

FOR SALE

GREAT EXPRESSIONS

667 Martin Luther King Jr Blvd. N
Pontiac, Michigan 48342



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibility
- 5,400 square feet on 0.21 Acres of Land
- Built in 1972
- 349 Practices in 10 States
- In close proximity to national retailers Family Dollar, Save A Lot,, Metro by T-Mobile, Rite Aid, Dollar Tree, 7-Eleven, Checkers, AutoZone, Flagstar, Little Caesars and more
- Densely Populated area with over 159,000 Residents within a 5 Mile Radius
- Average Household Income exceeds \$84,000 within a 5 Mile Radius
- 12 Surface Parking Spaces
- Corporately guaranteed by Great Expressions Dental Centers

PRICE: \$868,050

AVERAGE NOI: \$69,444

AVERAGE CAP RATE: 8.0%

LEASE TYPE: NN

INCREASES: 3% Annually

FOR MORE INFO CONTACT: STEVE SAGMANI

313-963-7653

2150 Franklin Avenue, Suite A
Bloomfield Twp., Michigan 48302
steve@exclusive-realty.com

WWW.EXCLUSIVE-REALTY.COM

FOR SALE

GREAT EXPRESSIONS

667 Martin Luther King Jr Blvd. N
Pontiac, Michigan 48342



EXCLUSIVE

— R E A L T Y —

INVESTMENT OFFERING

Exclusive Realty is pleased to present a Great Expressions in Pontiac, Michigan. The Tenant has a NN Lease with minimal Landlord Responsibilities. The lease has 3% increases annually.

The subject property is strategically positioned on Martin Luther King Jr Blvd N which is in close proximity to the I-75 BUS Rte making it highly accessible and visible. It is also in close proximity to national retailers Family Dollar, Save A Lot., Metro by T-Mobile, Rite Aid, Dollar Tree, 7-Eleven, Checkers, AutoZone, Flagstar, Little Caesars and more.

The property represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the Tenant.

RENTAL RATES

MONTHLY	PSF	ANNUALLY	PSF	OPTIONS
\$5,620.50	\$1.04	\$67,446	\$12.49	1 (5) YR.
\$5,787.00	\$1.07	\$69,444	\$12.86	
\$5,958.00	\$1.10	\$71,496	\$13.24	

INVESTMENT SUMMARY

LIST PRICE:	\$868,050
CURRENT NOI:	\$67,446
INITIAL CAP RATE:	7.77%
AVERAGE NOI:	\$69,444
AVERAGE CAP RATE:	8.0%
BUILDING SIZE:	5,400 sq. ft.
LAND ACREAGE:	0.21 Acres
ZONING:	Commercial
YEAR BUILT:	1972
TENANT:	Great Expressions Dental Center
LEASE TYPE:	NN
TAXES, INSURANCE, HVAC & PARKING:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE COMMENCEMENT:	August 1, 2021
LEASE EXPIRATION DATE:	January 31, 2027
LEASE TERM REMAINING:	4 Years
RENT BUMPS:	3% Increases annually
OPTIONS:	1 (5) Year Option
LEASE GUARANTOR:	Corporate Guarantee
TENANT WEBSITE:	www.greatexpressions.com

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

FOR SALE

GREAT EXPRESSIONS

667 Martin Luther King Jr Blvd. N
Pontiac, Michigan 48342



EXCLUSIVE

— R E A L T Y —

DISCLOSURE:

All materials and information received or supplied by Exclusive Realty (hereinafter collectively referred to as "ER"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by ER, its directors, officers, agents, advisors, or affiliates as to the veracity, accuracy or totality, the condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither ER, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or totality of any of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ER will not verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

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. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance 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 ER in compliance with all applicable fair housing and equal opportunity laws.

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

FOR SALE

GREAT EXPRESSIONS

667 Martin Luther King Jr Blvd. N
Pontiac, Michigan 48342



EXCLUSIVE

— R E A L T Y —

TENANT PROFILE



Great Expressions Dental Centers' roots date back to 1975, when the first practice was formed in Dearborn, Mich. Through the '70s and '80s, the practice grew. As the company has grown, our commitment to our patients, employees, and dental professionals remains steadfast.

