

FEDEX EXPRESS S&P: "BBB"

LANSING, MI

OFFERED AT: \$2,876,000
5.0% CAP

MUST BE PURCHASED AS A PORTFOLIO WITH
FEDEX IN MOSINEE, WI



INVESTMENT OPPORTUNITY | LAST MILE DISTRIBUTION CENTER | LOW PRICE POINT

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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Lee & Associates hereby advises all prospective purchasers of Net-Leased Invesment property as follows:

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As the Buyer of an investment property, it is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer’s tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and Rod Noles and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

■ OFFERING SUMMARY

LIST PRICE \$2,876,000	CAP 5.0%	NOI \$143, 805	PRICE PSF \$88
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Lee & Associates and Bang Realty- Michigan, Inc. (MI Brokers License # 6506428678) is pleased to exclusively offer for sale the fee simple interest (land & building) in a FedEx Express (NYSE: FDX) investment property located in Lansing, Michigan (“The Property”). Built in 1985 as a build to suit for FedEx and renovated in 2014 (see Broker for details), the property consists of an approximately 32,609-square-foot building that sits on an approximately 2.39 acre parcel. The building features 9 drive-in doors with concrete, brick, and metal construction.

The lease is guaranteed by Federal Express Corporation (Standard & Poor’s “BBB” Bond Credit Rating), the world’s largest express transportation company providing a broad portfolio of transportation, e-commerce and business services through companies competing collectively, operating independently and managed collaboratively under the FedEx brand. Headquartered in Memphis, TN, FedEx ships to more than 200 countries and territories using air, ground and sea networks to link more than 99% of the world’s GDP. In 2021, FedEx reported revenues of over \$83 billion.

FedEx has been operating at this location for 36 years and extended their lease multiple successive times, demonstrating their commitment to this location. The current double-net (NN) lease has approximately 3+ years remaining on primary term. There is one remaining five year renewal option at a Fair Market Value (FMV) rental rate, providing an investor with potential upside by pushing the rent upwards. The property has been continuously renovated with last time being 2014, which consisted of new, roof shingles, interior/exterior paint, new flooring and carpet and replacement to the acoustical ceiling and suspension system components.

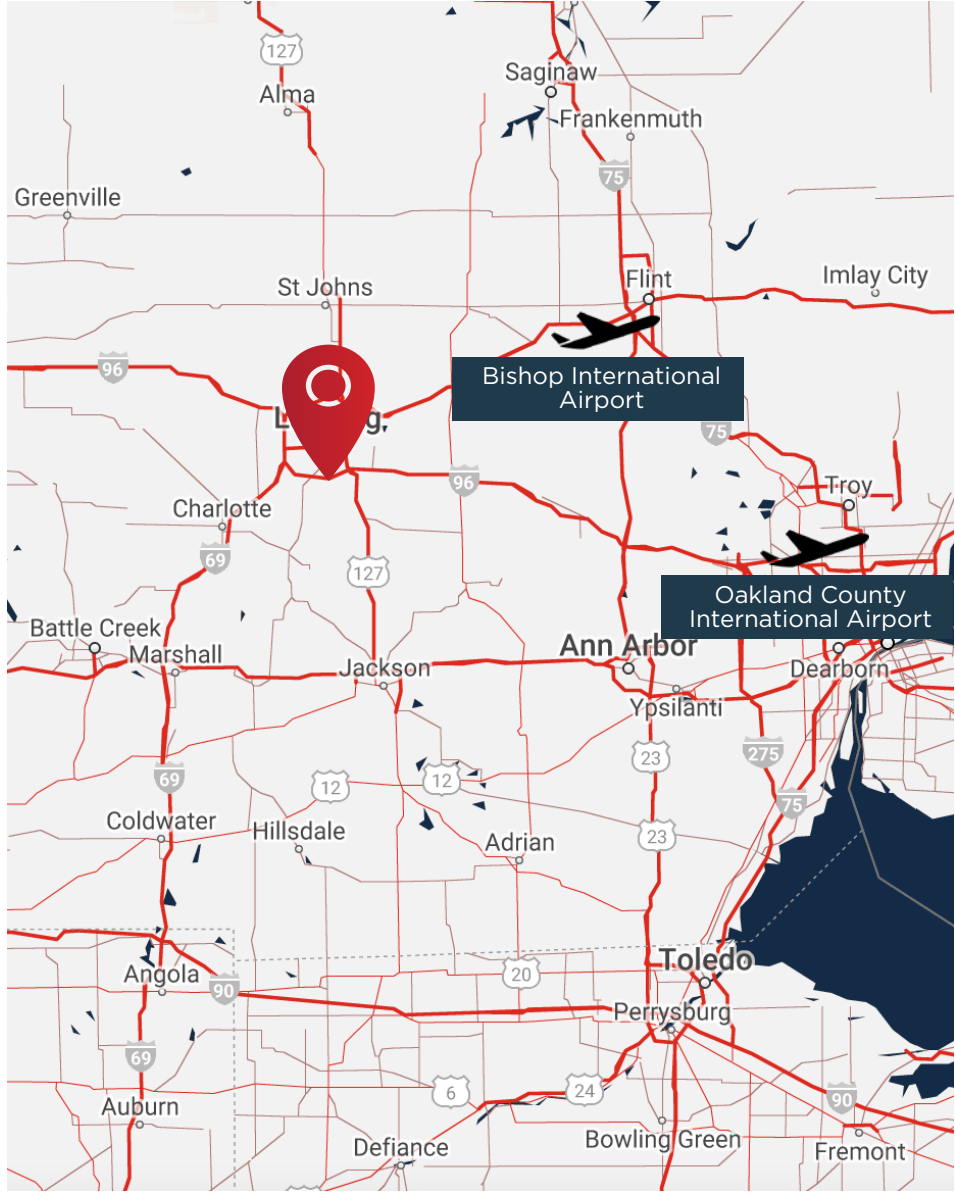
The Lansing FedEx facility has a true real estate advantage and strategic location. Located in the Prestigious Midway Industrial Park, the subject property provides for quick and easy access to Interstate 96 and the Interstate 96/496 Interchange. In addition, the site provides for close proximity to the US-127/Jolly Road Junction, making it centrally located with easy access in all directions. This facility serves the Lansing/East Lansing MSA, which is the third largest MSA in the state and is home to over 550,000 residents.

Lansing is the Capital City of the State of Michigan and supports numerous educational institutions, led by Michigan State University, with a total student body exceeding 62,000. This rapidly growing community was ranked #1 in Michigan for labor force advancement, population growth, and educational achievement. Lansing is the 5th largest city in Michigan with 118,000 residents and steady 4% growth since 2010.

OFFERING SUMMARY



PROPERTY SUMMARY	
Address	5930 Enterprise Drive Lansing, MI 48911
Building Size	32,609
Lot Size	2.39 acres
Year Built	1985/Renovated 2014
Ownership	Fee Simple (land & building)
APN #	33-01-05-03-401-052



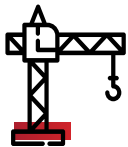
INVESTMENT HIGHLIGHTS



FEDEX CORPORATION (NYSE: FDX) | GLOBALLY RECOGNIZED TENANT (\$4.57 BILLION NET WORTH)
| S&P: “BBB” BOND INVESTMENT GRADE CREDIT RATING | CORPORATE LEASE GUARANTY



FEDEX HAS A SUCCESSFUL 36 YEAR OPERATING HISTORY AT THIS LOCATION | ORIGINALLY A BUILD
TO SUIT FOR FEDEX | MULTIPLE SUCCESSIVE LEASE EXTENSIONS | CLEAR COMMITMENT TO SITE



REAL ESTATE ADVANTAGE | LOCATED IN THE PRESTIGIOUS MIDWAY INDUSTRIAL PARK | QUICK AND
EASY ACCESS TO INTERSTATE 96 AND THE I-96/I-496 INTERCHANGE | CLOSE PROXIMITY TO THE
US-127/JOLLY ROAD JUNCTION



SERVES LANSING-EAST LANSING MSA, THIRD LARGEST IN THE STATE & HOME TO OVER 550,000
RESIDENTS | LANSING IS 5TH LARGEST CITY IN MICHIGAN, 118,000 RESIDENTS AND STEADY 4%
GROWTH SINCE 2010



LANSING IS THE CAPITAL CITY OF THE STATE OF MICHIGAN AND SUPPORTS NUMEROUS EDUCATIONAL
INSTITUTIONS, LED BY MICHIGAN STATE UNIVERSITY, WITH A TOTAL STUDENT BODY EXCEEDING
62,000. THIS RAPIDLY GROWING COMMUNITY WAS RANKED #1 IN MICHIGAN FOR LABOR FORCE
ADVANCEMENT, POPULATION GROWTH, AND EDUCATIONAL ACHIEVEMENT.



LEASE SUMMARY

LEASE SUMMARY	
Tenant:	Federal Express (NYSE: FDX)
Guarantor:	FedEx Corporation (S&P: BBB)
NOI (Annual):	\$143,805.00
Rent Commencement:	6/1/2015
Lease Expiration:	5/31/2025
Lease Term:	10 Years
Term Remaining:	3+ Years
Options to Renew:	(2)-5 Year at FMV
Rent Increases:	5% Every 5 years
Lease Type:	Double-Net (NN)
Landlord Responsibilities:	Roof/Structure/Foundation/Parking Lot/HVAC Replacement
Tenant Responsibilities:	Building Interior/HVAC Repair & Maintenance/Parking Lot Maintanance/Landcaping/Snow/Ice Removal
BUILDING DESCRIPTION	
Clear Height	17'
Dock Doors	N/A
Drive-in Doors	9
Construction	Concrete, Brick and Metal
Parking	40 spaces
Roof	Asphault shingles (replaced in 2014 - transferable warranty)
APN:	33-01-05-03-401-052
Zoning	IND-1 Suburban Industrial

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM						
Term	Lease Term Start Date	Lease Term End Date	NOI/Yr	NOI/MO	NOI/SF/Yr	NOI/SF/Mo
Year 1-5	6/1/15	5/31/20	\$136,956.00	\$11,413.00	\$4.20	\$0.35
Year 6-10	6/1/20	5/31/25	\$143,805.00	\$11,983.00	\$4.41	\$0.37
Increase						
5%						

OPTION PERIODS (2)-5 YEAR TERMS			
Option 1	6/1/25	5/31/30	FMV
Option 2	6/1/30	6/1/35	FMV



