



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT INVESTMENT OPPORTUNITY

6 + Years Remaining on 15 Year Absolute NNN Lease

26336 Twelve Mile Rd, Southfield, MI 48034



[CLICK HERE TO VIEW AERIAL DRONE VIDEO](#)



SUBJECT PROPERTY



EXCLUSIVELY LISTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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INVESTMENT SUMMARY

Asking Price:	\$1,861,689
Initial Cap Rate:	6.75%
Average Cap Rate	7.3%
Current NOI:	\$125,664
Average NOI:	\$18,230
Original Lease Term:	15 Years
Rent Commencement:	August 18th, 2008
Rent Expiration:	August 31, 2023
Lease Term Remaining:	6.+ Years
Lot Size:	0.49 Acres
Building:	2,856 Sq. Ft.

INVESTMENT SUMMARY

Lease Type:	Absolute NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Roof/Structure/Lot:	Tenant Responsibility
Options:	Five (5), Five (5)Year Options
Rent Increases:	10% Bumps Every 5 Yrs. (Incl. Options)
Lease Guarantor:	Corporate
Aerial View:	Click HERE for Property
Street View:	Click HERE for Property

[Click Here to Watch Drone Tour of Subject Property](#)

INVESTMENT HIGHLIGHTS

- NNN Lease Guarantees Minimal Landlord Responsibilities
- 6 + Years Remaining, Guaranteed by Huntington National Bank
- 10% Bumps Every 5 Years, Including all Five, Five (5) Year Options

LOCATION HIGHLIGHTS

- Situated in Downtown Southfield with a Daytime Population Over 175k
- Nearby Retailers Include Walgreens, Burger King & Family Dollar
- Average Household Income within 5 Miles Exceeds \$96,000



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INVESTMENT OVERVIEW

Fortis Net Lease is proud to present this single tenant, investment property offering located at 26336 Twelve Mile Road in Southfield, MI, home to Huntington Bank. The property features a 15 year lease which commenced on August 18th, 2008, leaving 7 years remaining on the primary term. The lease is triple net (NNN) in nature guaranteeing an investor a passive investment opportunity. Rental escalations are 10% every 5 years, including all of the five, five-year options.

The subject property is situated just off the intersection of Twelve Mile Road and Northwestern Highway, a major corridor through Southfield boasting 120,000 vehicles per day. Ramp access to I-696, the largest East-West road in the region, is less than 1 mile away from the site. There are over 191,000 people within 5 miles of the property, with a median household income exceeding \$70,000. Nearby retailers include Walgreens, Burger King, Family Dollar, Dunkin' Donuts, PNC Bank, McDonald's, Chase Bank, Valero and numerous local business.

TENANT OVERVIEW



Huntington Bancshares Inc. operates as a holding company for The Huntington National Bank that provides commercial, small business, consumer, and mortgage banking services. The company's Retail and Business Banking segment offers financial products and services, including checking accounts, savings accounts, money market accounts, certificates of deposit, consumer loans, and small business loans; and investments, insurance, interest rate risk protection, foreign exchange and treasury management services. Its Commercial Banking segment provides corporate risk management services and institutional sales, trading, and underwriting services; commercial property and casualty, employee benefits, personal lines, life and disability, and specialty lines of insurance; and brokerage and agency services for residential and commercial title insurance, and excess and surplus product lines of insurance. The company's Automobile Finance and Commercial Real Estate segment offers financing for the purchase of vehicles; financing the acquisition of new and used vehicle inventory of franchised automotive dealerships; and financing for land, buildings, and other commercial real estate owned or constructed by real estate developers, automobile dealerships, or other customers. Its Regional Banking and The Huntington Private Client Group segment provides deposits, lending, and other banking services; wealth management services, and retirement plan and corporate trust services; brokerage, annuities, advisory, and other investment products. The company's Home Lending segment offers consumer loans and mortgages. The company also offers equipment leasing; and online, mobile, and telephone banking services. Huntington Bancshares Incorporated was founded in 1866 and is headquartered in Columbus, Ohio.

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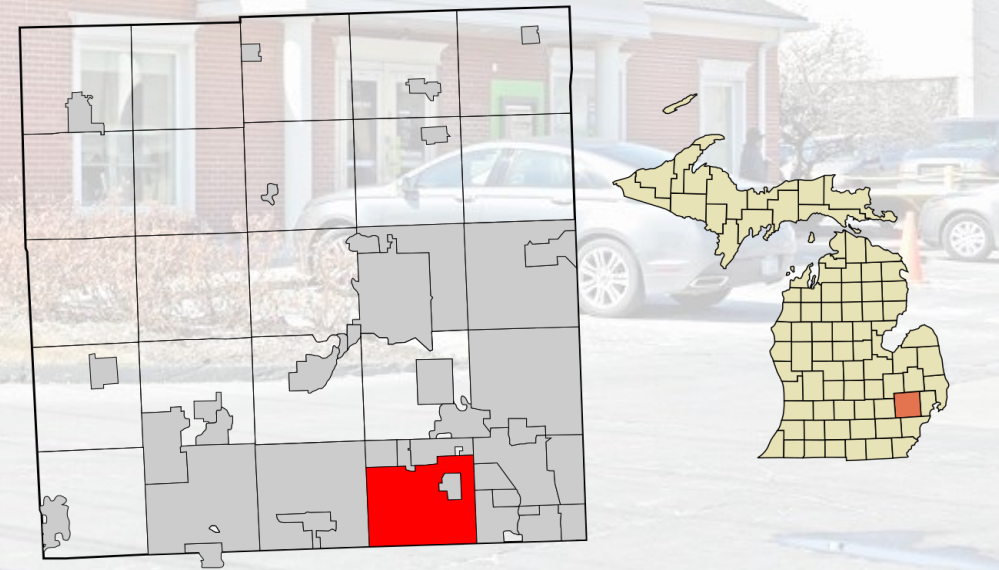
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LOCATION OVERVIEW

Southfield is a city in Oakland County of the US state of Michigan. It is a northern suburb of Detroit, MI. As of the 2010 census, the city had a population of 71,739. A part of Metro Detroit's upscale office market, the city's marquee is a cluster of five golden skyscrapers – known as the "Golden Triangle" – that form the contemporary 2,200,000 square feet (204,400 m²) Southfield Town Center office complex with a Westin Hotel and a conference center. In addition, a 33-story luxury residential high-rise is separate from the complex. To the west, near the confluence of I-696/Reuther Freeway and M-10/Lodge Freeway, is the American Center.

Southfield is a commercial and business center for the metropolitan Detroit area

- Southfield's 27,000,000 square feet of office space, second in the Detroit metro area to Detroit's central business district of 33,251,000 square feet.
- Southfield boasts a daytime population of over 175,000 people.
- Several internationally recognized corporations have major offices and headquarters in Southfield, including the North American headquarters of Huf Hülsbeck and Fürst, Denso, Peterson Spring, Federal-Mogul, Lear, R.L. Polk & Co., International Automotive Components, Stefanini, Inc., Guardian Alarm, and Online Trading Academy. Today, more than 100 Fortune 500 companies have offices in Southfield.



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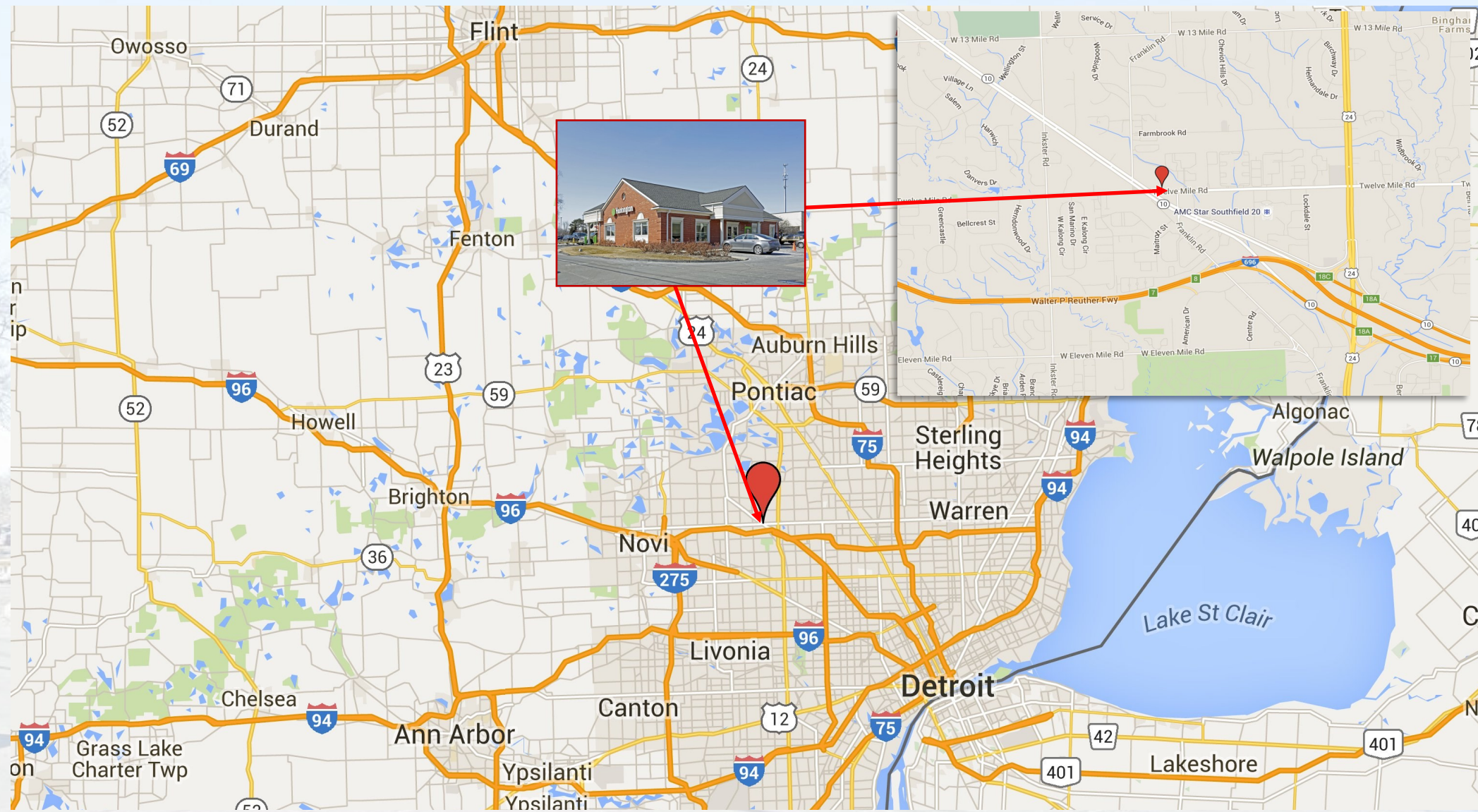


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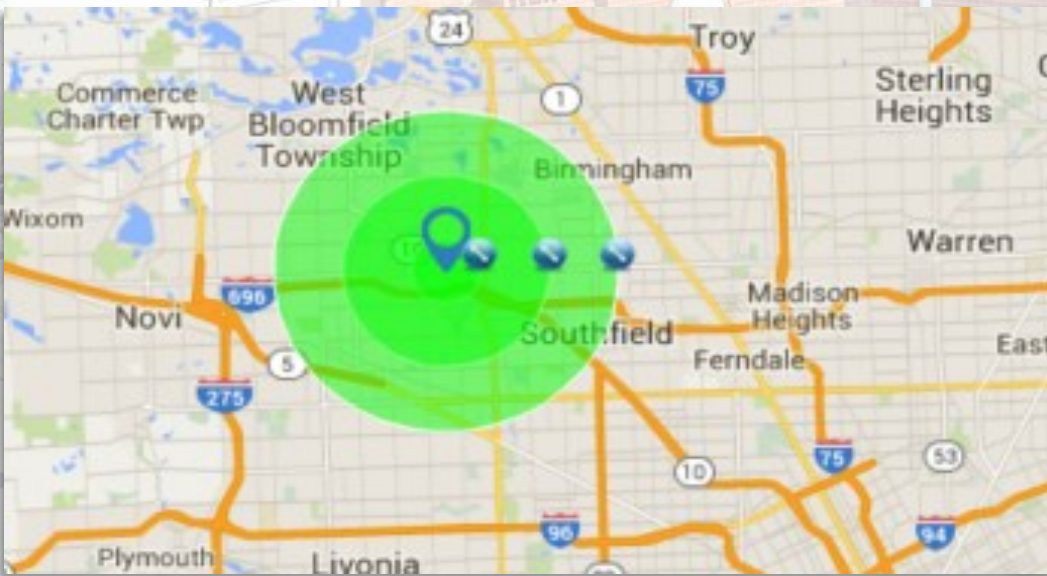
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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2015 Total Population:	8,561	58,198	190,964
2020 Population:	8,835	60,394	197,186
Pop Growth 2015-2020:	3.20%	3.77%	3.26%
Average Age:	38.60	43.00	42.10
Households			
2015 Total Households:	4,230	25,664	78,798
HH Growth 2015-2020:	3.17%	3.82%	3.26%
Median Household Inc:	\$44,663	\$63,506	\$70,365
Avg Household Size:	2.00	2.20	2.40
2015 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$158,609	\$205,204	\$183,567
Median Year Built:	1977	1972	1966

Population	1 Mile	3 Mile	5 Mile
2020 Projection	8,835	60,394	197,186
2015 Estimate	8,561	58,198	190,964
2010 Census	8,437	56,006	184,750
Growth 2015-2020	3.20%	3.77%	3.26%
Growth 2010-2015	1.47%	3.91%	3.36%
2015 Population Hispanic Origin	113	899	3,505
2015 Population by Race:			
White	2,083	28,531	112,295
Black	5,939	25,401	64,823
Am. Indian & Alaskan	25	124	411
Asian	339	2,846	9,203
Hawaiian & Pacific Island	3	13	49
Other	173	1,284	4,184
Households:			
2020 Projection	4,364	26,644	81,365
2015 Estimate	4,230	25,664	78,798
2010 Census	4,179	24,680	76,317
Owner Occupied	1,288	14,857	55,175
Renter Occupied	2,942	10,807	23,624
Income			
2015 Avg Household Income	\$65,663	\$92,107	\$96,020
<\$25,000	997	5,252	13,739
\$25,000 - \$50,000	1,327	5,401	15,421
\$50,000 - \$75,000	818	3,878	12,406
\$75,000 - \$100,000	422	3,312	10,495
\$100,000 - \$125,000	210	1,921	7,549
\$125,000 - \$150,000	107	1,387	5,207
\$150,000 - \$200,000	138	1,823	5,856
\$200,000+	211	2,689	8,125



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MORE THAN \$4,900,000,000 IN SALES

Fortis Net Lease is a national investment real estate brokerage firm specializing in the acquisition and disposition of investment real estate. We help developers, franchisees, private investors and institutional funds accomplish their short and long term investment goals. The principals of Fortis Net Lease have successfully sold hundreds of properties in over three dozen states with a total transaction volume topping **\$4.9 Billion**.

Fortis Net Lease specializes in the acquisition and disposition of the following:

- Net leased single tenant properties (Pharmacies, Auto Parts, Dollar Stores, Banks, QSR, Office/Industrial, Medical, Junior/Big Box, etc.)
- Portfolios & Corporate Sale-Leaseback Transactions (Burger King, Arby's, Tutor Time, Taco Bell, Wendy's, etc.)
- Multi-Tenant Retail Centers & Medical Office (Anchored or Unanchored - 5,000 - 1,000,000 SF)

The advisors at Fortis Net Lease create long term relationships with our investors by delivering superior services and unparalleled results. When you hire Fortis Net Lease as your exclusive representative you will experience the individual attention and professionalism that you will not receive at other large brokerage firms.

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