

MOBIL 1 LUBE EXPRESS

32 S. PLATT ROAD, MILAN, MI 48160

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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 LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$415,000
Current NOI:	\$30,000.00
Initial Cap Rate:	7.23%
Land Acreage:	0.27
Year Built	2000
Building Size:	1,143 SF
Price PSF:	\$374.95
Lease Type:	NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is proud to present this Mobil 1 Lube Express at 32 S. Platt Road in Milan, MI. This new 15 year NNN lease commenced in August 2018. The NNN nature of the lease means that this property has no landlord responsibilities and will provide an investor with a stable long term, management-free income stream.

The subject property is located at the intersection of Main Street and S. Platt Road. There are over 89,000 residents within ten miles and there is a 1.62 percent projected population growth by 2023. The median home value within ten miles exceeds \$214,000 and the average household income exceeds \$102,000. The subject property is located near other national retail tenants including Do it Best, Kroger, ACE Hardware, Taco Bell, McDonald's, CVS, Chase Bank and KFC.



PRICE \$415,000



CAP RATE 7.23%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- New Mobil 1 Lube Express | Out Parcel to Kroger/Ace Hardware Retail Center
- New 15 Year NNN Lease | No Landlord Responsibilities
- E-Commerce Resistant Business Model
- 10 Mile Population Exceeds 89,000 Residents
- 1.62% Projected Population Growth by 2023
- Average Household Income Within 10 Miles Exceeds \$102,000
- Median Home Value Within 10 Miles Exceeds \$214,000

MOBIL 1 LUBE EXPRESS

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FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$30,000	\$26.25
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$30,000	\$26.25

PROPERTY SUMMARY

Year Built:	2000
Lot Size:	0 Acres
Building Size:	1,143 SF
Zoning:	Commercial

LEASE SUMMARY

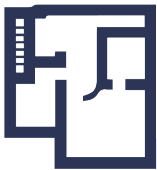
Tenant:	Mobile 1 Lube Express
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$30,000
Rent PSF:	\$26.25
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	August 1, 2018
Lease Expiration Date:	July 31, 2033
Lease Term Remaining:	14.75 Years
Rent Bumps:	6.25% Every 5 Years Including Each Option Period
Renewal Options:	Four, Five Year Options
Lease Guarantor:	Lube Express of Michigan, Inc. - 18 Units



MOBIL 1 LUBE EXPRESS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Mobile 1 Lube Express	1,143	August 1, 2018	July 31, 2033	\$30,000	100.0	\$26.25
Totals/Averages	1,143			\$30,000		\$26.25



TOTAL SF
1,143



TOTAL ANNUAL RENT
\$30,000



OCCUPANCY RATE
100



AVERAGE RENT/SF
\$26.25



NUMBER OF TENANTS
1



OVERVIEW

Company:	ExxonMobil
2017 Cash Flow:	\$33.2 Billion
2017 Earnings:	\$19.7 Billion
Headquarters:	Spring, TX
Website:	www.mobiloil.com

TENANT HIGHLIGHTS

- The world's leading synthetic motor oil brand and the number one selling synthetic oil in fast-lube facilities and retail shops
- Chosen by more than half of all NASCAR teams and is the official motor oil of NASCAR
- Mobil 1 is the top reason operators join the Mobil 1 Lube Express team and the top reason for increases in profitability, repeat customers and car counts

RENT SCHEDULE

YEARS	ANNUAL RENT	MONTHLY RENT	\$ INCREASE	% INCREASE
1-5	\$30,000	\$2,500.00		
6-10	\$31,875	\$2,656.25	\$1,875	6.25%
10-15	\$33,867	\$2,822.25	\$1,992	6.25%
Option 1	\$35,984	\$2,998.67	\$2,117	6.25%
Option 2	\$38,233	\$3,186.08	\$2,249	6.25%
Option 3	\$40,622	\$3,385.17	\$2,389	6.25%
Option 4	\$43,161	\$3,596.75	\$2,539	6.25%

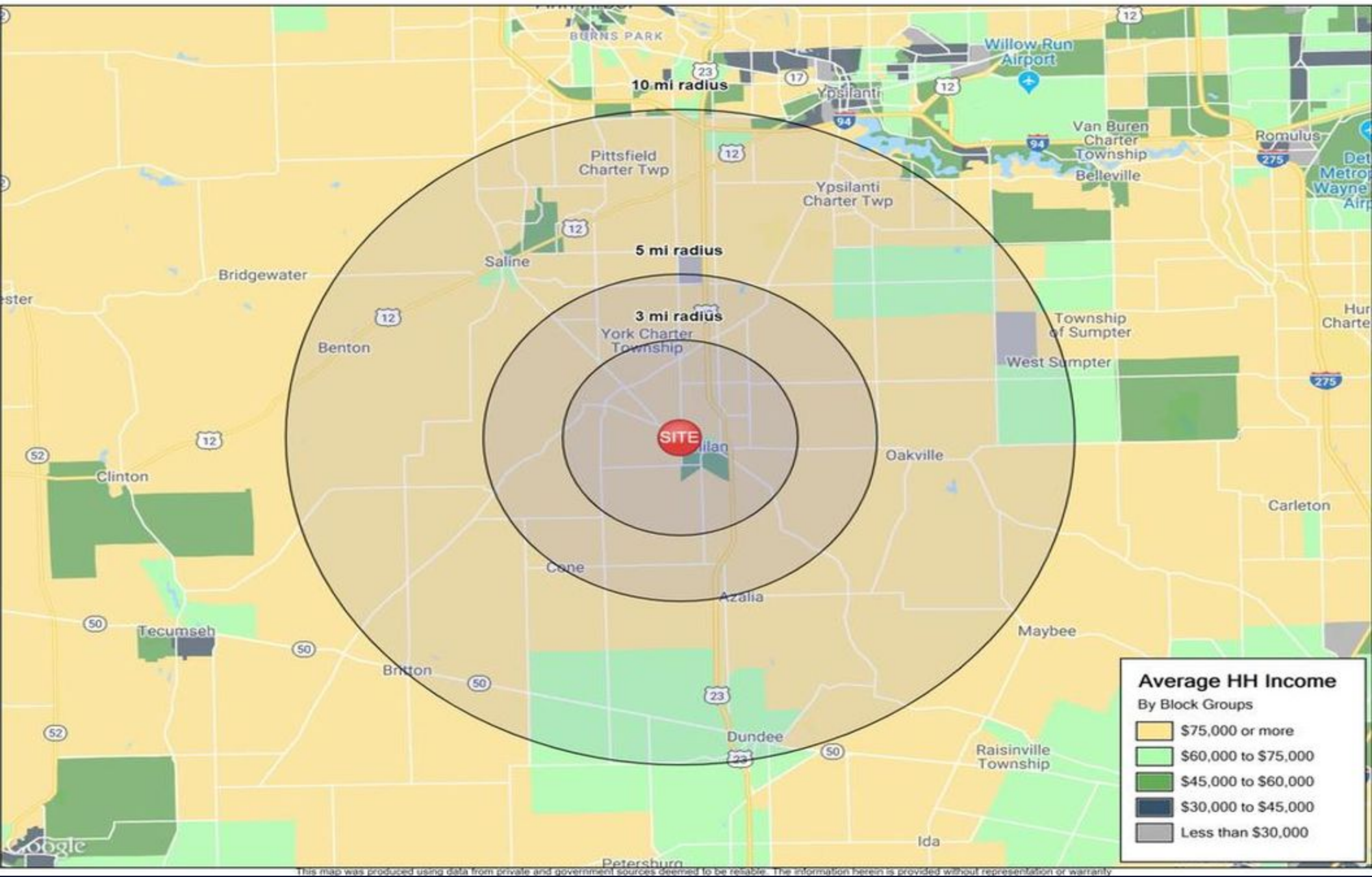
COMPANY BACKGROUND

Mobil 1 is a brand many potential customers already know and trust. The exceptional performance offered by ExxonMobil's full line of high-quality lubricants – from Mobil Super™, Mobil Super™ High Mileage and Mobil Super™ Synthetic premium oils, to our line of Mobil 1 and Mobil 1™ Extended Performance synthetic motor oils – is the heart of the Mobil 1 Lube Express.

The Mobil 1 brand means more now than ever - especially give the rapid growth of synthetics in the market. As the world's leading synthetic motor oil brand, Mobil 1 stands for trust and offers motorists a choice that's differentiated from our competitors.

