



SINGLE TENANT QUICK SERVICE RESTAURANT FOR SALE

ACTUAL PHOTO OF SUBJECT PROPERTY

LITTLE CAESARS

5523 Fenton Road, Grand Blanc, MI 48507

Exclusively Listed By:

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 Google Map

 Street View

EXECUTIVE SUMMARY

SALE PRICE

\$857,000

CAP RATE

5.25%

INVESTMENT SUMMARY

List Price:	\$857,000
NOI:	\$45,000
Cap Rate:	5.25%
Price / SF:	\$349.51
Building Size:	2,452 SF
Land Acreage:	0.38 Acres
Year Built:	2000

LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	10 Years
Term Remaining:	10 Years Remaining
Commencement Date:	At Close of Escrow
Term Expiration:	10 Years from Close of Escrow
Options:	Two (2), Five Years
Increases:	10% Every 5 Years in Initial Term & Option Periods
Guarantor:	Parent (Mac Foods Group) Operates 41 Units in MI

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease - Zero Landlord Responsibilities
- Tenant has Committed to a Long Term 10 Year Lease
- Master Lease | Little Caesars Master Leases the Building and has Availability for a Lower Basis in Rent
- Pandemic Beneficial Business Model with Low Price Point Menu Items - Location Has Strong Demographics to Support the Location's Business Model
- 40 Unit Guarantee from Parent Company Mac Foods Group
- Little Caesars Pizza is the 3rd Largest Pizza Chain in the United States
- Strong Rent to Sales Ratio
- Two - Five Year Options With Increases
- Population Within a 3 Mile Radius 43,000+
- Surrounded by National retailers Such as: Home Depot, Wendy's, Burger King, Rite Aid, Starbucks, Huntington Bank and More

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
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Original Lease Term:	10 Years
Commencement Date:	At Close of Escrow
Current Term Expiration:	10 Years from Close of Escrow
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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 5:	\$45,000	\$3,750.00
Years 6 - 10:	\$49,500	\$4,125.00
Option 1 (Years 11 - 15):	\$54,450	\$4,537.50
Option 2 (Years 16 - 20):	\$59,895	\$4,907.91

LITTLE CAESARS

5523 Fenton Road | Grand Blanc, MI 48507

LITTLE CAESARS TENANT PROFILE



OVERVIEW

Company:	Little Caesars
Founded:	1959
Total Revenue:	Private
Net Income:	Ilitch Holdings
Headquarters:	Detroit, Michigan
Website:	www.littlecaesars.com

TENANT HIGHLIGHTS

- Number of Locations: 5,643+
- Stores Located in all 50 States
- Largest Carry-Out Only Pizza Chain in the United States

TENANT OVERVIEW

Little Caesar Enterprises Inc. is the third-largest pizza chain in the United States, behind Pizza Hut and Domino's Pizza. It operates and franchises pizza restaurants in the United States and internationally in Asia, the Middle East, Australia, Canada, Latin America and the Caribbean. The company was founded in 1959 and is based in Detroit, Michigan, headquartered in the Fox Theatre building in Downtown. Little Caesar Enterprises, Inc. operates as a subsidiary of Ilitch Holdings, Inc.

Today, the Ilitches are part of two of the most exciting teams in professional sports: the Detroit Red Wings (purchased by Mike and Marian in 1982) and the Detroit Tigers (purchased by Mike in 1992). Under Ilitch ownership, the Red Wings have won 16 divisional championships, six President's Trophies (for the season-best record among all NHL teams), six Campbell Bowls and four Stanley Cups. The team has played post-season hockey for 25 consecutive years — the most in all of current professional sports. In 2014, ground was broken on a new home for the Red Wings, now called Little Caesars Arena, which forms the heart of The District Detroit. This project, led by Olympia Development, is designed to renovate 50 blocks of Detroit into a walkable, five-neighborhood community with residential, sports and entertainment venues and is active as of 2017.

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MAC FOODS GROUP TENANT PROFILE



OVERVIEW

Company:

Founded:

Headquarters:

Website:

Mac Foods Group

2018

Detroit, Michigan

www.macfoodsgroup.com

TENANT HIGHLIGHTS

- Mac Foods Group is Seeking to Acquire 300 + Restaurants in the next 5 Years
- The Company Invested over \$2,000,000 into Remodels to Bring the Company

TENANT OVERVIEW

Mac Foods Group currently owns and operates Little Caesars in the Midwest. The firm is actively seeking acquisitions of additional Little Caesars as well as other nationally franchised restaurants, convenience stores and gas stations. The company was founded in 2018 by way of a 21-Unit Little Caesars acquisition in Genesee County, MI. They are the largest Little Caesars franchisee in Michigan, they currently operate 41 locations across Michigan.

