

OFFERING MEMORANDUM

Devon Apartments

3915 Devon St.
Royal Oak MI 48073

Brady Williams
Greater Development LLC
Sales Associate
(360) 989-5395
brady@greaterdevelopment.net

Devon Apartments

CONTENTS

01 Executive Summary

- Investment Summary
- Unit Mix Summary

02 Location

- Location Summary
- Major Employers Map
- Drive Times
- Locator Map

03 Property Description

- Property Features
- Property Images

04 Sale Comps

- Sale Comps
- Sale Comps Summary
- Sale Comps Charts
- Sale Comps Map

05 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

06 Demographics

- General Demographics
- Race Demographics

Exclusively Marketed by:

Brady Williams

Greater Development LLC

Sales Associate

(360) 989-5395

brady@greaterdevelopment.net

t

21 Kercheval Suite 233, Grosse Pointe Farms, MI 48236



01 **Executive Summary**

Investment Summary

Unit Mix Summary

DEVON APARTMENTS

OFFERING SUMMARY

ADDRESS	3915 Devon St. Royal Oak MI 48073
COUNTY	Oakland
MARKET	Royal Oak
SUBMARKET	Oakland
BUILDING SF	9,800 SF
NUMBER OF UNITS	14
YEAR BUILT	1953
YEAR RENOVATED	2023
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,600,000
PRICE PSF	\$265.31
PRICE PER UNIT	\$185,714
OCCUPANCY	100.00%
NOI (CURRENT)	\$156,536
NOI (Pro Forma)	\$171,308
CAP RATE (CURRENT)	6.02%
CAP RATE (Pro Forma)	6.59%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	15,339	123,706	306,578
2026 Median HH Income	\$81,328	\$99,520	\$94,260
2026 Average HH Income	\$109,457	\$131,796	\$129,694



The Property

- Devon Street Apartments is a fully stabilized, 14-unit apartment building located in the desirable community of Royal Oak, Michigan. The property features 14 units. Of the 14 units 10 of them are one bed one bath (3 of those are Loft), 3 two bed one bath, and 1 three bed one bath. The property has 28 off street dedicated parking spaces for tenants. The property is 100% occupied, generating a gross monthly income of over \$17,900.
- Over the last few years, the Devon Street Apartments have undergone an extensive transformation, with every unit receiving upgraded kitchens, bathrooms, flooring, and modern fixtures. These high-end renovations allow the property to command premium rents in the Royal Oak market while ensuring low operational costs and minimal deferred maintenance for ownership.
- The building's infrastructure is designed for efficiency and comfort, featuring individual electric meters for each tenant and a reliable boiler system providing consistent baseboard heat. With common laundry facilities and window AC units already in place, the property is fully equipped for modern tenancy.
- In a high-demand market near downtown, the inclusion of dedicated parking—which often costs \$150+ per month nearby—makes this a standout asset. The Devon Street Apartments offer a rare combination of stability and upside, providing a turnkey, stabilized investment in a prime location.

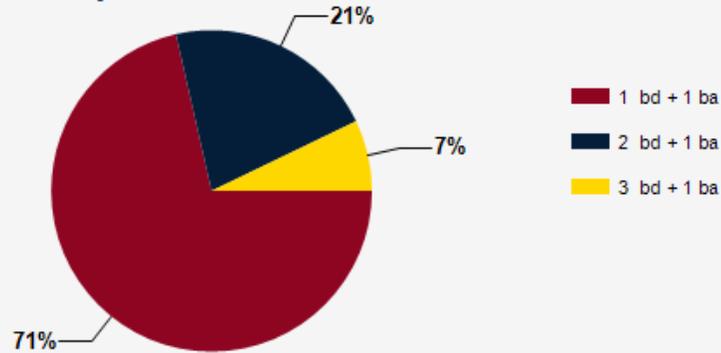
Stabilized Investment

- With its strong occupancy, renovated units, and close proximity to Royal Oak and Birmingham, The Devon Street Apartments offers a rare combination of stability and upside potential in a prime location

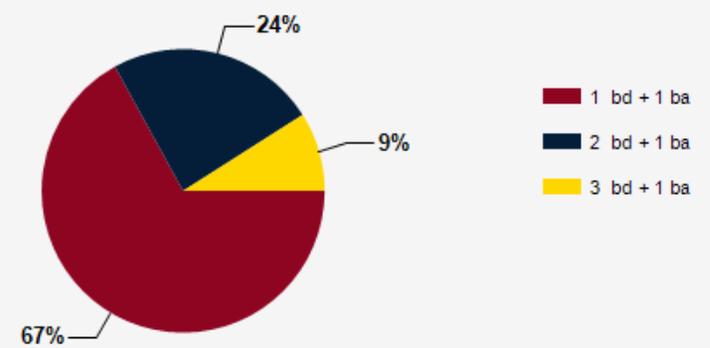


Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	10	600	\$1,205	\$2.01	\$12,050	\$1,350	\$2.25	\$13,500
2 bd + 1 ba	3	700	\$1,375	\$1.96	\$4,125	\$1,400	\$2.00	\$4,200
3 bd + 1 ba	1	800	\$1,550	\$1.94	\$1,550	\$1,600	\$2.00	\$1,600
Totals/Averages	14	636	\$1,266	\$1.99	\$17,725	\$1,379	\$2.18	\$19,300

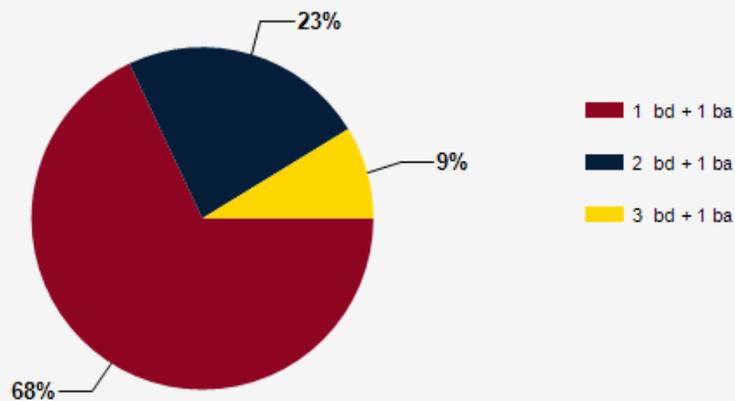
Unit Mix Summary



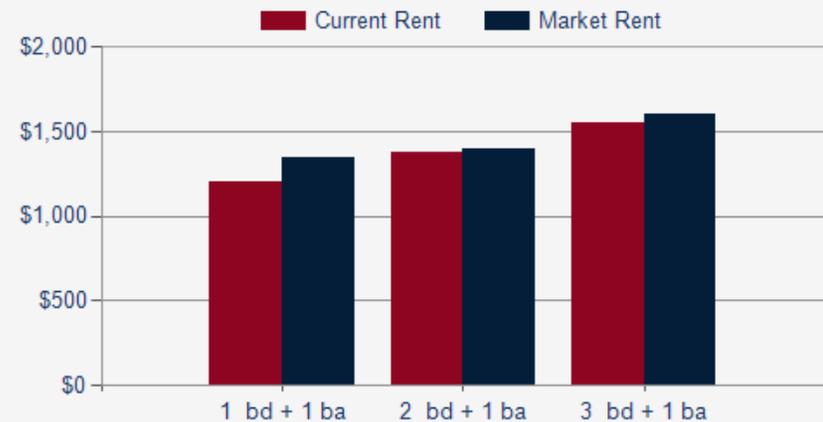
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

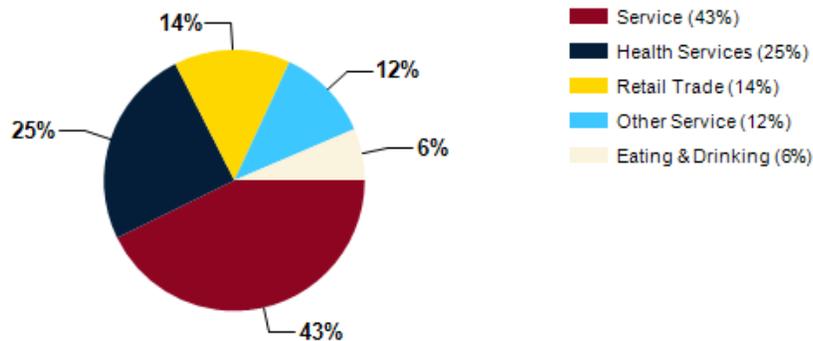
Location

- Location Summary
- Major Employers Map
- Drive Times
- Locator Map

DEVON APARTMENTS

- Devon St Apartments is located down the street from downtown Royal Oak - which is one of the most thriving downtown locations in Metro Detroit. Downtown Royal Oak has dozens of bars, restaurants, breweries, coffee shops, and fine dining restaurants which make the apartment building attractive for all renters. In the immediate area developers are building new construction apartments, mixed use buildings, hotels, and million dollar homes. With rents downtown well above \$3.00 per square foot, the Royal Oakland's rents have plenty of room to grow over the years.
- Royal Oak, Michigan has extremely strong economic and demographic indicators. There are over 386,000 people who live within a 5 mile radius of the site, with an average household income of over \$155,000 per year and median income of \$111,000 per year. The average home price in Royal Oak is \$311,000 which is a 5% increase from 2023. This translates to a \$2,900 mortgage, highlighting the large gap from renting and owning. In the immediate area - home prices are more like \$400,000 to \$1,000,000 +, creating an even larger gap. There is not much land left to develop in the city - limiting housing and putting an upward pressure on rents, and home prices.

