

FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

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West Shore Plaza II | Net Lease Investment Opportunity
12386 Felch Street, Holland, MI 49424

OFFERING MEMORANDUM

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Property Map



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OFFERING MEMORANDUM

MARVIN DE LAURA

Senior Director
248.419.3811
mdelaura@fnlre.com

HOBBY LOBBY & FURNITURE WAREHOUSE

Fortis Agents Cooperate
Click Here To Meet
The Team



INVESTMENT SUMMARY

List Price:	\$4,102,235.00
Current NOI:	\$348,690.00
Initial Cap Rate:	8.50%
Land Acreage:	6.31 Acres
Year Built:	1985
Building Size:	80,280 SF
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof/Parking:	Landlord Responsibility

HOBBY LOBBY

Original Lease Term:	Fifteen (15) Years
Rent Commencement:	9/1/2004
Rent Expiration:	8/31/2019
Term Remaining:	Two (2) Years
Rent Increases:	10% Every 5 Years
Option Periods:	Two (5) Year Options w/ Increases

FURNITURE WAREHOUSE

Original Lease Term:	Ten (10) Years (2006-2016)
Current Lease Term:	Ten (10) Years
Rent Commencement:	1/1/2017
Rent Expiration:	12/31/2026
Term Remaining:	Ten (10) Years
Rent Increases:	10% Every 5 Years
Option Periods:	Two (5) Year Options w/ Increases

INVESTMENT HIGHLIGHTS

- 2017 New Roof Installed | 60 mil TPO roof with an additional 1.5" of Insulation Board, and a 15 Year Warranty
- Furniture Warehouse Recently Signed New 10 Year Lease
- Hobby Lobby has over 700 locations nationwide
- Two (2), Five (5) Year Options to Extend

LOCATION HIGHLIGHTS

- Located on Felch Street (13,000+ VPD)
- Major Retail Corridor | Just Off US HWY 31 (32,000+ VPD)
- 5 Mile Population Exceeds 97,600 Residents
- 5.94% Population Growth Within 1 Mile by 2022
- Average Household Income Exceeds \$68,900 Within 5 Miles
- Median Home Value Within 5 Miles Exceeds \$150,000
- Positioned Near National Retail Tenants Including: Walmart, Lowe's, Aldi, Sam's Club, Subway, Best Buy, Tractor Supply Company, Walgreen's, Meijer and many more

Hobby Lobby

Website: www.hobbylobby.com

Number of Locations: 700+

Annual Revenue: \$3.3 Billion

Furniture Warehouse

Website: www.fwholland.net



RENT SHEDULE & INCOME (NOI)

Tenant	Suite	GLA	%	Lease Dates		Minimum Rent			Remaining Options	Increase in Options
				Start	End	Annual	Monthly	PSF		
Hobby Lobby	12386-A	55,280	68.86%	9/1/2004	8/31/2019	\$248,760.00	\$20,730.00	\$4.50	Two	10%
Furniture Warehouse	12386-BC	25,000	31.14%	1/1/2017	12/31/2026	\$128,196.00	\$10,683.00	\$5.13	Two	10%
TOTALS		80,280	100%			\$376,956.00	\$31,413.00			

Base Rent	\$376,956
Expense Reimbursements	
Taxes	\$60,044
Insurance	\$22,500
CAM	\$48,000
Effective Gross Income	\$507,500
Expenses	
Taxes	-\$60,044
Insurance	-\$22,500
CAM	-\$48,000
Utilities	-\$1,974
Management Fee @ 3% of EGI	-\$11,309
Reserves @ \$0.20 PSF	-\$14,983
NOI	\$348,690



INVESTMENT OVERVIEW

Fortis Net Lease is proud to present a Two-Tenant retail investment opportunity on Felch St just off US-31 Highway in Holland, MI. The tenants, Hobby Lobby and Furniture Warehouse, have been in operation at this location for over ten (10) years. Furniture Warehouse signed a new ten (10) year lease in January 2017, while Hobby Lobby signed a fifteen (15) year lease in 2004 with over two (2) years remaining. The tenants signed NN lease requiring minimal landlord responsibilities. The lease also features two, five year options for renewal.