Great Expressions Dental Centers provides access to affordable dental care delivering both quality and convenience. Our patients rely on us to improve their oral health and we deliver it — one smile at a time.

Great Expressions Dental Centers' doctors and team members strive to help you be your own kind of great every day. We come to work to serve you, and protect that special thing you use to greet the world: your smile.

In addition to our testament of preventing infection and disease, Great Expressions conducts both daily and weekly testing of all sterilization equipment in each of our 300 dental locations across the United States. We ensure that every office exceeds the compliance rate requirements. In fact, Great Expressions Dental Centers was the first to be awarded the Summit Compliance Award, presented by Mesa Labs, with recognition of our organization-wide commitment to infection control, demonstrated by achieving the highest levels of weekly biological sterilization.

TENANT OVERVIEW

Company:	Great Expressions Dental Centers
Founded:	1975
Total Revenue:	\$476.7 M
Number of Employees:	1,261
Headquarters:	Southfield, Michigan
Website:	www.greatexpressions.com

TENANT HIGHLIGHTS

2017 Best and Brightest in Wellness Award

Inc. 5000 Award Recipient

Summit Compliance Award Recipient

Great Expressions donated over \$400,000 to charitable events in honor of Dr. Martin Luther King Jr. organizations and institutions

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

FOR SALE

GREAT EXPRESSIONS

667 Martin Luther King Jr Blvd. N
Pontiac, Michigan 48342



EXCLUSIVE

— REALTY —



TRAFFIC COUNTS

INTERSECTION

CARS PER DAY

MLK Jr Blvd N SW & 1-75 Bus

20,026

E Montcalm St & Spence St NW

22,561

MLK Jr Blvd N & ML Jr Blvd N SE

19,357

DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

Total Population

65,770

159,912

549,162

Total Households

24,539

63,618

226,765

Average HH Income

\$51,122

\$84,482

\$119,318

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

2150 FRANKLIN ROAD, STE A, BLOOMFIELD TWP., MI 48302 | WWW.EXCLUSIVE-REALTY.COM

FOR SALE

GREAT EXPRESSIONS

667 Martin Luther King Jr Blvd. N
Pontiac, Michigan 48342



EXCLUSIVE

— REALTY —

Pontiac is a city in and the county seat of Oakland County in the U.S. state of Michigan. A northern suburb of Metro Detroit, Pontiac is about 20 miles (32.2 km) northwest of Detroit. Founded in 1818, Pontiac was the second European-American organized settlement in Michigan near Detroit, after Dearborn. It was named after Pontiac, a war chief of the Ottawa Tribe, who occupied the area before the European settlers. The city was best known for its General Motors automobile manufacturing plants of the 20th century, which were the basis of its economy and contributed to the wealth of the region. These included Fisher Body, Pontiac East Assembly (a.k.a. Truck & Coach/Bus), which manufactured GMC products, and the Pontiac Motor Division. In the city's heyday, it was the site of the primary automobile assembly plant for the production of the famed Pontiac cars, a brand that was named after the city. The Pontiac brand itself was discontinued in 2010 by General Motors. The City of Pontiac also was home to Oakland Motor Car Company, which was acquired by General Motors in 1909. After 2001, the Pontiac Silverdome continued to be used for concerts and other events until it was demolished in 2018. It is now the site of an Amazon Fulfillment and Distribution facility.



Ephiphany Studios

Ephiphany studios, ltd is owned by artist and master glassblower April Wagner. In operation since 1993 and located in Pontiac, MI, we create custom functional and sculptural hand-blown glass pieces.



Erebus Escape

Erebus Escape provides realistic scenarios backed with a Hollywood styled plot and special effects. Solve a murder, break out of prison, fight off the undead or save the human race... the only limit to your memories will be your imagination.



The Crofoot

The Crofoot Presents is Southeast Michigan's most dynamic independent event promotion company. Each year, The Crofoot and affiliated companies produce more than 750 live events, including concerts, corporate events, weddings, festivals, and more.



FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD