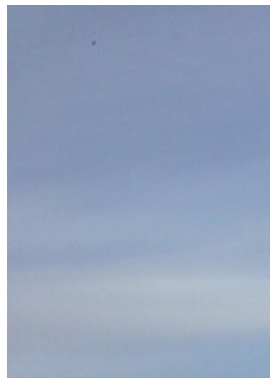


Portfolio of 2 Properties For Sale

1629-1697 E M 21, Owosso, MI 48867



Harry Lantz

Professional Property Advisors, LLC
17713 Links Ct, Baton Rouge, LA 70810
hlantz@gmail.com
(231) 632-2070

Portfolio of 2 Properties For Sale

\$8,219,256

- Walmart Shadow Anchor
- New Harbor Freight 10 Year Lease !
- Long Term (20+ years) National Tenants!
- Plenty of Upside 81% Occupied! Existin 6.25% Cap Rate
- 24,700 VPD !
- Best Location in Town

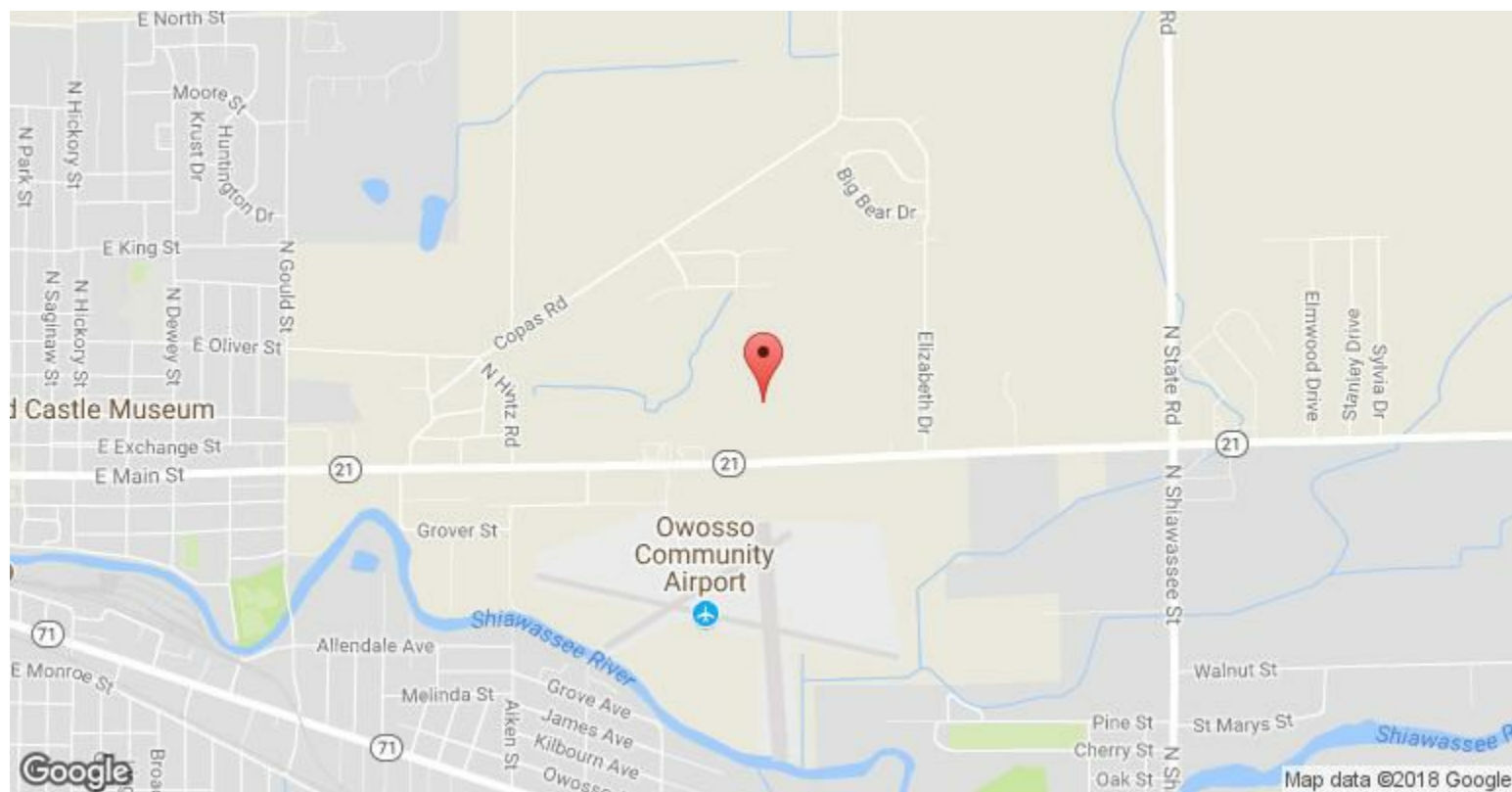


Price:	\$8,219,256
Price / SF:	\$132.19 / SF
Cap Rate:	6.25%
Sale Type:	Investment
Status:	Active
Number of Properties:	2
Individually For Sale:	1
Total Building Size:	62,179 SF
Total Land Area:	9.16 AC



