



DOMINO'S
912 W MICHIGAN AVE
MARSHALL, MI 49068

OFFERING SUMMARY

Price	\$1,350,000
Net Operating Income	\$70,875
Capitalization Rate	5.25%
Price/SF	\$937.50
Net Cash Flow	5.25% / \$70,875
Down Payment	All Cash
Cash on Cash Return	5.25%
Rent/SF	\$49.22
Gross Leasable Area	1,440 SF
Year Built/Renovated	2019
Lot Size	0.63 acre(s)

LEASE SUMMARY

Tenant	Domino's
Credit Rating	N/A
Lease Type	NNN
Lease Commencement	8/1/2020
Lease Expiration	7/31/2035
Lease Term Remaining	15.1 Years
Options	Opt. 1 Yrs.16-20- \$94,335 Yrs. 21-25 \$103,768 Opt. 2 Yrs. 26-30 \$114,145 Yrs. 31-35 \$125,559



EXCLUSIVELY LISTED BY:

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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$70,875	\$49.22	\$5,906	Current	N/A
\$77,962	\$54.14	\$6,497	8/1/20-7/31/25	10.00%
\$85,759	\$59.55	\$7,147	8/1/25-7/31/30	10.00%
\$94,335	\$65.51	\$7,861	Opt. 1 Yrs. 16-20	10.00%
\$103,768	\$72.06	\$8,647	Yrs. 21-25	10.00%
\$114,145	\$79.27	\$9,512	Opt. 2 Yrs. 26-30	10.00%
\$125,560	\$87.19	\$10,463	Yrs. 31-35	10.00%



INVESTMENT HIGHLIGHTS

- New Build-to-Suit with Drive-Thru
- 15-Year NNN Lease
- Multi-Unit Operator for 21 Years
- Earned Franchise Award Three Years - Top 1 Percent
- 17,000 Stores in 90 Markets - \$14.3B in Sales
- Corner Lot Adjacent to New O'Reilly's

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2019 Population	4,176	9,839	13,001
2010 Population	4,227	9,928	13,103
2019 Households	1,830	4,062	5,315
2010 Households	1,882	4,151	5,416
Average HH Income	\$65,699	\$72,777	\$74,323