



VZ & H&R BLOCK

2800 US-41 W, MARQUETTE, MI 49855

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

KYLE CARSON
SENIOR ADVISOR
D: 248.419.3271
KCARSON@FORTISNETLEASE.COM

ANDY BENDER
INVESTMENT ADVISOR
D: 248.419.3657
ABENDER@FORTISNETLEASE.COM

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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:

KYLE CARSON

SENIOR ADVISOR

D: 248.419.3271

KCARSON@FORTISNETLEASE.COM

ANDY BENDER

INVESTMENT ADVISOR

D: 248.419.3657

ABENDER@FORTISNETLEASE.COM

ROBERT BENDER

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM

INVESTMENT SUMMARY

List Price:	\$625,000
Current NOI:	\$62,500
Initial Cap Rate:	10.0%
Land Acreage:	0.83
Building Size:	6,000 SF
Price PSF:	\$104.17
Lease Type:	Leasehold
Lease Term:	Multiple

INVESTMENT OFFERING

Fortis Net Lease is proud to present a two-tenant retail center with H&R Block and Verizon Wireless at 2800 US 41 W, Marquette, MI. Both tenants have 5 year NN leases and require minimal landlord responsibilities. H&R Block has a 6.6% rent increase in the second year as well as a 6.25% bump in year 4.

The subject property is located along a major retail corridor and is an outparcel to Westwood Mall. It is approximately a Half Mile from Menards, Walmart, Target and Lowe's. The average household income within five miles of the property is over \$40,000 and the median home value exceeds \$160,000.

The surrounding area has a population that exceeds 27,000 residents. The subject property is surrounded by retail tenants including: Best Buy, Lowe's, Gander Mountain, Menards, Walmart, Target, CVS, Starbucks, Goodwill, Bigby, Culver's, Red Lobster, Applebee's, Autozone and many more.



PRICE \$625,000



CAP RATE 10.0%



LEASE TYPE Leasehold



TERM See Rent-Roll

INVESTMENT HIGHLIGHTS

- Proven Location for Tenants | Recent 5 Yr Extensions Executed
- High Yield Asset with Rent Increases During Current Term
- NN Requires Minimal Landlord Responsibilities
- Strong Intrinsic Value in Main Regional Shopping Corridor
- Located Near Major Retail Tenants Including Walmart, Lowe's, Target, Menards, Goodwill, AutoZone, Starbucks, Michael's, PetSmart, T.J. Maxx and Many More
- Outparcel to Westwood Mall
- Situated Along Major Retail Corridor | 40,000+ VPD

FINANCIAL SUMMARY

INCOME		PER SF
VZ Rent	\$60,000	\$10.00
H&R Block	\$52,500	\$8.75
VZ (Reimbursements)	\$5,875	\$0.98
H&R (Reimbursements)	\$8,050	\$1.34
Gross Income	\$126,425	\$21.07
EXPENSE		PER SF
Expenses	\$13,925	\$2.32
Ground Lease	\$50,000	\$8.33
Gross Expenses	\$63,925	\$10.65
NET OPERATING INCOME	\$62,500	\$10.42

PROPERTY SUMMARY

Lot Size:	0.83 Acres
Building Size:	6,000 SF
Zoning:	Commercial

The offering is for the leasehold interest (building and improvements only) and is subject to a ground lease with approximately 14 years remaining (including options); as such, the property qualifies for a 1031 exchange.

There are two (2) Five-year options to renew the lease. Rent increases \$3,000 every five years throughout the primary term and option periods. Ground rent expense is not reimbursable by either subtenant. At the end of the options periods rent will reset to market rent which will be assessed by mutual third party.

LEASE SUMMARY

Tenant:	Verizon Wireless
Lease Type:	NN
Primary Lease Term:	5YR Extension
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	2/28/2015
Lease Expiration Date:	2/29/2020
Lease Term Remaining:	1.42 YR
Rent Increases:	In Options
Renewal Options:	Multiple



GROSS SALES:

\$126B



STORE COUNT:

2,330



GUARANTOR:

VZ PERSONAL CORP



NYSE:

\$53

FINANCIAL SUMMARY

INCOME		PER SF
VZ Rent	\$60,000	\$10.00
H&R Block	\$52,500	\$8.75
VZ (Reimbursements)	\$5,875	\$0.98
H&R (Reimbursements)	\$8,050	\$1.34
Gross Income	\$126,425	\$21.07
EXPENSE		PER SF
Expenses	\$13,925	\$2.32
Ground Lease	\$50,000	\$8.33
Gross Expenses	\$63,925	\$10.65
NET OPERATING INCOME	\$62,500	\$10.42

PROPERTY SUMMARY

Lot Size:	0.83 Acres
Building Size:	6,000 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	H&R Block
Lease Type:	NN
Primary Lease Term:	5 YR Extension
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	-
Lease Expiration Date:	7/31/2021
Lease Term Remaining:	2.83 YR
Rent Increases:	In Options
Renewal Options:	Multiple



MARKET CAP:
\$25.96B



STORE COUNT:
2,700

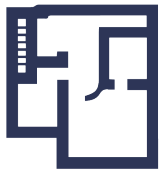


NET INCOME:
\$613M



NYSE:
\$26

TENANT NAME	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE
Verizon Wireless	3,500	2/29/2020	\$60,000	58.33	In Options
H&R Block	2,500	7/31/2021	\$52,500	41.67	In Options
Totals/Averages	6,000		\$112,500		



TOTAL SF
6,000



TOTAL ANNUAL RENT
\$112,500



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$18.75



NUMBER OF TENANTS
2



H&R BLOCK

OVERVIEW

Company:	H&R Block
Founded:	1955
Total Revenue:	\$3.16B
Net Income:	\$752M
Total Assets:	\$3.14B
Headquarters:	Kansas City, MO
Website:	HRBlock.com

TENANT HIGHLIGHTS

- H&R Block has 70,000 tax pros
- 10,000 U.S. retail tax offices
- Started by brothers Henry W. Bloch and Richard Bloch in 1855.
- H&R Block acquired MECA Software, the company that created the TaxCut software
- It filed 23 million tax returns worldwide in 2016

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
Now-7/31/2021	\$52,500	\$4,375	-	10%

H&R BLOCK

H&R Block, Inc., or H&R Block, is an American tax preparation company operating in North America, Australia, and India. The company was founded in 1955 by brothers Henry W. Bloch and Richard Bloch.

As of 2018, H&R Block operates approximately 12,000 retail tax offices staffed by tax professionals worldwide. It also offers consumer tax software as well as online tax preparation and electronic filing from their website. The Kansas City-based company also offers payroll, and business consulting services.

During World War II, Henry W. Bloch was a young Army Air Forces navigator who wanted to start a family business with his brothers in Kansas City. Home from the war in 1946, Henry saw a pamphlet suggesting a bright future for companies serving small businesses, and it sparked his imagination. That year, Henry and his older brother, Leon, borrowed \$5,000 and opened a small bookkeeping business on Main Street in downtown Kansas City. However, four months later, they had few clients and Leon decided to seek a law degree.



OVERVIEW

Company:	Verizon Wireless
Founded:	2000
Total Revenue:	\$126B
Net Income:	\$30B
Number Of Locations:	2,330
Headquarters:	Basking Ridge, NJ
Website:	VerizonWireless.com

TENANT HIGHLIGHTS

- 2,330 Retail Locations
- Headquartered in Basking Ridge, NJ
- Started in 2000
- Operated largest 4G Network in USA
- Launched first 5G Network in September 2018
- Boasts a revenue in excess of \$126B

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
Now-7/31/2021	\$60,000	\$5,000	-	10%

VERIZON WIRELESS

Verizon Wireless (commonly shortened to Verizon, and stylized as verizon), is an American telecommunications company which offers wireless products and services. It is a wholly owned subsidiary of Verizon Communications. With 149 million subscribers as of October 2017, Verizon Wireless is the largest wireless telecommunications provider in the United States.

The company is headquartered in Basking Ridge, New Jersey. It was founded in 2000 as a joint venture of American telecommunications firm Bell Atlantic, which would soon become Verizon Communications, and British multinational telecommunications company Vodafone. Verizon Communications became the sole owner in 2014 after buying Vodafone's 45-percent stake in the company.

It operates a national 4G LTE network covering about 98 percent of the U.S. population, which in December 2015 won or tied for top honors in each category of the RootMetrics RootScore Reports. Verizon Wireless offers mobile phone services through a variety of devices. Its LTE in Rural America Program, with 21 rural wireless carriers participating, covers 2.7 million potential users in 169 rural counties. Verizon Wireless announced in 2015 that it was developing a 5G, or fifth generation, network.

