

# FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT QSR INVESTMENT  
ABSOLUTE NET LEASE | 12 YEARS REMAINING  
800 Pointe Tremble Rd | Algonac, MI 48001



ACTUAL PHOTO



**TACO BELL®**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

Brent Hanna

Associate

Direct: 248.419.3284

[Brent@fortisnetlease.com](mailto:Brent@fortisnetlease.com)

Brandon Hanna

Managing Director

Direct: 248.419.3285

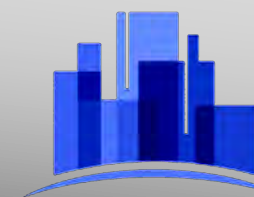
[Bhanna@fortisnetlease.com](mailto:Bhanna@fortisnetlease.com)

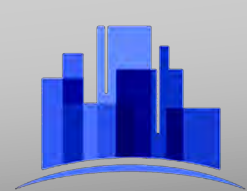
Deno Bistolarides

Managing Director

Direct: 248.419.3882

[Denob@fortisnetlease.com](mailto:Denob@fortisnetlease.com)





# FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT QSR INVESTMENT  
ABSOLUTE NET LEASE | 12 YEARS REMAINING  
800 Pointe Tremble Rd | Algonac, MI 48001

## DISCLOSURE

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as "FNL"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



**TACO BELL**

## FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

Brent Hanna  
Associate

Direct: 248.419.3284

Brent@fortisnetlease.com

Brandon Hanna  
Managing Director

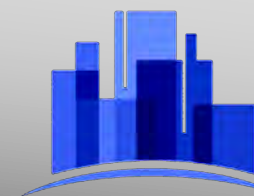
Direct: 248.419.3285

Bhanna@fortisnetlease.com

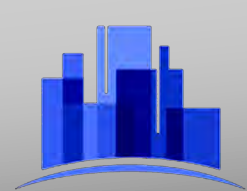
Deno Bistolarides  
Managing Director

Direct: 248.419.3882

Denob@fortisnetlease.com







# FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT QSR INVESTMENT

ABSOLUTE NET LEASE | 12 YEARS REMAINING

800 Pointe Tremble Rd | Algonac, MI 48001

## INVESTMENT SUMMARY

List Price:	\$700,000
Net Operating Income:	\$42,023 (as of 03/01/2017*)
Cap Rate:	6.00%
Land Acreage:	0.83 Acres +/-
Year Built:	2007 - 2013 Remodel
Building Size:	3,123 +/- SF
Price Per S/F:	\$224.14
Base Rent:	\$12.81
Google Maps:	Click <a href="#">HERE</a> :
Google Street View:	Click <a href="#">HERE</a> :

## LEASE SUMMARY

Lease Type:	NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Roof/Structure /Parking:	Tenant Responsibility
Original Lease Term:	10 Years
Commencement Date:	March 1, 2014
Current Term Expiration:	February 28, 2028
Lease Guarantor:	1 Unit LLC - Operator has 7 units total
Term Remaining:	12 Years
Rent Increases:	Annually
Renewal Options:	Two (2), Five (5) Year Options

## CURRENT RENT SCHEDULE

March 2018-February 2019\*: \$3,572.03 Per Month

March 2019-February 2020: \$3,643.47 Per Month

\* At the end of the fifth year the landlord has the right to increase the rental rate by 2% annually (rates reflected above) or the increase of CPI, whichever is greater

## INVESTMENT HIGHLIGHTS

- Absolute (NNN) Lease | Zero Landlord Responsibilities
- 12 Years Remaining on Absolute Net Lease
- Rent to sales Under 6% the Past Three Years
- Signalized Hard Corner Location with Drive Thru
- Lease is Equipped with Two (5) Year Options With Increases
- Tenant has been Operating for 45+ Years with 7 Units
- Site Holds Strong Visibility and Excellent Signage From the Main Road
- Pointe Tremble Road Daily Traffic Counts Boast 11,353+ VPD
- Average Household Income Within a 1 Mile Radius Exceeds \$64,230
- Located Across the Street from Two Large Marinas
- National Tenants in the Area Include: Kroger, CVS, Rite Aid, Dollar General, Family Dollar, O'Reilly Auto Parts, Napa Auto, McDonalds, Goodwill, Dollar Tree, Powerhouse Gym, Multiple Bank Branches, and Many More



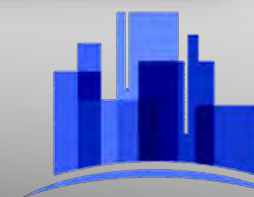
**TACO BELL**

## FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

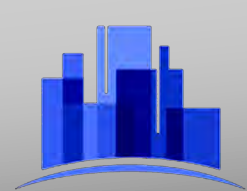
Brent Hanna  
Associate  
Direct: 248.419.3284  
[Brent@fortisnetlease.com](mailto:Brent@fortisnetlease.com)

Brandon Hanna  
Managing Director  
Direct: 248.419.3285  
[Bhanna@fortisnetlease.com](mailto:Bhanna@fortisnetlease.com)

Deno Bistolarides  
Managing Director  
Direct: 248.419.3882  
[Denob@fortisnetlease.com](mailto:Denob@fortisnetlease.com)







# FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT QSR INVESTMENT  
ABSOLUTE NET LEASE | 12 YEARS REMAINING  
800 Pointe Tremble Rd | Algonac, MI 48001



ACTUAL LOCATION



ACTUAL LOCATION



ACTUAL LOCATION



ACTUAL LOCATION



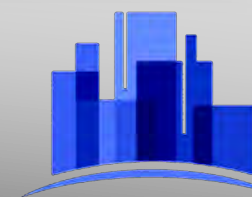
**TACO BELL®**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

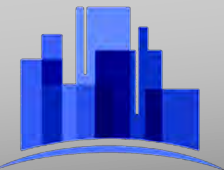
Brent Hanna  
Associate  
Direct: 248.419.3284  
Brent@fortisnetlease.com

Brandon Hanna  
Managing Director  
Direct: 248.419.3285  
Bhanna@fortisnetlease.com

Deno Bistolarides  
Managing Director  
Direct: 248.419.3882  
Denob@fortisnetlease.com







# FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT QSR INVESTMENT

ABSOLUTE NET LEASE | 12 YEARS REMAINING

800 Pointe Tremble Rd | Algonac, MI 48001



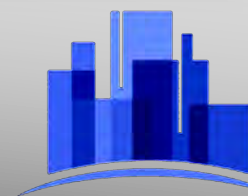
**TACO BELL®**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

Brent Hanna  
Associate  
Direct: 248.419.3284  
[Brent@fortisnetlease.com](mailto:Brent@fortisnetlease.com)

Brandon Hanna  
Managing Director  
Direct: 248.419.3285  
[Bhanna@fortisnetlease.com](mailto:Bhanna@fortisnetlease.com)

Deno Bistolarides  
Managing Director  
Direct: 248.419.3882  
[Denob@fortisnetlease.com](mailto:Denob@fortisnetlease.com)







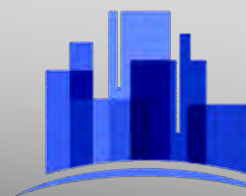
**TACO BELL®**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

Brent Hanna  
Associate  
Direct: 248.419.3284  
Brent@fortisnetlease.com

Brandon Hanna  
Managing Director  
Direct: 248.419.3285  
Bhanna@fortisnetlease.com

Deno Bistolarides  
Managing Director  
Direct: 248.419.3882  
Denob@fortisnetlease.com







POINTE TREMBLE ROAD

STATE STREET

11,353 VPD+/-



**TACO BELL®**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

Brent Hanna

Associate

Direct: 248.419.3284

[Brent@fortisnetlease.com](mailto:Brent@fortisnetlease.com)