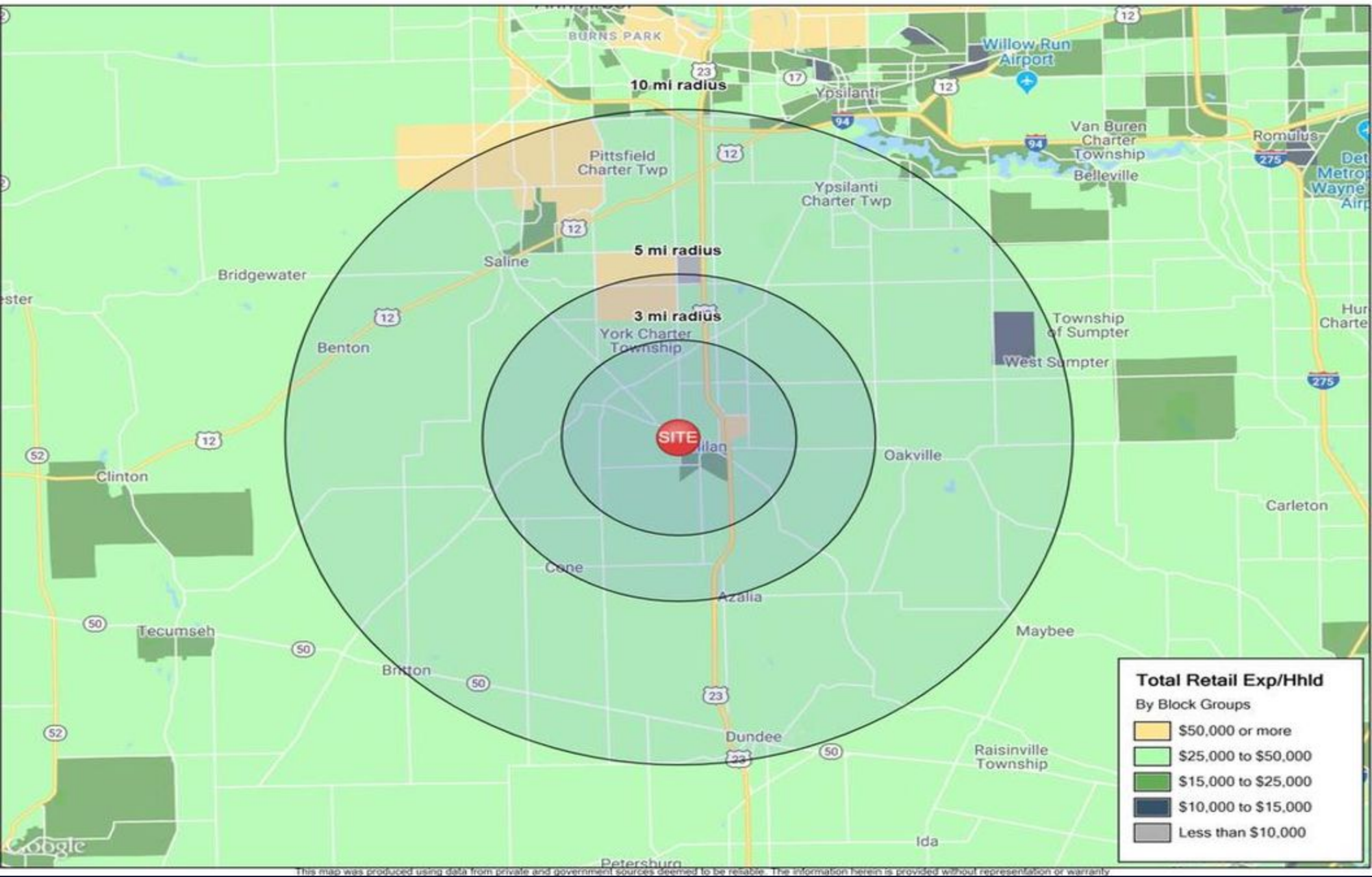
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