The subject property is located along the area's major retail corridor and is surrounded by many national tenants including: Kohl's, Burlington, JC Penny, Bed Bath & Beyond, Dick's, Walmart, Sam's Club, Art Van Furniture, Discount Tire, Lowe's, Aldi, Pet Supplies Plus, Best Buy, Michael's, Meijer and many more.

TENANT OVERVIEW

Hobby Lobby is a private for-profit, closely held corporation, and an American chain of retail arts and crafts stores based in Oklahoma City, OK, formerly called Hobby Lobby Creative Centers. The stores are managed by direct corporate hires. David Green opened the first Hobby Lobby store, in a 300-square-foot space in northwest Oklahoma City, in 1970. Today, Corporate headquarters include a 9.2 million-square-foot manufacturing, distribution, and office complex in Oklahoma City. With more than 750 stores, Hobby Lobby is the largest privately owned arts-and-crafts retailer in the world with approximately 32,000 employees and operating in forty-seven states.

Furniture Warehouse is an authorized dealer for Ashley Furniture, selling mainly Ashley Furniture. An Occupant for over 10 years, Furniture Warehouse recently completed a significant remodel and expansion to attract new shoppers.



Holland, MI

Holland is a city in the western region of the Lower Peninsula of the U.S. state of Michigan. It is situated near the eastern shore of Lake Michigan on Lake Macatawa, which is fed by the Macatawa River (formerly known locally as the Black River).

The city spans the Ottawa/Allegan county line, with 9.08 square miles in Ottawa and the remaining 8.13 square miles in Allegan. As of the 2010 census, the population was 33,051, with an Urbanized Area population of 95,394.

Holland is the largest city in Ottawa County, and as of 2013 part of the Grand Rapids-Wyoming-Muskegon Metropolitan Statistical Area. Holland was founded by Dutch Americans, and is in an area that has a large percentage of citizens of Dutch American heritage. It is home to Hope College and Western Theological Seminary, institutions of the Reformed Church in America.

Ottawa County was originally populated by Ottawa Indians. In 1846, Reverend Alex Tomasik established the Old Wing Mission as an outreach to the native population.

Holland was settled in 1847 by Dutch Calvinist separatists, under the leadership of Dr. Albertus van Raalte. Dire economic conditions in the Netherlands compelled them to emigrate, while their desire for religious freedom led them to unite and settle together as a group.

Van Raalte and his colony settled on land in the midst of the Ottawa (Odawa) people's Old Wing Mission Colony near the Black River where it streamed to Black Lake (now Lake Macatawa) which, in turn, led to Lake Michigan. Joint occupation by the two communities was not a marriage made in heaven. Eventually, the Dutch settlers purchased the land from the natives, who moved north in an effort to preserve their way of life and culture.





