

AMERICAN SIGNATURE 15-YEAR NET-LEASE OPPORTUNITY



79,742 SQUARE FEET – CORPORATE GUARANTY

79,742 Square Foot, 15-Year, Corporately Guaranteed Single-Tenant Net Lease Opportunity – The subject asset is 100% leased to American Signature Inc. (“American Signature”) for 15 years. American Signature Inc. is the parent company of American Signature Furniture and Value City Furniture, which manufacture and distribute residential furniture for outdoor patios, bedrooms, and more.

Triple Net Lease with Minimal Landlord Responsibilities & Rent Increases – American Signature recently executed a 15-year triple net lease at a rate of \$9.50 per square foot, which escalates every five (5) years. The triple net lease implies the tenant’s responsibility for all expenses pertaining to the property, with the exception of repair/replacement of roof, outer walls, and floor slab.

Diligently Maintained, Institutional Quality Asset with Ample Distribution Capabilities – The asset was formerly occupied by Art Van Furniture and is currently maintained by one of the top furniture retailers in the world. The building features a clear height of 20-26’, a rear warehouse component, as well as four (4) exterior loading docks.

Nationally Recognized Tenant with Longstanding Operating History – The property is fully occupied by American Signature, Inc. which has been family-owned for over 70 years and operates over 100 stores within its family of companies. American Signature offers zero-down financing and five-year warranties for all customers, regardless of credit status.

Location Within in Prime Retail Zone in Close Proximity to Major International Airport – The asset is located in metropolitan Grand Rapids’ premier retail corridor with notable tenants nearby including Chipotle, Sam’s Club, CarMax, Ulta Beauty, Costco, and Target. The Gerald R. Ford International Airport, Michigan’s 2nd largest airport, is a seven-minute commute by way of I-96 freeway. The property’s position on 28th Street SE is a short drive from the freeway access ramp and maintains a daily traffic count of 25,558.

LISTING PRICE	PRICE PER SF	CAP RATE
\$10,000,000	\$125.40	7.18%

For more information, please contact:

LUKE C. TIMMIS

Principal | Investment Division
(248) 359 0608
ltimmis@signatureassociates.com

GRIFFIN PITCHER

Principal | Investment Division
(248) 359 0650
gpitcher@signatureassociates.com

CADE KOZLOWSKI

Associate | Investment Division
(248) 359 0607
ckozlowski@signatureassociates.com

REQUEST ADDITIONAL
INFORMATION



Signature Associates | Investment Division
One Towne Square, Suite 1200, Southfield, Michigan 48076

www.signatureassociates.com

This information contained in this Offering is confidential, furnished solely for the purpose of review by a prospective purchaser of 4375 28th Street SE, Grand Rapids, MI and is not to be used for any other purpose or made available to any other person without the expressed written consent of Signature Associates.