Brandon Hanna

Managing Director

Direct: 248.419.3285

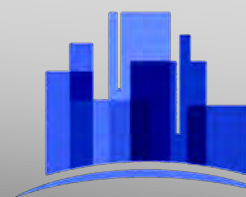
[Bhanna@fortisnetlease.com](mailto:Bhanna@fortisnetlease.com)

Deno Bistolarides

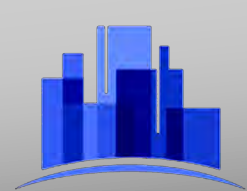
Managing Director

Direct: 248.419.3882

[Denob@fortisnetlease.com](mailto:Denob@fortisnetlease.com)



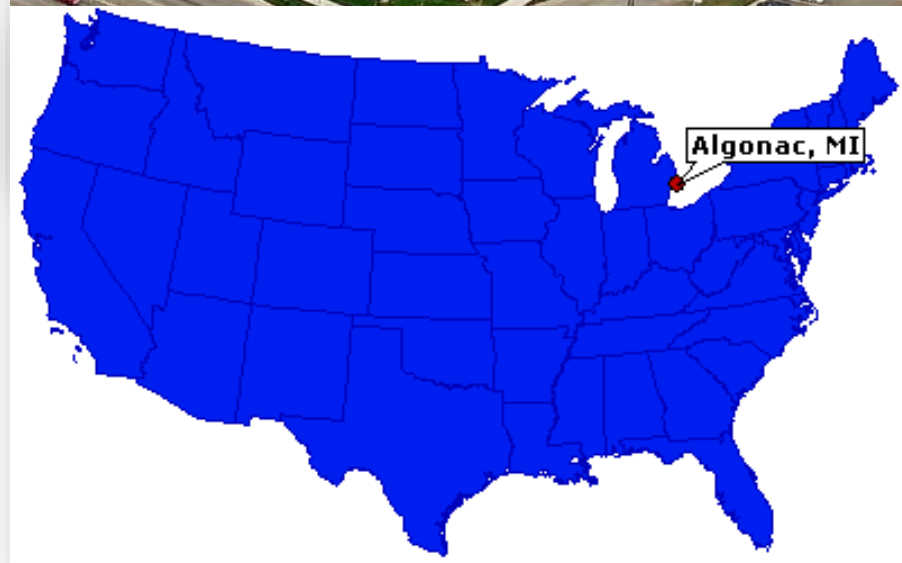
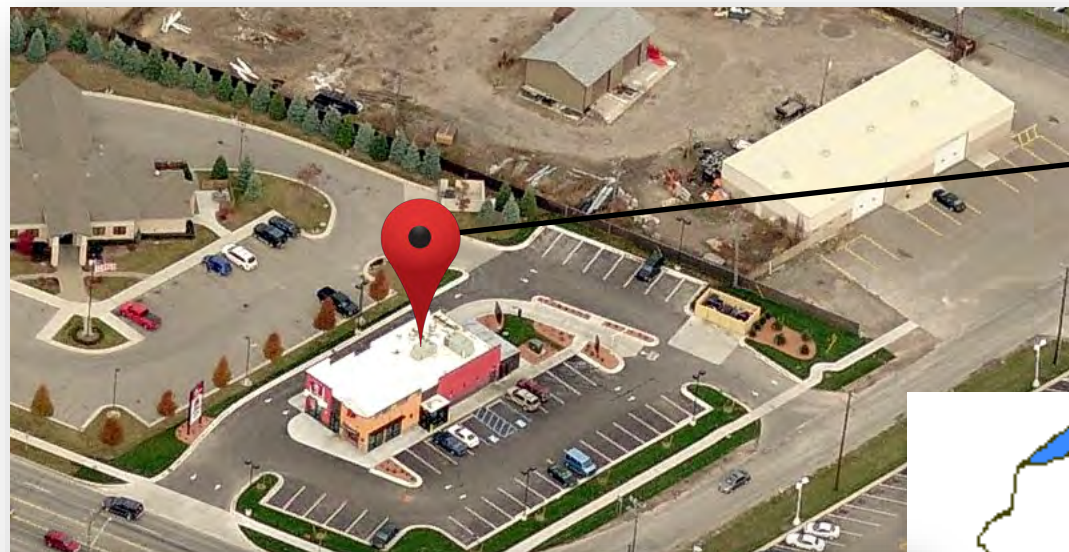




# FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT QSR INVESTMENT  
ABSOLUTE NET LEASE | 12 YEARS REMAINING  
800 Pointe Tremble Rd | Algonac, MI 48001



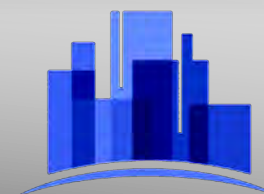
**TACO BELL**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

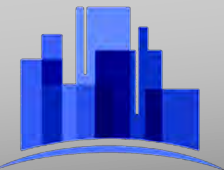
Brent Hanna  
Associate  
Direct: 248.419.3284  
Brent@fortisnetlease.com

Brandon Hanna  
Managing Director  
Direct: 248.419.3285  
Bhanna@fortisnetlease.com

Deno Bistolarides  
Managing Director  
Direct: 248.419.3882  
Denob@fortisnetlease.com







# FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

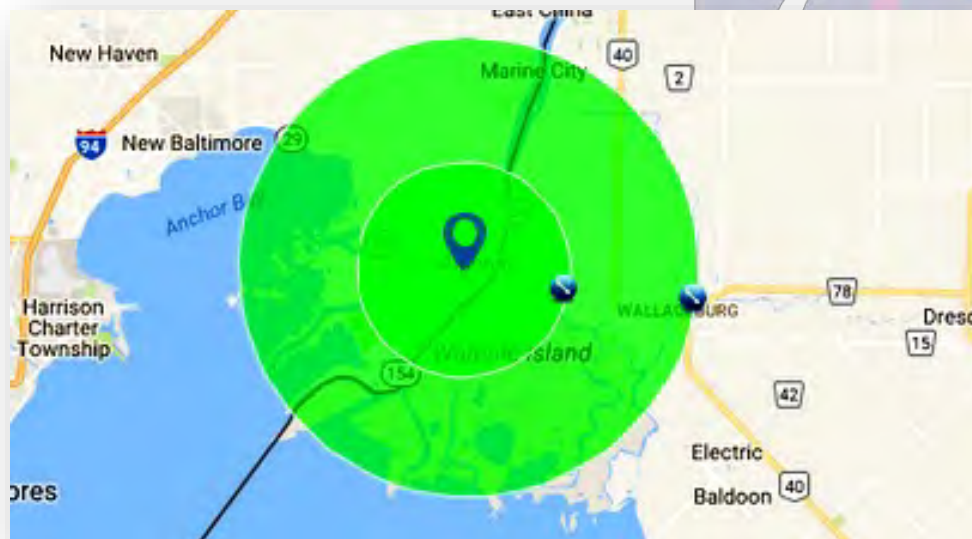
SINGLE TENANT QSR INVESTMENT

ABSOLUTE NET LEASE | 12 YEARS REMAINING

800 Pointe Tremble Rd | Algonac, MI 48001

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	3,684	9,488	13,757
2021 Population:	3,671	9,521	13,804
Pop Growth 2016-2021:	(0.35%)	0.35%	0.34%
Average Age:	42.40	42.90	44.80
Households			
2016 Total Households:	1,587	3,961	5,868
HH Growth 2016-2021:	(0.38%)	0.33%	0.32%
Median Household Inc:	\$39,924	\$46,701	\$50,871
Avg Household Size:	2.30	2.40	2.30
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$110,349	\$122,504	\$149,037
Median Year Built:	1970	1968	1967