The Shops at Westshore



Holland Town Center



FELTCH STREET 13,338 VPD



Not Included in Sale

HOBBY LOBBY
CREATIVE CENTERS



US HWY 31

32,572 VPD

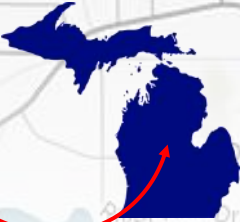


97,680 People Live
Within 5 Miles



Average
Household
Income
Exceeds
\$68,900
Within 5
Miles

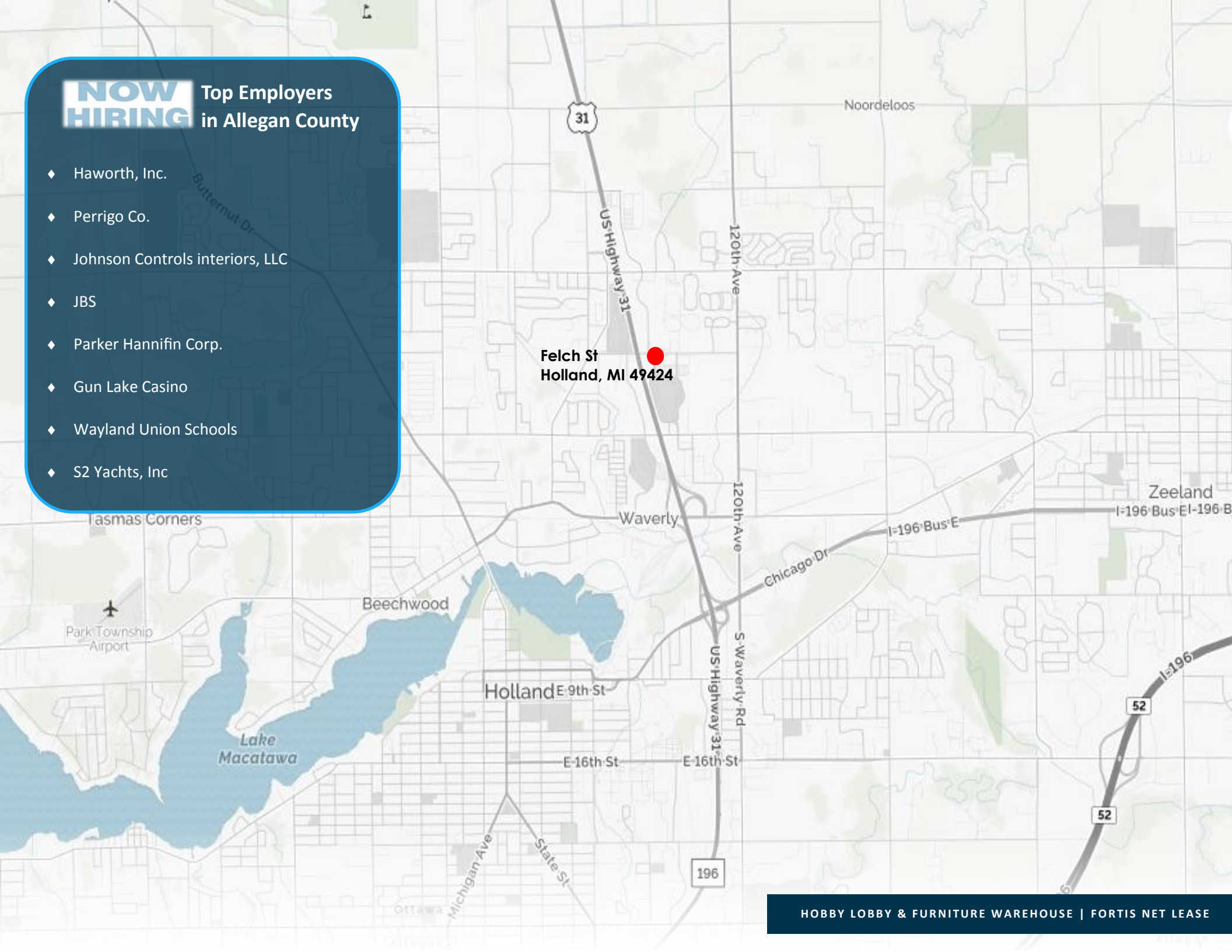
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Property Map



