



NNN SAVE-A-LOT SALE LEASEBACK

740 DENMARK ST
BALDWIN, MI 49304

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,845,000
Cap Rate:	9.0%
NOI:	\$166,050
Lot Size:	2.41 Acres
Building Size:	23,513 SF
Price / SF:	\$78.47

PROPERTY OVERVIEW

The SVN Colvin Team and Easy Leasebacks present this well-priced, high volume grocery store sale-leaseback at a 9.0% cap rate in the popular resort town of Baldwin Michigan.

Jorgensen's Inc has been in the grocery business for decades. They own four Save-A-Lot grocery stores and three Spartan Grocery Stores, all in Michigan. The Baldwin location is one of the highest-grossing Save-A-Lots in the State.

Jorgensen's will do a 15-year sale-leaseback on the entire building, absolute triple net, with annual rent increases of 1%.

Save-A-Lot currently occupies approximately 15,000 SF. There is an additional approx. 9,000 SF of expansion area in the building. The 9,000 SF expansion area is sub-leased to Dollar General, who recently renewed their lease early for an additional 5 years. Jorgensen's will master-lease the entire building and pay all costs.

PROPERTY HIGHLIGHTS

- 15-Year Absolute NNN Lease
- Top 5 Michigan Save-a-Lot Store
- Annual Rent Increases

Baldwin MI



Aerial Map





Financial Summary

INVESTMENT OVERVIEW

Price	\$1,845,000
Price per SF	\$78.47
CAP Rate	9.0%
Cash-on-Cash Return (yr 1)	13.89 %
Total Return (yr 1)	\$90,605
Debt Coverage Ratio	1.63

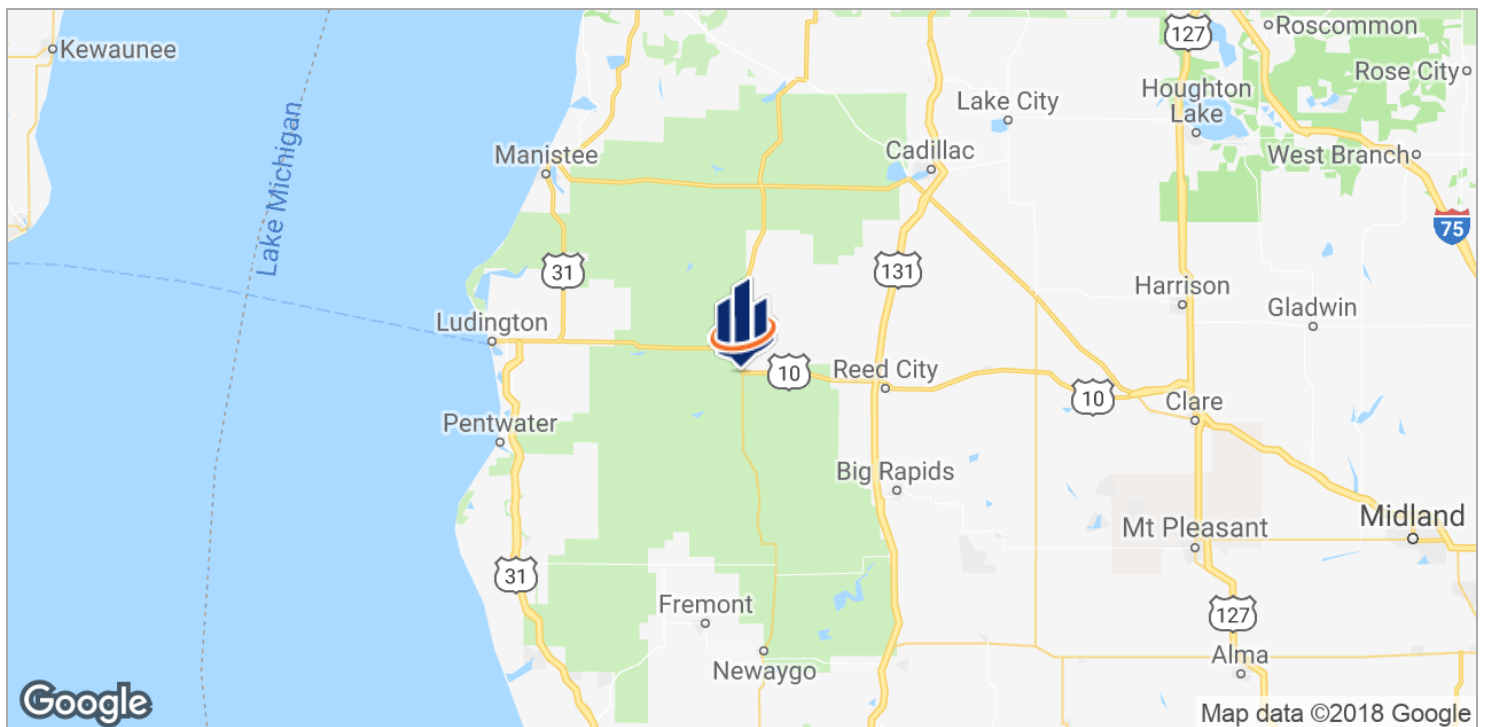
OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$166,050
Pre-Tax Cash Flow	\$64,081

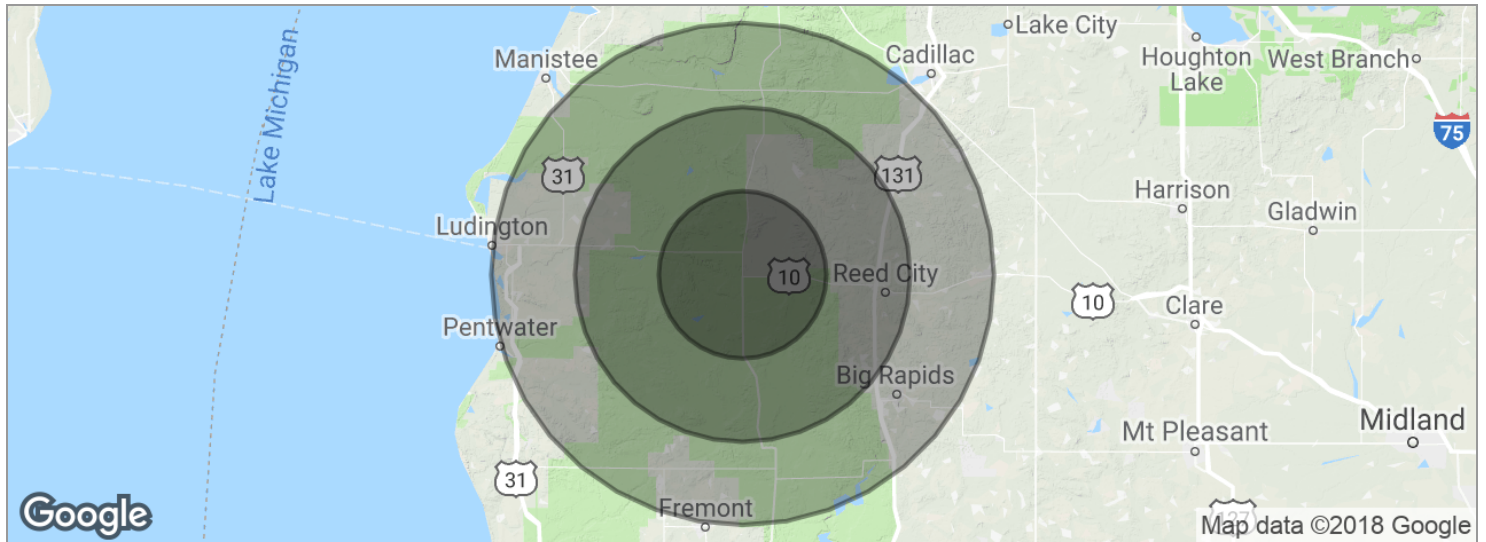
FINANCING DATA

Down Payment	\$461,250
Loan Amount	\$1,383,750
Debt Service	\$101,969
Debt Service Monthly	\$8,497
Principal Reduction (yr 1)	[Based on a new loan with 25% down, 5.5% interest and 25 year Am.] \$26,524

Location Maps



Demographics Map



POPULATION	10 MILES	20 MILES	30 MILES
Total population	7,467	24,311	99,895
Median age	46.4	46.1	39.4
Median age [Male]	45.4	45.7	38.5
Median age [Female]	48.4	46.8	40.3
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	2,592	9,055	35,457
# of persons per HH	2.9	2.7	2.8
Average HH income	\$38,596	\$40,947	\$45,546
Average house value	\$136,643	\$135,089	\$128,614

* Demographic data derived from 2010 US Census



EASY LEASEBACKS

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PROFESSIONAL BACKGROUND

Peter and his sons Chris and Cody have built The SVN Colvin Team, a very strong national practice. They help people buy and sell quality single tenant investment real estate leased to strong tenants. They have sold over 400 Dollar General Properties.

Peter serves as the Chairperson of the National Single Tenant Council for SVN. He is consistently one of the "Top 10 Advisors in America" for the company. Peter has over 10 years of investment real estate experience and has completed nearly two billion dollars in transactions.

Peter specializes in 1031 Exchanges. He helps clients exchange their management intensive properties into safe, long term "mailbox" money passive investments. His SVN Teammates count on Peter and his sons to handle their clients' 1031 exchanges. Their website is www.svncd.com

Peter hosts The National Single Tenant Call, is a published author and has been a featured speaker at national conferences and events. Peter has won numerous local, regional, and national real estate awards. Peter coaches and helps a lot of his SVN teammates grow their businesses. He was voted The SVN Team Player of the Year for back- to- back years.

Peter, Chris and Cody own "Easy Leasebacks" which has become known as America's Most Creative Sale Leaseback Company. They help numerous companies fund their growth using real estate. The website is www.easyleasebacks.com.

Peter earned degrees in business and music from Aquinas College in Grand Rapids, Michigan, where he also competed in tennis and soccer. Peter enjoys playing Pickleball and competed in the 2018 US OPEN. He enjoys playing the guitar and singing and doing fun things with his artist/photographer wife Deb and sons Chris and Cody.

EDUCATION

Degrees in Business and Music from Aquinas College in Grand Rapids MI.

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