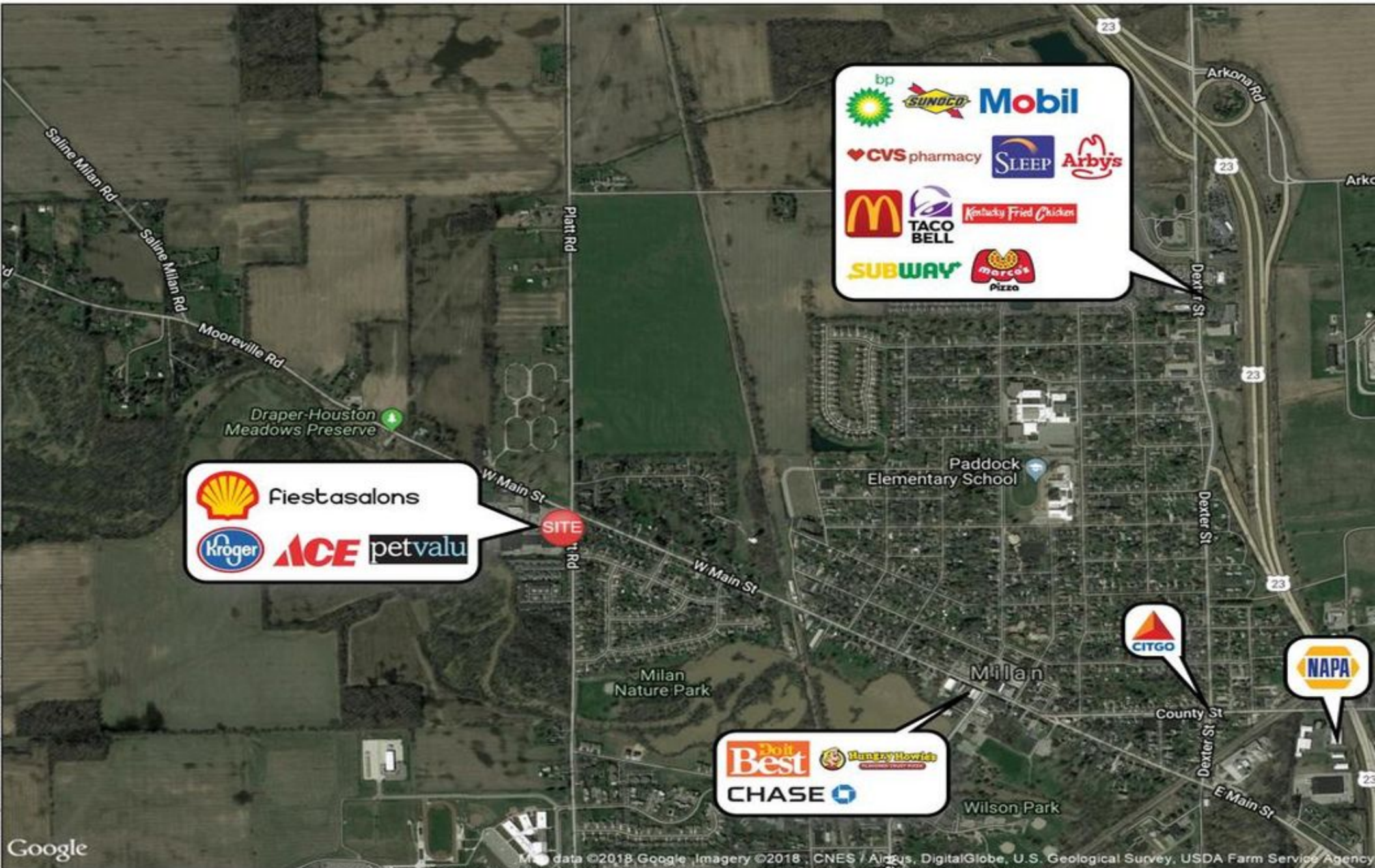
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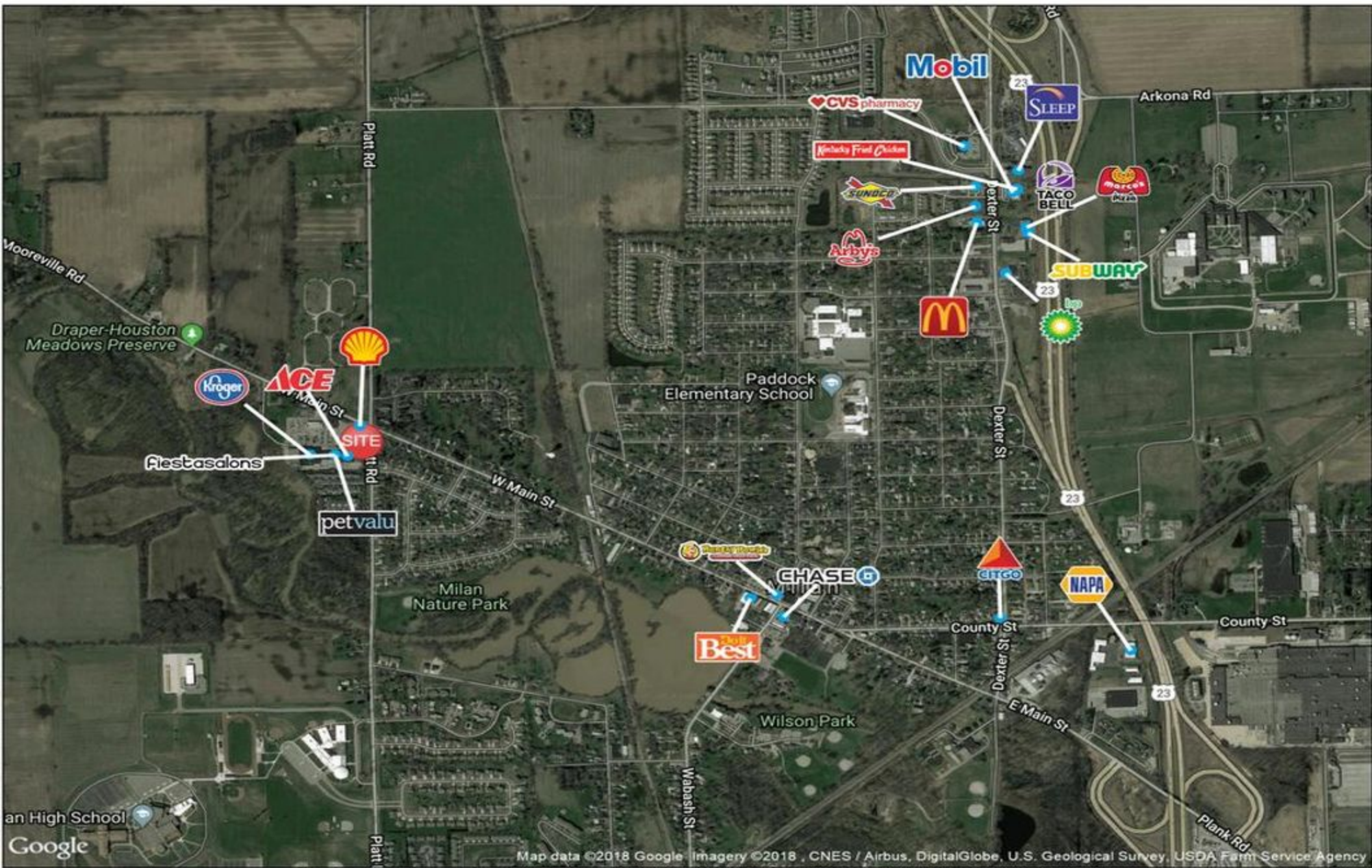
