

INCOME PROPERTY FOR SALE



James Square

OFFERING MEMORANDUM

2825 Bay Road
Saginaw Township MI 48603



COMMERCIAL & INDUSTRIAL
REAL ESTATE
SINCE 1964

James Square

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE MILLER GROUP FOR MORE DETAILS.



01 Executive Summary

Offering Summary

Location Summary

JAMES SQUARE

OFFERING SUMMARY

ADDRESS	2825 Bay Road Saginaw Township MI 48603
COUNTY	Saginaw
MARKET	West Side Saginaw
SUBMARKET	Tri Cities
NET RENTABLE AREA (SF)	10,200
LAND SF	39,204 SF
YEAR BUILT	1967
YEAR RENOVATED	2018
APN	23124151170000
MAJOR TENANT/S	Berkshire Hathaway
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$850,000
PRICE PSF	\$83.33
OCCUPANCY	95.00 %
NOI (CURRENT)	\$78,151
CAP RATE (CURRENT)	9.19 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	10,336	64,479	108,672
2018 Median HH Income	\$44,106	\$43,335	\$40,275
2018 Average HH Income	\$60,661	\$60,951	\$57,715







02 Property Description

Property Features

Aerial Map

Parcel Map

Stacking Plan

Additional Maps

Property Images

JAMES SQUARE

Site Description

NUMBER OF TENANTS	2
NET RENTABLE AREA (SF)	10,200
LAND SF	39,204
LAND ACRES	0.90
YEAR BUILT	1967
YEAR RENOVATED	2018
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	A
LOCATION CLASS	A
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	140 x 280
NUMBER OF PARKING SPACES	56
TYPICAL FLOOR SF	10,200
BUILDING FAR	.27
TRAFFIC COUNTS	40+
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	Yes
ELEVATOR	None
SUBTERRANEAN PARKING	0
CEILING HEIGHT	9

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Service Station
EAST	Commercial/Industrial
WEST	Residential

MECHANICAL

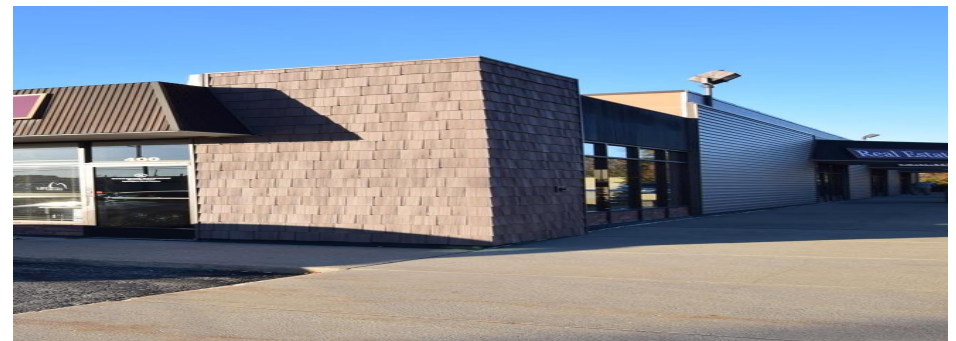
HVAC	Gas FA
FIRE SPRINKLERS	None
ELECTRICAL / POWER	Ample
LIGHTING	LED

