



**KOHL'S**  
**6528 WEST SAGINAW HIGHWAY**  
**LANSING, MI 48917**

### OFFERING SUMMARY

Price	\$9,030,000
Net Operating Income	\$609,551
Capitalization Rate	6.75%
Price/SF	\$94.89
Net Cash Flow	6.75% / \$609,551
Down Payment	All Cash
Cash on Cash Return	6.75%
Rent/SF	\$6.41
Gross Leasable Area	95,161 SF
Year Built/Renovated	1999
Lot Size	9.58 acre(s)

### LEASE SUMMARY

Tenant	Kohl's
Credit Rating	BBB stable
Lease Type	NNN
Lease Commencement	10/8/1999
Lease Expiration	2/2/2030
Lease Term Remaining	10.5 Years
Options	Four (4) Five Year Options With 3.5% Increase in Each Option Period



### EXCLUSIVELY LISTED BY:

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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$609,551	\$6.41	\$50,796	Current	N/A
\$610,481	\$6.42	\$50,873	Option 1  Years 31-35	0.15%
\$632,191	\$6.64	\$52,683	Option 2  Years 36-40	3.56%
\$653,901	\$6.87	\$54,492	Option 3  Years 41-45	3.43%
\$675,611	\$7.10	\$56,301	Option 4  Years 46-50	3.32%



## INVESTMENT HIGHLIGHTS

- New 10-Year Lease Extension
- Adjacent to Newly Remodeled Kroger with Fuel Center
- Over One Million Square Feet of Nearby Retail
- 20-Year Operating History

## DEMOGRAPHICS