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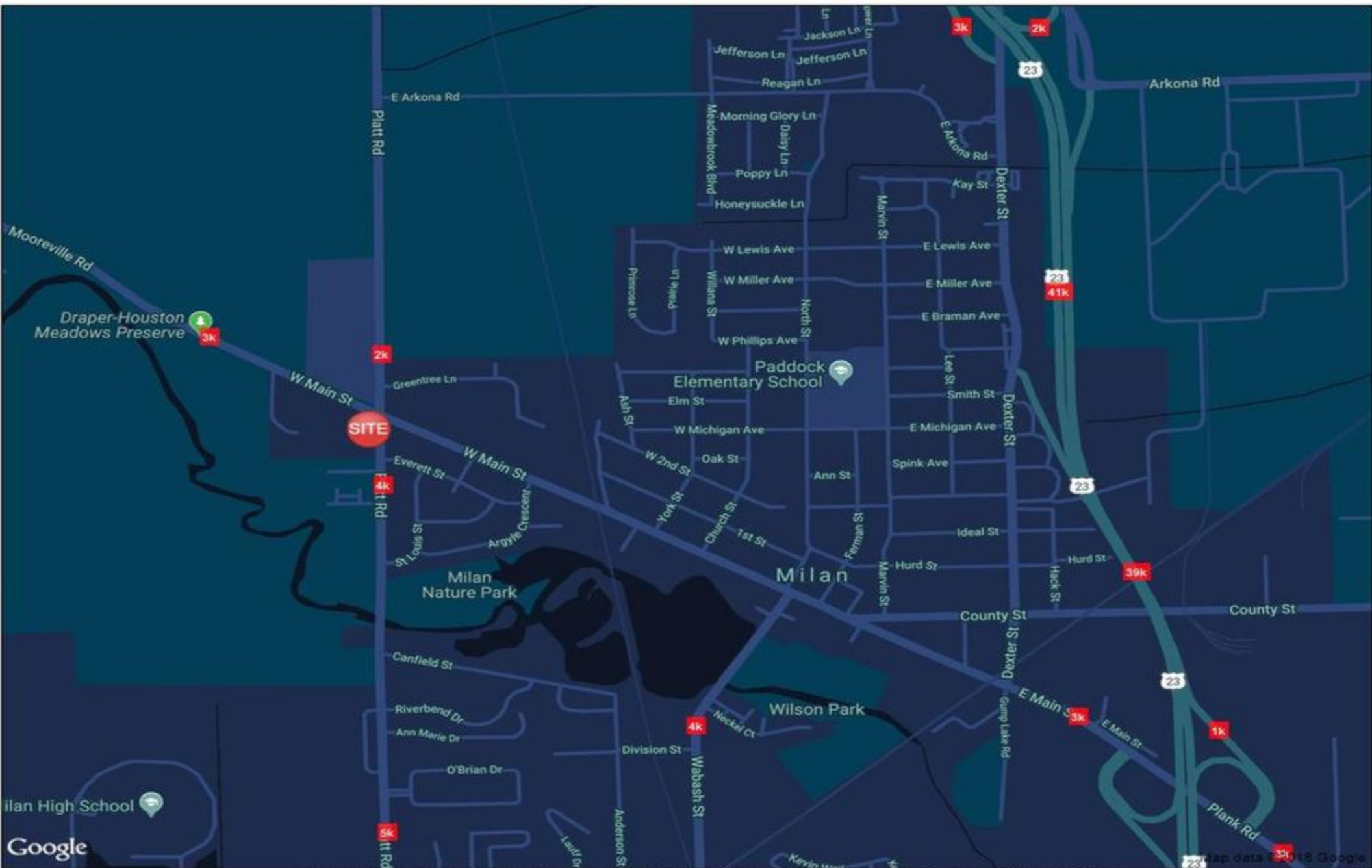