VZ & H&R BLOCK

2800 US-41 W, MARQUETTE, MI 49855

 FORTIS NET LEASE™



VZ & H&R BLOCK

2800 US-41 W, MARQUETTE, MI 49855

 FORTIS NET LEASE™



VZ & H&R BLOCK

2800 US-41 W, MARQUETTE, MI 49855

 FORTIS NET LEASE™



VZ & H&R BLOCK

2800 US-41 W, MARQUETTE, MI 49855

 FORTIS NET LEASE™



VZ & H&R BLOCK

2800 US-41 W, MARQUETTE, MI 49855

 FORTIS NET LEASE™



VZ & H&R BLOCK

2800 US-41 W, MARQUETTE, MI 49855



VZ & H&R BLOCK

2800 US-41 W, MARQUETTE, MI 49855



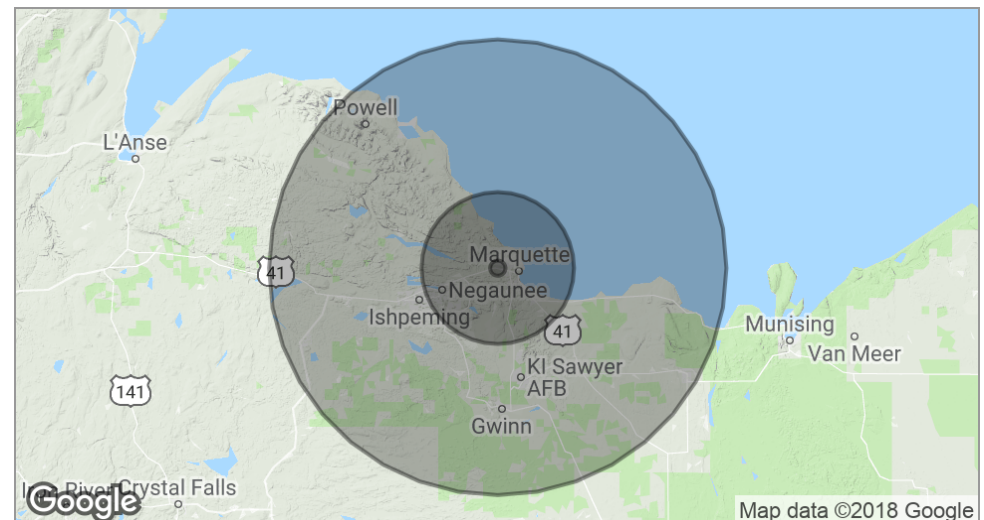


Marquette is a city in the U.S. state of Michigan and the county seat of Marquette County. The population was 21,355 at the 2010 census, making it the most populated city of the Upper Peninsula. Marquette is a major port on Lake Superior, known primarily for shipping iron ore, and is the home of Northern Michigan University.

Marquette was listed among the 10 best places to retire in the U.S. by CBS MoneyWatch. The city of Marquette has a number of parks and recreational facilities which are used by city and county residents. Presque Isle Park is Marquette's most popular park located on the north side of the city. It includes 323 acres of mostly forested land and juts out into Lake Superior. The park was designed by Frederick Law Olmsted, noted for designing Central Park in New York City.

Marquette is served by American Eagle and Delta Connection out of Sawyer International Airport (KSAW) with daily flights to Chicago and Detroit airports. Service to Minneapolis–Saint Paul will begin in March 2017.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	2,843	22,829	26,540
Total Population 2023	2,890	22,660	26,336
Median Age	43.8	37.5	39.5
# Of Persons Per HH	2.2	2.7	2.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,280	9,388	10,867
Average HH Income	\$52,095	\$57,770	\$57,144
Average House Value	\$207,039	\$172,678	\$143,431
Consumer Spending (Thousands)	30,631	205,294	242,994





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

KYLE CARSON

SENIOR ADVISOR

D: 248.419.3271

KCARSON@FORTISNETLEASE.COM

ANDY BENDER

INVESTMENT ADVISOR

D: 248.419.3657

ABENDER@FORTISNETLEASE.COM

EXCLUSIVELY LISTED BY:

ROBERT BENDER

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM