

EXCLUSIVE SINGLE-TENANT OFFERING

Marcus & Millichap  
Real Estate Investment Services

JIMMY JOHN'S  
1535 East Twelve Mile Road  
Madison Heights, MI 48071



INVESTMENT HIGHLIGHTS

- ◆ Absolute NNN Sale Leaseback - No Landlord Responsibilities
- ◆ 10 Year Lease Equipped with Increases and Two Five-Year Options
- ◆ Strong Guarantee From CWL Investments - An Experienced 21 - Unit Operator
- ◆ Located on Heavily Travelled 12 Mile Road - Incredible Retail Frontage
- ◆ Drive-Thru Equipped
- ◆ Population of Over 330,000 Within a Five Mile Radius
- ◆ Attractive Brick Masonry and Glass Facade

OFFERING SUMMARY

Price	\$575,000
Down Payment	(100%) \$575,000
Rentable SF	1,540
Price Per SF	\$373.38
Year Built	2009
Lot Size	.2893 Acres
Cap Rate	10.43%
Total Return	10.43%

LEASE SUMMARY

Lease Commencement Date	COE
Rent Commencement Date	COE
Lease Type	Absolute Net
Lease Term	10 Years
Increases	Every 2 Years
Options	2 5-Year Options

Listed by:

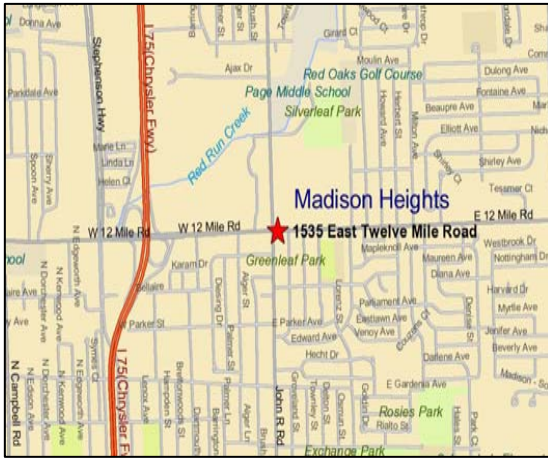
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**1535 EAST TWELVE MILE ROAD • MADISON HEIGHTS, MI 48071**

**OPERATING DATA**

Rent Increases	Annual Rent	Monthly Rent
Year 3	\$61,800.00	\$5,150.00
Year 5	\$63,654.00	\$5,304.50
Year 7	\$65,563.62	\$5,463.64
Year 9	\$67,530.53	\$5,627.54

Base Rent (\$38.96/SF)	\$60,000
Net Operating Income	\$60,000
Total Return	10.43% \$60,000

**INVESTMENT OVERVIEW**

Marcus & Millichap is pleased to present the 1,540 -square foot, free standing Jimmy John's sale-leaseback located in Madison Heights, Michigan.

The subject property, which was built-to-suit in 2009 for Jimmy John's, is occupied by an experienced and successful 21-unit operator, CWL Investments. This particular store did close to \$900,000 in sales during it's first year of operation and is well positioned on busy Twelve Mile Road.

Established in 1983 and headquartered in Champaign, Illinois, Jimmy John's has grown close to almost 1,000 stores nationwide and is an extremely popular fresh and quick fast food option. CWL Investments, the 21-unit operator that operates the Madison Heights location, is one of the largest Jimmy John's franchisees in the country.

At the close of escrow, CWL Investments will sign a 10-year absolute NNN lease with increases. The lease also includes four, five-year options to renew. They will be responsible for all property taxes, common area maintenance and insurance, in addition to all of the capital repair items including roof, structure and parking lot. This allows for an absolute zero management deal.



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