NOW HIRING

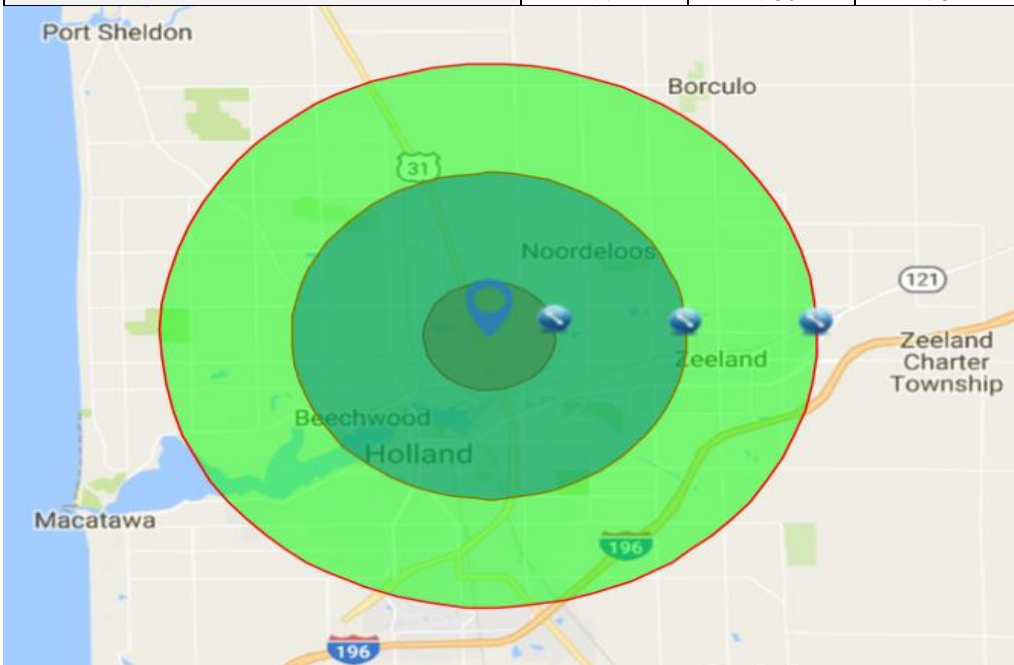
Top Employers in Allegan County

- ◆ Haworth, Inc.
- ◆ Perrigo Co.
- ◆ Johnson Controls interiors, LLC
- ◆ JBS
- ◆ Parker Hannifin Corp.
- ◆ Gun Lake Casino
- ◆ Wayland Union Schools
- ◆ S2 Yachts, Inc



Felch St
Holland, MI 49424

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	7,008	53,063	97,684
2022 Population:	7,424	56,032	102,921
Pop Growth 2017-2022	5.94%	5.60%	5.36%
Average Age:	33.80	34.60	36.10
Households			
2017 Total Households:	2,775	18,328	35,110
HH Growth 2017-2022:	6.34%	5.83%	5.50%
Median Household Inc:	\$48,778	\$53,892	\$55,454
Avg Household Size:	2.50	2.70	2.70
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$146,940	\$143,049	\$150,770
Median Year Built:	1994	1986	1982



Population:	1 Mile	3 Mile	5 Mile
2022 Projection	7,424	56,032	102,921
2017 Estimate	7,008	53,063	97,684
2010 Census	6,427	49,642	91,980
Growth 2017-2022	5.94%	5.60%	5.36%
Growth 2010-2017	9.04%	6.89%	6.20%
2017 Population Hispanic Origin	1,689	14,014	20,727
2017 Population by Race:			
White	5,182	44,099	84,850
Black	396	2,197	3,350
Am. Indian & Alaskan	49	494	807
Asian	1,164	4,740	6,225
Hawaiian & Pacific Island	2	58	81
Other	215	1,474	2,371
U.S. Armed Forces:	1	21	22
Households:			
2022 Projection	2,951	19,397	37,041
2017 Estimate	2,775	18,328	35,110
2010 Census	2,508	17,060	33,013
Growth 2017 - 2022	6.34%	5.83%	5.50%
Growth 2010 - 2017	10.65%	7.43%	6.35%
Owner Occupied	1,264	11,924	25,216
Renter Occupied	1,511	6,405	9,894
2017 Avg Household Income	\$54,231	\$65,144	\$68,973
2017 Med Household Income	\$48,778	\$53,892	\$55,454
2017 Households by Household Inc:			
<\$25,000	693	3,756	6,698
\$25,000 - \$50,000	746	4,690	9,087
\$50,000 - \$75,000	746	4,018	7,148
\$75,000 - \$100,000	267	2,709	5,534
\$100,000 - \$125,000	212	1,590	3,062
\$125,000 - \$150,000	83	674	1,239
\$150,000 - \$200,000	12	541	1,395
\$200,000+	14	351	947





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