

WOODWINDS OFFICE PARK

20270 - 20276 MIDDLEBELT ROAD | LIVONIA, MI 48152

OFFERING MEMORANDUM



PROPERTY HIGHLIGHTS

- ±26,417 SF office complex for sale
- 80% occupied
- Strong in-place NOI
- Owner-user opportunity
- Recently renovated common areas
- Abundant parking
- Separately metered gas & electric
- Well maintained and professionally managed



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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. KJ Commercial Real Estate Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KJ Commercial Real Estate Advisors 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 KJ Commercial Real Estate Advisors in compliance with all applicable fair housing and equal opportunity laws.



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EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	\$1,600,000
NOI:	\$151,901
Cap Rate:	9.50%
Price / PSF:	\$60.00
Parcel:	46-002-01-0380-001
Zoning:	C-1, Local Business
Year Built:	1985
Land Size:	2.27 Acres
Building Size:	26,417 SF
Parking:	±136

TAXES

Winter 2025:	\$14,493.53
Summer 2025:	\$34,609.86
Total:	\$49,103.39

PROPERTY DESCRIPTION

This well-maintained 26,417 SF office building presents an excellent opportunity for an owner-user seeking to occupy space while benefiting from existing rental income. The property is currently 80% occupied, providing a strong in-place NOI with the ability to generate immediate cash flow. Recently renovated common areas create a modern and professional environment for tenants and visitors alike. Additional features include abundant on-site parking, separately metered gas and electric services for efficient tenant expense management, and professional property management that has helped maintain the asset in excellent condition.

LOCATION DESCRIPTION

Located on the east side of Middlebelt Road just south of Eight Mile Road in Livonia, MI.

CURRENT OCCUPANCY

Independent Community Care Services, Preferred Choice Home Health Services, Integral Health Massage, Full House Marketing, Transitional Consulting Services, VHS Physicians of Michigan DBA Professional OBGYN, Team Rehabilitation

SURROUNDING BUSINESSES

Clarenceville Middle & High Schools, 7-Eleven, Dollar General, Mid Eight Sandwich Shop, AutoZone, White Castle, El Nibble Nook, Corewell Health Farmington Hills Hospital, iStorage, and more.

TRAFFIC (VEHICLES PER DAY)

Middlebelt Road	28,075
(2WAY/ADT/CoStar 2025)	



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PHOTOS



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PHOTOS



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AERIAL VIEWS



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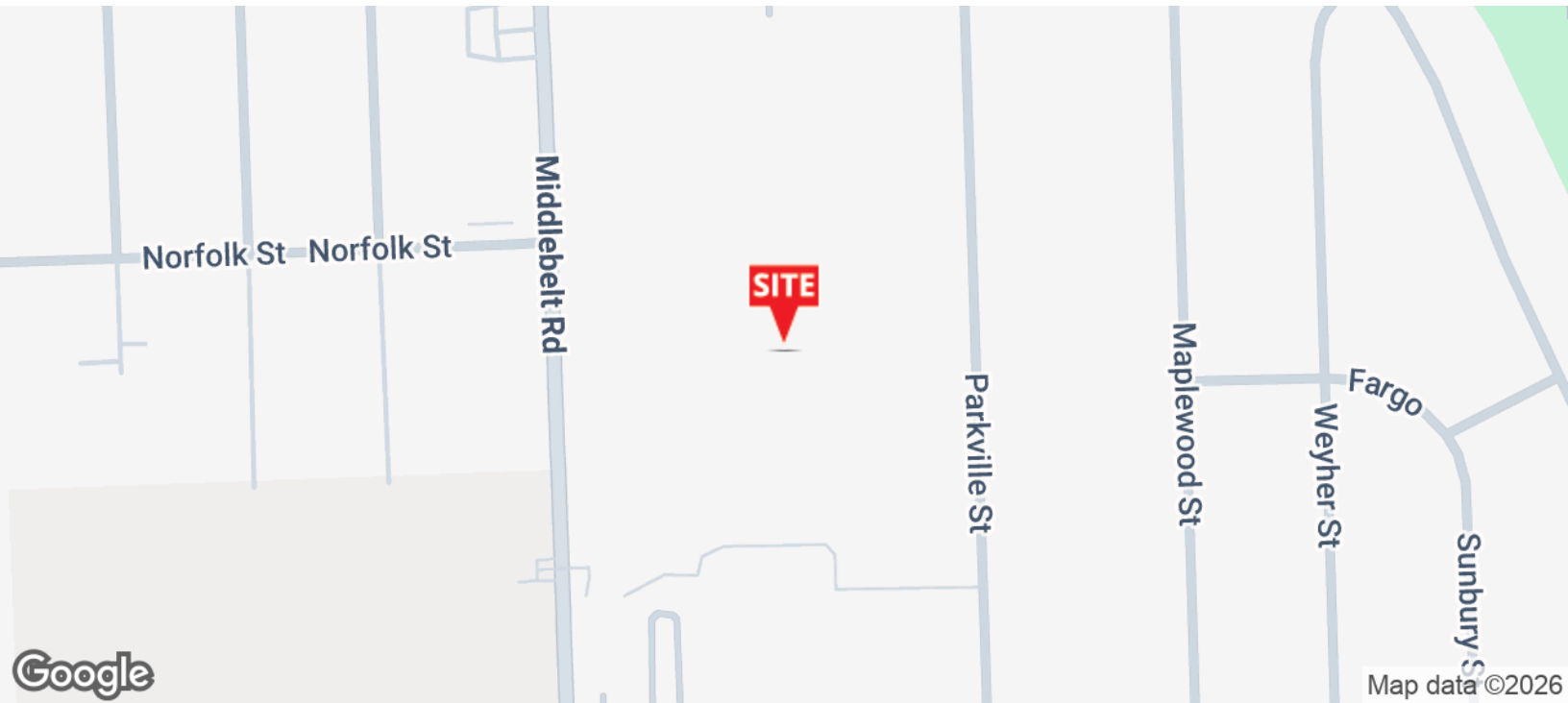
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LOCATION MAPS



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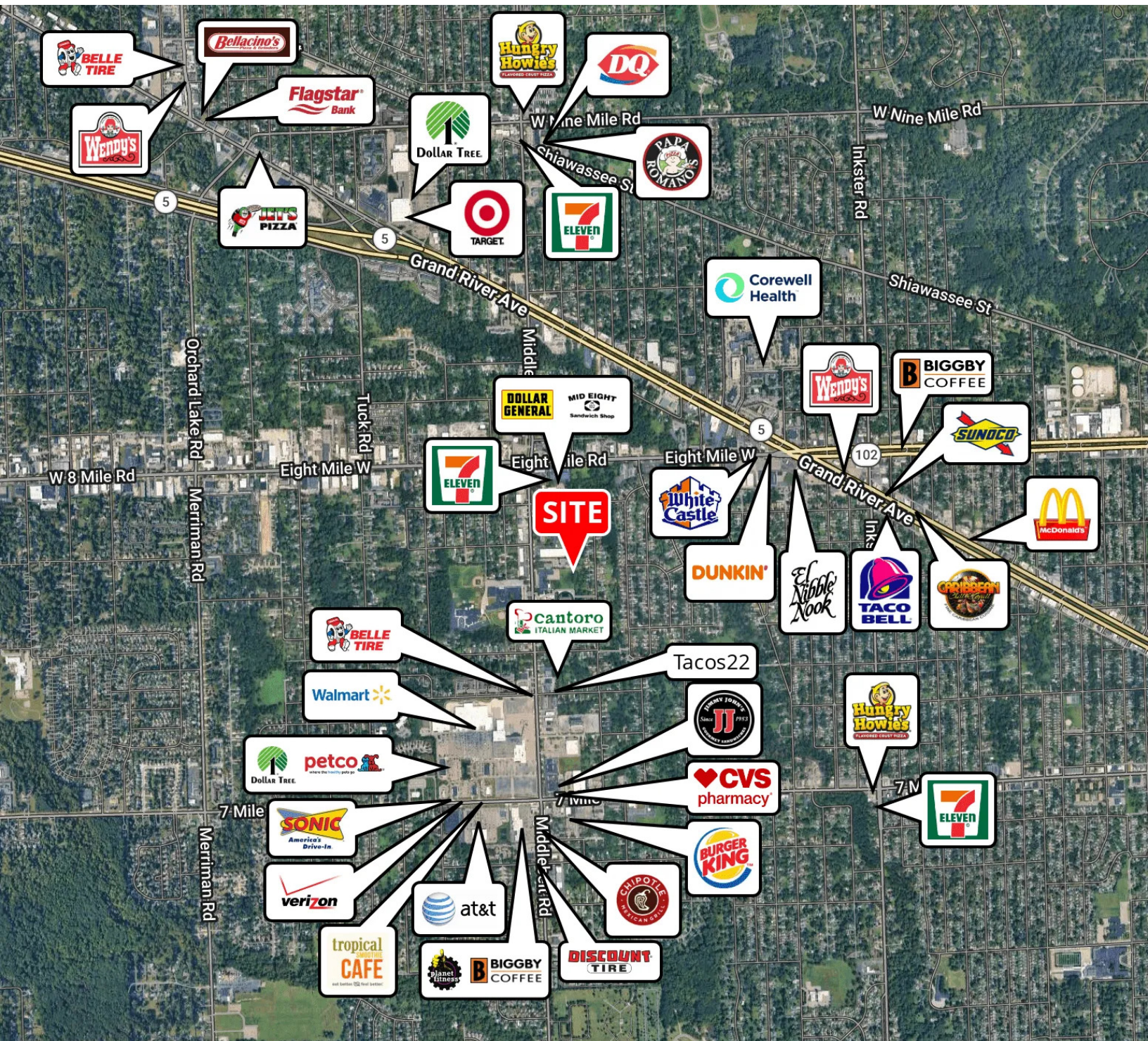
AERIAL MAP



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RETAIL MAP



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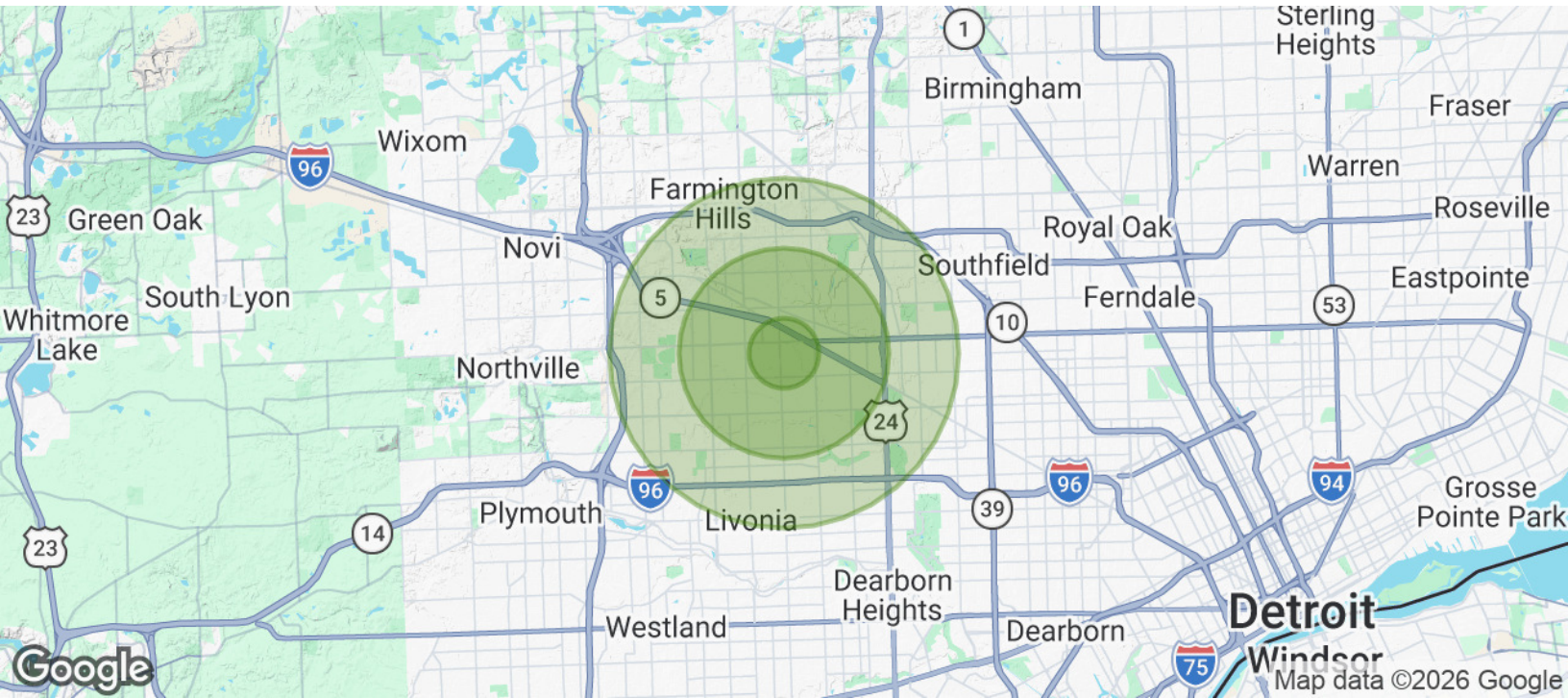
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,886	86,583	232,304
Average Age	43.1	43.7	42.3
Average Age (Male)	40.6	41.5	40.0
Average Age (Female)	44.2	46.3	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,334	36,587	98,485
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$92,583	\$93,664	\$96,191
Average House Value	\$186,425	\$219,997	\$239,887

2023 American Community Survey (ACS)



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BROKER BIO



KEVIN JAPPAYA, CCIM

President

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PROFESSIONAL BACKGROUND

Kevin Jappaya is a seasoned real estate professional with over 20 years of experience helping clients achieve their real estate goals. Known for his exceptional work ethic and professionalism, Kevin combines deep industry knowledge with a results-driven approach.

His entrepreneurial vision led him to establish KJ Commercial, a full-service brokerage built to be inventive, strategic, and adaptive in an ever-changing real estate market. Through KJ Commercial, Kevin delivers superior service and innovative solutions tailored to each client's unique needs.

Kevin has cultivated long-standing relationships with lenders, court-appointed receivers, developers, REITs, and investors. Over his career, he has successfully brokered the sale of numerous commercial properties across all sectors, including retail, office, medical, industrial, hospitality, and vacant land, handling both investment and owner-user transactions.

Combining exceptional communication skills with deep expertise in finance, banking, and strategic planning, Kevin navigates complex transactions with precision and confidence, consistently delivering outstanding results for his clients.

EDUCATION

Bachelor's degree in Business Administration with a Major in Accounting, Magna Cum Laude from Wayne State University

AFFILIATIONS

- Vice Chairman – Chaldean American Chamber of Commerce
- Vice Chairman – Chaldean Community Foundation
- Board Member – Mike Ilitch School of Business at Wayne State University
- Past President – Michigan Commercial Board of Realtor (CBOR)
- Member – Innovating Commerce Serving Communities (ICSC)
- Certified Commercial Investment Member designee (CCIM)

AWARDS

- 2013 – DBusiness Magazine “30 in Their Thirties” Honoree
- 2014 – Emerging Leader Award Recipient from the Mike Ilitch School of Business at Wayne State University
- 2019 – Michigan CCIM Chapter Award Recipient
- 2018 -2025 – Best of the Best Top Brokers by Midwest Real Estate News
- 2020 – Inducted into the Midwest Commercial Real Estate Hall of Fame
- CoStar Power Broker numerous years
- 2024 – Crain’s Detroit Business Notable Commercial Real Estate Leader
- 2024 and 2025 – DBusiness Commercial Real Estate Broker of the Year Finalist



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DAVID JAPPAYA

Vice President

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PROFESSIONAL BACKGROUND

David Jappaya is a Vice President at KJ Commercial, where he specializes in the sale and leasing of retail, industrial, and office properties, as well as land for development and property assemblages throughout Southeast Michigan. Since starting his commercial real estate career with the firm in 2018, he has become an integral member of the team, advising clients on acquisitions, dispositions, and leasing strategies. David's background in finance and accounting provides a strong analytical foundation for his work, particularly in financial modeling and investment property underwriting. He uses this expertise to help clients evaluate opportunities and make informed real estate decisions.

Over the course of his career, David has completed more than 175 transactions totaling over \$150 million in volume, including the sale of numerous multi-tenant investment properties across the retail, office, and industrial sectors. He has also facilitated transactions through auction platforms, connecting with a broad network of national and international buyers. His clients range from private investors to institutional groups at the local, national, and global level. In addition, David works with local municipalities to support economic development initiatives throughout the Metro Detroit area. Prior to joining KJ Commercial, David worked in corporate accounting. He earned his Master of Accountancy with a specialization in Finance from Walsh College in 2018. Outside of work, David enjoys spending time with family and staying active through fitness.

EDUCATION

2018 graduate from Walsh College where he earned a Master of Accountancy with a specialization in Finance.

MEMBERSHIPS

- International Council of Shopping Centers (ICSC)
- The Chaldean American Chamber of Commerce
- The Troy Chamber of Commerce
- The Urban Land Institute (ULI)
- Board Member, City of Farmington Hills Economic Development Corporation



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