



OFFERING MEMORANDUM

SHERWIN-WILLIAMS NEW BALTIMORE, MI

29360 23 MILE RD, NEW BALTIMORE, MI 48047

COTI AM
COMMERCIAL INVESTMENTS

DANE
CAPITAL

INVESTMENT OVERVIEW

LEASING STATS

YEARLY NOI	\$108,156
LEASE STRUCTURE	NN
LEASE COMMENCEMENT	3/1/1999
LEASE EXPIRATION	5/31/2035
OPTIONS	1, 5-Year Renewal Options
OPTION INCREASES	11% in each option
INCREASES	2.3% Decrease in 2025, 2.3% Increase in 2030

RESPONSIBILITIES

TAXES	Tenant
INSURANCE	Tenant
PARKING LOT	Landlord
ROOF	Landlord
STRUCTURE	Landlord
HVAC	Landlord



Sherwin-Williams Has Committed to an Extremely Rare 13.5 Year Lease



Rental Increase in the Primary Term of the Lease



Located Along a Retail Corridor with Many Nationally Recognized Tenants



The Property is Situated on 23 Mile Rd with Traffic Counts of Over 35,000 VPD



Great Passive Investment with Minimal Landlord Responsibilities



PROPERTY DETAILS



PURCHASE PRICE

\$2,276,968



CAP RATE

4.75%



BUILDING SIZE

5000 SF



LAND AREA

1.00 AC



YEAR BUILT

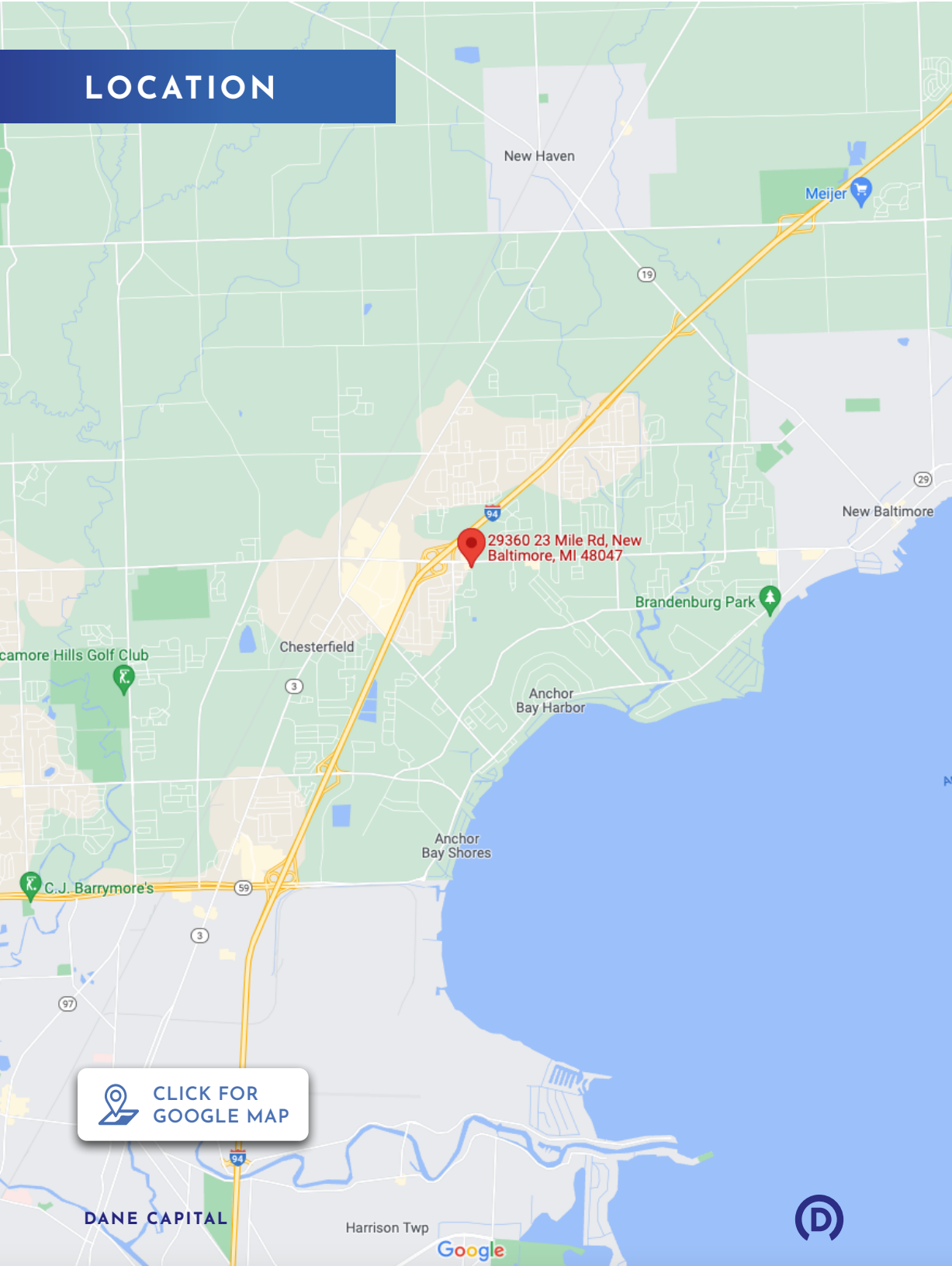
1999



LEASE STRUCTURE

NN

LOCATION



AERIAL VIEW

SHERWIN
WILLIAMS

Big
Boy

DANE CAPITAL

23 MILE RD

SHERWIN-WILLIAMS | NEW BALTIMORE, MICHIGAN 4

AERIAL VIEW



**SHERWIN
WILLIAMS**



35,000+ VPD 23 MILE RD



23 MILE RD



23 MILE RD



TENANT OVERVIEW

SHERWIN-WILLIAMS

Sherwin-Williams is an American Fortune 500 company in the general building materials industry. Founded by Henry Sherwin and Edward Williams in Cleveland, OH in 1866, the company has only experienced substantial growth throughout the years, becoming the second largest paint manufacturer in the world and largest in the United States. They primarily engage in the manufacture, distribution, and sale of paints, coatings and related products. Sherwin-Williams prides themselves on maintaining strong relationships, allowing them to continue being the leading paint and coatings company for over 150 years.

STRATEGY