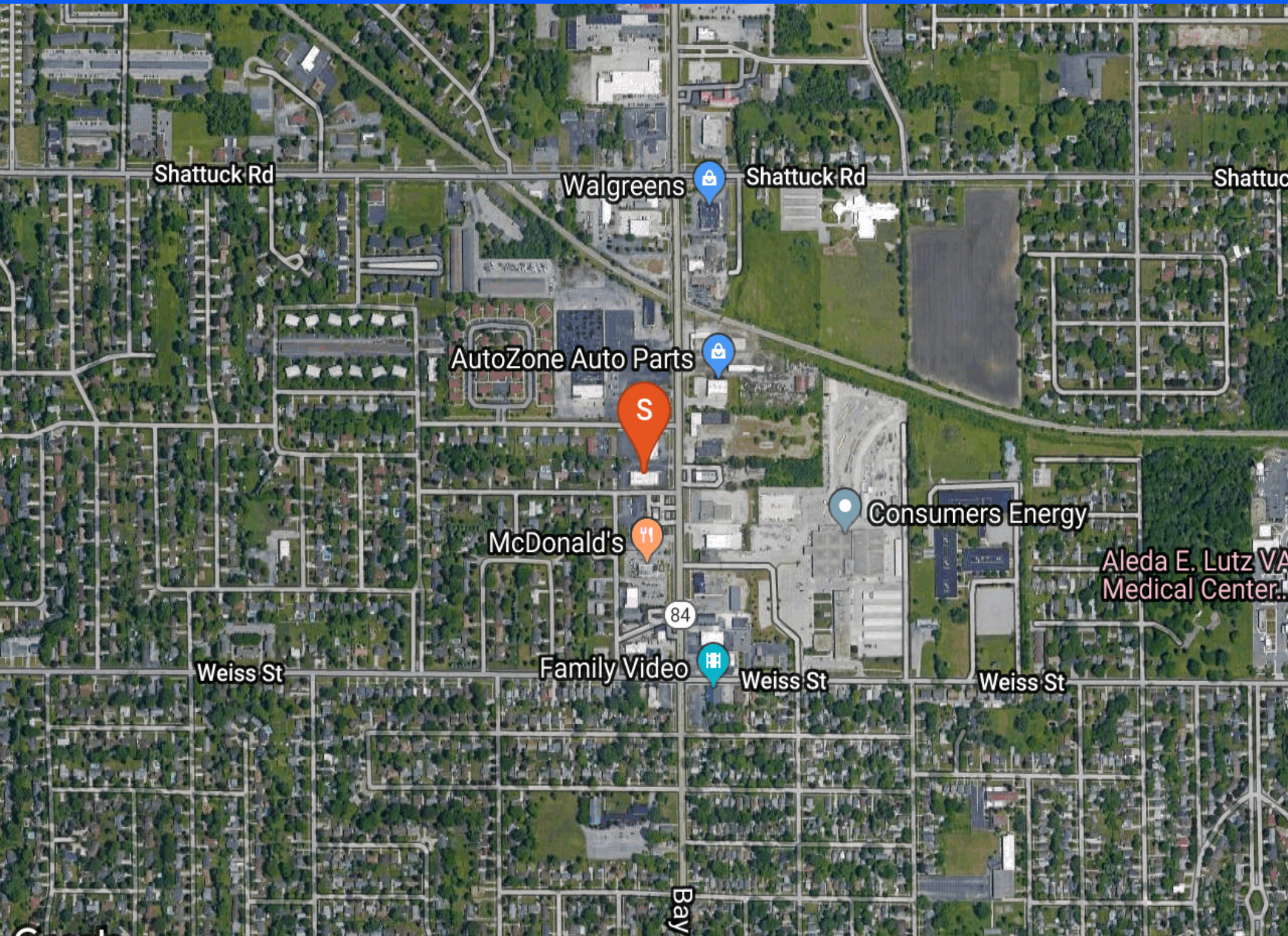
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel and Wood Frame
EXTERIOR	Block & Vinal
PARKING SURFACE	Asphalt-New
ROOF	Membrane
LANDSCAPING	Some
WINDOWS	Plate glass

TENANT INFORMATION

MAJOR TENANT/S	Berkshire Hathaway
LEASE TYPE	NNN





Shattuck Rd

Walgreens

Shattuck Rd

Shattuck Rd

AutoZone Auto Parts

S

McDonald's

Consumers Energy

Aleda E. Lutz VA Medical Center

Weiss St

Family Video

Weiss St

Weiss St

84

Bay



03

Rent Roll

Rent Roll Details

Lease Expiration Summary

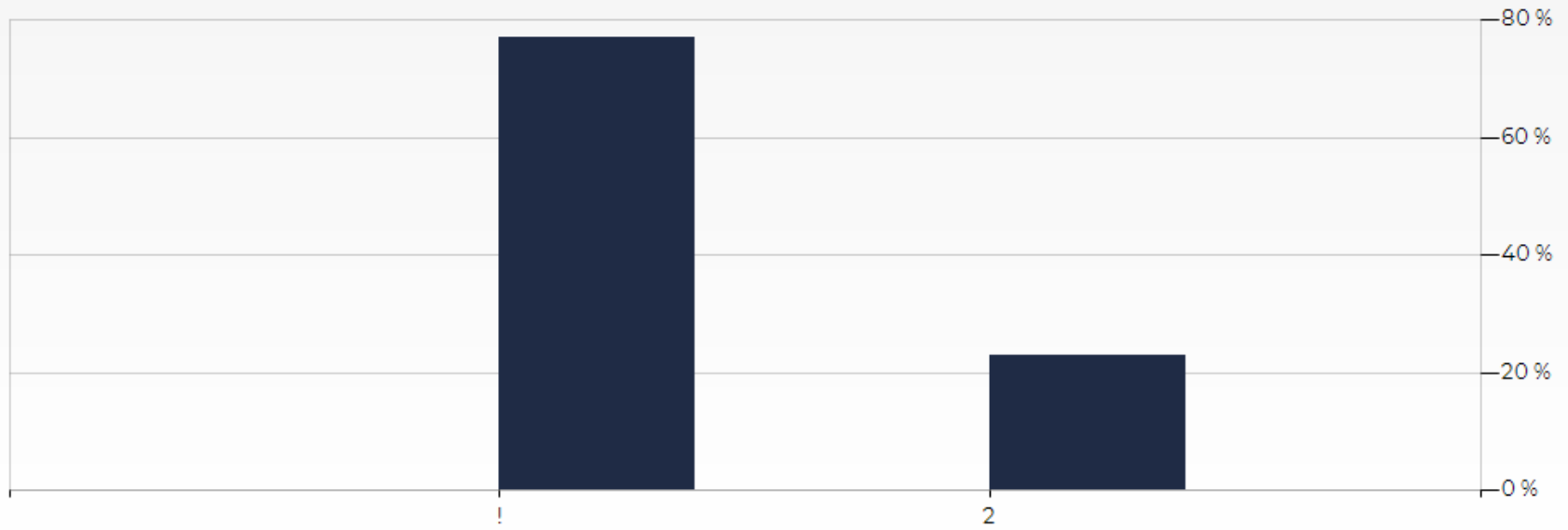
Tenant Profile

JAMES SQUARE

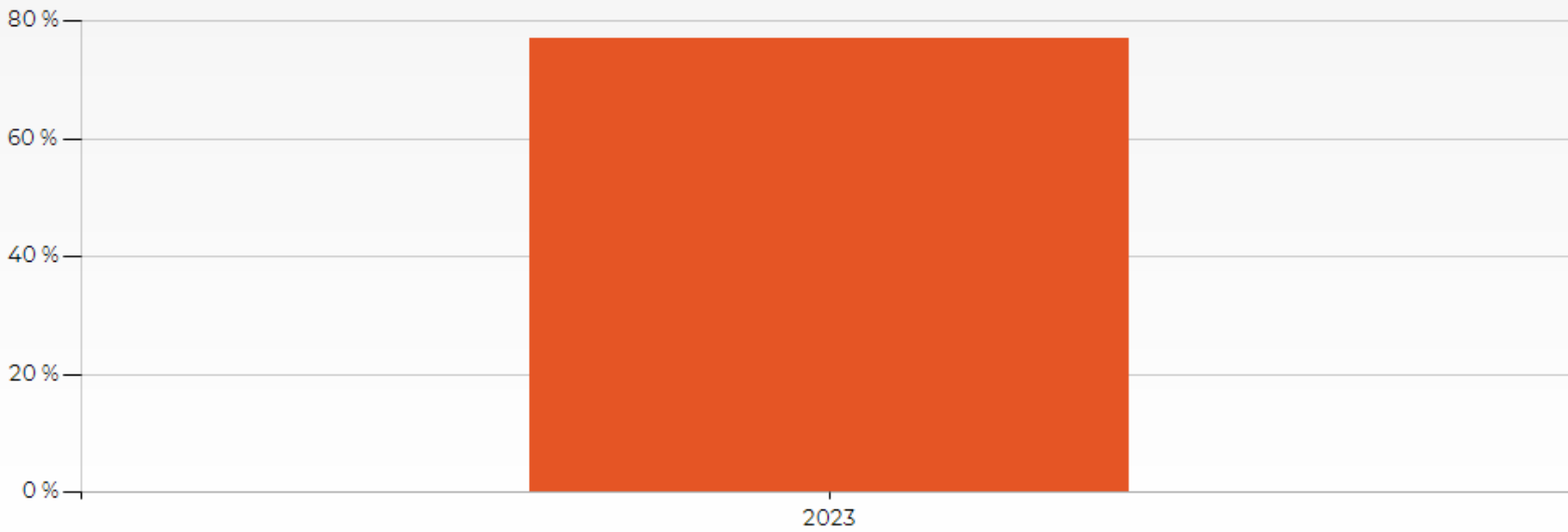
Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates					Lease Type	Options/Notes	
				Lease Start	Lease End	Begin Date	Monthly Base Rent	Monthly PSF	Annual Base Rent	Annual PSF			CAM Fee PSF
1	Berkshire Hathaway	7,876	77.22%	07/01/18	06/30/23	CURRENT	\$5,356	\$0.68	\$64,268	\$8.16	\$2.00	NNN	This tenant just spent in excess of \$100,000.00 in improvements and the owner just replaced the parking lot.
						06/30/2023	\$5,516	\$0.70	\$66,196	\$8.40			
2	The Miller Group	2,324	22.78%	01/01/00		CURRENT	\$1,549	\$0.67	\$18,592	\$8.00	\$2.00	NNN	This is the owner and no lease is presently in place.
Totals		10,200					\$6,905		\$82,860		\$4.00		



Tenant SF Analysis



Lease Expiration Summary



Name	Value
Trade Name	Berkshire Hathaway
Headquartered	Grand Rapids, MI
Website	Berkshire Hathaway MI.com
# of Locations	52

Description

Residential and Commercial Real Estate offices in Michigan and Indiana



Name	Value
Trade Name	The Miller Group
Headquartered	Saginaw, MI
Website	The Miller Group.com
# of Locations	Saginaw

Description

54 year in The Commercial and Industrial Real Estate Business.

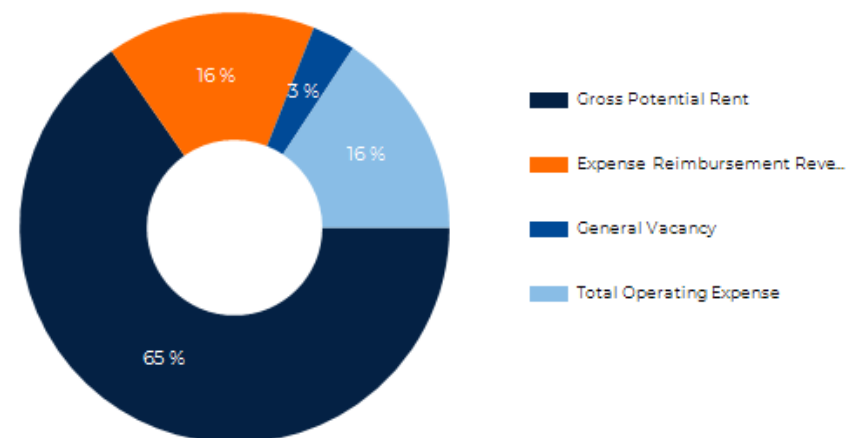


04 Financial Analysis
Income & Expense

JAMES SQUARE

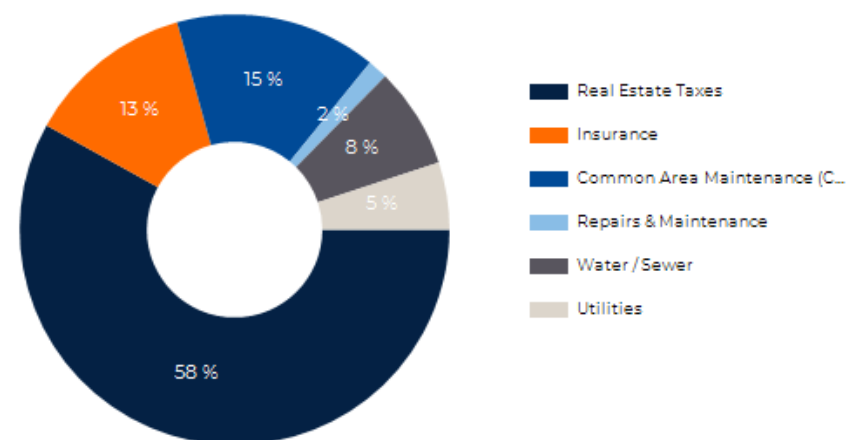
INCOME	CURRENT
Gross Potential Rent	\$82,264
Expense Reimbursement Revenue	\$19,787
Gross Potential Income	\$102,051
Less: General Vacancy	\$4,113
Effective Gross Income	\$97,938
Less: Expenses	\$19,787
Net Operating Income	\$78,151

REVENUE ALLOCATION



EXPENSES	CURRENT
Real Estate Taxes	\$11,487
Insurance	\$2,500
Common Area Maintenance (CAM)	\$3,000
Repairs & Maintenance	\$300
Water / Sewer	\$1,500
Utilities	\$1,000
Total Operating Expense	\$19,787
Expense / SF	\$1.93
% of EGI	20.20 %

DISTRIBUTION OF EXPENSES



Expense Notes: The leases are triple net so the tenants pay all costs.



05

Demographics

Demographic Details

Demographic Charts

JAMES SQUARE

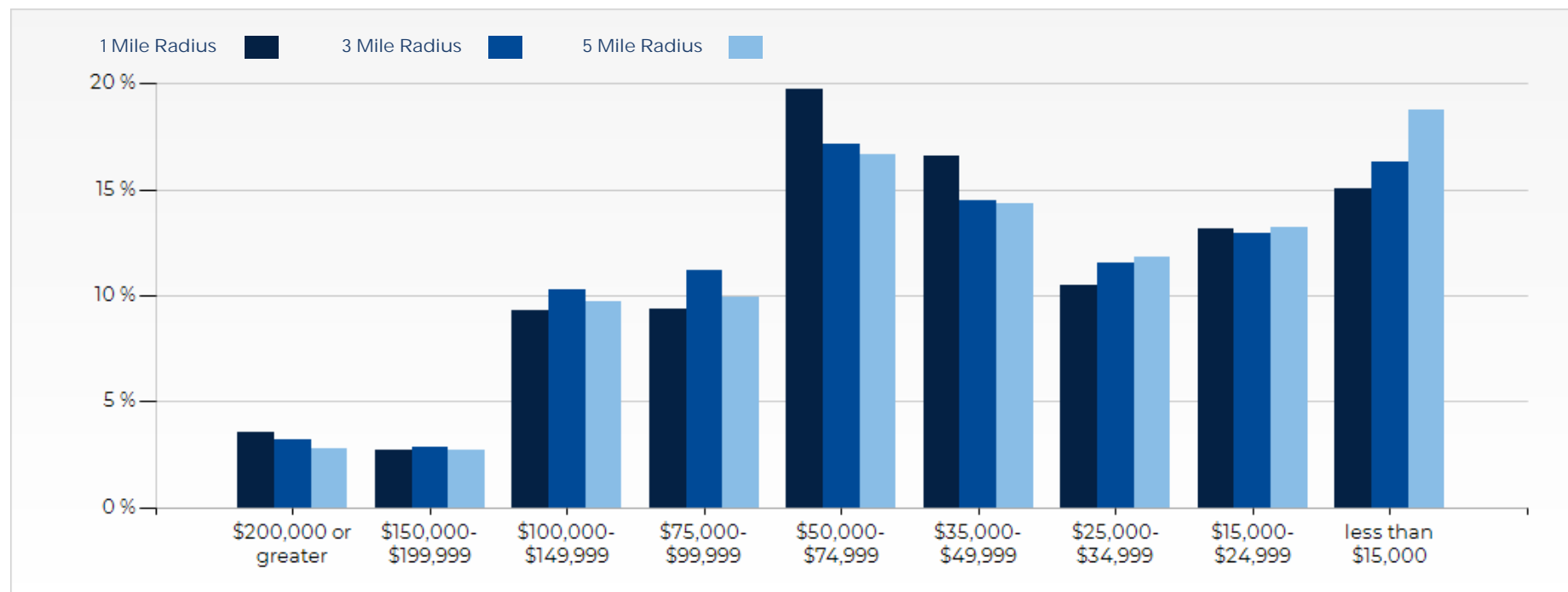
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,792	72,253	122,646
2010 Population	10,513	66,360	113,492
2018 Population	10,336	64,479	108,672
2023 Population	10,117	62,969	105,668
2018 African American	1,609	12,832	30,542
2018 American Indian	52	276	508
2018 Asian	203	1,387	2,231
2018 Hispanic	1,195	7,872	12,301
2018 White	7,625	44,810	67,099
2018 Other Race	393	2,511	3,988
2018 Multiracial	443	2,624	4,255
2018-2023: Population: Growth Rate	-2.15 %	-2.35 %	-2.80 %

2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	660	4,367	8,234
\$15,000-\$24,999	578	3,466	5,815
\$25,000-\$34,999	460	3,099	5,178
\$35,000-\$49,999	727	3,872	6,291
\$50,000-\$74,999	868	4,589	7,296
\$75,000-\$99,999	413	2,998	4,350
\$100,000-\$149,999	410	2,758	4,267
\$150,000-\$199,999	118	758	1,199
\$200,000 or greater	156	853	1,223
Median HH Income	\$44,106	\$43,335	\$40,275
Average HH Income	\$60,661	\$60,951	\$57,715

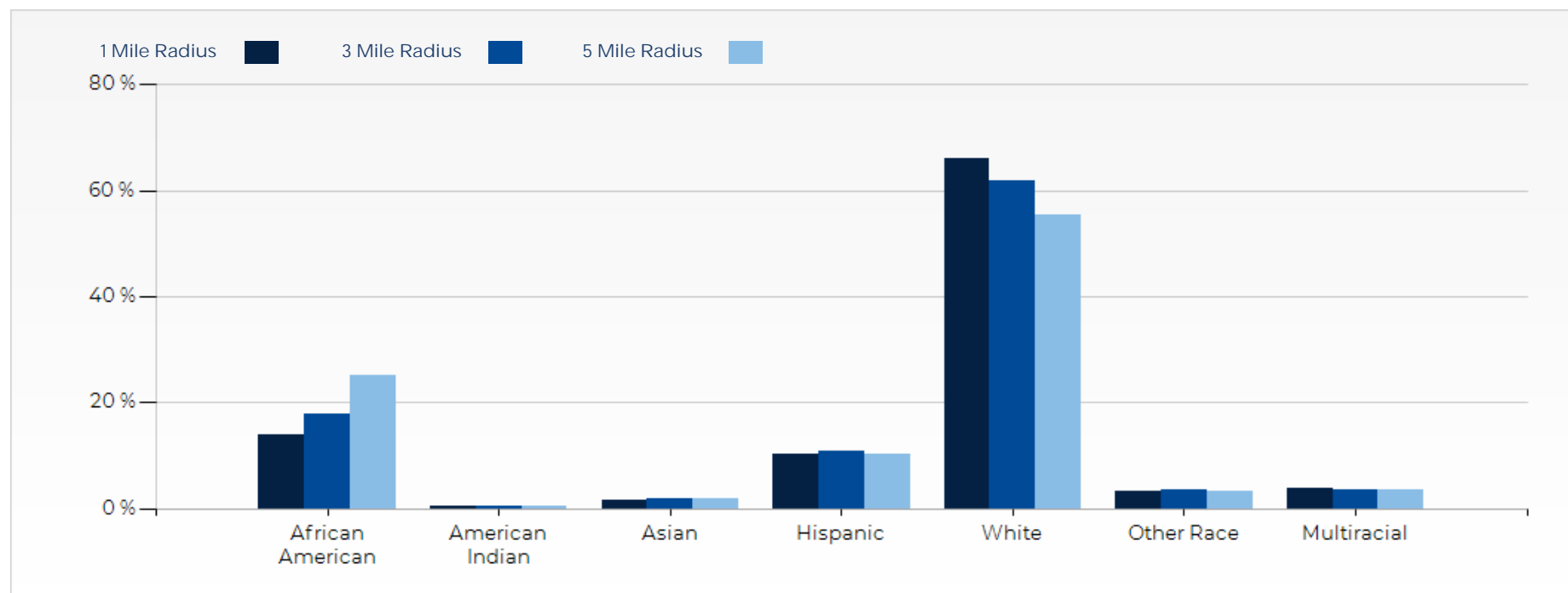
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,948	31,156	51,628
2010 Total Households	4,468	27,353	45,521
2018 Total Households	4,392	26,760	43,853
2023 Total Households	4,301	26,191	42,719
2018 Average Household Size	2.27	2.33	2.38
2000 Owner Occupied Housing	3,328	19,896	31,853
2000 Renter Occupied Housing	1,381	9,205	16,120
2018 Owner Occupied Housing	2,873	17,085	27,108
2018 Renter Occupied Housing	1,519	9,675	16,745
2018 Vacant Housing	487	4,047	7,217
2018 Total Housing	4,879	30,807	51,070
2023 Owner Occupied Housing	2,848	16,812	26,643
2023 Renter Occupied Housing	1,453	9,379	16,076
2023 Vacant Housing	578	4,675	8,423
2023 Total Housing	4,879	30,866	51,142
2018-2023: Households: Growth Rate	-2.10 %	-2.15 %	-2.60 %



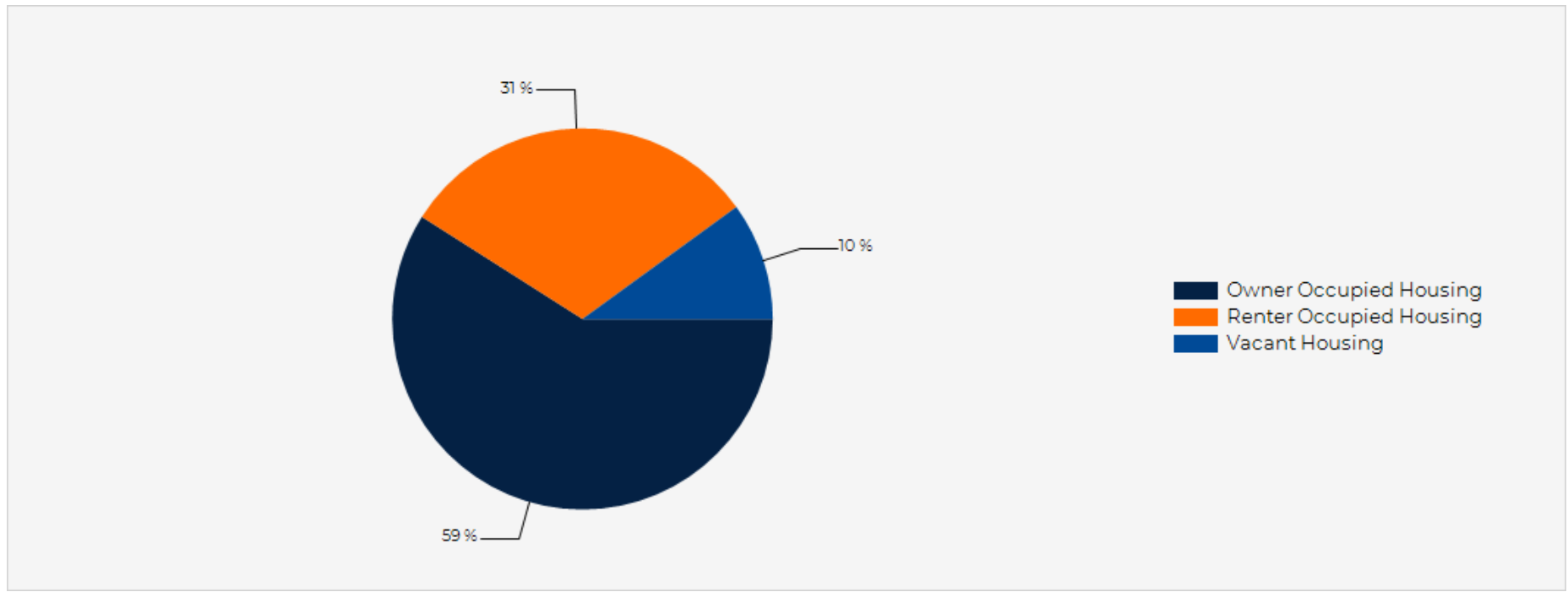
2018 Household Income



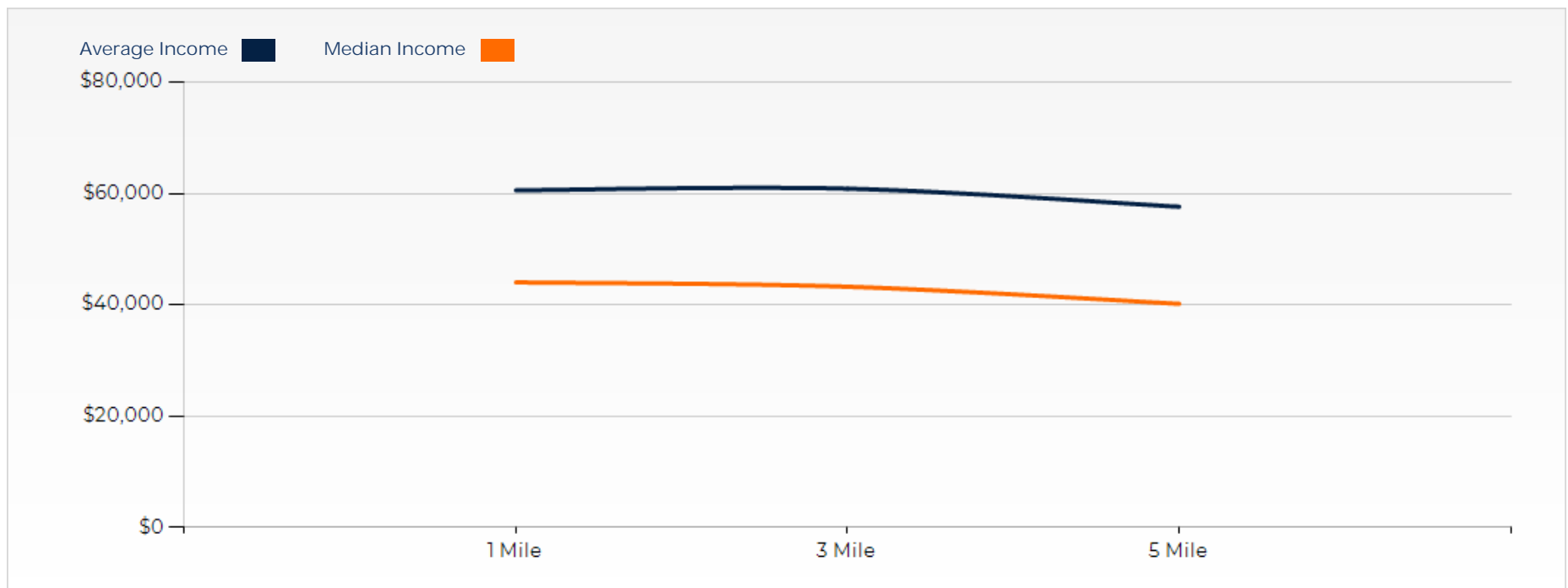
2018 Population by Race



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median





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