

TAQUERIA SAN FRANCISCO BAR & GRILL

618 ALLEGAN ST, PLAINWELL, MI 49080



SINGLE TENANT PROPERTY FOR SALE



Ayson Shammami
Managing Partner
ayson@apexre.com
248.579.5042

Sal Yaldo
Managing Partner
sal@apexre.com
248.579.5045

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TABLE OF CONTENTS:

- 3. Offering Summary
- 4. Retailer Map
- 5. Regional Map
- 6. Location Map
- 7. Demographics Map & Report
- 8. Meet The Team



32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
(248) 579-5045
www.apexre.com

OFFERING SUMMARY

TAQUERIA SAN FRANCISCO BAR & GRILL

Sale Price	\$1,050,000
Cap Rate	8.57 %
NOI	\$90,000
Price/PSQF	\$189.53
Tenant	Taqueria San Francisco Bar & Grill
Guarantor	Personal Guarantee
Building Size	6,405 SQF
Total Lot Size	1.47 Acres
Lease Commencement	11/10/2020
Lease Expiration	01/31/2029
Primary Lease Term	5 Years
Term Remaining	3 Years & 10 Months +/-
Original Lease Term	5 Years
Renewal Options	None
Lease Type Custom	Absolute NNN
Landlord Obligations	None
Roof	Tenant Responsibility
Parking Lot	Tenant Responsibility
HVAC	Tenant Responsibility
CAM	Tenant Responsibility
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	No
Financial Reporting	None



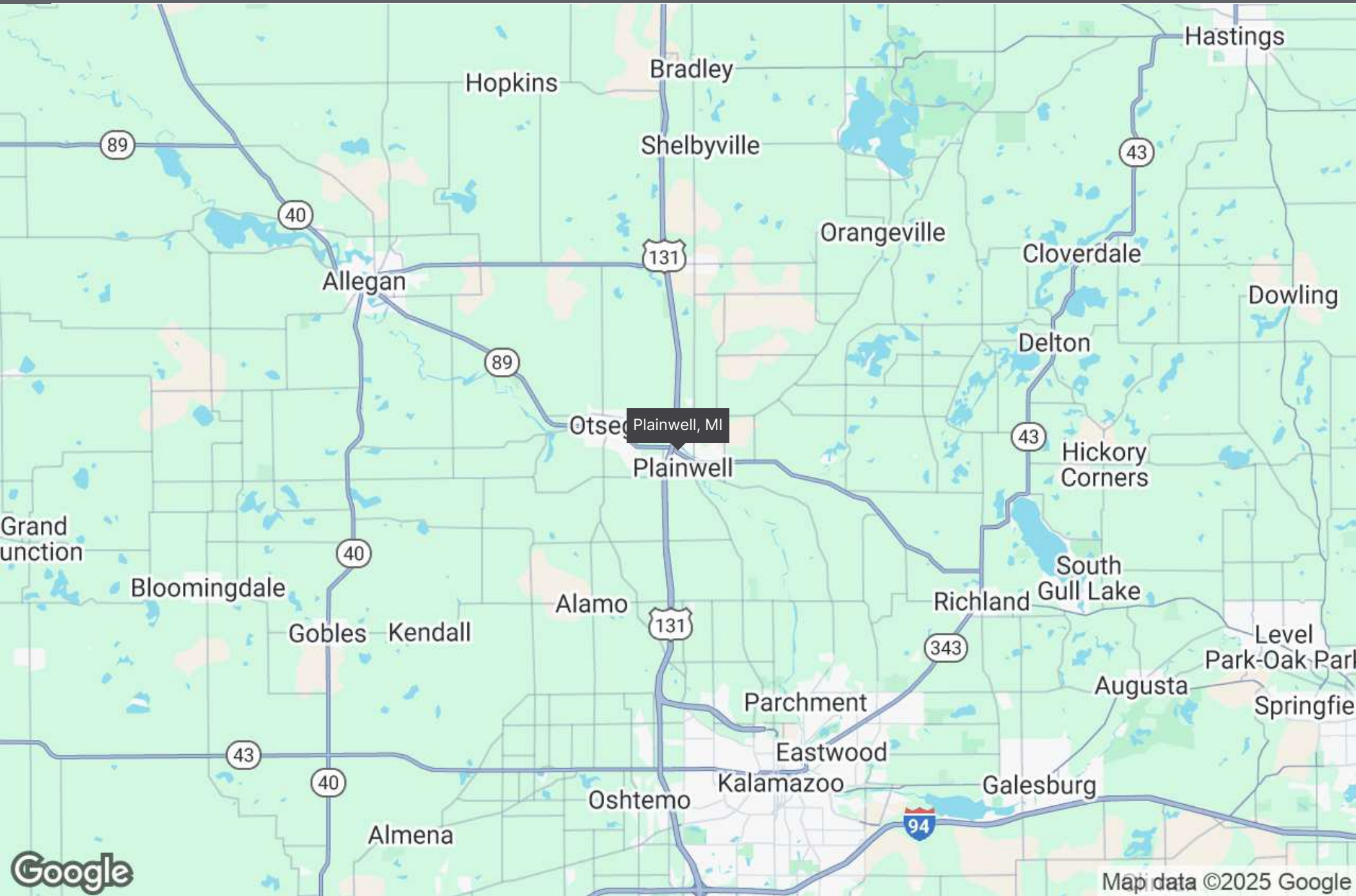
PROPERTY HIGHLIGHTS:

- Priced at an attractive Price Per Square Foot of \$164 a foot. Well below Replacement Cost.
- The property also has a strong rental history and ample parking available.
- Affordable Rent PSF of \$13 PSF
- Large Lot Size - Property Sits on 1.50 +/- Acres
- Experienced Operator with 3 Units
- Located off of US 131 Which see's North of 34,000 Vehicles Per Day
- Strong Road Frontage on Allegan St. Which see's North of 18,000 Vehicles Per Day

RETAILER MAP

TAQUERIA SAN FRANCISCO BAR & GRILL





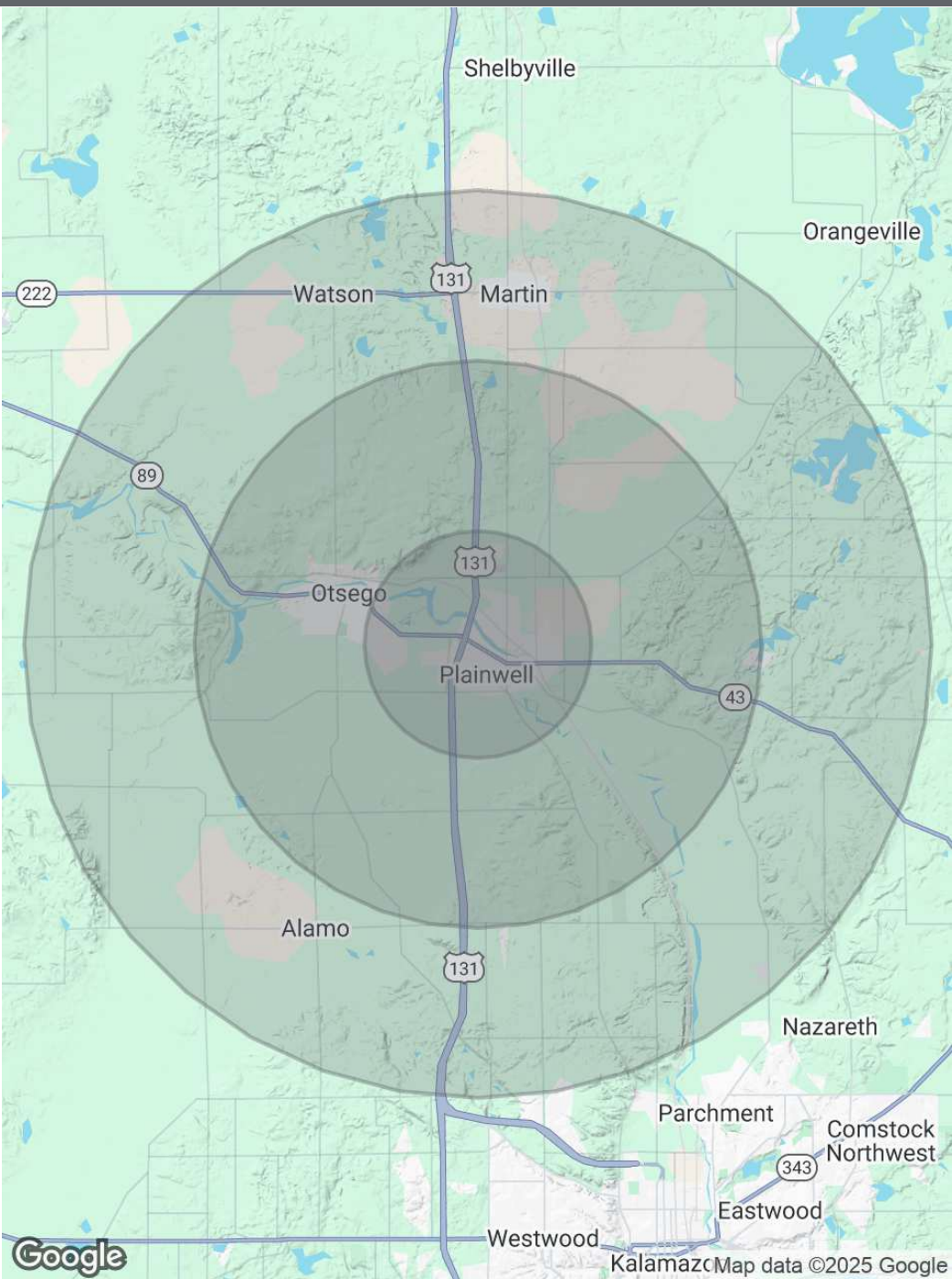


DEMOGRAPHICS MAP & REPORT

TAQUERIA SAN FRANCISCO BAR & GRILL

POPULATION	2 MILES	5 MILES	8 MILES
Total Population	9,558	21,845	37,943
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	2 MILES	5 MILES	8 MILES
Total Households	3,770	8,598	14,740
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$88,261	\$94,487	\$100,390
Average House Value	\$210,252	\$242,364	\$273,712
ETHNICITY (%)	2 MILES	5 MILES	8 MILES
Hispanic	4.4%	3.7%	3.7%
RACE	2 MILES	5 MILES	8 MILES
Total Population - White	8,438	19,642	33,973
Total Population - Black	100	197	547
Total Population - Asian	77	162	321
Total Population - Hawaiian	1	1	4
Total Population - American Indian	65	117	170
Total Population - Other	166	340	586

Demographics data derived from AlphaMap



MEET THE TEAM



AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com



SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com

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