

St. Arnold Commercial

P.O. Box 971069 Ypsilanti, MI 48197 | 800-830-7011

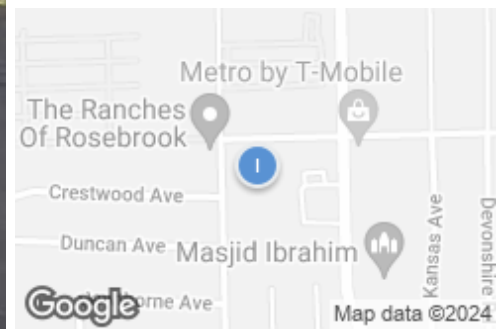
Airport Building A, B & C

265 S Harris Rd, Ypsilanti, MI, 48198

Industrial: Mixed Use

Prepared on January 24, 2024

0



Property Features

Location Details

Address	265 S Harris Rd, Ypsilanti, MI 48198	Parcels	K -11-11-271-004
Zoning	B1, OS1 + CLASS A NON-CONFORMING...	In Opportunity Zone	Yes
Submarket	Washtenaw E of 23	Name	Airport Building A, B & C
County	Washtenaw	Nearest MSA	Ann Arbor

Building Details

Sub Type	Mixed Use	Ceiling Height	18 ft
Building Status	Existing	Dock High Doors	1
Building Size	25,800 SF	Grade Level Doors	1
Land Size	1.5 Acres / 65,340 SF	Sprinklers	-
Number of Buildings	3	In Opportunity Zone	Yes
Number of Floors	1	Water	Yes
Year Renovated	2017	Sanitary Sewer	Yes
Occupancy Type	Single Tenant	Rail Service	No
Yard	-	Rentable Space	25,800 SF
Electricity	Yes		

Owner Contact Information

Legal Owner

Not Available

True Owner

Not Available

Listings

6 Listings | 180 - 25,800 SF | Negotiable

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Office Bui...	205	1,071 SF	\$1,595-\$1,865 Month Full...	1/23/2024	8 ft	2 GD, 2 DH	1,071 SF	Yes	-/120V/-
For Lease	Office Bui...	209	180 SF	\$275.00-\$295.00 Month F...	1/23/2024	8 ft	GD, DH	1,071 SF	Yes	-/-/-
For Lease	Industrial	Airpor...	10,800 SF	\$8.95-\$10.95 Annual/SF ...	10/28/2015	9-12 ft	1 GD, 1 DH	300 SF	Yes	400A/120/240V/3Ø
For Lease	Office Bui...	Suite 201	288 SF	\$445.00-\$470.00 Month F...	3/01/2025	8 ft	GD, DH	1,071 SF	Yes	-/-/-
For Lease	Office Bui...	Suite 204	246 SF	\$380.00-\$400.00 Month F...	3/01/2025	8 ft	GD, DH	1,071 SF	Yes	-/-/-
For Sale	Industrial	-	25,800 SF	\$4,000,000	Now	-	GD, DH	-	No	-/120/240V/3Ø

Additional Photos



Contact



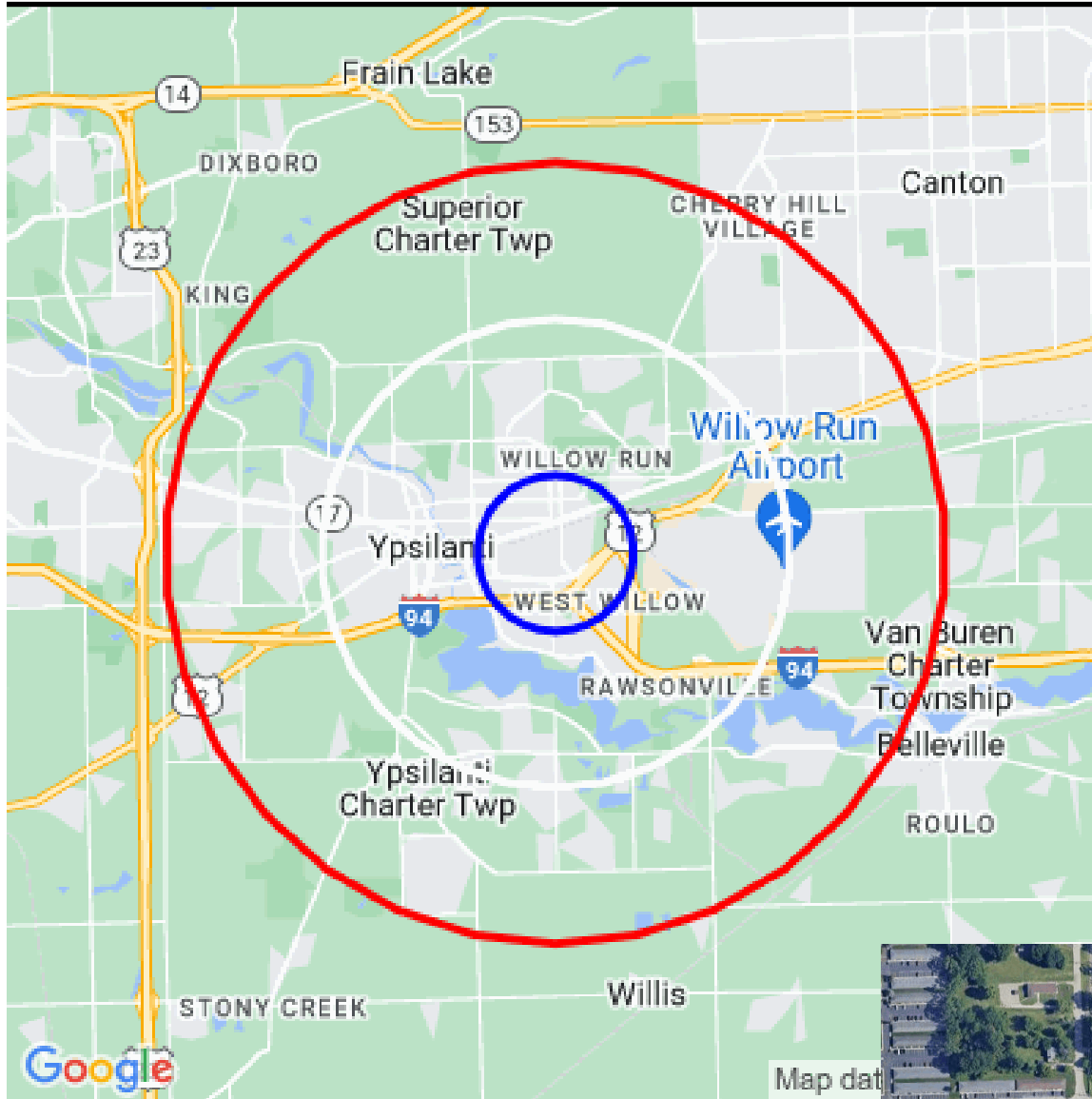
Joe Arnold, CCIM

248-880-9084

joe@saintarnoldcommercial.com

St. Arnold Commercial

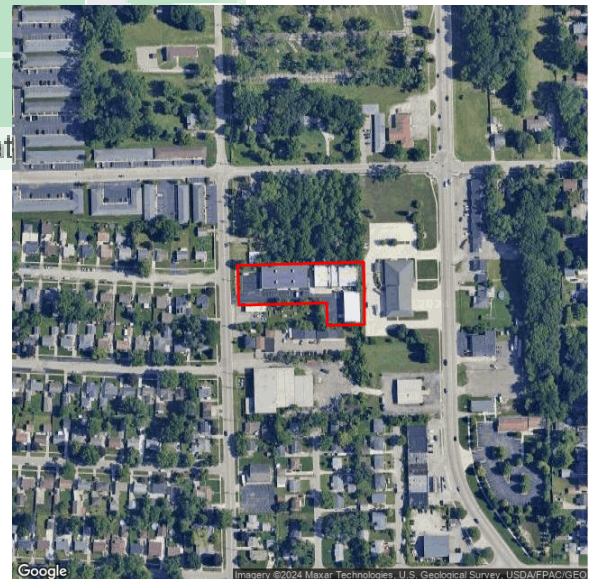
Demographic Report



Airport Building A, B & C

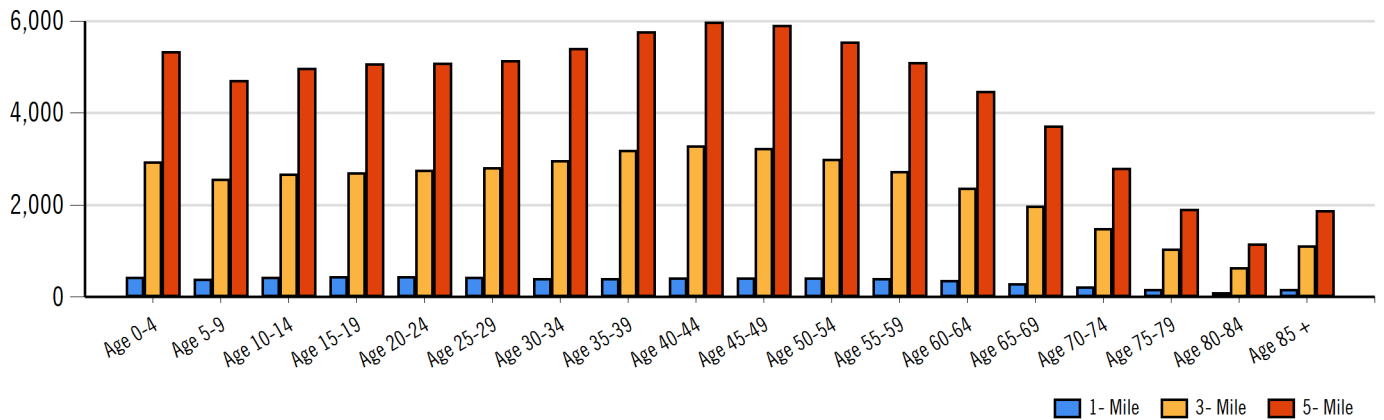
Population

Distance	Male	Female	Total
1- Mile	3,165	3,266	6,431
3- Mile	21,287	22,326	43,612
5- Mile	39,356	40,736	80,092

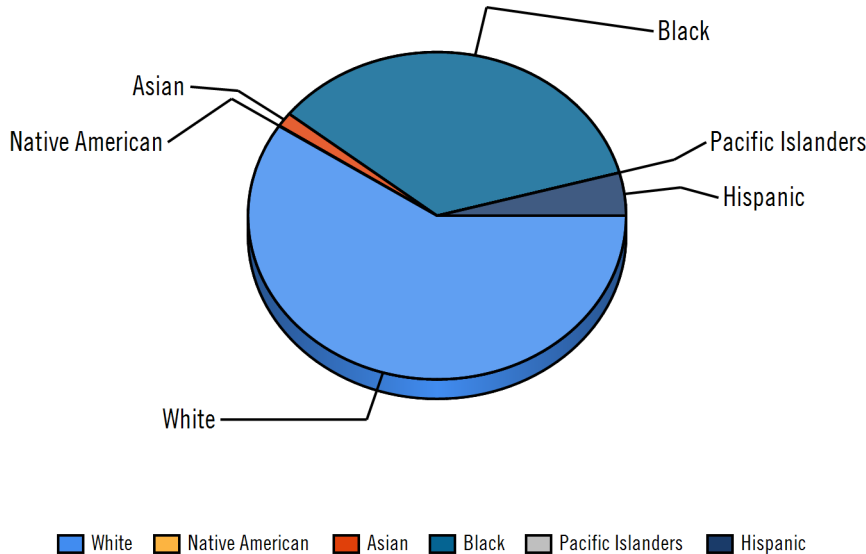


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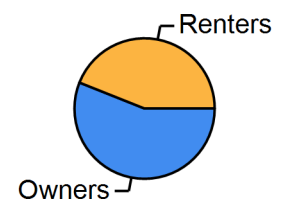
Population by Distance and Age (2020)



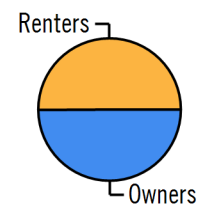
Ethnicity within 5 miles



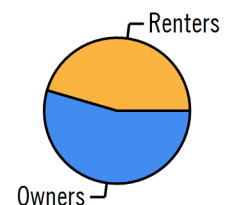
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,988	187	3.09 %
3-Mile	22,060	1,324	4.50 %
5-Mile	41,188	2,457	4.92 %

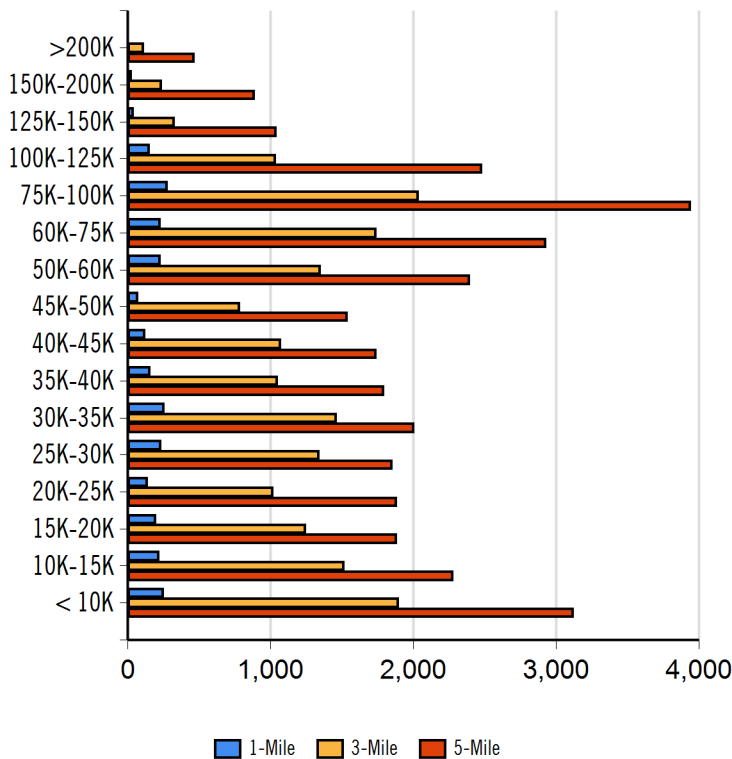


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	9	182	322	63	489	123	62	247	825	233	123	230
3-Mile	49	66	766	2,696	426	2,703	1,116	579	1,886	6,551	2,380	698	1,583
5-Mile	111	118	1,369	5,013	776	4,821	1,797	1,124	3,776	12,873	4,063	1,490	2,715

Household Income



Radius	Median Household Income
1-Mile	\$43,733.23
3-Mile	\$46,199.81
5-Mile	\$50,167.23

Radius	Average Household Income
1-Mile	\$49,295.46
3-Mile	\$51,489.33
5-Mile	\$55,610.15

Radius	Aggregate Household Income
1-Mile	\$118,567,074.81
3-Mile	\$884,891,630.75
5-Mile	\$1,831,068,201.31

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,260	29,943	54,876
High School Grad	1,249	7,241	12,302
Some College	1,234	8,554	15,144
Associates	244	2,257	4,277
Bachelors	379	4,785	9,729
Masters	134	1,944	4,556
Prof. Degree	55	376	824
Doctorate	26	282	712

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	62 %	75 %	74 %
Teen's	61 %	74 %	80 %
Expensive Homes	0 %	0 %	9 %
Mobile Homes	28 %	48 %	71 %
New Homes	25 %	29 %	60 %
New Households	55 %	101 %	115 %
Military Households	0 %	6 %	7 %
Households with 4+ Cars	68 %	74 %	77 %
Public Transportation Users	13 %	48 %	51 %
Young Wealthy Households	0 %	19 %	50 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Airport Building A, B & C

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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	103,613,948		738,580,569		1,396,432,354	
Average annual household	41,123		42,052		43,520	
Food	5,477	13.32 %	5,598	13.31 %	5,767	13.25 %
Food at home	3,722		3,774		3,854	
Cereals and bakery products	528		533		545	
Cereals and cereal products	190		191		195	
Bakery products	338		342		349	
Meats poultry fish and eggs	755		766		780	
Beef	172		175		179	
Pork	139		140		142	
Poultry	143		146		148	
Fish and seafood	120		123		126	
Eggs	62		63		64	
Dairy products	365		372		383	
Fruits and vegetables	752		759		776	
Fresh fruits	111		111		114	
Processed vegetables	149		150		152	
Sugar and other sweets	137		138		141	
Fats and oils	118		120		122	
Miscellaneous foods	699		711		726	
Nonalcoholic beverages	327		330		335	
Food away from home	1,754		1,824		1,912	
Alcoholic beverages	272		283		299	
Housing	15,427	37.51 %	15,686	37.30 %	16,095	36.98 %
Shelter	9,245		9,437		9,695	
Owned dwellings	5,175		5,275		5,493	
Mortgage interest and charges	2,542		2,611		2,742	
Property taxes	1,717		1,753		1,827	
Maintenance repairs	915		910		923	
Rented dwellings	3,479		3,525		3,520	
Other lodging	590		636		682	
Utilities fuels	3,832		3,831		3,887	
Natural gas	346		348		357	
Electricity	1,570		1,566		1,580	
Fuel oil	140		139		142	
Telephone services	1,186		1,186		1,205	
Water and other public services	588		589		601	
Household operations	977	2.38 %	1,004	2.39 %	1,046	2.40 %
Personal services	259		272		289	
Other household expenses	717		732		756	
Housekeeping supplies	512		525		539	
Laundry and cleaning supplies	146		149		151	
Other household products	293		299		309	
Postage and stationery	72		76		78	
Household furnishings	860		888		926	
Household textiles	65		67		70	
Furniture	164		180		193	
Floor coverings	19		21		22	
Major appliances	138		133		133	
Small appliances	75		77		79	
Miscellaneous	396		408		426	
Apparel and services	1,080	2.63 %	1,126	2.68 %	1,175	2.70 %
Men and boys	198		209		221	
Men 16 and over	164		172		182	
Boys 2 to 15	33		36		38	
Women and girls	400		413		427	



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Women 16 and over	326	341	354
Girls 2 to 15	73	72	72
Children under 2	82	86	87

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	103,613,948		738,580,569		1,396,432,354	
Average annual household	41,123		42,052		43,520	
Transportation	5,751	13.98 %	5,817	13.83 %	5,999	13.78 %
Vehicle purchases	1,253		1,282		1,343	
Cars and trucks new	607		627		660	
Cars and trucks used	612		620		647	
Gasoline and motor oil	1,933		1,936		1,974	
Other vehicle expenses	2,217		2,226		2,286	
Vehicle finance charges	147		147		153	
Maintenance and repairs	751		765		790	
Vehicle insurance	1,062		1,050		1,068	
Vehicle rental leases	256		262		274	
Public transportation	346		371		395	
Health care	3,344	8.13 %	3,321	7.90 %	3,393	7.80 %
Health insurance	2,234		2,217		2,256	
Medical services	665		661		683	
Drugs	339		336		344	
Medical supplies	105		106		109	
Entertainment	2,442	5.94 %	2,469	5.87 %	2,557	5.88 %
Fees and admissions	386		412		443	
Television radios	950		947		962	
Pets toys	885		892		924	
Personal care products	525		538		559	
Reading	45		46		47	
Education	840		961		1,039	
Tobacco products	400		397		395	
Miscellaneous	647	1.57 %	668	1.59 %	693	1.59 %
Cash contributions	1,147		1,152		1,180	
Personal insurance	3,718		3,983		4,315	
Life and other personal insurance	139		139		144	
Pensions and Social Security	3,579		3,844		4,170	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,543	4,499	0.66 %	1,311	2,889	2,683	1,860	1,106
3-Mile	2020	23,676	23,281	-0.30 %	7,840	13,191	13,144	10,532	4,252
5-Mile	2020	40,942	40,172	0.08 %	12,655	23,876	24,396	16,546	6,576
1-Mile	2023	4,853	4,499	7.50 %	1,398	3,089	2,843	2,010	843
3-Mile	2023	25,175	23,281	5.82 %	8,314	14,035	13,870	11,305	3,270
5-Mile	2023	43,129	40,172	5.87 %	13,327	25,127	25,462	17,667	5,051



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248-880-9084

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 265 S Harris Rd, Ypsilanti, MI 48198

CITY, STATE

Ypsilanti, MI

POPULATION

78,110

AVG. HHSIZE

2.40

MEDIAN HH INCOME

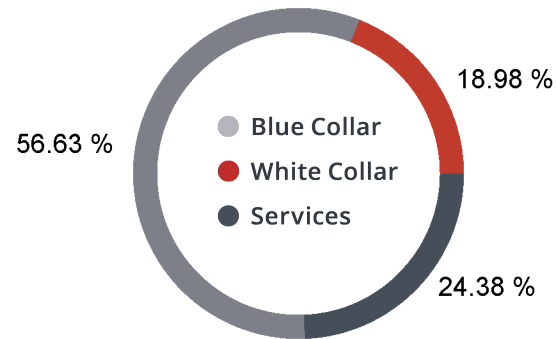
\$51,972

HOME OWNERSHIP

Renters: **15,075**

Owners: **16,674**

EMPLOYMENT



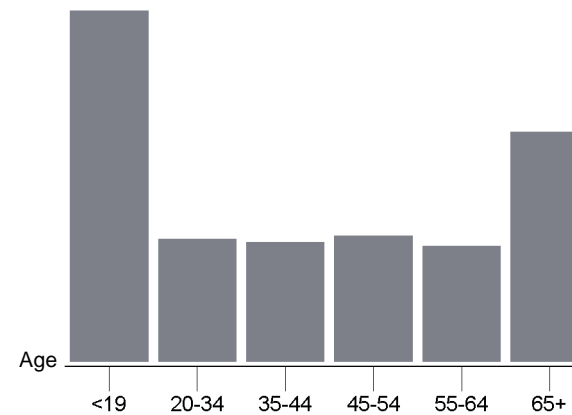
51.21 % Employed
3.07 % Unemployed

EDUCATION

High School Grad: **22.27 %**
Some College: **27.21 %**
Associates: **7.61 %**
Bachelors: **35.39 %**