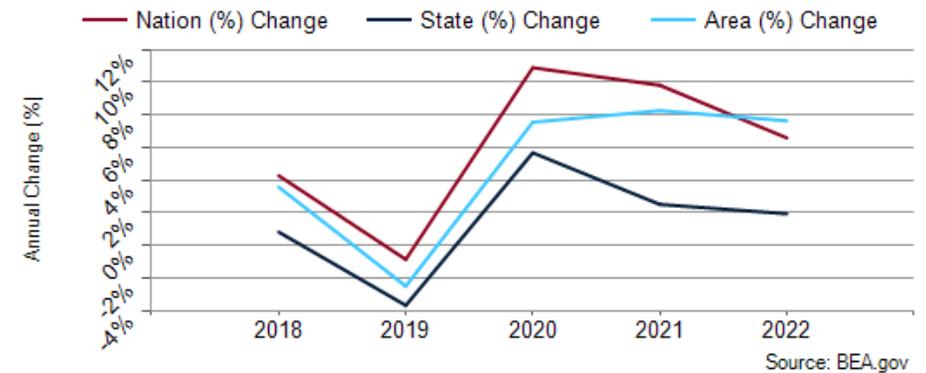
Major Industries by Employee Count

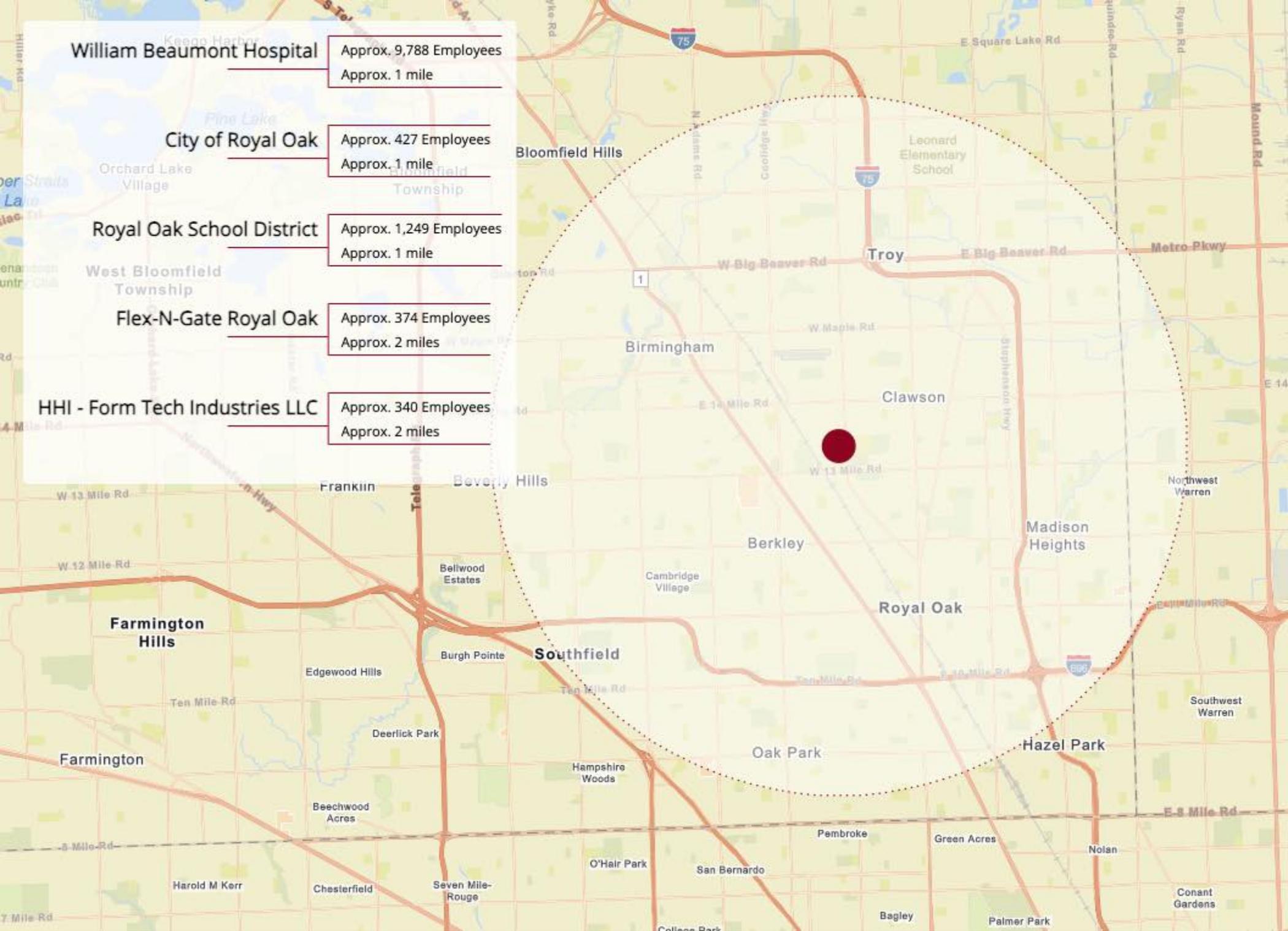


Largest Employers

Beaumont Health	27,213
William Beaumont Hospital	10,514
Royal Oak School District	500
City of Royal Oak	486
Flex-N-Gate Royal Oak	369
Consumers Energy	357
Oakland Community College	318
Meijer, Inc.	316

