

Hillsdale Shell Gas Station

OFFERING MEMORANDUM

3311 W. Carleton Rd., Hillsdale, MI. 49242



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Disclaimer

Confidentiality and Non-Disclosure

This Offering Memorandum ("Memorandum") is furnished to prospective investors on a confidential basis exclusively for the purpose of evaluating the acquisition of the property located at **3311 W. Carleton Rd., Hillsdale, MI. 49242** ("Property"). The information contained herein is proprietary and strictly confidential. By accepting this Memorandum, the recipient agrees to hold and treat all information in the strictest confidence and shall not, directly or indirectly, disclose or permit anyone else to disclose this Memorandum or any part of the contents herein without the prior written authorization of **Glover Agency** ("Owner") or its exclusive agents.

Recipients shall not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or for any purpose other than evaluating a potential purchase of the Property. The recipient agrees not to contact any tenants, employees, or customers of the Property or any governmental or municipal agencies concerning the Property without prior written approval from the Owner or its exclusive agents.

No Representation or Warranty

This Memorandum has been prepared by the Owner solely for informational purposes and does not purport to contain all the information necessary to evaluate the Property. The information contained herein has been obtained from sources believed to be reliable; however, neither the Owner nor its agents, affiliates, or employees make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

Financial projections, opinions, and estimates provided herein are based on assumptions and interpretations that involve subjective judgment and analysis, which may or may not be accurate or realized. Prospective investors are advised to conduct their own investigations and due diligence, including consulting with their own legal, tax, and financial advisors, to determine the suitability of the Property for their needs.

Limitation of Liability

The Owner and its representatives assume no responsibility or liability for inaccuracies, omissions, or reliance on the information contained in this Memorandum. By reviewing this document, recipients release the Owner and its agents from any claims, damages, or liabilities related to the information presented.

Property Condition

The Property is being offered strictly on an "as-is, where-is" basis, with no guarantees, warranties, or representations regarding its physical condition, operational status, or financial performance. The Owner and its agents make no assurances about zoning, environmental conditions, compliance with applicable laws, or the suitability of the Property for any specific use.

Prospective investors should perform thorough due diligence, including physical inspections, market analysis, and financial assessments, before making an acquisition decision. The Owner assumes no responsibility for any changes in market conditions, tenant relationships, or external factors that may impact on the Property's value.

Offering Terms

This Memorandum does not constitute an offer to sell or a solicitation to buy any securities, interests, or ownership stakes in the Property. Any formal offering will be made through legally binding documents that outline terms and conditions. The Owner reserves the right to withdraw the Property from the market, reject any expressions of interest or offers, and modify the offering terms at its sole discretion without prior notice.

No Obligation to Update

The information contained in this Memorandum is as of the date stated and is subject to change. The Owner has no obligation to update, revise, or supplement this Memorandum to reflect new information, future events, or changes in circumstances. Investors should not assume that the information provided will remain accurate beyond the issuance date.

Governing Law

This Memorandum and any related matters shall be governed by and construed in accordance with the laws of the State of Michigan, without regard to its conflict of laws principles.

Acceptance of Disclaimer

By accepting this Memorandum, the recipient acknowledges and agrees to all terms outlined in this Disclaimer. The recipient understands that the Owner and its representatives make no warranties or assurances beyond what is explicitly stated and accepts full responsibility for conducting their own due diligence and independent evaluation of the Property.

Project Highlights

Commercial Property with Established Fuel Station and Convenience Store

The property at 3311 W. Carleton Rd., Hillsdale, MI 49242, presents a compelling investment opportunity, featuring a well-established fuel station and convenience store operation. Constructed in 2000, this commercial property encompasses approximately 4,472 square feet on a 0.86-acre lot, strategically positioned to serve both local residents and transient traffic.

Fuel Station Features

This operating Shell station is equipped with four fueling islands, housing a total of ten pumps, designed to efficiently accommodate high traffic volume. The current Shell branding enhances its market presence and recognition, attracting a steady customer base.

Convenience Store Amenities

The convenience store is designed for optimal customer flow, offering a fully self-serve point-of-sale beverage counter, a full wall of reach-in coolers and freezers for chilled and frozen products, and extensive shelving space for a wide range of convenience items. These features cater to the immediate needs of customers, promoting increased sales and repeat business.

Additional Retail Space

Enhancing the property's value is a dedicated retail restaurant space within its total square footage. This area is currently occupied by a fast-food Mexican restaurant, positioned as an end-cap unit with a drive-thru, further increasing customer draw to the location.

Investment Potential

With an asking price of \$1,400,000, this property offers a blend of stable income streams from fuel sales, convenience store operations, and rental income from the restaurant tenant. Its strategic location, established operations, and diverse revenue sources make it an attractive investment for those seeking a presence in the Hillsdale commercial market.

Strategic Location with High Traffic Exposure

The property at 3311 W. Carleton Rd., Hillsdale, MI 49242, boasts a strategic location that significantly enhances its commercial appeal. Situated along a

major thoroughfare, this property benefits from high visibility and accessibility, essential factors for sustained business success.

High Traffic Volume

Positioned on W. Carleton Rd., a primary route through Hillsdale, the property experiences substantial daily traffic. This high traffic volume is advantageous for businesses reliant on both local patronage and transient customers, such as fuel stations and convenience stores.

Proximity to Key Amenities

The property's location offers convenient access to various local amenities, including retail centers, dining establishments, and service providers. This proximity not only serves the local community but also attracts travelers seeking essential services, thereby increasing potential customer footfall.

Accessibility and Connectivity

The property is easily accessible from major roads and highways, facilitating smooth ingress and egress for vehicles. This ease of access is crucial for maintaining steady customer traffic, particularly for businesses like fuel stations that depend on quick and convenient service.

Economic Growth Potential

Hillsdale has been experiencing economic development, with investments in infrastructure and community projects. This growth contributes to increased traffic and business opportunities in the area, positioning the property to capitalize on the upward economic trend.

Contemporary Construction

Built in 2000, the property incorporates modern design elements and construction standards. The building's contemporary architecture ensures compliance with current safety and accessibility regulations, reducing the need for immediate upgrades or renovations.

Modern Infrastructure with Expansion Capabilities

The commercial property at 3311 W. Carleton Rd., Hillsdale, MI 49242, features a modern infrastructure that not only supports current operations but also offers potential for future expansion, catering to evolving business needs.

Project Highlights

Robust Structural Components

The property is constructed with durable materials, including a rubber roof and brick exterior, ensuring longevity and reduced maintenance costs. The slab foundation provides a stable base, essential for supporting heavy equipment and accommodating high customer traffic.

Expansion Potential

Situated on a 0.86-acre lot, the property offers ample space for potential expansion. The existing layout and available land present opportunities to increase retail space, add service offerings, or enhance parking facilities, allowing investors to adapt to market demands and explore additional revenue streams.

Technological Integration

The property's modern infrastructure supports the integration of advanced technologies, such as point-of-sale systems, security surveillance, and energy-efficient installations. These technological enhancements can improve operational efficiency, customer experience, and profitability.

Diverse Revenue Streams with Tenant Stability

The property at 3311 W. Carleton Rd., Hillsdale, MI 49242, offers investors the advantage of diverse revenue streams and tenant stability, contributing to a balanced and secure income profile.

In summary, 3311 W. Carleton Rd. represents a robust investment opportunity, characterized by its prime location, modern infrastructure, diverse income streams, and potential for future growth. Its

Multiple Income Sources

The property's operations encompass fuel sales, convenience store retail, and rental income from an on-site fast-food restaurant. This diversification mitigates risk by reducing reliance on a single revenue source and enhances financial stability.

Established Tenant Occupancy

The presence of a well-established fast-food Mexican restaurant as a tenant adds to the property's appeal. The restaurant's positioning as an end-cap unit with a drive-thru not only attracts additional customers but also signifies a stable rental income, enhancing the property's investment profile.

Brand Affiliation

The property's affiliation with the Shell brand enhances its market presence and customer trust. Brand recognition associated with Shell attracts a loyal customer base, contributing to consistent fuel sales and overall business performance.

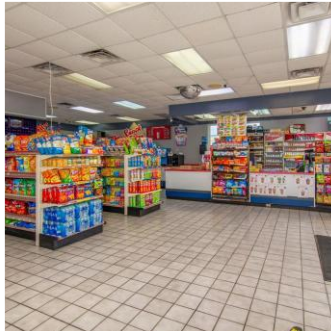
Financial Performance

The combination of diverse revenue streams and established operations positions the property for strong financial performance. Investors can benefit from immediate cash flow and the potential for growth through strategic enhancements or expansions.

Aerials



Photos



Convenience Store



Attached Restaurant



Attached Restaurant

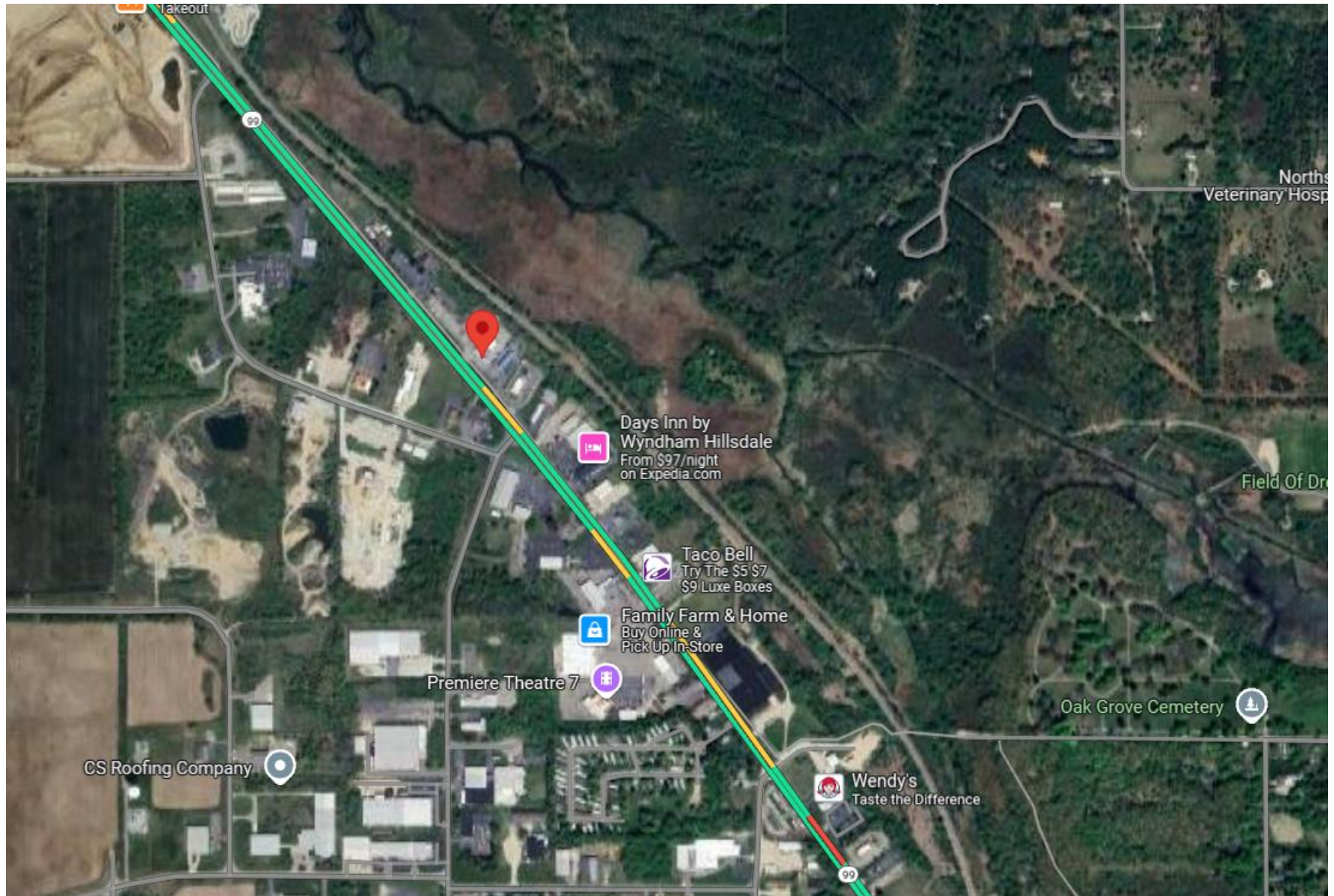
Full Commerical
Kitchen



Attached Restaurant



Maps



Gas Station - Financial Summary

Currently, the owner has not yet provided detailed expense information for the property. We are actively working to obtain these figures and will update this section accordingly. Prospective investors are encouraged to conduct their own due diligence and financial analysis based on revenue potential, industry benchmarks, and comparable market data.

	2022	2023	2024
Net Gas Sales	\$0.00	\$0.00	\$1,152,754.34
Regular	\$0.00	\$0.00	\$995,901.92
Plus	\$0.00	\$0.00	\$28,651.68
Super+	\$0.00	\$0.00	\$51,736.49
Diesel	\$0.00	\$0.00	\$76,464.25
Taxes Collected	\$0.00	\$0.00	\$1,811.70
Fuel Discounts	\$0.00	\$0.00	\$17,915.94
Total:	\$0.00	\$0.00	\$1,136,650.10

Convenience Store - Financial Summary

At this time, the owner has not yet provided detailed expense information for the property. We are actively working to obtain these figures and will update this section accordingly. Prospective investors are encouraged to conduct their own due diligence and financial analysis based on revenue potential, industry benchmarks, and comparable market data.

	2022	2023	2024
Net Convenience Store Sales	\$0.00	\$0.00	\$335,936.43
Total:			\$335,936.43

Building Information

The property located at 3311 W. Carleton Road in Hillsdale, Michigan, presents a unique investment opportunity combining commercial retail space with operational service facilities. Situated on a 0.86-acre lot, the site encompasses a 4,472 square-foot building constructed in 2000.

Property Overview

This commercial property serves as a multifaceted service station, featuring:

- **Fueling Facilities:** Four fueling islands equipped with ten pumps, designed to handle high traffic volumes efficiently.
- **sierraimwalle.com**
- **Convenience Store:** An interior space optimized for customer flow, including a self-serve beverage counter, extensive reach-in coolers and freezers, and ample shelving for a wide range of convenience items.
- **Restaurant Space:** Dedicated retail space currently occupied by a fast-food Mexican restaurant, featuring an end-cap unit with a drive-thru, enhancing customer accessibility and engagement.
- **Service Station Branding:** The property operates under the Shell brand, contributing to its market presence and recognition.

Site and Structural Details

Lot Dimensions: Approximately 92 feet by 490 feet, providing substantial space for current operations and potential future developments.

Roof: Constructed with a rubber roofing material, known for durability and low maintenance requirements.

Investors will find value in the property's established operations, strategic location, and potential for future growth. The diverse revenue streams from fuel sales, convenience store operations, and restaurant services contribute to a robust financial profile. Additionally, the property's size and zoning offer opportunities for expansion or diversification of services, aligning with evolving market demands.

The property at 3311 W. Carleton Road stands as a prime example of a well-located, multifaceted commercial establishment. Its combination of fueling services, retail offerings, and food service operations positions it as a valuable asset within the Hillsdale community. Prospective investors and business owners are encouraged to consider the unique opportunities presented by this property, capitalizing on its existing strengths while exploring avenues for future development and profitability.

Foundation: Built on a slab foundation, offering stability and reducing potential maintenance issues associated with basements or crawl spaces.

Construction Materials: The building utilizes brick construction, ensuring structural integrity and a professional appearance.

