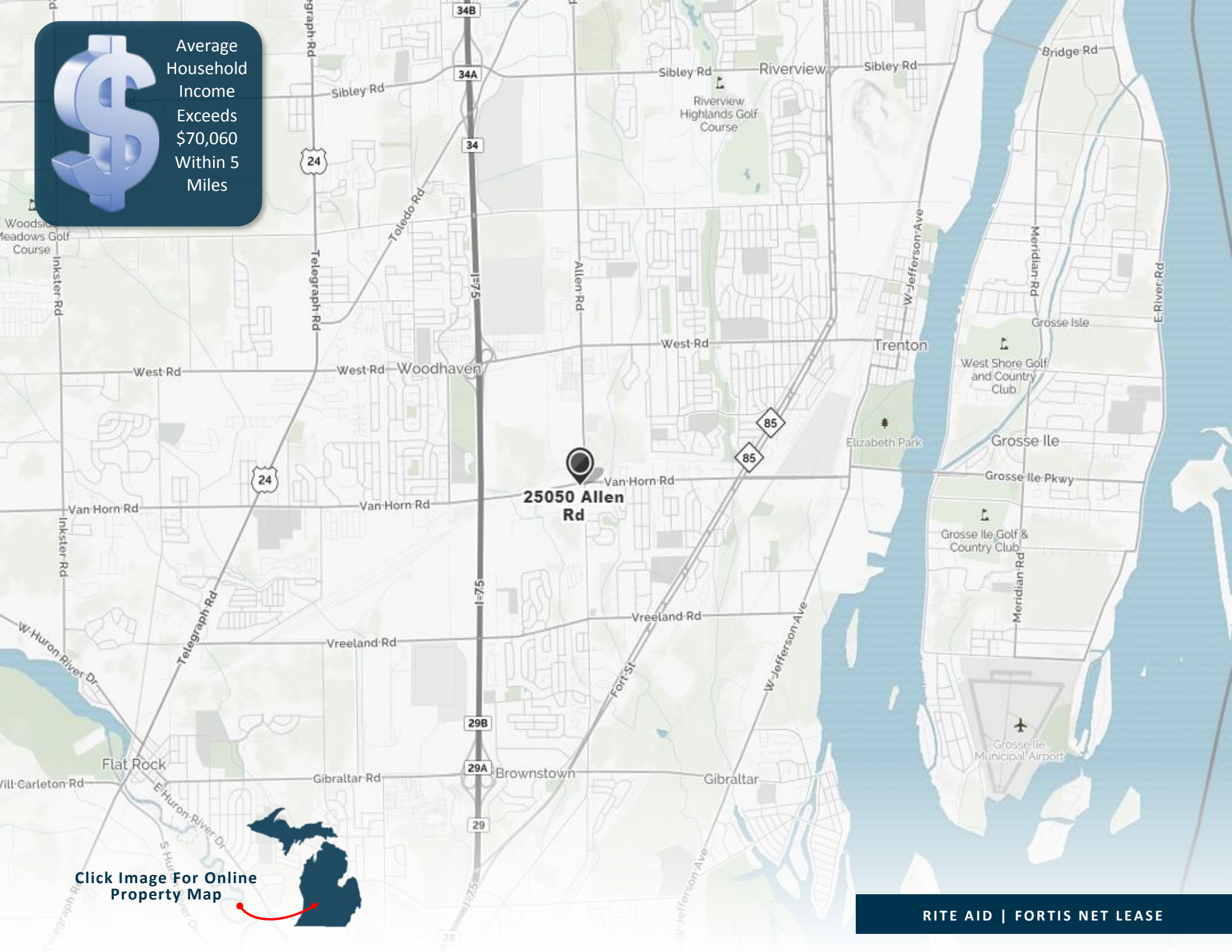


DOLLAR TREE





Average  
Household  
Income  
Exceeds  
\$70,060  
Within 5  
Miles



**25050 Allen Rd**

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Property Map

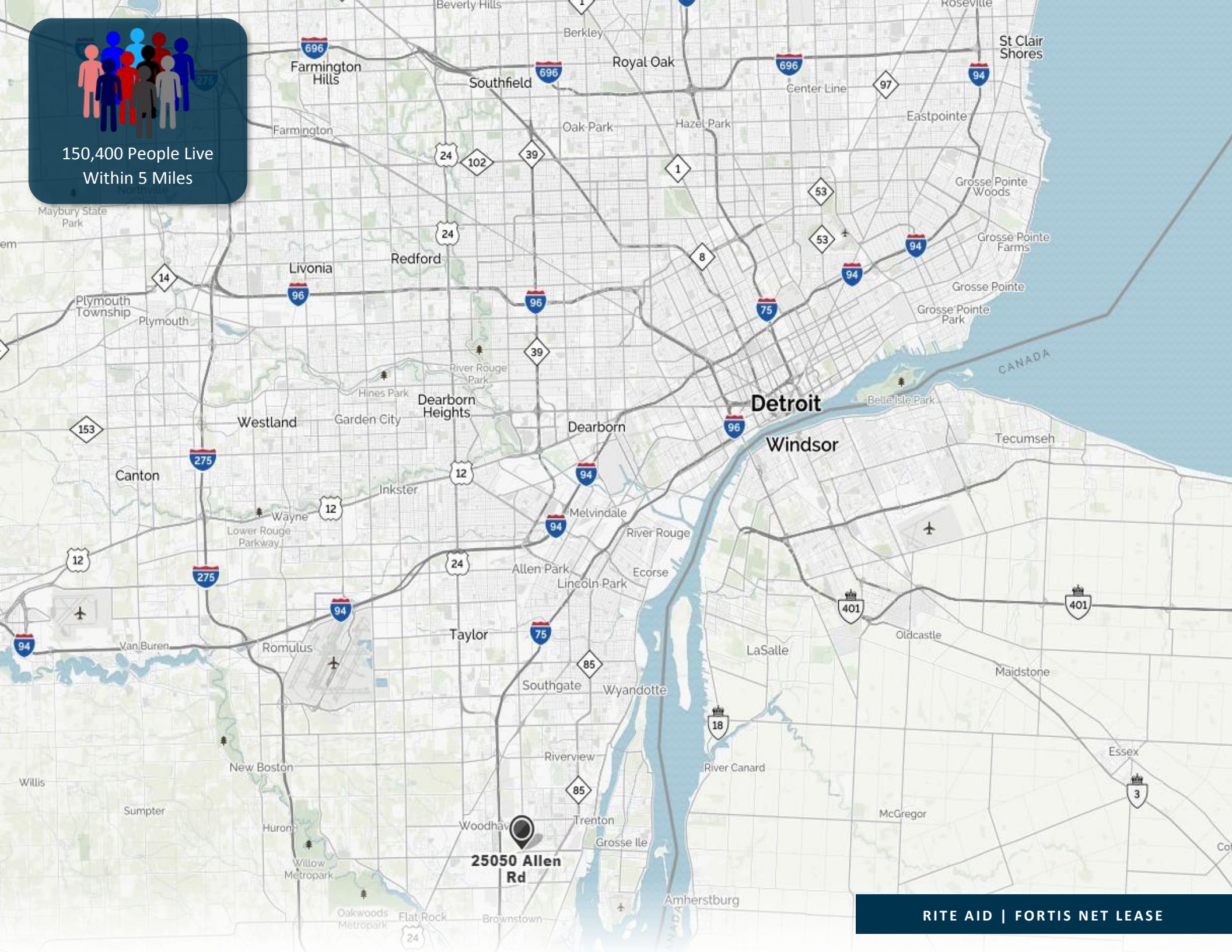


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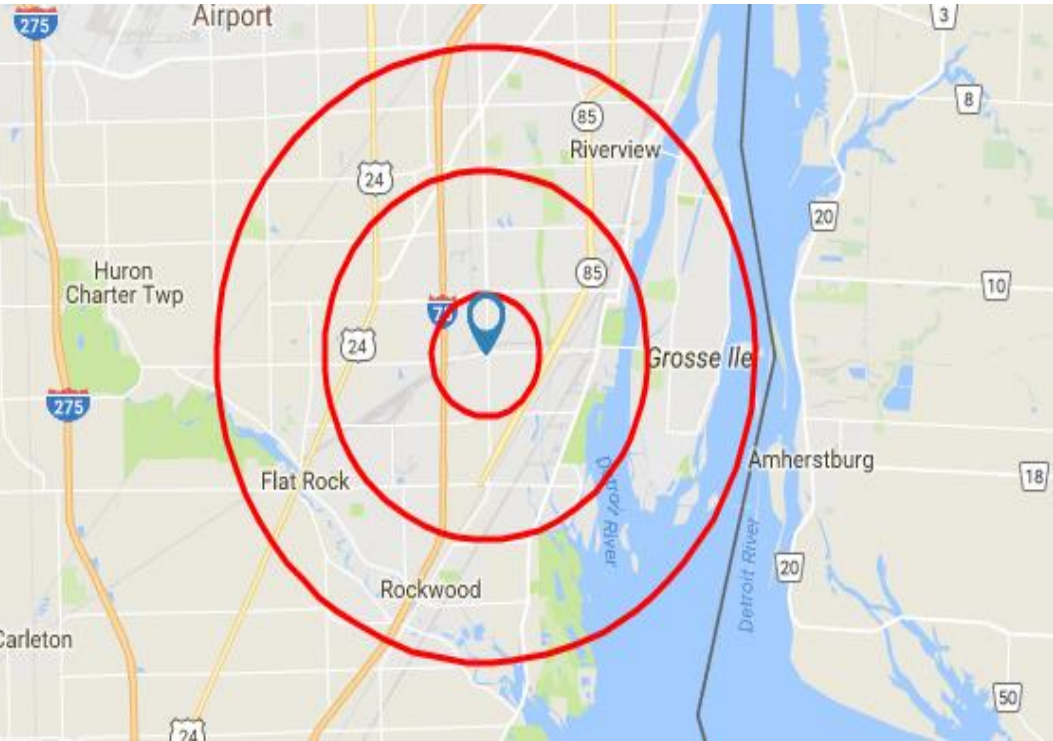


150,400 People Live  
Within 5 Miles





Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	4,054	62,208	152,506
2022 Population:	3,978	61,368	150,427
Pop Growth 2017-2022:	(1.87%)	(1.35%)	(1.36%)
Households			
2017 Total Households:	1,680	25,620	61,643
HH Growth 2017-2022:	(1.79%)	(1.32%)	(1.34%)
Median Household Inc:	\$63,128	\$56,502	\$55,033
Avg Household Size:	2.40	2.40	2.40
Housing			
Median Home Value:	\$150,062	\$141,276	\$133,435
Median Year Built:	1972	1971	1969



Population:	1 Mile	3 Mile	5 Mile
2022 Projection	3,978	61,368	150,427
2017 Estimate	4,054	62,208	152,506
2010 Census	4,247	63,579	155,984
Growth 2017-2022	(1.87%)	(1.35%)	(1.36%)
Growth 2010-2017	(4.54%)	(2.16%)	(2.23%)
2017 Population Hispanic Origin	176	3,324	8,558
2017 Population by Race:			
White	3,646	55,961	133,574
Black	113	2,774	10,850
Am. Indian & Alaskan	31	288	787
Asian	199	2,128	4,297
Hawaiian & Pacific Island	0	9	24
Other	66	1,048	2,973
Households:			
2022 Projection	1,650	25,282	60,814
2017 Estimate	1,680	25,620	61,643
2010 Census	1,756	26,143	62,976
Growth 2017 - 2022	(1.79%)	(1.32%)	(1.34%)
Growth 2010 - 2017	(4.33%)	(2.00%)	(2.12%)
Owner Occupied	1,286	17,996	44,095
Renter Occupied	395	7,623	17,548
<b>2017 Avg Household Income</b>	<b>\$73,474</b>	<b>\$70,804</b>	<b>\$70,640</b>
<b>2017 Med Household Income</b>	<b>\$63,128</b>	<b>\$56,502</b>	<b>\$55,033</b>
2017 Households by Household Inc:			
<\$25,000	257	5,417	13,651
\$25,000 - \$50,000	373	6,147	14,768
\$50,000 - \$75,000	368	4,416	10,956
\$75,000 - \$100,000	322	3,740	8,339
\$100,000 - \$125,000	156	2,406	5,615
\$125,000 - \$150,000	93	1,528	3,451
\$150,000 - \$200,000	77	1,366	2,994
\$200,000+	35	601	1,868





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