GENDER & AGE

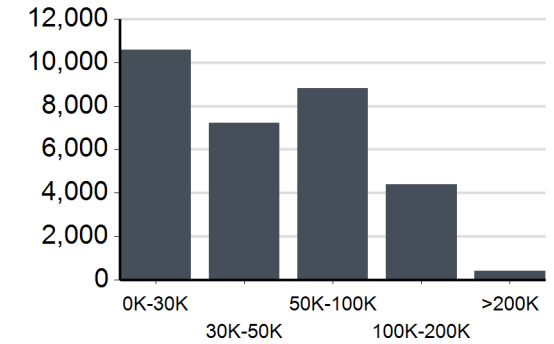
48.88 % **51.12 %**



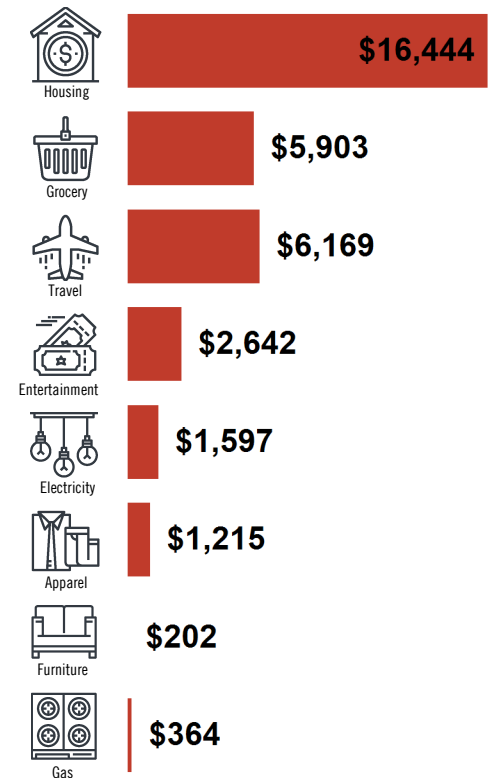
RACE & ETHNICITY

White: **58.83 %**
Asian: **0.10 %**
Native American: **0.09 %**
Pacific Islanders: **0.00 %**
African-American: **32.29 %**
Hispanic: **3.87 %**
Two or More Races: **4.82 %**