Oakland County GDP Trend



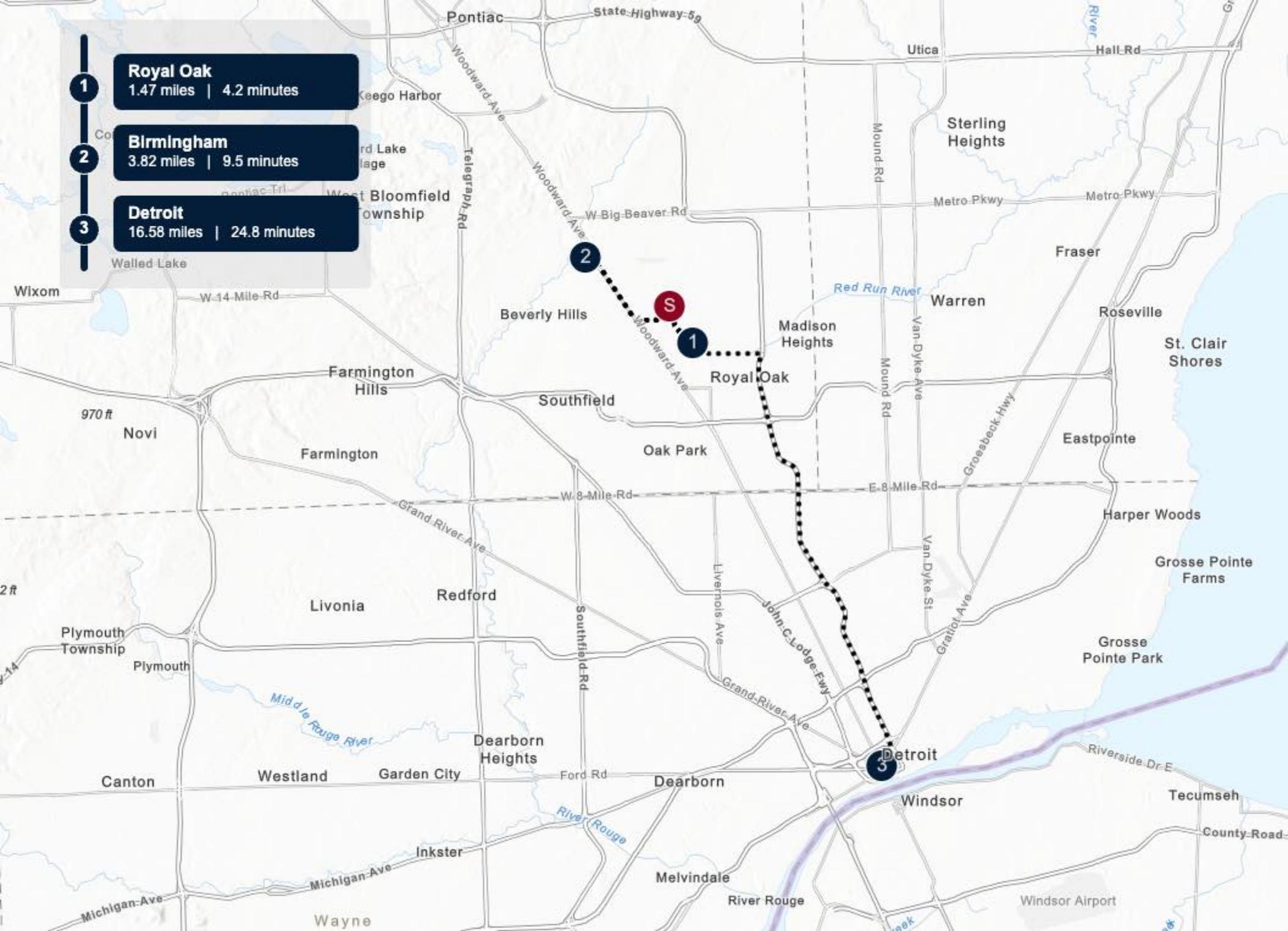


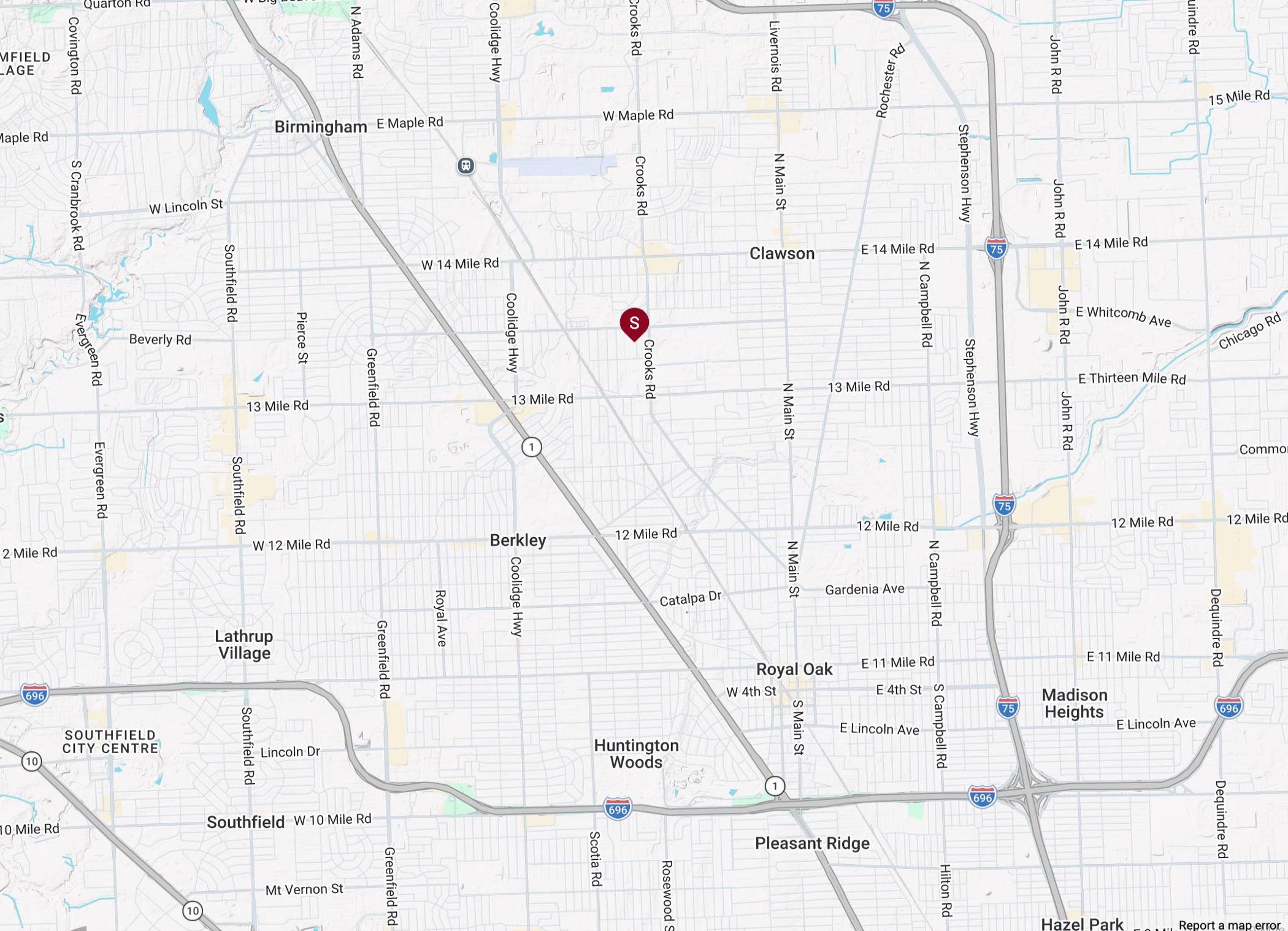
- 1
- 2
- 3

Royal Oak
1.47 miles | 4.2 minutes

Birmingham
3.82 miles | 9.5 minutes

Detroit
16.58 miles | 24.8 minutes





Report a map error.



03

Property Description

Property Features

Property Images

DEVON APARTMENTS

PROPERTY FEATURES

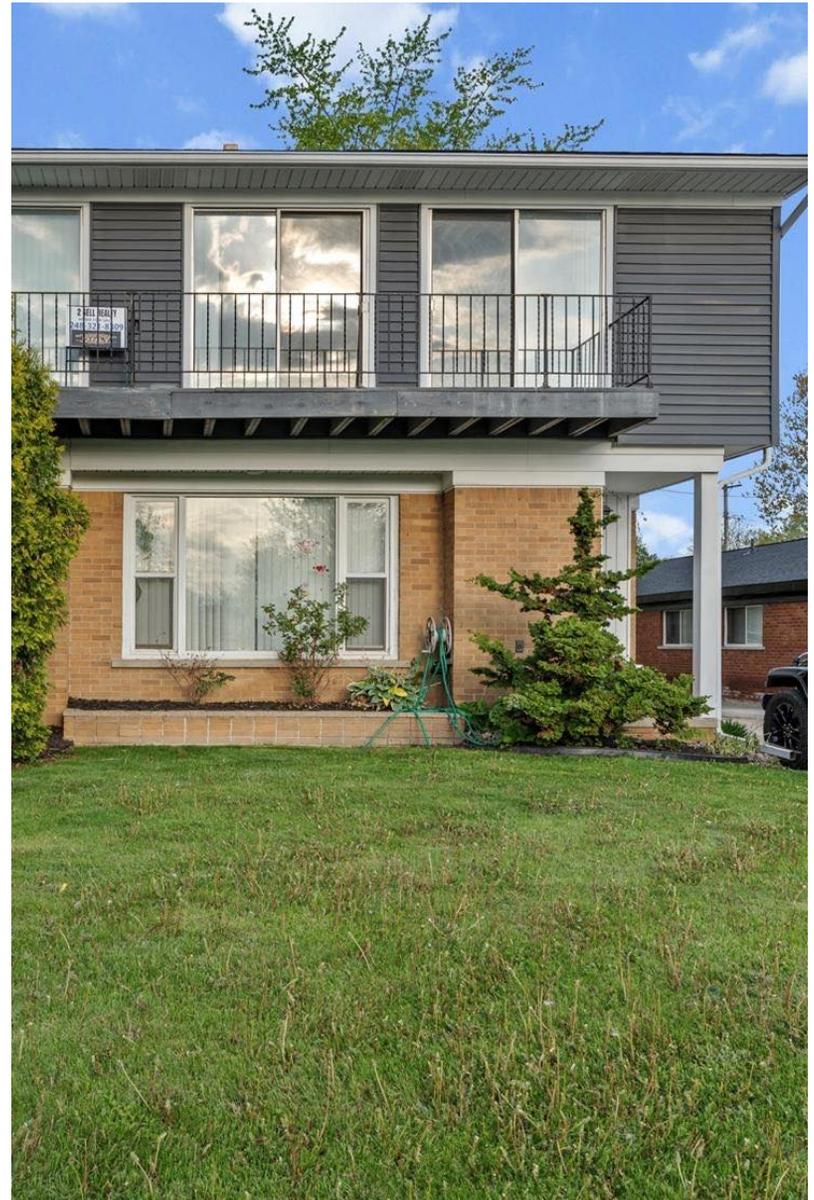
NUMBER OF UNITS	14
BUILDING SF	9,800
YEAR BUILT	1953
YEAR RENOVATED	2023
# OF PARCELS	3
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	28
WASHER/DRYER	Common

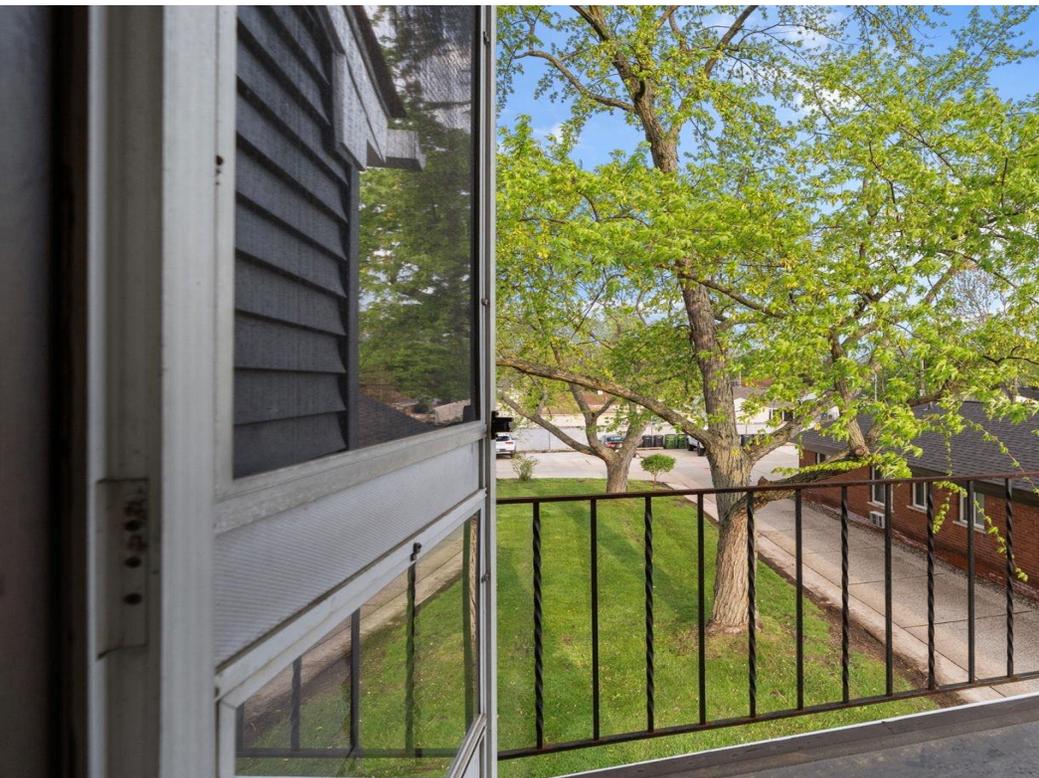
MECHANICAL

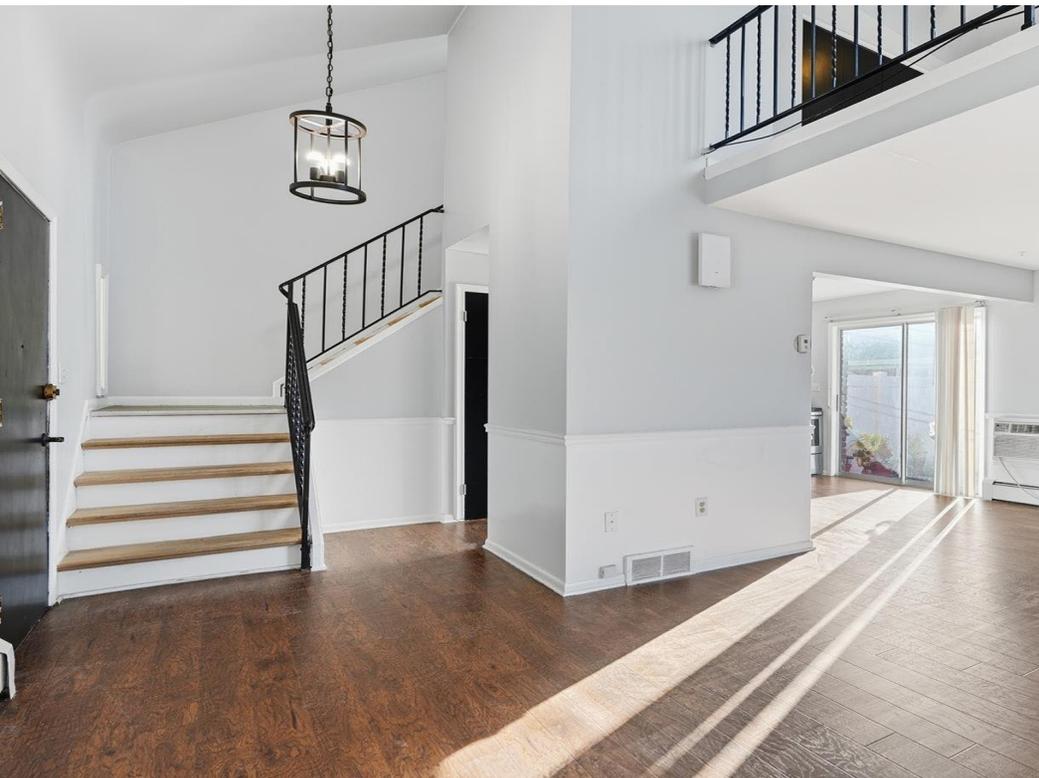
HVAC	Boiler
AC	Window

UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant









04

Sale Comps

- Sale Comps
- Sale Comps Summary
- Sale Comps Charts
- Sale Comps Map

DEVON APARTMENTS

1



TOTAL UNITS	42
YEAR BUILT	1957
SALE PRICE	\$6,000,000
PRICE/UNIT	\$142,857
PRICE/SF	\$211.27
CAP RATE	6.20%
BUILDING SF	28,400
CLOSING DATE	8/14/2024
DISTANCE	4.1 miles