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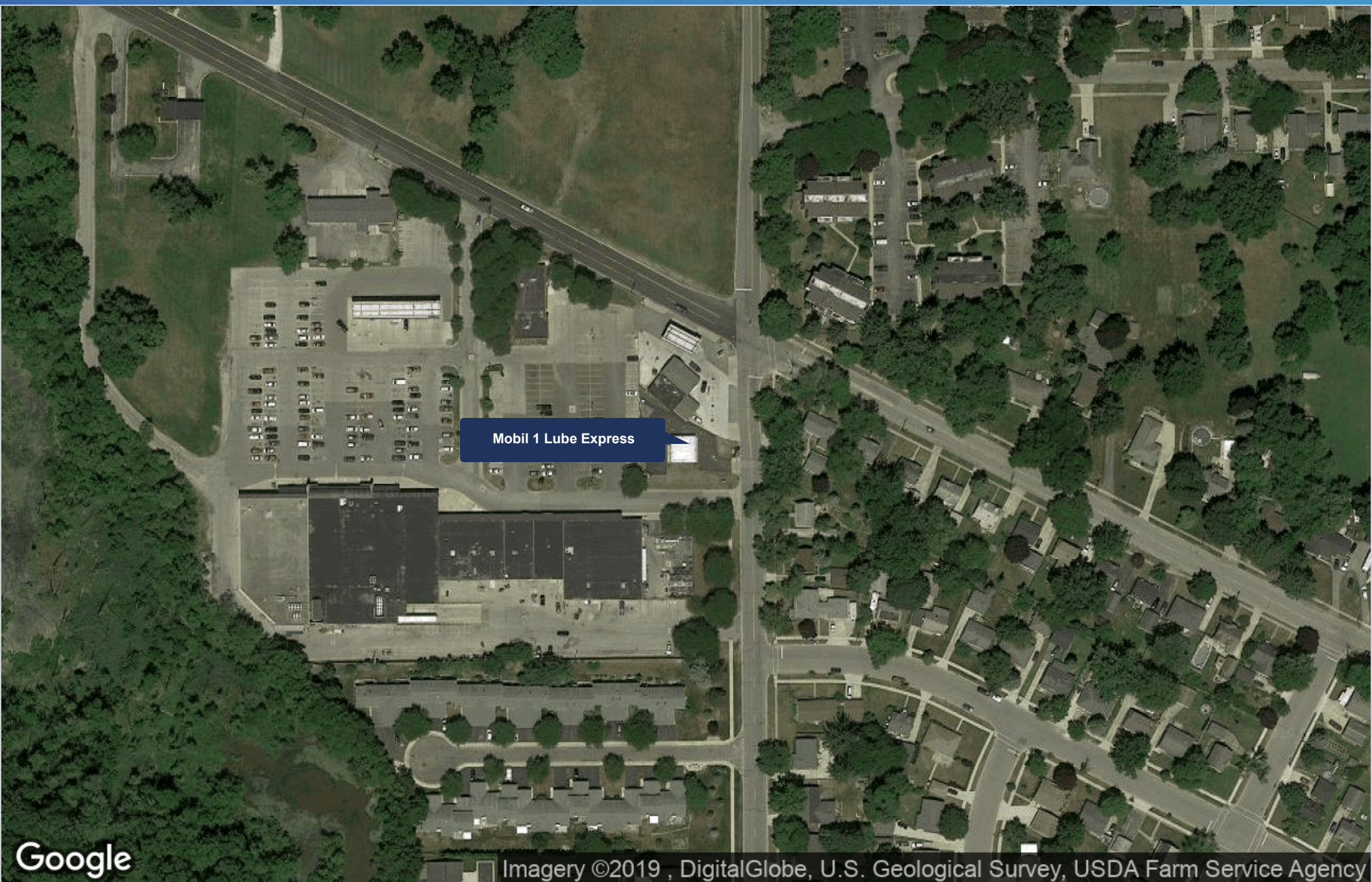