Zoning and Compliance

The property is zoned as B-3, which typically accommodates a variety of commercial activities, including retail and service-oriented businesses. This zoning designation supports the current use of the property and offers flexibility for potential future endeavors.

Operational Highlights

- **High Traffic Volume:** The combination of fueling stations and a drive-thru restaurant attracts significant daily traffic, ensuring consistent customer engagement and revenue generation.
- **Established Brand Presence:** Operating under the Shell brand provides immediate recognition and trust within the community, potentially attracting a loyal customer base.
- **Integrated Retail and Service Offerings:** The synergy between the convenience store and the restaurant enhances the overall customer experience, encouraging longer visits and increased sales opportunities.

Area/City Description

Hillsdale, Michigan, serves as the county seat of Hillsdale County and is recognized for its rich history, vibrant community, and strategic economic positioning. The city is home to Hillsdale College, a distinguished private liberal arts institution, and boasts a diverse economic landscape that blends traditional industries with modern developments. This comprehensive analysis examines the various facets of Hillsdale's community, infrastructure, economy, and growth prospects, providing a detailed understanding of the area surrounding 3311 W. Carleton Rd., Hillsdale, MI 49242.

Geographical Overview

Hillsdale is situated in the south-central region of Michigan's Lower Peninsula, encompassing approximately 6.13 square miles, with 5.69 square miles of land and 0.43 square miles of water. The city's topography is characterized by rolling hills, fertile farmland, and several lakes, including Lake Baw Beese, which is integral to the local watershed and recreational activities. The St. Joseph River originates in Hillsdale, flowing from Lake Baw Beese, further enhancing the city's natural appeal.

Historical Context

Established in 1834 and incorporated as a city in 1869, Hillsdale has a rich historical tapestry that reflects its evolution from a rural settlement to a thriving urban center. The city's downtown area is adorned with historic architecture, showcasing 19th-century designs that contribute to its unique charm. Hillsdale's commitment to preserving its heritage is evident in its well-maintained historical districts and landmarks, which continue to attract visitors and history enthusiasts.

Demographics and Community

As of the 2020 census, Hillsdale's population stood at 8,036 residents. The community is characterized by a diverse age distribution, with a median age of approximately 34 years, reflecting a blend of young professionals, families, and retirees. The presence of Hillsdale College significantly influences the demographic composition, infusing the city with a youthful and educated populace. The community's commitment to education, cultural enrichment, and civic engagement fosters a vibrant and inclusive atmosphere.

Economic Landscape

Hillsdale's economy is a balanced amalgamation of various sectors, including education, manufacturing, retail, and healthcare. The city's strategic location, coupled with its robust infrastructure, has attracted businesses and industries seeking growth and sustainability.

Education Sector

Hillsdale College stands as a cornerstone of the local economy, not only providing employment opportunities but also attracting students, faculty, and visitors from across the nation. The college's presence has spurred ancillary businesses, including bookstores, cafes, and housing, contributing to the city's economic vitality.

Manufacturing and Industry

The manufacturing sector in Hillsdale has historically been a significant economic driver. The city hosts various manufacturing enterprises specializing in automotive parts, metal fabrication, and industrial equipment. These industries benefit from Hillsdale's skilled workforce and proximity to major transportation routes, facilitating efficient distribution and supply chain management.

Retail and Commerce

Hillsdale's retail landscape is a blend of national chains and locally owned businesses, offering residents and visitors a diverse shopping experience. The downtown area features boutique shops, restaurants, and service providers, while the outskirts accommodate larger retail establishments. This combination ensures a comprehensive retail environment catering to a wide array of consumer needs.

Healthcare Services

Healthcare is a vital component of Hillsdale's economy, with facilities like the Hillsdale Hospital providing essential medical services to the community. The healthcare sector not only ensures the well-being of residents but also offers substantial employment opportunities, reinforcing the city's economic stability.

Transportation and Infrastructure

Hillsdale's transportation infrastructure is well-developed, supporting both local and regional connectivity.