Cap Rate Range 5.50% - 6.90%



Price/Unit Range \$142,857 - \$215,625

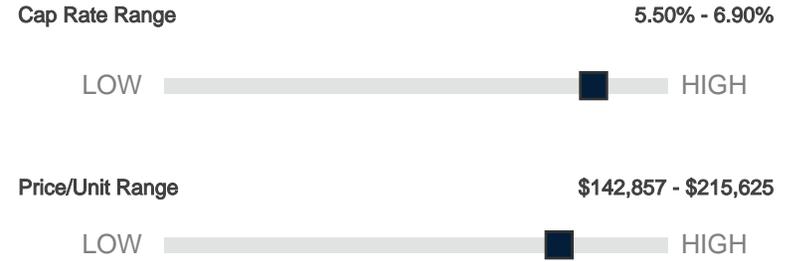


Maple Flats

1050 N Adams Rd
Birmingham, MI 48009



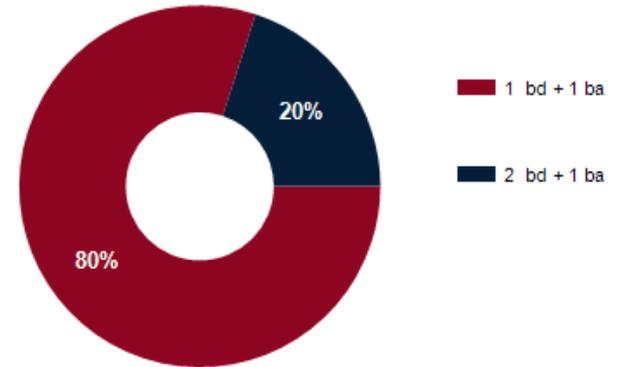
TOTAL UNITS	20
YEAR BUILT	1965
SALE PRICE	\$4,000,000
PRICE/UNIT	\$200,000
PRICE/SF	\$144.24
CAP RATE	6.70%
BUILDING SF	27,732
CLOSING DATE	1/1/2025
DISTANCE	2.9 miles



Royal Oakland
 314 Oakland Ave
 Royal Oak, MI 48067

Unit Mix and Rent Schedule

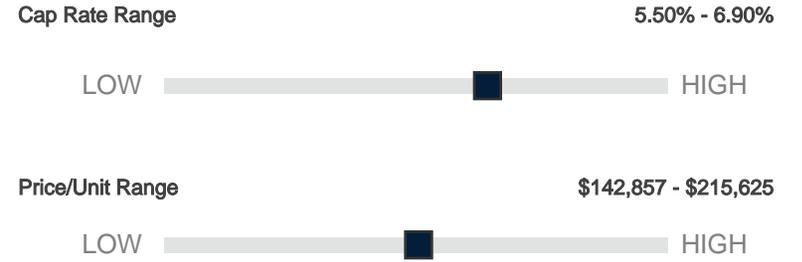
Unit Mix	# of Units	SF	Rent Summary	Rent PSF
1 bd + 1 ba	16	700	\$1,550	\$2.21
2 bd + 1 ba	4	900	\$1,900	\$2.11
Total/WAVG	20	740	\$1,620	\$2.19





11 Mile Flats
1801 E 11 Mile
Royal Oak, MI 48067

TOTAL UNITS	8
YEAR BUILT	1960
SALE PRICE	\$1,440,000
PRICE/UNIT	\$180,000
PRICE/SF	\$345.08
CAP RATE	6.40%
BUILDING SF	4,173
CLOSING DATE	4/1/2025
DISTANCE	4.1 miles

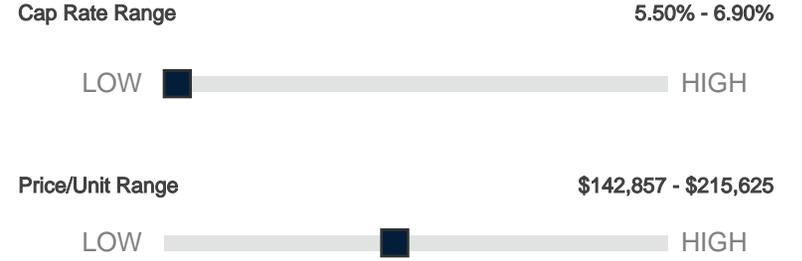




Birmingham Flats

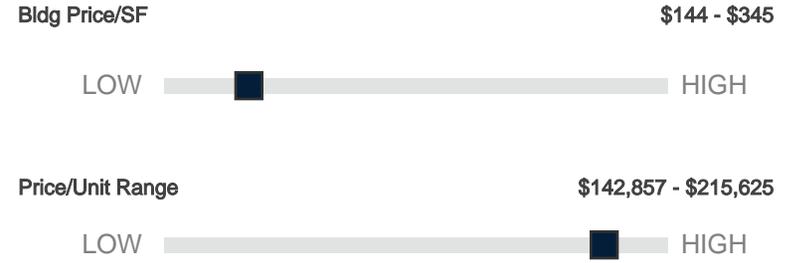
355 E 14 Mile Rd
Birmingham, MI 48009

TOTAL UNITS	21
YEAR BUILT	1963
SALE PRICE	\$3,700,000
PRICE/UNIT	\$176,190
PRICE/SF	\$176.19
CAP RATE	5.50%
BUILDING SF	21,000
CLOSING DATE	7/12/2023
DISTANCE	2.9 miles





TOTAL UNITS	18
YEAR BUILT	1956
SALE PRICE	\$3,720,000
PRICE/UNIT	\$206,667
PRICE/SF	\$179.05
BUILDING SF	20,776
CLOSING DATE	2/1/2023
DISTANCE	3.2 miles



E Maple

2101 E Maple
Birmingham, MI 48009

6



Harvard Apartments

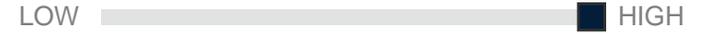
4005 W 13 Mile
Royal oak, MI 48073

TOTAL UNITS	8
YEAR BUILT	1953
SALE PRICE	\$1,725,000
PRICE/UNIT	\$215,625
PRICE/SF	\$308.04
CAP RATE	6.90%
BUILDING SF	5,600
CLOSING DATE	10/26/2023
DISTANCE	2.2 miles

Cap Rate Range 5.50% - 6.90%

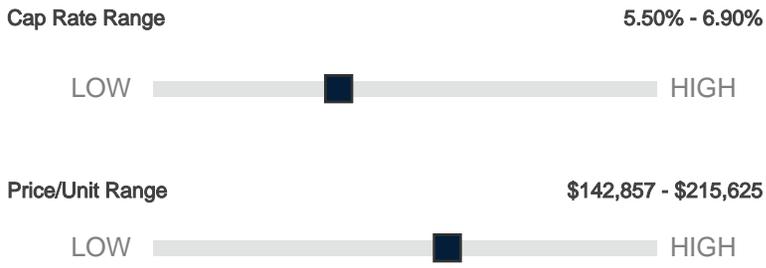


Price/Unit Range \$142,857 - \$215,625





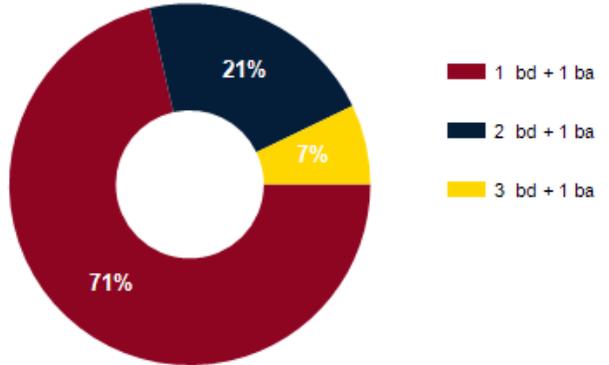
TOTAL UNITS	14
YEAR BUILT	1953
ASKING PRICE	\$2,600,000
PRICE/UNIT	\$185,714
PRICE/SF	\$265.31
CAP RATE	6.02%
OCCUPANCY	100.00%
BUILDING SF	9,800



Devon Apartments
 3915 Devon St.
 Royal Oak, MI 48073

Unit Mix and Rent Schedule

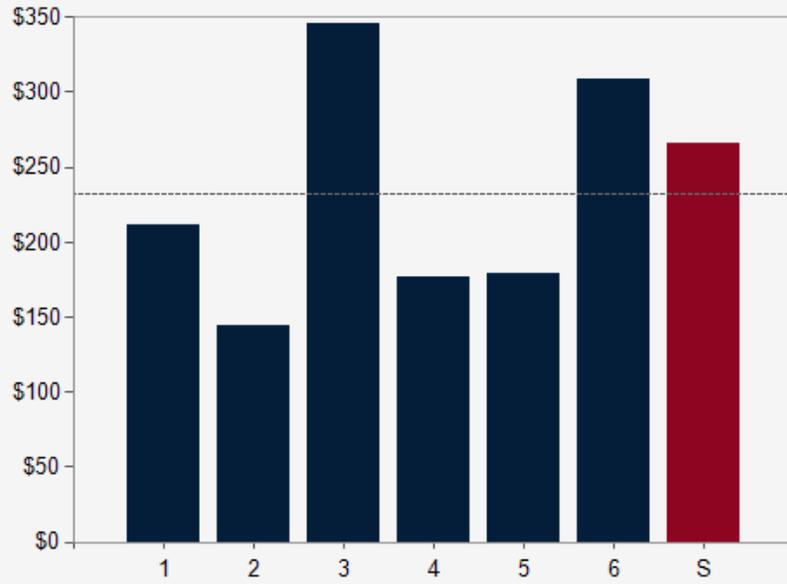
Unit Mix	# of Units	SF	Rent Summary	Rent PSF
1 bd + 1 ba	10	600	\$1,205	\$2.01
2 bd + 1 ba	3	700	\$1,375	\$1.96
3 bd + 1 ba	1	800	\$1,550	\$1.94
Totals/Averages	14	636	\$1,266	\$1.99



	PROPERTY	UNITS	BUILT	SALE PRICE	PRICE/UNIT	PSF	CAP RATE	CLOSE DATE	DISTANCE (mi)
1	 <p>Maple Flats 1050 N Adams Rd Birmingham, MI 48009</p>	42	1957	\$6,000,000	\$142,857.00	\$211.27	6.20%	8/14/2024	4.10
2	 <p>Royal Oakland 314 Oakland Ave Royal Oak, MI 48067</p>	20	1965	\$4,000,000	\$200,000.00	\$144.24	6.70%	1/1/2025	2.90
3	 <p>11 Mile Flats 1801 E 11 Mile Royal Oak, MI 48067</p>	8	1960	\$1,440,000	\$180,000.00	\$345.08	6.40%	4/1/2025	4.10
4	 <p>Birmingham Flats 355 E 14 Mile Rd Birmingham, MI 48009</p>	21	1963	\$3,700,000	\$176,190.00	\$176.19	5.50%	7/12/2023	2.90
5	 <p>E Maple 2101 E Maple Birmingham, MI 48009</p>	18	1956	\$3,720,000	\$206,667.00	\$179.05		2/1/2023	3.20
6	 <p>Harvard Apartments 4005 W 13 Mile Royal oak, MI 48073</p>	8	1953	\$1,725,000	\$215,625.00	\$308.04	6.90%	10/26/2023	2.20
	AVERAGES	20		\$3,430,833	\$186,890.00	\$227.31	6.34%		
S	 <p>Devon Apartments 3915 Devon St. Royal Oak, MI 48073</p>	14	1953	\$2,600,000	\$185,714.00	\$265.31	6.02%		

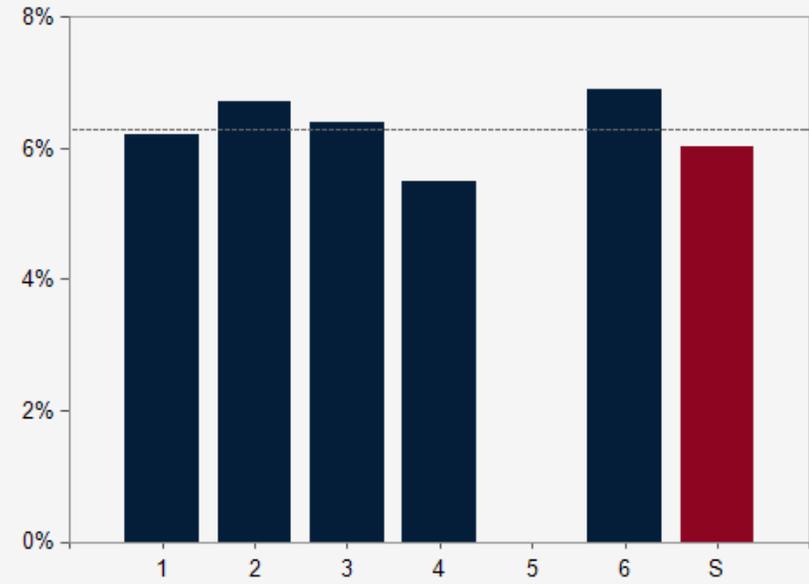
Price/SF

Average: \$232.74



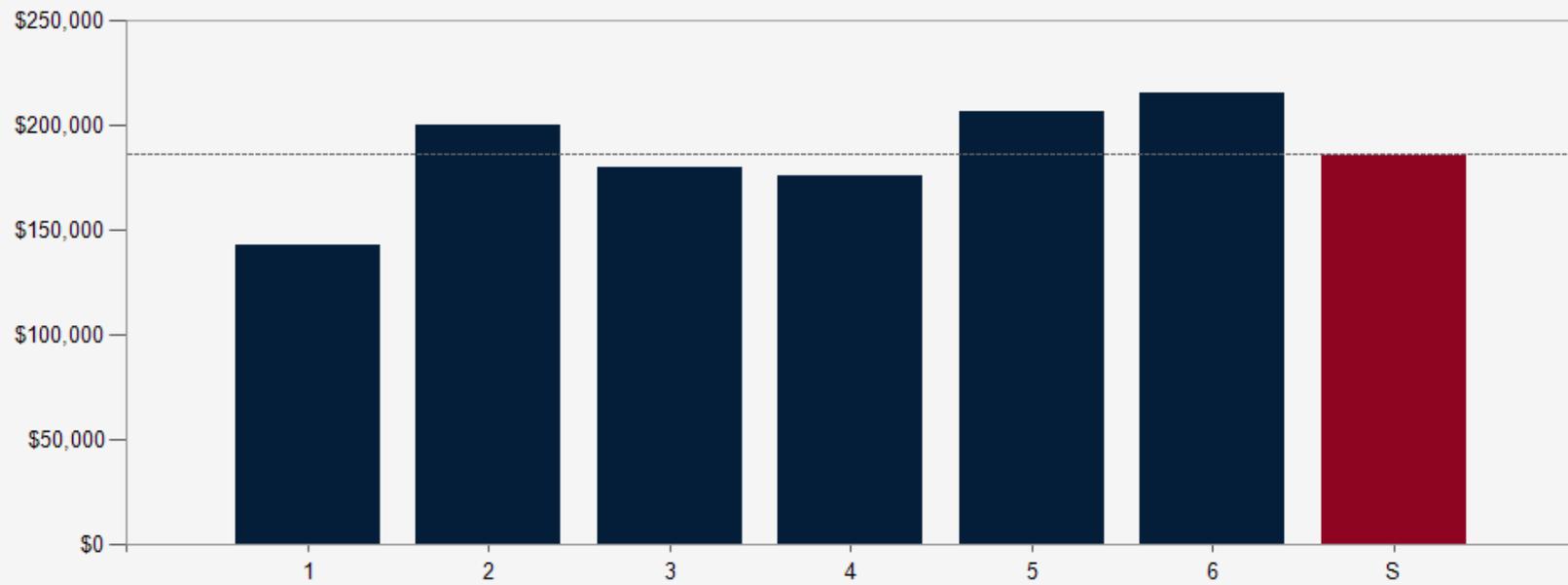
Cap Rate

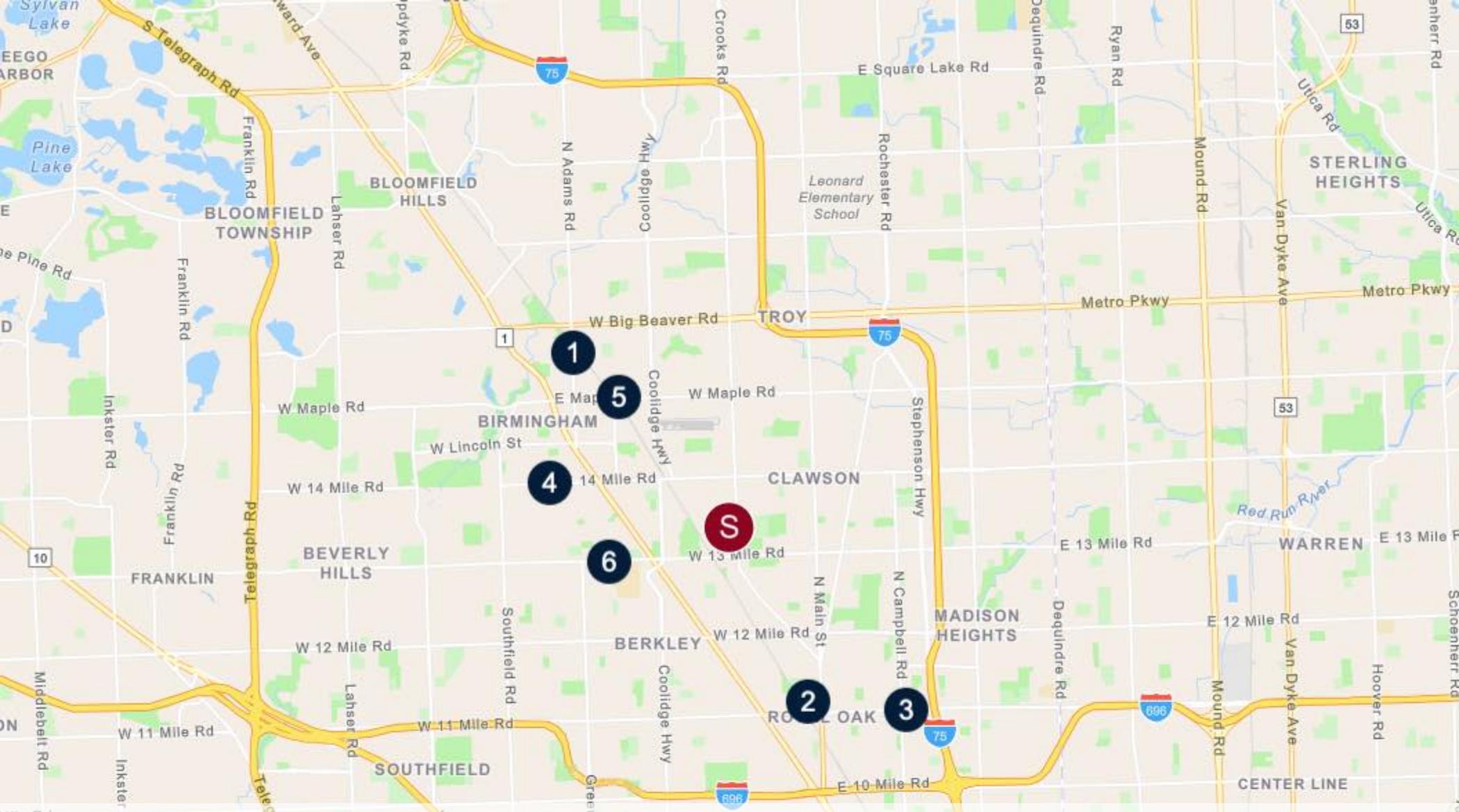
Average: 6.29%



Price/Unit

Average: \$186,721.94





#	Property Name	Address	City
S	Devon Apartments	3915 Devon St.	Royal Oak
1	Maple Flats	1050 N Adams Rd	Birmingham
2	Royal Oakland	314 Oakland Ave	Royal Oak
3	11 Mile Flats	1801 E 11 Mile	Royal Oak
4	Birmingham Flats	355 E 14 Mile Rd	Birmingham
5	E Maple	2101 E Maple	Birmingham
6	Harvard Apartments	4005 W 13 Mile	Royal oak

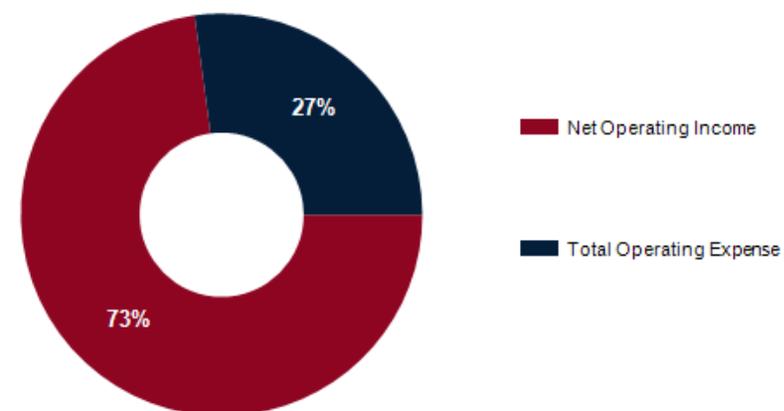
05

Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

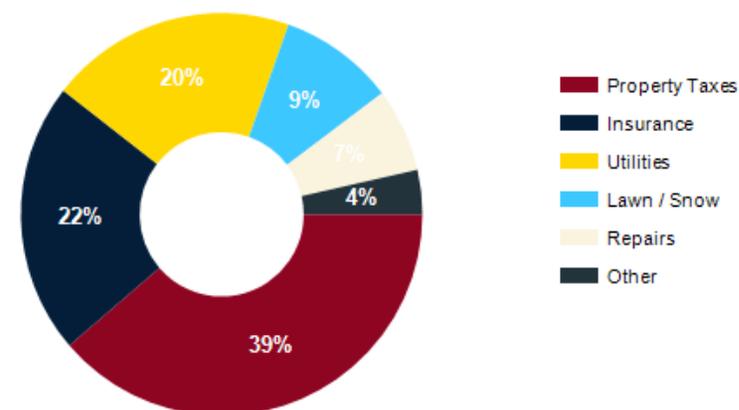
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$212,700	99.0%	\$231,600	95.6%
RUBS			\$8,400	3.5%
Other Income	\$2,180	1.0%	\$2,180	0.9%
Gross Potential Income	\$214,880		\$242,180	
General Vacancy			-3.00%	
Effective Gross Income	\$214,880		\$235,232	
Less Expenses	\$58,344	27.15%	\$63,924	27.17%
Net Operating Income	\$156,536		\$171,308	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Property Taxes	\$22,577	\$1,613	\$22,577	\$1,613
Admin	\$599	\$43	\$599	\$43
Management Fee	\$1,477	\$106	\$7,057	\$504
Lawn / Snow	\$5,437	\$388	\$5,437	\$388
Utilities	\$11,591	\$828	\$11,591	\$828
Repairs	\$3,920	\$280	\$3,920	\$280
Insurance	\$12,743	\$910	\$12,743	\$910
Total Operating Expense	\$58,344	\$4,167	\$63,924	\$4,566
Expense / SF	\$5.95		\$6.52	
% of EGI	27.15%		27.17%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

Price	\$2,600,000
Analysis Period	10 year(s)
Millage Rate (not a growth rate)	0.32000%
Exit Cap Rate	7.00%

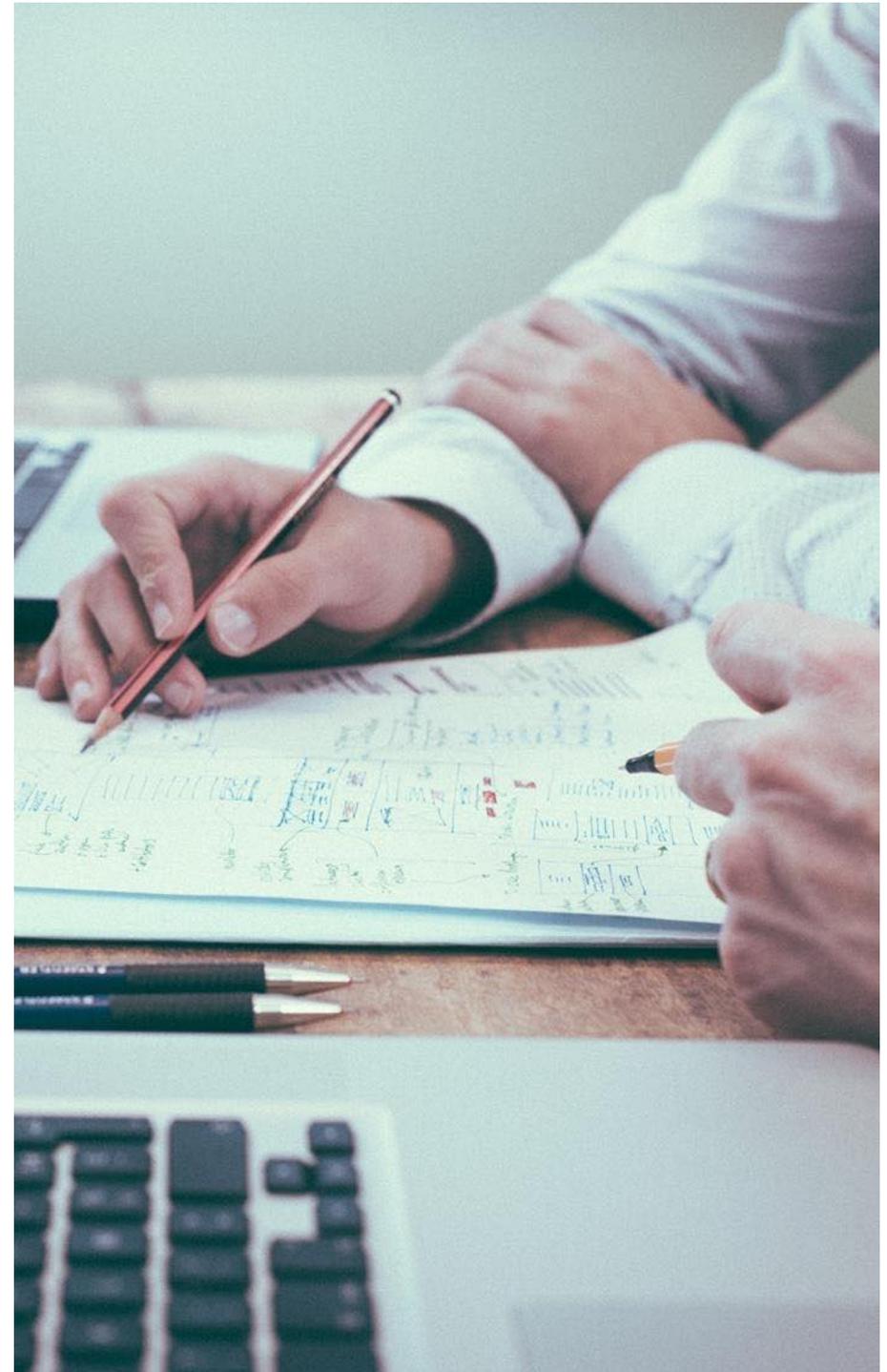
INCOME - Growth Rates

Gross Scheduled Rent	3.00%
----------------------	-------

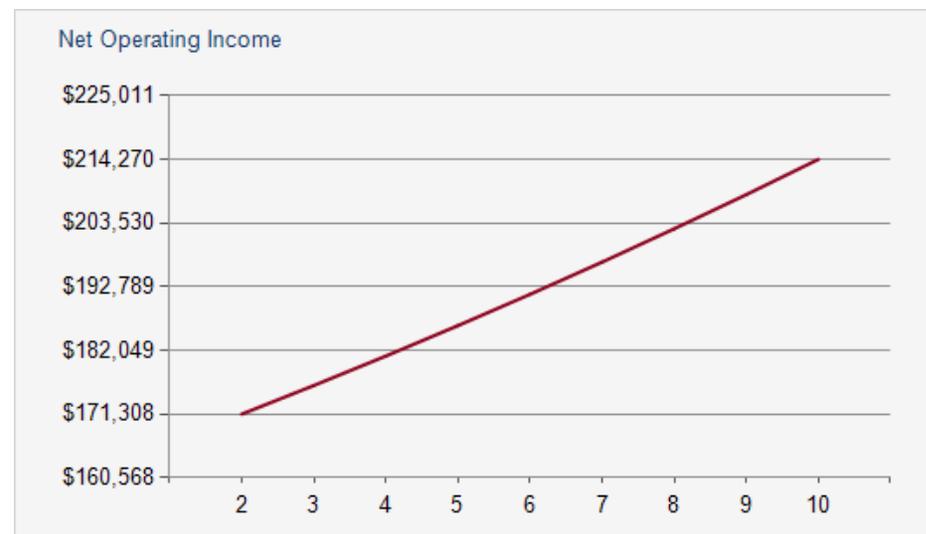
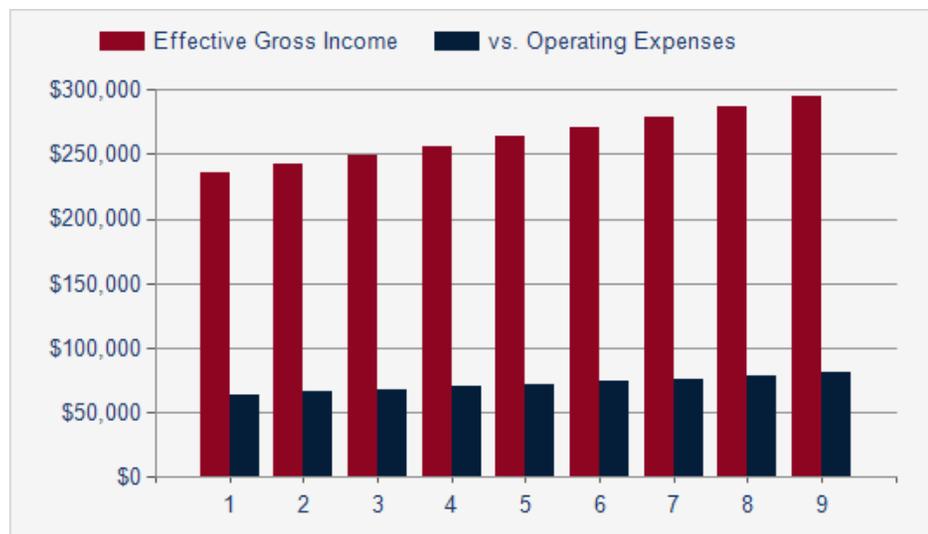
EXPENSES - Growth Rates

Property Taxes	3.00%
Admin	3.00%
Lawn / Snow	3.00%
Utilities	3.00%
Repairs	3.00%
Insurance	3.00%

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



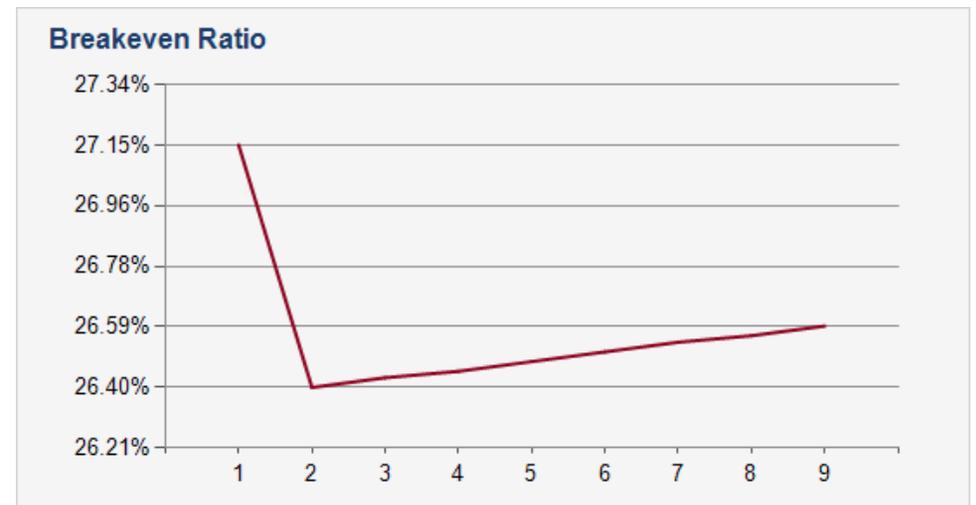
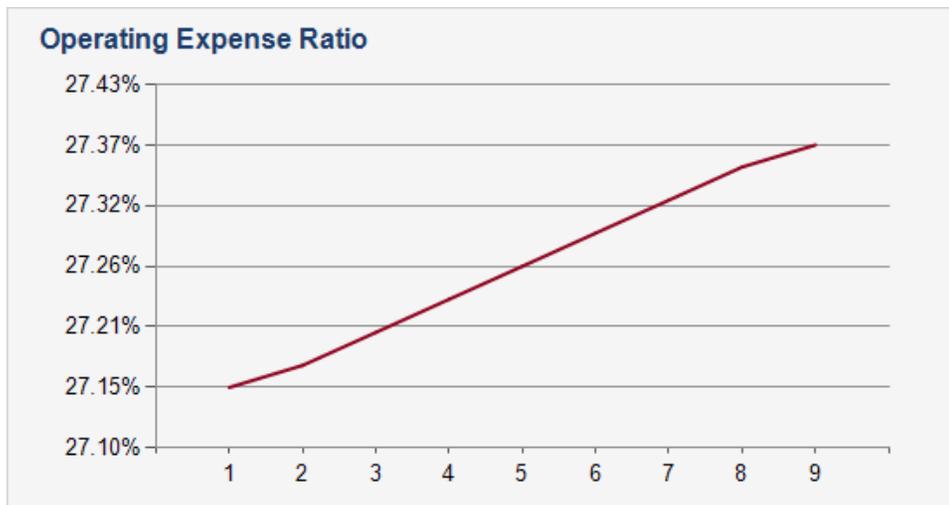
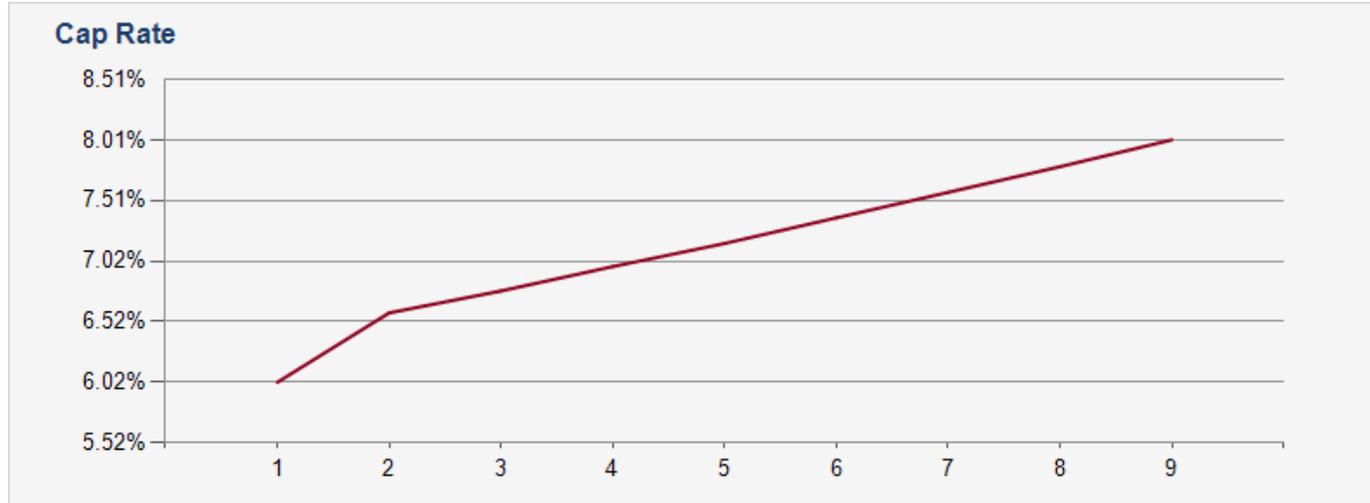
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$212,700	\$231,600	\$238,548	\$245,704	\$253,076	\$260,668	\$268,488	\$276,543	\$284,839	\$293,384
RUBS		\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400
Other Income	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180
Gross Potential Income	\$214,880	\$242,180	\$249,128	\$256,284	\$263,656	\$271,248	\$279,068	\$287,123	\$295,419	\$303,964
General Vacancy	-0.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%
Effective Gross Income	\$214,880	\$235,232	\$241,972	\$248,913	\$256,063	\$263,428	\$271,013	\$278,826	\$286,874	\$295,162
Operating Expenses										
Property Taxes	\$22,577	\$22,577	\$23,254	\$23,952	\$24,670	\$25,411	\$26,173	\$26,958	\$27,767	\$28,600
Admin	\$599	\$599	\$617	\$635	\$655	\$674	\$694	\$715	\$737	\$759
Management Fee	\$1,477	\$7,057	\$7,259	\$7,467	\$7,682	\$7,903	\$8,130	\$8,365	\$8,606	\$8,855
Lawn / Snow	\$5,437	\$5,437	\$5,600	\$5,768	\$5,941	\$6,119	\$6,303	\$6,492	\$6,687	\$6,887
Utilities	\$11,591	\$11,591	\$11,939	\$12,297	\$12,666	\$13,046	\$13,437	\$13,840	\$14,255	\$14,683
Repairs	\$3,920	\$3,920	\$4,038	\$4,159	\$4,283	\$4,412	\$4,544	\$4,681	\$4,821	\$4,966
Insurance	\$12,743	\$12,743	\$13,125	\$13,519	\$13,925	\$14,342	\$14,773	\$15,216	\$15,672	\$16,142
Total Operating Expense	\$58,344	\$63,924	\$65,832	\$67,798	\$69,822	\$71,907	\$74,055	\$76,267	\$78,545	\$80,892
Net Operating Income	\$156,536	\$171,308	\$176,139	\$181,116	\$186,241	\$191,521	\$196,958	\$202,559	\$208,328	\$214,270



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	6.02%	6.59%	6.77%	6.97%	7.16%	7.37%	7.58%	7.79%	8.01%	8.24%
Operating Expense Ratio	27.15%	27.17%	27.20%	27.23%	27.26%	27.29%	27.32%	27.35%	27.37%	27.40%
Breakeven Ratio	27.15%	26.40%	26.43%	26.45%	26.48%	26.51%	26.54%	26.56%	26.59%	26.61%
Price / SF	\$265.31	\$265.31	\$265.31	\$265.31	\$265.31	\$265.31	\$265.31	\$265.31	\$265.31	\$265.31
Price / Unit	\$185,714	\$185,714	\$185,714	\$185,714	\$185,714	\$185,714	\$185,714	\$185,714	\$185,714	\$185,714
Income / SF	\$21.92	\$24.00	\$24.69	\$25.39	\$26.12	\$26.88	\$27.65	\$28.45	\$29.27	\$30.11
Expense / SF	\$5.95	\$6.52	\$6.71	\$6.91	\$7.12	\$7.33	\$7.55	\$7.78	\$8.01	\$8.25

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.





06

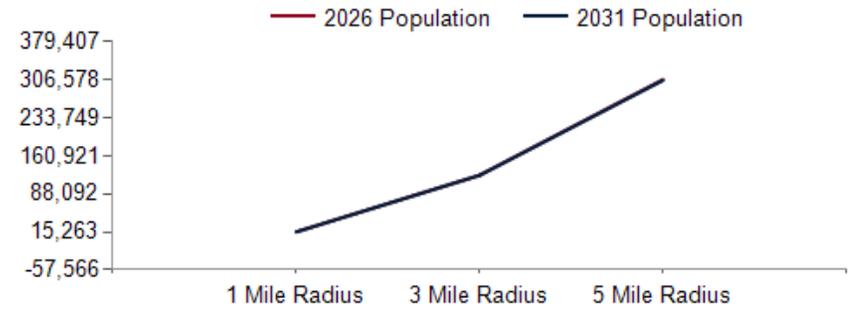
Demographics

General Demographics

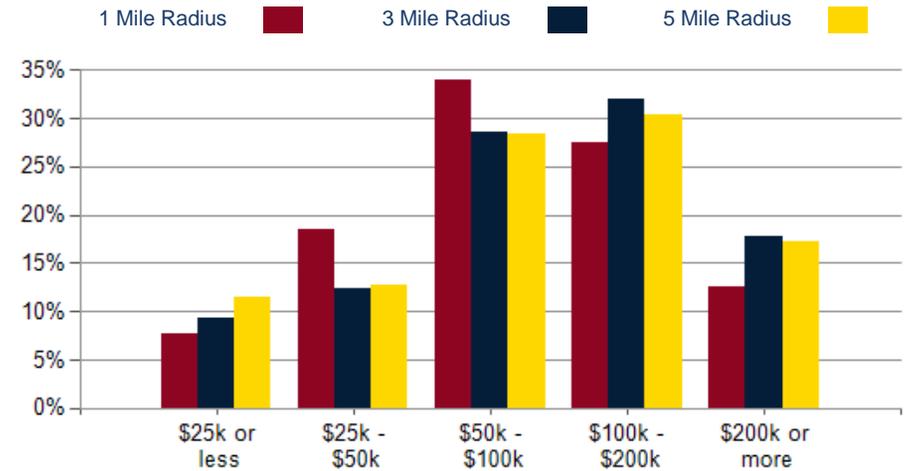
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,063	123,175	313,229
2010 Population	15,064	119,767	300,654
2026 Population	15,339	123,706	306,578
2031 Population	15,263	123,538	305,353
2026 African American	756	8,022	50,161
2026 American Indian	27	274	623
2026 Asian	598	9,621	28,545
2026 Hispanic	603	4,835	10,467
2026 Other Race	180	1,463	3,432
2026 White	12,830	96,479	205,834
2026 Multiracial	939	7,808	17,923
2026-2031: Population: Growth Rate	-0.50%	-0.15%	-0.40%