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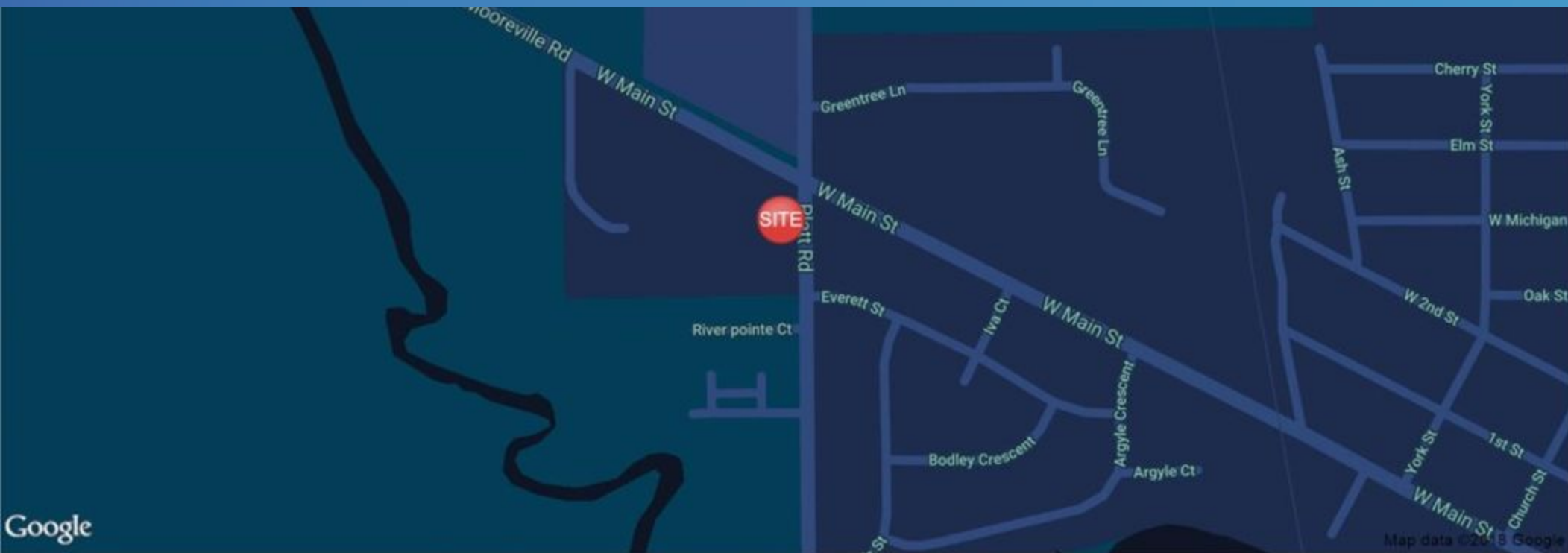


