



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Shell (*Rebranding*)

25825 Michigan Avenue
Inkster, MI 48141

ACTUAL PROPERTY IMAGE

EXCLUSIVELY MARKETED BY:



DANNY FISHER

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IN COOPERATION WITH:

Sands Investment Group Michigan, LLC

Lic. # 6505424119

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Broker of Record: Max Freedman

MI Lic. # 6502424113

SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,000 SF Shell Located in Inkster, Michigan. The, Soon to Be Branded, Shell Station is Located Off of Michigan Avenue With Both a High Traffic Count and Dense Population. This Opportunity Includes a Brand-New Lease, Providing For a Unique Investment Opportunity.

OFFERING SUMMARY

PRICE	\$1,152,000
CAP	9.00%
NOI (YEAR 2 PRO FORMA)	\$103,700
PRICE PER SF	\$384

PROPERTY SUMMARY

ADDRESS	25825 Michigan Avenue Inkster, MI 48141
COUNTY	Wayne
BUILDING AREA	3,000 SF
LAND AREA	0.41 AC



S H E L L

HIGHLIGHTS

- Brand New 5 Year Lease With a Rent Bump in Year 2
- Property Will Be Rebranding to a Shell in the Upcoming Weeks
- Strategically Located Off of Michigan Avenue Which Sees Over 41,820 VPD
- Corner Location at a Signalized Intersection
- Strong Demographics With Population of Over 118,600 Residents Making an Average Household Income of \$69,731 Within a 3-Mile Radius
- Easy Access - Multiple Points of Entry
- Situated in an Established Motel Corridor
- Located Just 25 Minutes West of Detroit and 37 Minutes East of Ann Arbor
- Excellent Major Area Drivers With National Tenants Including: Home Depot, Burger King, Aaron's, Taco Bell, Starbucks, McDonald's, Dollar Tree, Kroger, Dunkin', Orangetheory and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	More Cans Leasing, LLC
PREMISES	A Building of Approximately 3,000 SF
LEASE COMMENCEMENT	November 1, 2020
LEASE EXPIRATION	October 31, 2025
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	Fixed in Year 2
LEASE TYPE	Gross
PERMITTED USE	Convenience
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Landlord's Responsibility
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility if Repair Cost Less Than \$500 an Occurrence
	Landlord's Responsibility if Repair Cost Greater Than \$500 an Occurrence
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
3,000 SF	Current: \$96,000 11/01/2021: \$126,000	Current: \$32.00 11/01/2021: \$34.56



S H E L L

PRO FORMA INCOME & EXPENSES

INCOME

Base Rent - Year 2	\$126,000
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EFFECTIVE GROSS INCOME	\$126,000
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OPERATING EXPENSES