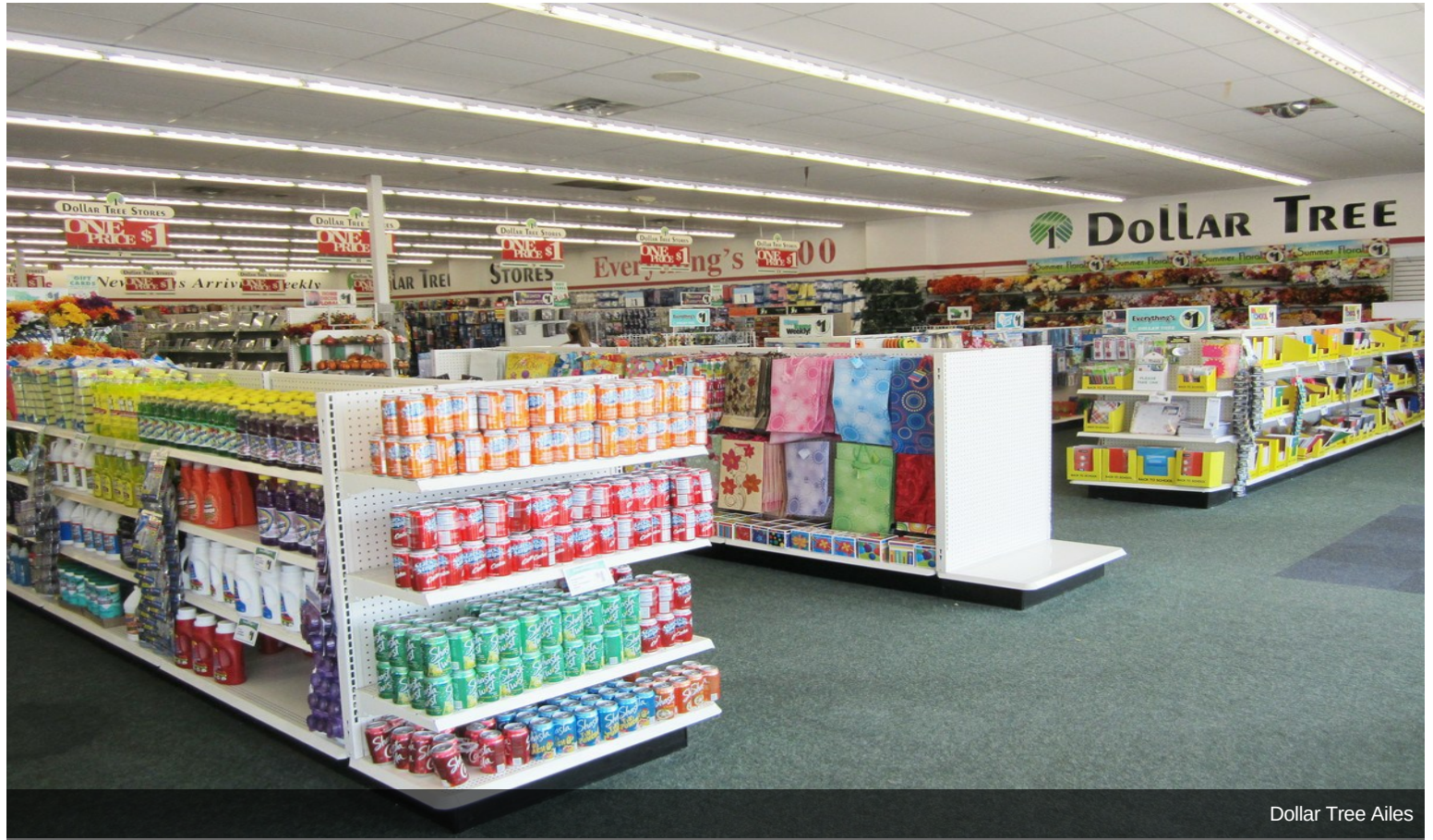
Major Tenant Information

Tenant	SF Occupied	Lease Expired
AT&T Store	-	
ATI Physical Therapy	-	
Dollar Tree	-	
GNC	-	
Harbor Freight Tools	-	
Maurices	-	
Sally's Beauty Supply	-	



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Property Photos



Dollar Tree Ailes



ATI Therapy Counter

Property Photos



AT&T Center Display



Maurice's Display

Property Photos



Property Photos