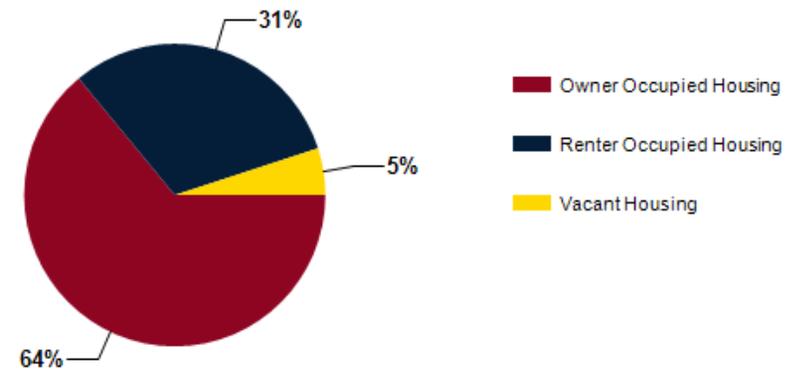
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	342	3,077	9,165
\$15,000-\$24,999	306	2,603	6,801
\$25,000-\$34,999	739	3,048	6,701
\$35,000-\$49,999	832	4,441	11,122
\$50,000-\$74,999	1,650	9,232	21,787
\$75,000-\$99,999	1,236	8,008	17,848
\$100,000-\$149,999	1,462	11,322	25,553
\$150,000-\$199,999	882	8,079	17,057
\$200,000 or greater	1,064	10,768	24,152
Median HH Income	\$81,328	\$99,520	\$94,260
Average HH Income	\$109,457	\$131,796	\$129,694



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

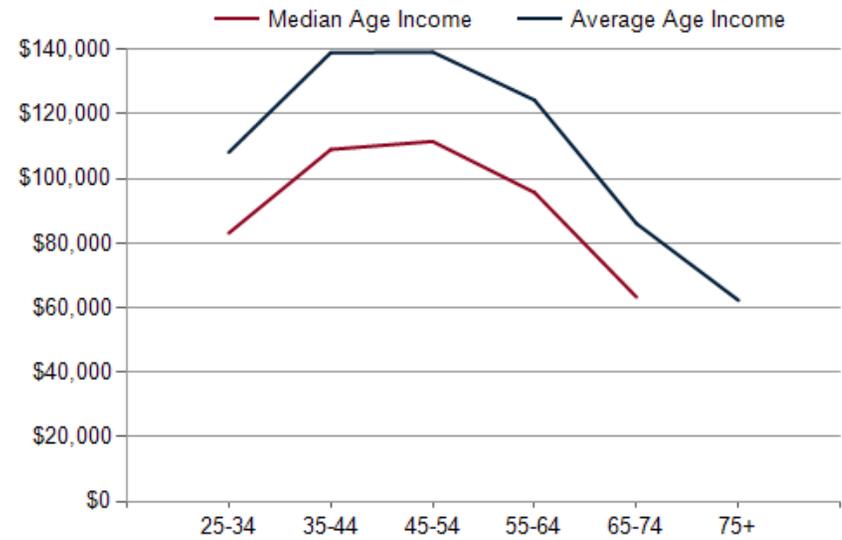
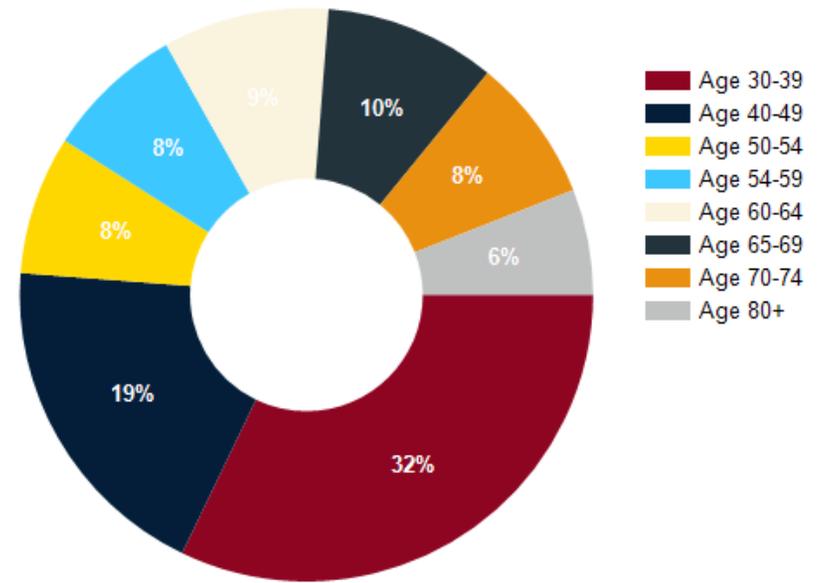


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,757	12,242	26,675
2026 Population Age 35-39	1,479	10,971	23,519
2026 Population Age 40-44	1,023	9,294	20,855
2026 Population Age 45-49	898	7,530	18,324
2026 Population Age 50-54	788	7,329	19,247
2026 Population Age 55-59	788	7,043	18,587
2026 Population Age 60-64	943	7,332	18,798
2026 Population Age 65-69	973	6,868	18,279
2026 Population Age 70-74	820	5,855	15,560
2026 Population Age 75-79	600	4,038	11,606
2026 Population Age 80-84	377	2,652	7,273
2026 Population Age 85+	402	2,438	6,604
2026 Population Age 18+	13,149	101,576	250,397
2026 Median Age	40	39	40
2031 Median Age	42	41	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,135	\$99,702	\$97,556
Average Household Income 25-34	\$108,168	\$126,437	\$124,132
Median Household Income 35-44	\$109,032	\$128,772	\$120,496
Average Household Income 35-44	\$139,008	\$162,462	\$155,620
Median Household Income 45-54	\$111,536	\$132,791	\$125,519
Average Household Income 45-54	\$139,238	\$166,463	\$164,981
Median Household Income 55-64	\$95,698	\$114,289	\$108,440
Average Household Income 55-64	\$124,314	\$148,656	\$147,727
Median Household Income 65-74	\$63,294	\$71,953	\$70,165
Average Household Income 65-74	\$86,069	\$102,008	\$104,879
Average Household Income 75+	\$62,319	\$71,681	\$75,216

Population By Age



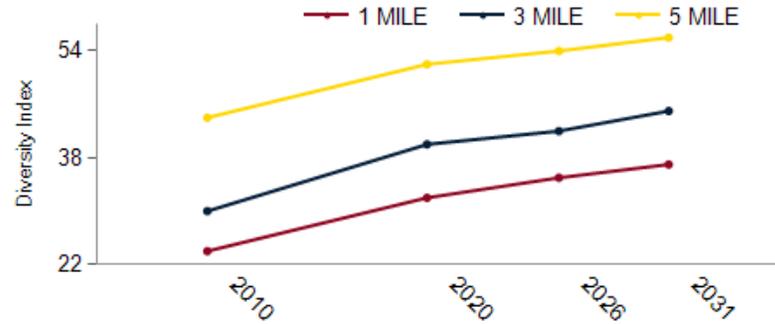
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	37	45	56
Diversity Index (current year)	35	42	54
Diversity Index (2020)	33	40	52
Diversity Index (2010)	24	30	44

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	6%	16%
American Indian	0%	0%	0%
Asian	4%	7%	9%
Hispanic	4%	4%	3%
Multiracial	6%	6%	6%
Other Race	1%	1%	1%
White	81%	75%	65%

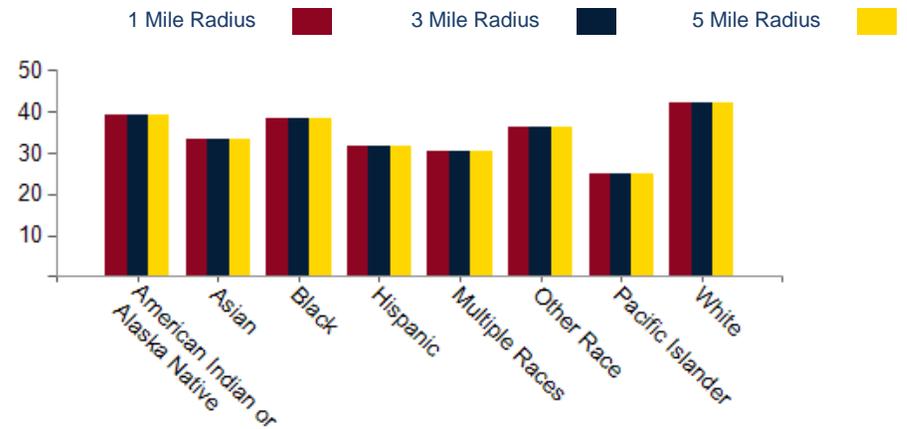
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	39	39
Median Asian Age	33	34	36
Median Black Age	38	39	42
Median Hispanic Age	32	32	31
Median Multiple Races Age	30	29	29
Median Other Race Age	36	35	34
Median Pacific Islander Age	25	36	38
Median White Age	42	41	42

2026 MEDIAN AGE BY RACE



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Greater Development LLC and it should not be made available to any other person or entity without the written consent of Greater Development LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Greater Development LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Greater Development LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Greater Development LLC has not verified, and will not verify, any of the information contained herein, nor has Greater Development LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Brady Williams

Greater Development LLC

Sales Associate

(360) 989-5395

brady@greaterdevelopment.net