LOCATION MAP

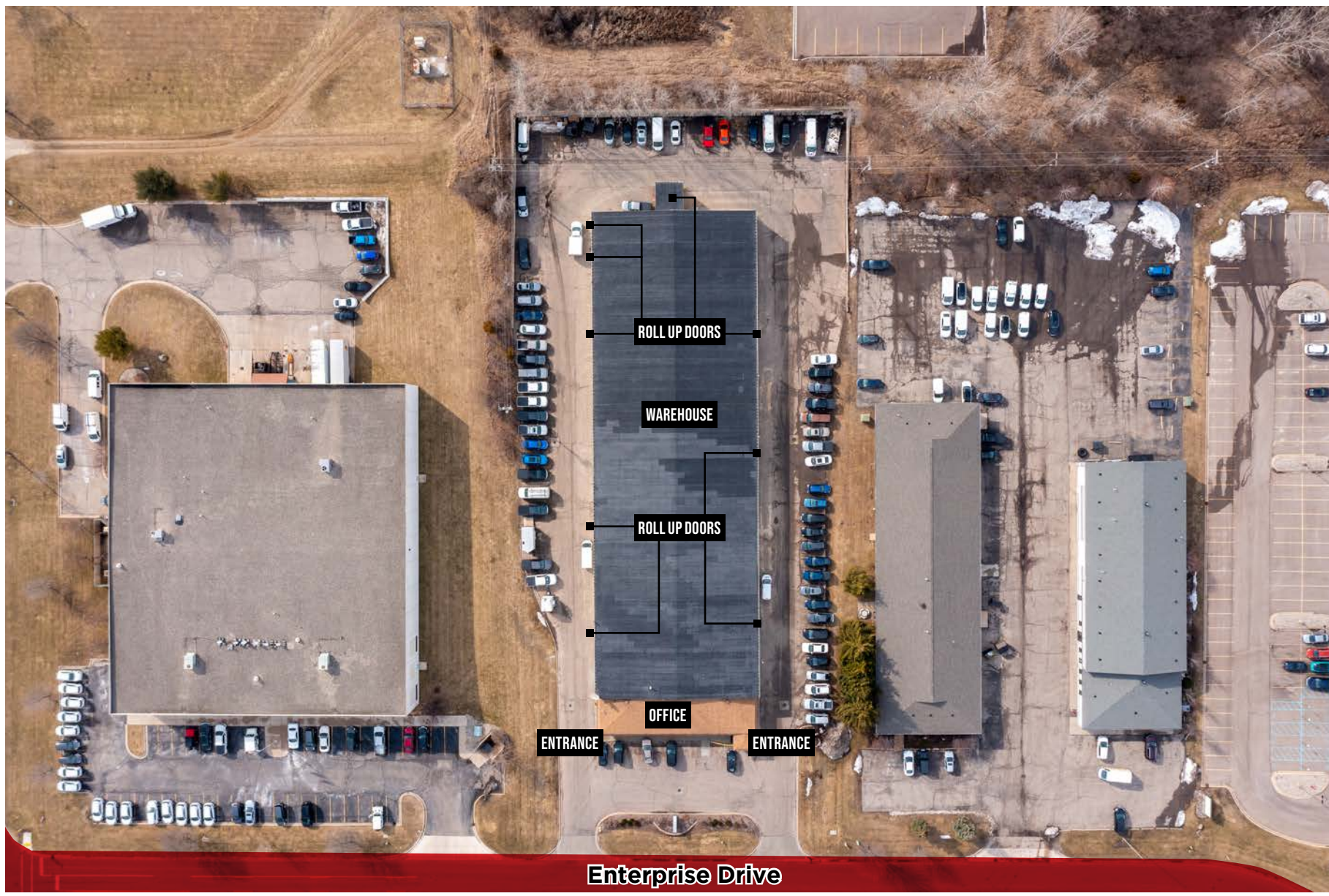


PROPERTY SUMMARY

LOCATION MAP



BUILDING LAYOUT



PHOTOS



PHOTOS



AERIAL FACING NORTHWEST



AERIAL FACING SOUTH



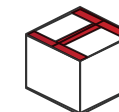


TENANT OVERVIEW

■ ABOUT FEDEX



\$69.2 billion
FY20 annual revenue



18M
Avg. daily package volume*



Connecting 99%
of global GDP



600K
Team members



>200K
Motorized vehicles



680
Aircraft at >650 airports
worldwide

FEDEX EXPRESS is a segment of FedEx Corporation (“FedEx”). FedEx is the world’s largest express transportation company. The company is known for its overnight shipping service and pioneering a system that could track packages and provide real-time updates on package location, a feature that has now been implemented by most other carrier services. Headquartered in Memphis, TN, FedEx ships to over 200 countries and territories using air, ground and sea networks to link more than 99% of the world’s GDP.

FedEx Corporation provides customers and businesses worldwide with a broad portfolio of transportation, e-commerce and business services. With annual revenues of nearly \$70 billion in 2019, the company offers integrated business applications through operating companies competing collectively and managed collaboratively, under the respected FedEx brand. Consistently ranked among the world’s most admired and trusted employers, FedEx inspires its more than 425,000 team members to remain “absolutely, positively” focused on safety, the highest ethical and professional standards and the needs of their customers and communities.