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 FORTIS NET LEASE™



Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	4,956	8,932	15,057
Households	2,017	2,967	5,116
Population Median Age	35.0	35.7	38.0
5 Yr Pop Growth (Total%)	4.0%	2.4%	2.9%

5 Mile Information



Photo

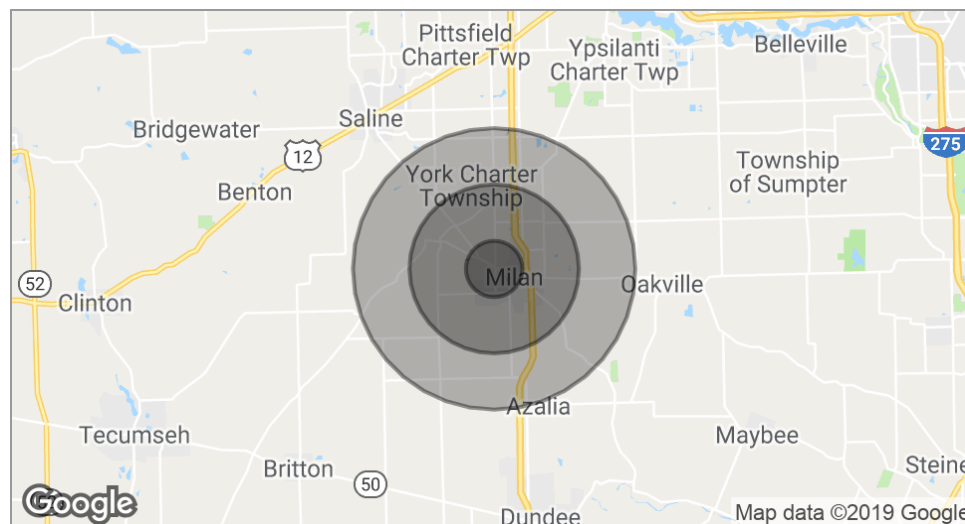




Milan is a city in Monroe and Washtenaw counties in the U.S. state of Michigan. The population was 5,836 at the 2010 census. About 60% of the city's area and 75% of its residents are located on the Washtenaw County side adjacent to York Charter Township in Washtenaw County; while 40% percent of the city's area and 25% of its residents are located on the Monroe County side adjacent to Milan Township.

French settlers in the area named the township "Milan" because they once hoped to produce grapes and wine in the area, so the Italian city by that name seemed appropriate. The river going through Milan and Milan township is the Saline River, part of the River Raisin watershed. "River Raisin" refers to Raisin, the French word for grape. Small wild grapes were growing on the banks of the river, so early French settlers in the Monroe area hoped that this area would be wine country. Just southeast of Milan, along Plank road, is an old community by the name of "Grape" which is a reflection of this desire to create a wine producing area. Milan became a village in 1885. It continued as a village until 1967, when it was incorporated as a city.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	9,604	15,408	89,499
Total Population 2023	9,753	15,651	90,953
Population Growth Rate	1.55%	1.58%	1.62%
Average Age	39.30	39.70	38.20
Average Household Size	2.60	2.70	2.70
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,027	5,024	32,264
Average HH Income	\$85,893	\$102,013	\$102,528
Median Home Value	\$161,590	\$197,850	\$214,511





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

The FNL Team

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