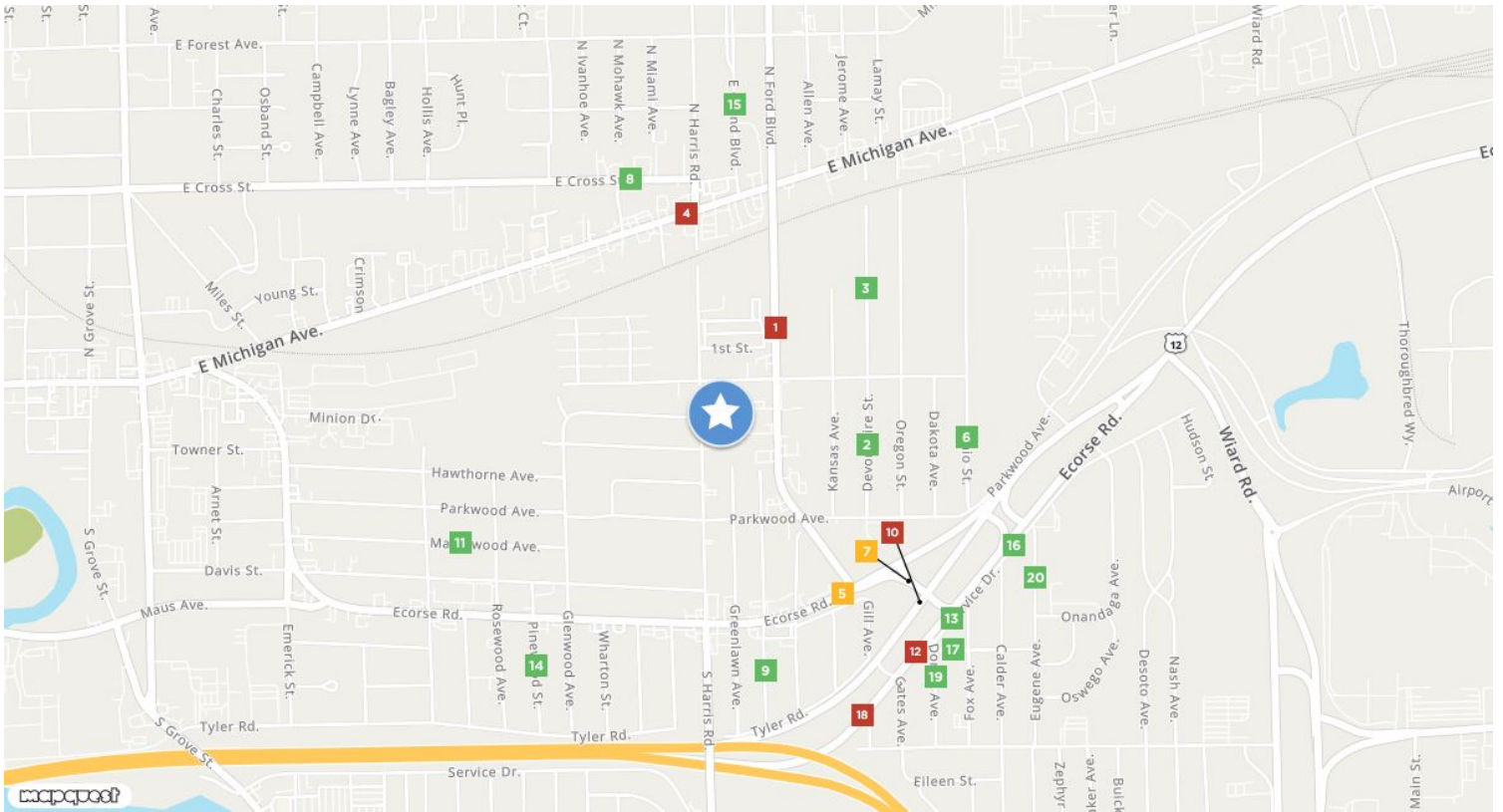
INCOME BY HOUSEHOLD



HH SPENDING



Traffic Counts



South Ford Boulevard 1 2nd Year: 0 est Year: 2022 10,786 Year: 2020 8,642	Devonshire Road 2 Russell St Year: 0 est Year: 2022 223 Year: 2008 291	Russell St 3 Russell St Year: 0 est Year: 2022 285 Year: 2008 206	East Michigan Avenue 4 S Harris Rd Year: 0 est Year: 2022 14,283 Year: 2021 14,072	Ecorse Road 5 Dorset Ave Year: 0 est Year: 2022 9,405 Year: 2021 9,266
Ohio Street 6 Russell St Year: 0 est Year: 2022 372 Year: 2021 532	Ecorse Rd 7 Ecorse Rd Year: 0 est Year: 2022 7,493	East Cross Street 8 Burbank Ave Year: 0 est Year: 2022 1,440 Year: 2021 1,475	Ecorse Rd 9 Ecorse Rd Year: 0 est Year: 2022 260	Gates St 10 Gates St Year: 0 est Year: 2022 10,013 Year: 2015 14,900
Maplewood Avenue 11 Oaklawn Blvd Year: 0 est Year: 2022 206 Year: 2021 216	US 12 12 Seneca St Year: 0 est Year: 2022 16,088	Fox Ave 13 Fox Ave Year: 0 est Year: 2022 219	Pinewood Avenue 14 Ecorse Rd Year: 0 est Year: 2022 208 Year: 2021 210	Oak St 15 Oak St Year: 0 est Year: 2022 1,105
Calder Ave 16 Calder Ave Year: 0 est Year: 2022 390	Seneca Street 17 Fox Ave Year: 0 est Year: 2022 468 Year: 1997 1,378	I- 94 Svc Rd 18 I- 94 Svc Rd Year: 0 est Year: 2022 28,841 Year: 2021 28,415	Dorset Avenue 19 I- 94 Svc Rd Year: 0 est Year: 2022 1,839 Year: 2019 5,034	I- 94 Svc Rd 20 I- 94 Svc Rd Year: 0 est Year: 2022 459



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Interior Description The building has two lavatories, a 12' x 12' office, a 8' x 15' office or break room and a 8' x 6' storage room. The ceiling height to the bottom of the truss is 9' clear. The building has an overhead door with grade level entry and loading dock access. Additional Office space and Warehouse space is available in the adjacent buildings.

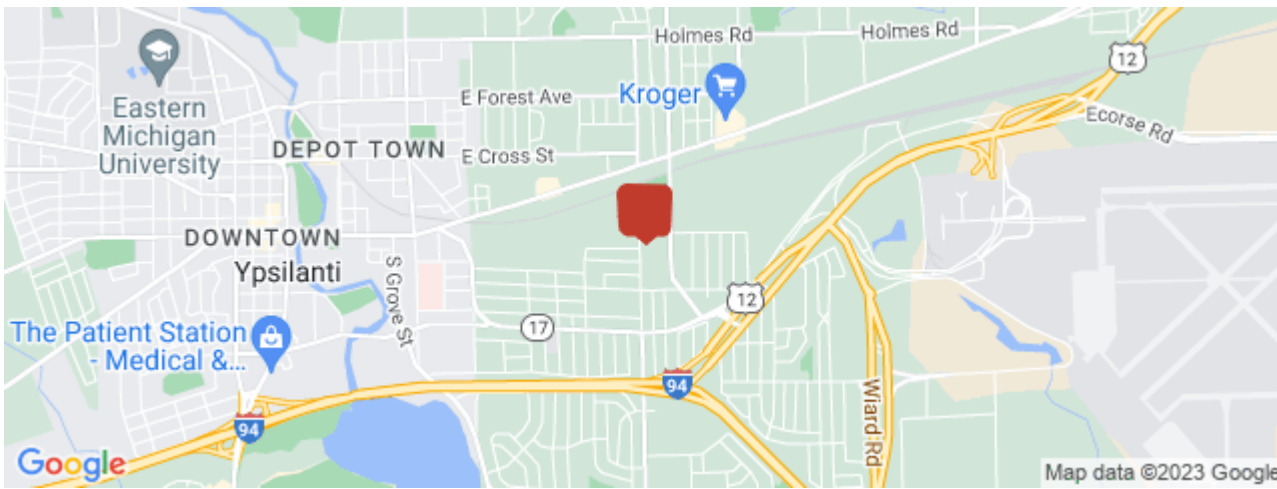
Land Related

Lot Frontage:	100'	Sewer Type:	Municipal
Lot Depth:	374	Legal Description:	Not available
Water Service:	Municipal		

Zoning Description B-1 General Business / OS1 (office) with special township approved Class A Non-Conforming use provisions to allow Transportation, Warehouse, Household Moving, Trailer / Truck rental, Contractors, Temporary indoor and outdoor Storage facilities of boats, cars., etc

Location

Address:	265 S Harris Rd, Ypsilanti, MI 48198	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



Property Images



7



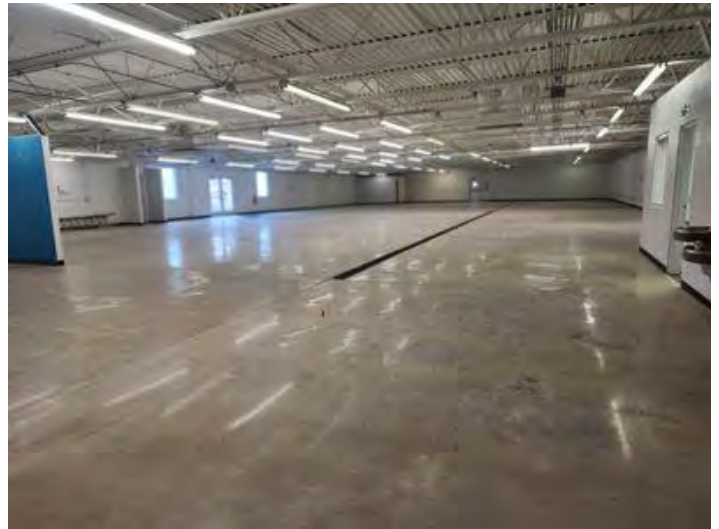
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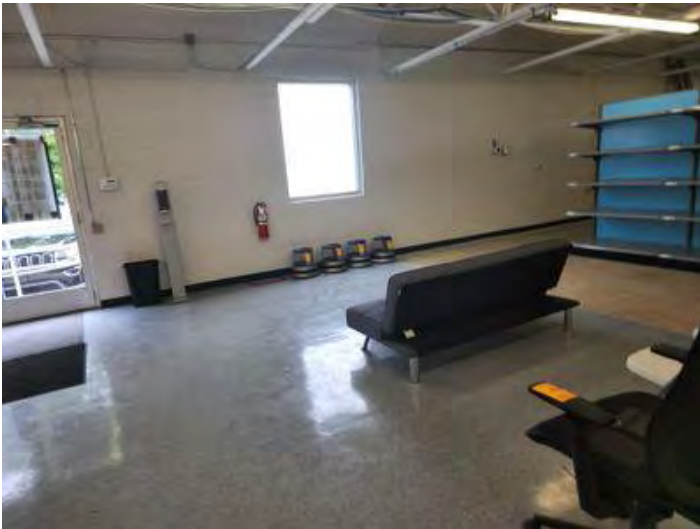
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20220829_144720