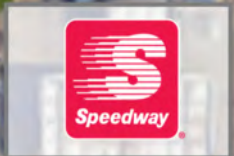
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AERIAL

Fenton Road

E Hill Road



RETAIL

18,430+
VPD

INTERSTATE
475

33,520+
VPD

JET'S PIZZA

metro
by T-Mobile

THE HOME DEPOT

BURGER KING

Arby's

Subject
Property

Wendy's

Speedway

McDonald's

E Hill Road

U-HAUL

Huntington

Mobil

RITE AID

TACO BELL

24,705+
VPD

Edward Jones

FARMERS INSURANCE

Starbucks

Jersey Mike's

CSL Plasma

Fenton Road

INTERSTATE
75

44,115+
VPD

INTERSTATE
475



REGIONAL

LOCATION



LITTLE CAESARS

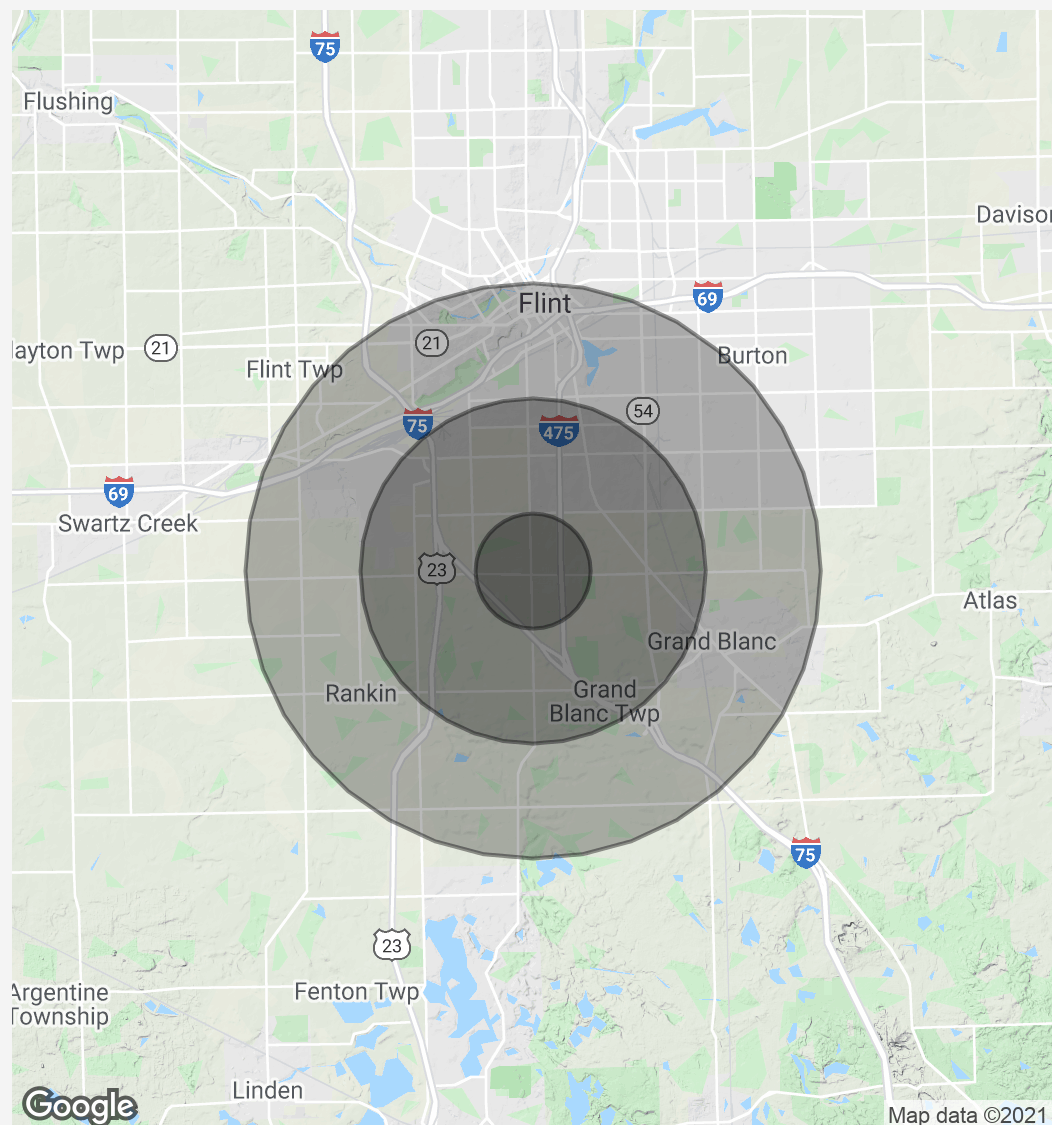
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,917	43,297	108,482
Average age	37.1	37.0	35.8
Average age (Male)	35.8	35.2	34.4
Average age (Female)	38.0	37.8	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,609	17,620	44,039
# of persons per HH	2.4	2.5	2.5
Average HH income	\$55,373	\$50,952	\$51,239
Average house value	\$152,746	\$112,795	\$122,101

* Demographic data derived from 2010 US Census



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SINGLE TENANT QUICK SERVICE RESTAURANT FOR SALE

LITTLE CAESARS

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