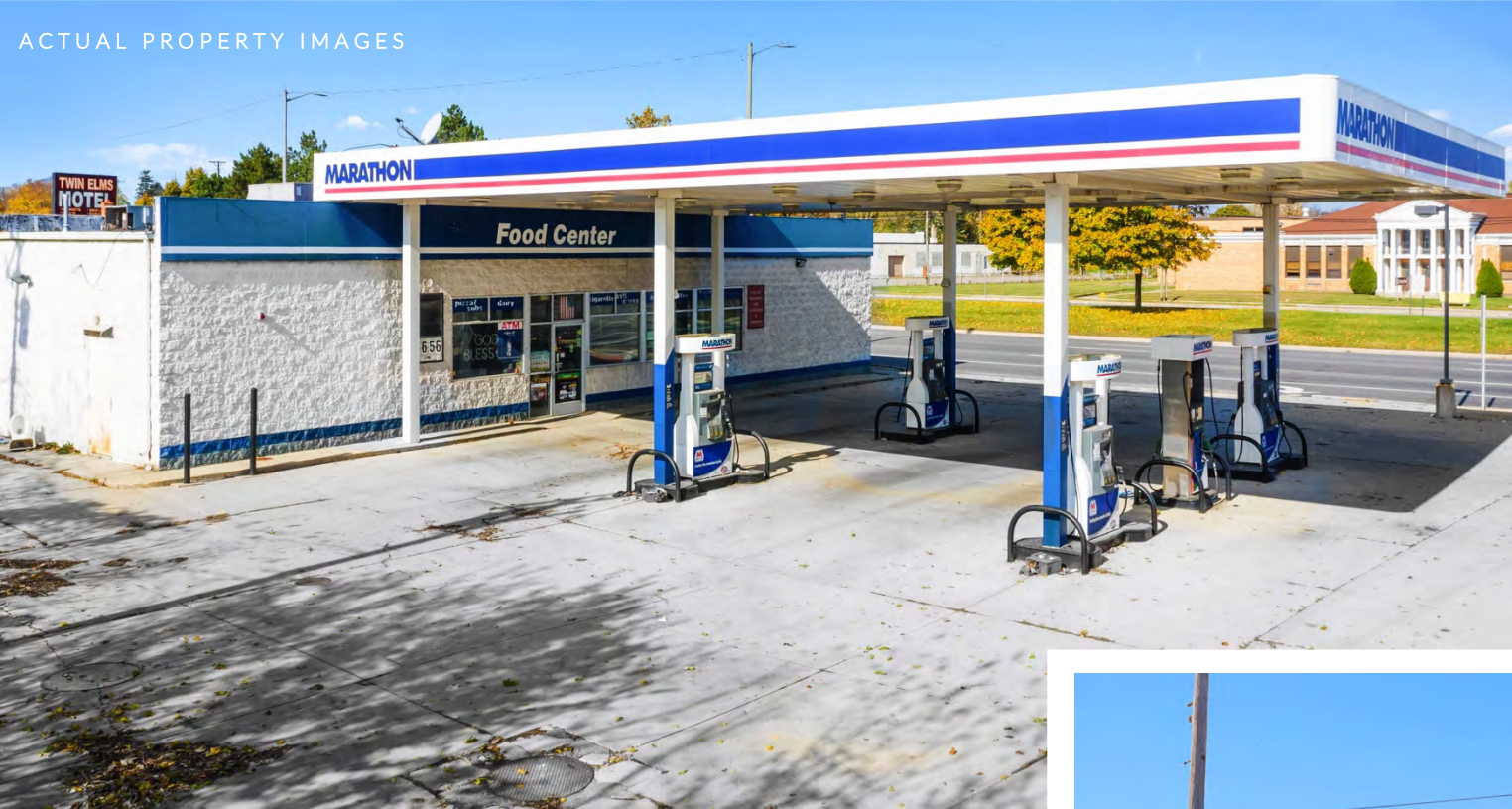
Taxes	(\$16,983)
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Insurance	(\$4,300)
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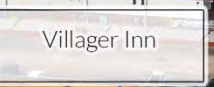
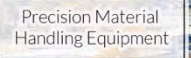
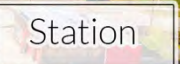
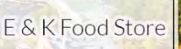
Repairs & Maintenance	(\$1,000)
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TOTAL EXPENSES	(\$22,283)
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NET OPERATING INCOME	\$103,717
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Michigan Ave

Beech Daly Rd

DOWNTOWN DETROIT



Ford Beech Daly
Technical Center

Dearborn Heights
Police Department



Beech Daly Rd

Michigan Ave



Daly
School






























 MEN'S WEARHOUSE
 Bar Louie 








Michigan Ave








Beech Daly Rd



































 PRODUCT DEVELOPMENT CENTER

INKSTER | WAYNE COUNTY | MICHIGAN

Inkster, Michigan, in Wayne county, is 3 miles Southwest of Dearborn Heights and 13 miles West of Detroit, Michigan. Detroit is the largest and most-populous city in the state of Michigan, the largest U.S. city on the United States-Canada border, and the seat of Wayne County. The municipality of Detroit had a 2019 estimated population of 670,031, making it the 24th-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area, and 14th-largest in the United States. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture and design.

