

MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY



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2918-2922 FLUSHING ROAD – FLINT, MICHIGAN

Multi-Tenant 24,238 Square Foot Retail Center with 100% Occupancy – The subject investment opportunity is fully leased to three tenants. The anchor, Save-A-Lot, occupies approximately 20,238 square feet.

Natural Value-Add Component with Below-Market Lease Rates – The anchor tenant, Save-A-Lot, currently occupies 91% of the center and is paying about \$5.30 NNN per square foot. The investment provides a natural value-add opportunity to bump the lease rate to market upon expiration in 2024.

Strong Anchor Tenant with 30-Year Operating History at Site – Save-A-Lot has been a tenant in the building for nearly 30 years, exemplifying the long-term success the tenant has had at the subject site.

Healthy Industry Mix Among Tenants on Rent Roll – The site is home to a national grocery store, Chinese restaurant, and a lending company.

Desirable Location for Tenants with Healthy Traffic Counts – The center is located at the heavily-trafficked intersection of Ballenger Hwy. and Sloan St. The property has about 390 feet of frontage, on Ballenger which generates about 20,000 vehicles per day.

Leveraged Return on Equity of 15.93% Based on Proposed Financing – Based on proposed financing (70% LTV, 5.00% interest rate, 25-Year Amortization) the prospective investor is budgeted for a leveraged return on equity of 15.93%.

LISTING PRICE	PRICE PER SF	CAP RATE
\$1,500,000	\$61.89	9.74%

For more information, please contact:

LUKE C. TIMMIS

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

GRIFFIN PITCHER

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

STEVE GORDON, SIOR

President
(248) 948 0101
sgordon@signatureassociates.com

REQUEST ADDITIONAL
INFORMATION



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

www.signatureassociates.com

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