Population:	1 Mile	3 Mile	5 Mile
2021 Projection	3,671	9,521	13,804
2016 Estimate	3,684	9,488	13,757
2010 Census	3,686	9,176	13,307
Growth 2016-2021	(0.35%)	0.35%	0.34%
Growth 2010-2016	(0.05%)	3.40%	3.38%
2016 Population Hispanic Origin	48	137	177
2016 Population by Race:			
White	3,576	9,214	13,422
Black	12	23	32
Am. Indian & Alaskan	23	65	73
Asian	8	28	48
Hawaiian & Pacific Island	1	5	5
Other	65	154	176
U.S. Armed Forces:	0	0	0
Households:			
2021 Projection	1,581	3,974	5,887
2016 Estimate	1,587	3,961	5,868
2010 Census	1,588	3,834	5,679
Growth 2016 - 2021	(0.38%)	0.33%	0.32%
Growth 2010 - 2016	(0.06%)	3.31%	3.33%
Owner Occupied	1,169	3,246	4,976
Renter Occupied	418	715	892
2016 Avg Household Income	\$50,995	\$59,995	\$64,230
2016 Med Household Income	\$39,924	\$46,701	\$50,871
2016 Households by Household Inc:			
<\$25,000	427	871	1,241
\$25,000 - \$50,000	483	1,221	1,649
\$50,000 - \$75,000	299	765	1,138
\$75,000 - \$100,000	237	564	836
\$100,000 - \$125,000	57	230	433
\$125,000 - \$150,000	45	125	224
\$150,000 - \$200,000	29	110	236
\$200,000+	10	75	111



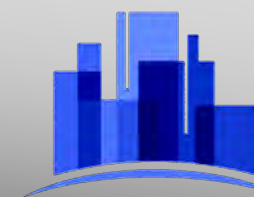
**TACO BELL**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

Brent Hanna  
Associate  
Direct: 248.419.3284  
Brent@fortisnetlease.com

Brandon Hanna  
Managing Director  
Direct: 248.419.3285  
Bhanna@fortisnetlease.com

Deno Bistolarides  
Managing Director  
Direct: 248.419.3882  
Denob@fortisnetlease.com







# FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

## MORE THAN \$3.9 BILLION 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 \$3.9 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.

### Our AGENTS

**DOUG PASSON**  
Managing Partner  
(248) 254.3407

**ROB BENDER**  
Managing Partner  
(248) 254.3406

**BRYAN BENDER**  
Managing Director  
(248) 419.3810

**DENO BISTOLARIDES**  
Managing Director  
(248) 419.3882

**BRANDON HANNA**  
Managing Director  
(248) 419.3285

**RICHARD LUDWIG**  
Senior Director  
(248) 419.3638

**MARVIN DELAURA**  
Senior Director  
(248) 419.3811

**MIKE CARTER**  
Senior Associate  
(248) 419.3812

**PAT HAMMOND**  
Senior Associate  
(248) 419.3808

**MIKE JAWORSKI**  
Senior Associate  
(248) 419.3807

**DANTE HARGIS**  
Senior Associate  
(248) 419.3886

**MATT WEBER**  
Senior Associate  
(248) 419.3884

**MIKE GAGGO**  
Associate  
(248) 419.3286

**FRANK ROGERS**  
Associate  
(248) 419.3741

**BEN SCHULTZ**  
Associate  
(248) 254.3409

**KYLE CARSON**  
Associate  
(248) 419.3271

**ABRAHAM LEON**  
Associate  
(248) 419.3625

**DANNY SAMONA**  
Associate  
(248) 419.3627

**BRENT HANNA**  
Associate  
(248) 419.3284

**BRANDON KASSAB**  
Associate  
(248) 419.3629

**TRACEY RISCH**  
Coordinator  
(248) 419.3888

**AMY JONES**  
Office Manager  
(248) 419.3631

**FORTIS NET LEASE**  
30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334