

CONFIDENTIAL - METRO DETROIT EQUIPMENT RENTAL COMPANY



FOR SALE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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BUSINESS HIGHLIGHTS

- The company is a rapidly growing equipment rental, equipment sales, and trailer sales platform serving construction, industrial, landscaping, and residential customers across Michigan.
- The business operates from a strategically located facility and benefits from multiple exclusive Original Equipment Manufacture (OEM) dealership agreements, modern fleet assets, and strong regional brand recognition for reliability and service.
- Features exclusive territory across seventeen (17) Michigan counties in prime population and industrial regions.

FINANCIAL HIGHLIGHTS

- Diversified revenue mix across rentals, equipment sales, trailers, and attachments.
- The business has 50% recurring/longer-term rental revenue.
- Seasonally strong spring-fall demand aligned with construction cycles.

BUILDING SIZE

Total Building Sizes: 8,500 SF
 Main Building: 7,500 SF
 Farmhouse: 1,000 SF
 Three (3) Equipment Storage Buildings

LAND SIZE

10 Acres

ASKING PRICE

\$7,499,999

LEASE PRICE

\$10,200 per month +NNN

REVENUE

\$4,240,000 (2024)

EBITDA

\$952,298 (2024)

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	5,880	32,983	212,009
Total Population	15,004	87,689	532,036
Average HH Income	\$100,039	\$107,768	\$106,266

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ASSET & OPERATING PROFILE

- Modern fleet: 80%+ of equipment is 24 months old or newer
- Equipment maintained at or above OEM standards
- Strong reputation for reliability; high customer repeat rates
- Scalable operating platform with in-house maintenance and delivery
- Uses Point of Rental integrated with QuickBooks

FACILITIES

- Long-term leased facility (10-year lease started 2024 + three 5-year options)
- 7,500 SF shop/showroom on 10 acres with ample yard capacity
- Monthly rent of \$10,200 + NNN

MARKET POSITION & GROWTH OPPORTUNITY

- Serves an estimated 60-mile radius from current location
- Market materially underserved due to capital constraints
- Management estimates the business could scale 3x immediately with incremental fleet investment
- Significant white space to expand rental categories and OEM utilization.

TRANSACTION OVERVIEW

- Ownership is willing to provide extensive transition support
- Opportunity well-suited for strategic acquirers or private equity sponsors seeking an asset-backed, capital-driven growth platform

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CHARLES AL-SHEIKH

Sales Associate
248.220.1110 x02
charlie@c3cre.com

SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

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