■ ABOUT FEDEX

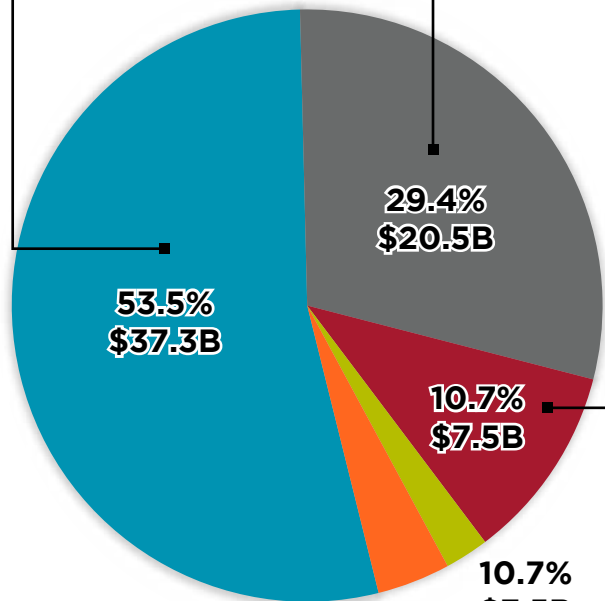
FedEx operates in four major segments:



The original overnight courier services, providing next day air service within the United States and time-definite international service. FedEx Express operates one of the largest civil aircraft fleets in the world and the largest fleet of wide bodied civil aircraft; it also carries more freight than any other airline. Reported FY2019 Revenue: \$37.3 Billion



Provides global marketing, planning, and information technology (IT) services for the other FedEx operating companies. Reported FY2018 Revenue: \$1.7 Billion



FedEx Ground service offerings include small-package day-certain delivery to businesses in the U.S. and Canada and to 100% of U.S. residences using a large fleet of trucks which are owned by the independent owner/operators and drivers are independent contractors who control individual delivery routes and territories. Reported FY2018 Revenue: \$20.5 Billion



FedEx Freight LTL service offerings include priority services when speed is critical and economy services when time can be traded for savings, processing over 95,000 shipments a day using 370 service centers. Reported FY2018 Revenue: \$7.5 Billion

■ FEDEX IN THE NEWS



TENANT PROFILE: FEDEX CORPORATION ("FEDEX")	
TRADE NAME	FedEx Corporation
CREDIT RATING	S&P: BBB
STOCK SYMBOL	NYSE: FDX
YEAR FOUNDED	1971
HEADQUARTERS	Memphis, TN
AREAS SERVED	Worldwide
REVENUE (2019)	\$69.7 Billion
NET INCOME (2019)	\$540 Million
TOTAL ASSETS (2019)	\$54.4 Billion
SUBSIDIARIES	Office, Express, Ground, Freight, Supply Chain
EMPLOYEES	425000
WEBSITE	www.fedex.com

FEDEX EARNS NO. 10 SPOT ON FORTUNE WORLD'S MOST ADMIRABLE COMPANIES LIST

FORTUNE MEMPHIS, Tenn., Jan. 22, 2019—FedEx Corp. (NYSE: FDX) is once again ranked among the most admired companies in the world, according to a survey published in FORTUNE magazine.

The annual "World's Most Admired Companies" report released today lists FedEx as the No. 10 ranked company overall. The survey measures nine attributes related to financial performance and corporate reputation.

"It is an incredible honor to be recognized on the FORTUNE World's Most Admired company rankings for 19 consecutive years," said David J. Bronczek, president and chief operating officer of FedEx Corp. "This accomplishment is a direct result of the more than 450,000 FedEx team members around the globe who go above and beyond for our customers every day."

This is the 19th consecutive year that FedEx has ranked among the top 20 in the FORTUNE Most Admired Companies List, with 15 of those years ranking among the top 10.



AREA OVERVIEW

MARKET SNAPSHOT

5th
Largest city in Michigan



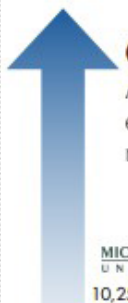
Since 2010, the city has experienced a nearly **4% growth rate**

FOUR
Colleges & universities in Lansing

118,000+
Total residents in Lansing



Healthcare is the largest private sector employer in the state. Healthcare directly employed more than 602,000 Michigan residents in 2018 paying more than \$38 billion in wages. Hospitals alone employ more than 230,000 individuals in the state.



Growing, Diversified Economy
Across key industries including government, education, insurance, healthcare & automobile manufacturing

MICHIGAN STATE UNIVERSITY
10,253 Employees

Michigan.gov
15,729 Employees

gm
4,549 Employees

McLaren HEALTH CARE
3,000 Employees

Sparrow
7,600 Employees

PECKHAM
2,510 Employees





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