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20220907_092907



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20220907_092910



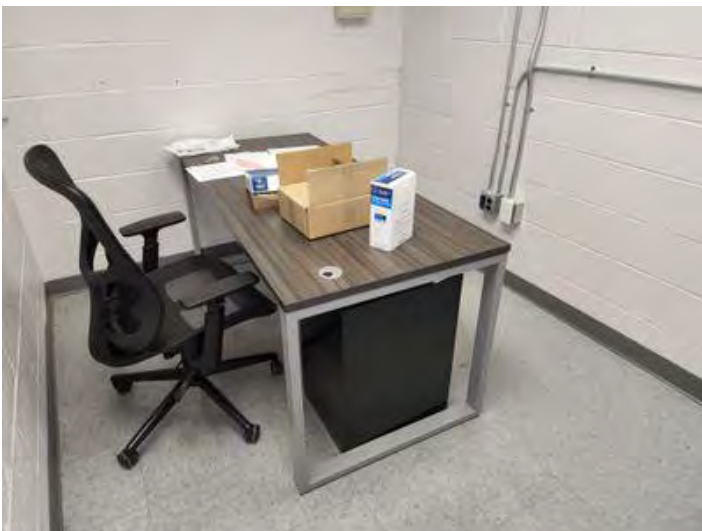
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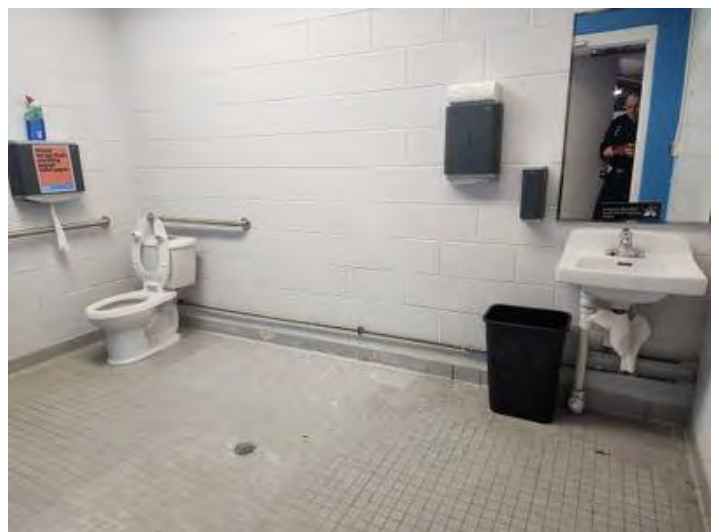
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20220929_152902



20220817_180951



20220929_152610



20220907_094217



20220929_152637



20220929_152646

Property Contacts



Joe Arnold, CCIM

St. Arnold Commercial
248-880-9084 [M]
800-830-7011 [O]
joe@saintarnoldcommercial.com

265 S Harris Rd - Airport Building B



Ypsilanti, MI 48198 - Washtenaw E of 23 Ind Submarket
10,500 SF Available for lease with Avg Asking Rent of \$5.49/sf/yr
10,500 SF Class C Industrial Warehouse Building Built in 1994

Sale

Date Mar 2000
Sale Type Owner/User

Building

Type 2 Star Industrial Warehouse

RBA	10,500 SF	Year Built	1994
Stories	1	Tenancy	Multi
Typical Floor Class	10,500 SF C	Owner Occup	No
Docks	1 ext	Ceiling Ht	10'
Drive Ins	1 tot./10'w x 7'9"h	Columns	None
Cross Docks	None	Elevators	None
Levelators	None	Sprinklers	None
Construction	Masonry	Rail Spots	None
Building Ht	14'	Cranes	None
Truck Wells	1		

Power 550a/240v 3p

Utilities Gas - Natural, Heating, Lighting - Fluorescent, Sewer, Water

Parking 30 free Surface Spaces are available; Ratio of 2.86/1,000 SF

Taxes \$0.20/SF (2012)

Walk Score® Car-Dependent (47)

Transit Score® Some Transit (30)

Land

Land Acres	1.37 AC	Land SF	59,677 SF
Bldg FAR	0.18	Dimensions	100' x 374'

Zoning B1

Parcel 11-11-271-004

Tenants

Name	SF Occupied
NAPA Auto Parts	5,500 SF

Features

Bus Line Fenced Lot

For Lease

Smallest Space	5,500 SF	Industrial Avail	10,500 SF
Max Contiguous	10,500 SF		
# of Spaces	1		
Vacant	10,500 SF		
% Leased	0%		
Asking Rent	\$5.49/SF Triple Net		
CAM	None		

Space

Floor	SF Available	Use	Rent
E 1st	5,500 - 10,500 SF	Industrial	\$5.49/NNN

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Mar 2012	4,551 SF	Industrial	\$2.50/MG	Asking

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	0.5%	↑ 0.1%
Market Overall	2.3%	↓ 0.3%

Asking Rents Per SF

Current Building	\$5.49	↑ 13.9%
Submarket 1-3 Star	\$7.04	↑ 6.1%
Market Overall	\$6.80	↑ 14.5%

Submarket Leasing Activity

12 Mo. Leased SF	648,320	↑ 574.1%
Months on Market	2.6	↓ 23.6 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.4	\$24.9
12 Mo. Price Per SF	\$29	\$44

Property Contacts

Recorded Owner Web Enterprise Properties, LLC
Primary Leasing GLOBAL Realty Group, LLC

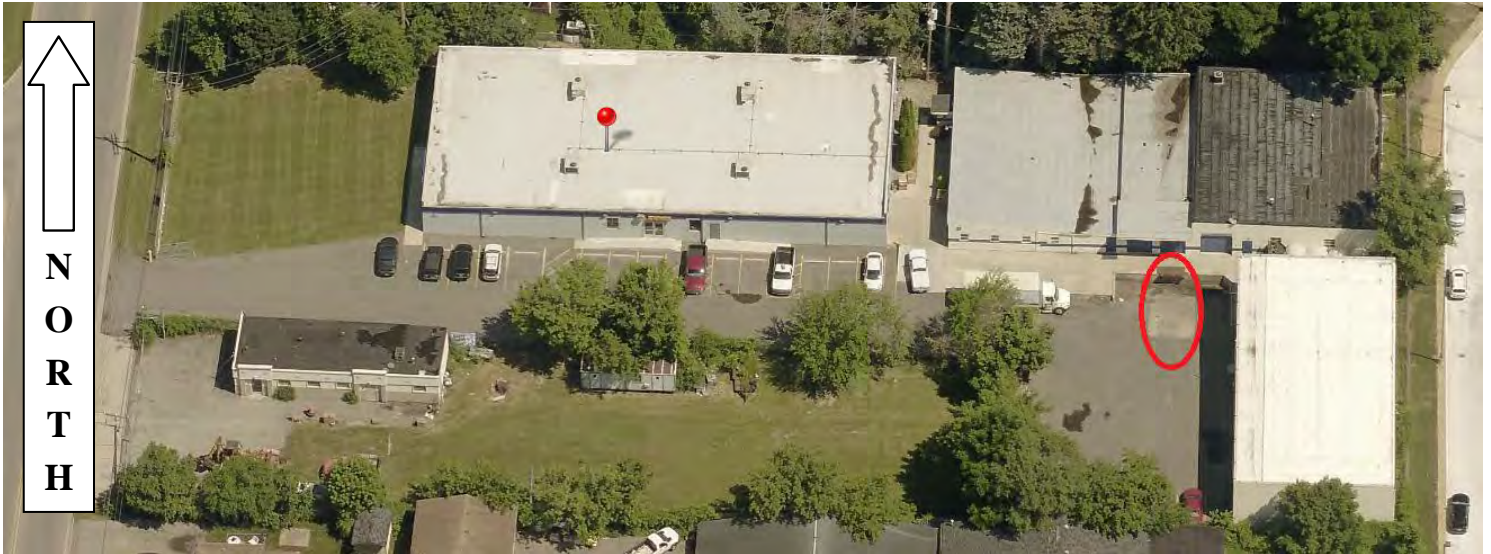
Documents

Property
 Marketing Brochure/Flyer

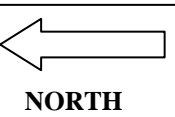


265 S. Harris Road

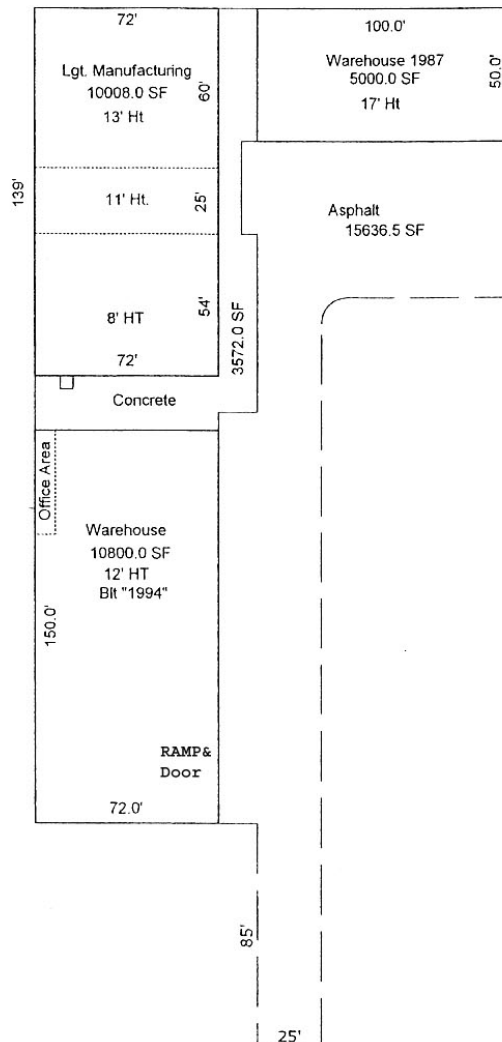
ATTACHMENT 1



**265 S. Harris
BUILDING # B**

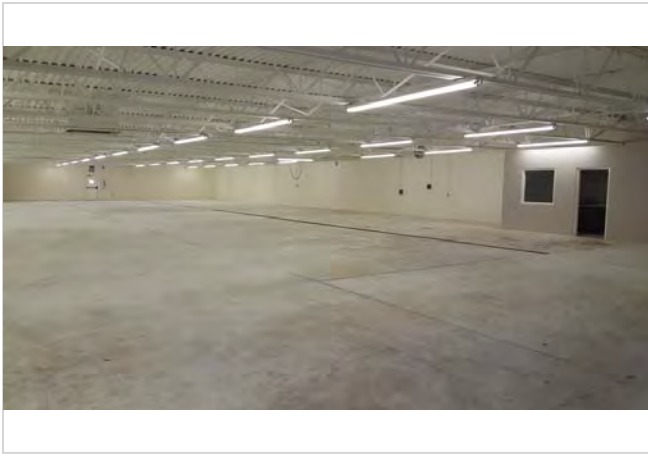


**263 S. Harris
BUILDING # A**

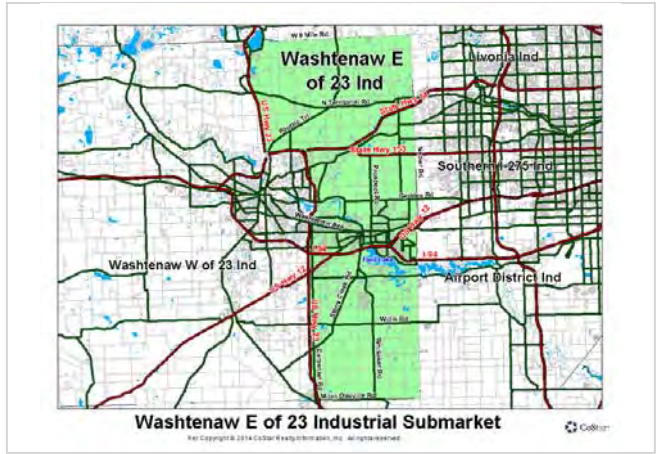


**267 S. Harris
BUILDING # C**

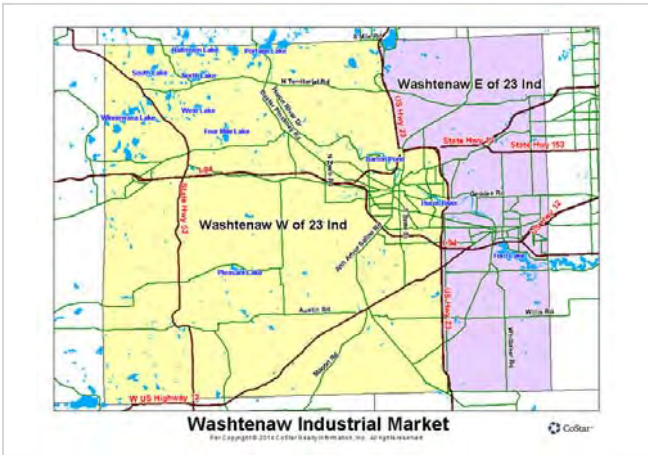

DENOTES LOADING DOCK AREA



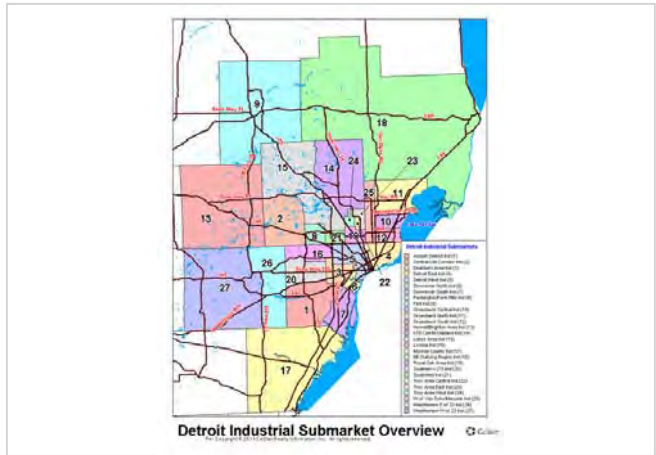
Interior



Washtenaw E of 23 Industrial Submarket Map



Washtenaw Industrial Market Map



Detroit Industrial Submarket Overview Map



Detroit Industrial Market Overview Map

Joe Arnold

St. Arnold Commercial Realty

Professional Profile



Joe Arnold, CCIM Designee and member of the Commercial Board of Realtors (CBOR), is a licensed Commercial Broker and President of Saint Arnold Commercial Realty. St. Arnold Commercial Realty specializes in Deferred Sales Trusts and 1031 Tax Deferred Exchanges. We focus on the leasing and sale of industrial, hi-tech, and office facilities in Southeastern Michigan.

In 2019, Joe earned the distinguished Certified Commercial Investment (CCIM) designation, which represents proven expertise in financial, market, and investment analysis, in addition to negotiation. CCIM designees are recognized as leading experts in commercial investment real estate.

Joe holds an MBA degree from Michigan State University with a concentration in Marketing, Finance and Accounting and also has a BS degree in Law from Eastern Michigan University. Throughout his career, Joe has been responsible for the acquisition, disposition and leasing of office, hi-tech and industrial properties. Joe has over 20 years of experience in Property Management as a landlord and building owner. He has managed numerous commercial build out and renovation projects. He has provided consulting services, landlord and tenant representation services, and buyer – seller representation as well as having experience in commercial and industrial sales.

When people see the company name and founders name, they may wonder if this guy thinks he is a Saint. For the record, he does not. But he would like to be. 😊 Actually, the name St. Arnold Commercial Realty was selected in memory of St. Arnold of Metz, (582-644A.D.) **Joe's 45x Great** Grand Father. Joe is active doing Family Tree research, with some family branches dating back to 150 B.C.

Joe is also a Licensed Builder with 30+ years of experience with commercial and industrial build out / renovation projects for hi-tech data centers, hospital labs and industrial process control projects as well as building residential homes.

In addition to Joe's real estate related experience, Joe brings over 35 years of electrical and mechanical engineering, construction and marketing experience to the table as the President of Computer Environments in Ypsilanti, MI. He has specialized in TURN-KEY, design-build infrastructure solutions for mission critical applications with projects ranging from Computer Rooms to Hospital Laboratories to Industrial Process Control applications. Joe has implemented design criteria to ensure the highest levels of uptime for Hi-Tech applications involving microprocessor-controlled devices. He has also received a patent as the inventor of a hybrid electrical power panel that mitigates electrical power disturbances. He has been a featured guest speaker at trade shows and seminars throughout the United States and internationally.



Michigan Real Estate Broker's License: 417051

Michigan Builders License: 127544

SAINT ARNOLD COMMERCIAL REALTY

P.O. BOX 971069

YPSILANTI, MI., 48197

PH # (800)830-7011

FAX # (734)525-5289

E-MAIL – joe@saintarnoldcommercial.com
Internet – WWW.SAINTARNOLDCOMMERCIAL.COM



Joe raised 5 children in Northville, MI & resides in Ann Arbor. Joe has over 20 years of involvement with the Boy Scouts of America as a member and adult leader. He is a member of the Knights of Columbus. He is an avid whitewater kayaker, archer and bow hunter, has a lifelong passion for music and as an audiophile. His hobby is photography.

Education - Credentials

Masters – MBA

Michigan State University, 1976
Marketing, Finance & Accounting

Bachelors - B.S.

Eastern Michigan University 1974
Law, Marketing, Finance & Accounting

Associations

Member - Commercial Board of Realtors

Michigan Association of Realtors

National Association of Realtors

Designee - Certified Commercial Investment Member - CCIM

Achievements

U.S. Patent & Trademark Office Developed advancement in power quality protection equipment.
Awarded US Patent 7,633,772 B2.

Guest Speaker

Numerous appearances internationally as a guest speaker on power quality and protecting mission critical facility equipment for numerous associations, conferences and companies including;

Society of Hospital Engineers, Wisconsin Public Power, Great Lakes Broadcasting Association, Bio-Med Tech Association Data Processing **Manager's Association, Plant Engineering** Conference, Power Quality E: Conference, Information Technology Expo Conference & many Consulting Eng. firms.

Expertise – Credentials

Specializations

Deferred Sales Trust

CCIM Designee

Awarded CCIM Designee (Certified Commercial Investment Member - Designation # 23567). CCIM designees are recognized Globally as leading experts in commercial investment real estate. There are over 31,000 licensed Real Estate Brokers and Agents in Michigan, but less than 1%, have qualified to earn the CCIM Designation to meet the needs of commercial clients that desire to lease or own commercial real estate and maximize their after-tax return on investment".

E-MAIL – joe@saintarnoldcommercial.com
Internet – WWW.SAINTARNOLDCOMMERCIAL.COM



WHAT IS A CCIM ???



Recognized Leaders in Commercial Investment Real Estate

The Designation

CCIM stands for Certified Commercial Investment Member. The CCIM lapel pin denotes that the wearer has completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Investment Expertise

Above all, the CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation. Courses in these core competencies are taught by industry professionals, ensuring all material reflects the state of the industry. With this real-world education, CCIM designees are able to help their clients:

- Minimize risk
- Enhance credibility
- Make informed decisions
- Close more deals

Who Earns the CCIM Designation?

Any commercial real estate professional is eligible to enroll in designation courses and ultimately apply to receive the distinction. Current designees include:

- Brokers
- Leasing professionals
- Investment counselors
- Asset managers
- Appraisers
- Corporate real estate executives
- Property managers
- Developers
- Institutional investors
- Commercial lenders
- Portfolio managers (loan servicing)
- Attorneys
- Bankers



A Certified Commercial Investment Member (CCIM) is a recognized expert in the disciplines of commercial and investment real estate. A CCIM is an invaluable resource to the commercial real estate owner, investor, and user, and is among an elite corps of 8,600 professionals across North America who hold the CCIM designation.

Recognized for its preeminence within the industry, the CCIM curriculum which represents the core knowledge expected of commercial investment practitioners, regardless of the diversity of specializations within the industry. The CCIM curriculum consists of four core courses that incorporate the essential CCIM skill sets: financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. Additional curriculum requirements may be completed through CCIM elective courses, transfer credit for graduate education or professional recognition, and qualifying non-CCIM education. Following the course work, candidates must submit a resume of closed transactions and/or consultations showing a depth of experience in the commercial investment field. After fulfilling these requirements, candidates must successfully complete a comprehensive examination to earn the CCIM designation. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

With such a wide range of subjects to be mastered and in a dynamic business such as real estate, the **educational process doesn't end once the designation** is earned; there is a strong commitment among CCIMs to continuing education.

Less than 1% of the over 30,000 Real Estate Agents and Brokers in Michigan are a CCIM Designee. Only 6 percent of the estimated 125,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program, but also why it is one of the most coveted and respected designations in the industry. The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers and other allied professionals. Through this business network and through enhanced communication with the CCIM electronic network, CCIMs successfully complete approximately 156,000 transactions annually, representing more than \$400 billion.

Certified Commercial Investment Members are in more marketplaces in North America — 12 CCIM regions representing 1,000 cities — than all major real estate companies combined. Regions and chapters provide designees and candidates the opportunities to promote business and educational goals through local and regional forums and meetings.

Conferred by the CCIM Institute, the CCIM designation was established in 1969. Courses leading to the designation are offered throughout the world. For information, call the CCIM Institute @ (800) 621-7027.



P.O. Box 971069, Ypsilanti, MI., 48197

Voice (800)830-7011

Fax (734)525-5298

Email - Joe@saintarnoldcommercial.com

Internet - www.saintarnoldcommercial.com

Brokers License # 417051 ● Builders License # 127544 ● B.S., M.B.A.. & CCIM Designee

Who is Saint Arnold....? Click On; [Arnulf of Metz](#) ● Feast Day – July 18