Sherwin-Williams has been in business since 1866. The Company's core business is the manufacture, distribution and sale of coatings and related products. Sherwin-Williams has annually increased dividends since 1979. In 2015, Sherwin-Williams was recognized as the most used brand as well as the winner for brand familiarity and quality rating in the Paints category by Builder magazine. The company's guiding values include Integrity, Quality, Performance, Innovation, and Growth. They stand by their slogan "What is Worth Doing is Worth Doing Well", by providing quality of services and products to customers across the country.

4,000+
RETAIL LOCATIONS

CLEVELAND, OH
HEADQUARTERS

1866
FOUNDED

PUBLIC
OWNERSHIP

\$17.7B
ANNUAL REVENUE

BBB
CREDIT RATING

30,700+
NO. OF EMPLOYEES



AREA OVERVIEW

NEW BALTIMORE, MICHIGAN

New Baltimore is a city in Macomb County in the U.S. state of Michigan. The population was 12,084 at the 2010 census. New Baltimore is a northern suburb of Metro Detroit and is located along the northern shores of Lake St. Clair.

Detroit is the largest and most populous city in the U.S. 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 2020 population of 639,111 according to the 2020 census, making it the 27th-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.



DISCLAIMER



This confidential Offering Memorandum, has been prepared by Cottam Commercial Investments, LLC ("CCI") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. CCI recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by CCI or its brokers.

CCI makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. CCI has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the CCI and/or the Owner of the Property. CCI makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, CCI and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, CCI and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. CCI shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of CCI. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property.

LISTED BY:

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