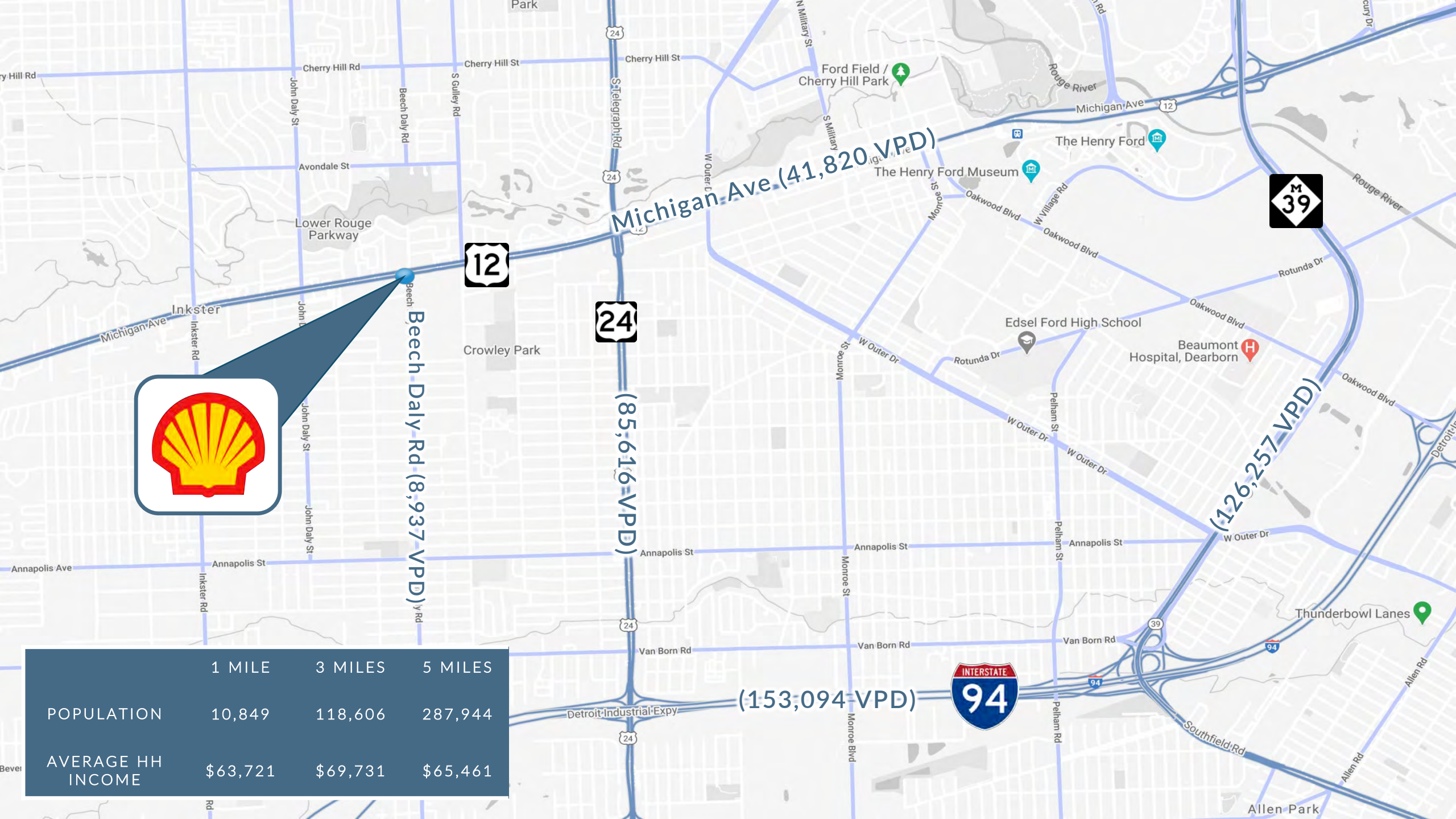
Inkster offers higher educational opportunities at the Henry Ford Community College, the University of Michigan-Dearborn, Davenport University and Madonna University. Due to the city's close proximity, Detroit's economy affects Inkster's. Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis-Saint Paul, and the 13th-largest in the United States.

The city of Inkster offers easy access to a number of historical sites, like the Fox Theater Building, the Historic Fort Wayne, Cranbrook and Fair Lane. Travelers can take a tour of the nearby museums including the Dearborn Historical Museum, the Museum of African American History, the Detroit Institute of Arts and the Plymouth Historical Museum. Apart from this, one can also visit the Detroit Zoo and the Eastern Market.





	1 MILE	3 MILES	5 MILES
POPULATION	10,849	118,606	287,944
AVERAGE HH INCOME	\$63,721	\$69,731	\$65,461



S H E L L

BRAND PROFILE

Royal Dutch Shell PLC, commonly known as Shell, is a British-Dutch oil and gas company headquartered in the Netherlands and incorporated in the United Kingdom. The company is one of the six oil and gas “supermajors” and the fifth-largest company in the world measured by 2018 revenues; the company is also the largest based in Europe.

Shell is vertically integrated and is active in every area of the oil and gas industry, including exploration and production, refining, transport, distribution and marketing, petrochemicals, power generation, and trading. It also has renewable energy activities, including in biofuels, wind, energy-kite systems, and hydrogen. Shell has operations in over 70 countries, produces around 3.7 million barrels of oil equivalent per day, and Shell has 44,000 service stations worldwide. There are 14,000 Shell-branded gas stations in the United States.



COMPANY TYPE
NYSE: RDS.A



FOUNDED
1907



OF LOCATIONS
44,000+



HEADQUARTERS
The Hague, Netherlands



WEBSITE
[shell.com](https://www.shell.com)

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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