



**BIG LOTS CENTER**  
**3396 I 75 BUSINESS SPUR**  
**SAULT STE. MARIE, MI 49783**

### OFFERING SUMMARY

	YEAR 1	YEAR 2
Price	\$1,451,000	
Down Payment	All Cash	
Gross Leasable Area	37,650	
Price/SF	\$38.54	
Occupancy	100.0%	
Year Built	1980	
Lot Size	2.73 acre(s)	
CAP Rate	11.00%	11.00%
Net Operating Income	\$159,665	\$159,665
Net Cash Flow After Debt Service	\$159,665	\$159,665
Total Return	11.00% / \$159,665	11.00% / \$159,665



### INVESTMENT HIGHLIGHTS

- Big Lots Extended Lease Term for Five Years
- Near New Meijer and 260,000-Square Foot Power Center
- Minutes from Sault Sainte Marie, Ontario with Population of 75,000
- Priced at 11 Percent Cap Rate - \$38.54 per Square Foot
- Fully Occupied Two-Tenant Center
- Located Minutes from International Bridge - Canadian Border

### EXCLUSIVELY LISTED BY:

John P. Nuzman  
 Senior Vice President Investments  
 Senior Director, National Retail Group  
 Tel: (248) 415-2616  
 License: MI 6502389859  
[john.nuzman@marcusmillichap.com](mailto:john.nuzman@marcusmillichap.com)  
[www.marcusmillichap.com/JohnNuzman](http://www.marcusmillichap.com/JohnNuzman)

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REVENUE		
	YEAR 1	YEAR 2
Base Rental Revenue	\$169,750	\$169,750
Reimbursement Income	\$51,826	\$51,826
Miscellaneous Income		
Potential Gross Revenue	\$221,576	\$221,576
General Vacancy		
Effective Gross Revenue	\$221,576	\$221,576

EXPENSES		
CAM	\$26,677	\$26,677
Insurance	\$2,994	\$2,994
Real Estate Taxes	\$30,740	\$30,740
Management Fee		
Miscellaneous Expenses	\$1,500	\$1,500
Non-Reimbursable Expenses	\$1,500	\$1,500
Total Expenses	\$61,911	\$61,911

NET OPERATING INCOME		
Net Operating Income	\$159,665	\$159,665

MAJOR TENANTS		
Big Lots		