Area/City Description

Major Highways

U.S. Route 12 and M-99 are the primary highways serving Hillsdale, facilitating seamless travel to neighboring cities and states. These routes are crucial for commerce, enabling efficient movement of goods and services, and enhancing the city's appeal to businesses reliant on transportation networks.

Rail Services

The Indiana Northeastern Railroad operates a railway line passing through Hillsdale, providing freight services that bolster the local manufacturing and agricultural sectors. The availability of rail transport offers businesses cost-effective logistics solutions, further strengthening Hillsdale's economic infrastructure.

Air Transportation

The Hillsdale Municipal Airport, located just east of the city in Adams Township, caters to general aviation needs. While it primarily serves private and corporate aircraft, the airport enhances the city's connectivity and supports economic activities requiring air travel.

Utilities and Services

Hillsdale is equipped with comprehensive utilities and services, including water and wastewater treatment facilities, reliable electricity and natural gas supplies, and advanced telecommunications infrastructure. These services are essential for both residential quality of life and the operational efficiency of businesses.

Educational Institutions

Beyond Hillsdale College, the city is served by the Hillsdale Community School District, comprising Hillsdale High School, Davis Middle School, and multiple elementary schools. Additionally, private institutions like Hillsdale Academy and charter schools such as Will Carleton Academy and Hillsdale Preparatory School offer alternative educational options. This diverse educational landscape ensures that residents have access to quality education from early childhood through higher education.

Cultural and Recreational Amenities

Hillsdale offers a rich array of cultural and recreational amenities that enhance the quality of life for residents and attract visitors.

Parks and Recreation

The city boasts several parks, including the Sandy Beach Park on Lake Baw Beese, providing opportunities for swimming, boating, and picnicking. The Baw Beese Trail offers scenic pathways for walking, jogging, and cycling, promoting active lifestyles and community engagement.

Cultural Institutions

Hillsdale's cultural scene is enriched by venues such as the Dawn Theater, hosting live performances and events, and the Grosvenor House Museum, preserving the city's historical narratives. These institutions contribute to the city's cultural vibrancy and serve as focal points for community gatherings.

Demographics

Hillsdale, Michigan, serves as the county seat of Hillsdale County and is home to a diverse and dynamic population. As of the 2020 census, the city of Hillsdale had a population of 8,036 residents, while Hillsdale County reported a total population of 45,746. This demographic analysis provides insights into the population characteristics, household dynamics, age distribution, racial composition, income levels, and educational attainment within Hillsdale and its surrounding areas.

Population Overview

As of the most recent census, Hillsdale has a population of approximately 8,036 residents. This makes it a small to mid-sized city in Michigan, with a relatively stable and consistent population size over recent decades. The population growth rate has been modest, reflecting a combination of factors including the city's educational institutions, local economy, and rural setting.

The surrounding Hillsdale County has a slightly larger population of about 46,000 residents. The city serves as the central hub of economic, educational, and government activity within the county. As the county seat, it offers more services and amenities compared to other areas in the county, attracting residents from surrounding rural towns and farming communities. Hillsdale's population is predominantly non-Hispanic white, though it has seen an increase in diversity in recent years as educational institutions and businesses continue to bring in people from outside the area.

Age Distribution

Hillsdale has a diverse age profile, with a median age of approximately 34 years. This is slightly younger than the Michigan state median age, reflecting the presence of Hillsdale College, a private liberal arts college that brings a youthful demographic to the city. The city sees a substantial number of college students, faculty, and staff, which helps infuse the community with an academic culture and youthful energy.

- **Young Adults and Students:** A significant portion of the population in Hillsdale is made up of individuals between the ages of 18 and 24, primarily due to the presence of Hillsdale College. This group constitutes approximately 18% of the population, a key demographic for the local economy, including housing, retail, and entertainment.
- **Working Adults:** Hillsdale's working-age population (ages 25-64) accounts for around 55% of the city's population. This group is the backbone of the local economy, comprising individuals employed across various sectors including manufacturing, retail, education, healthcare, and agriculture.
- **Seniors:** Residents aged 65 and older make up approximately 18% of the population. This group is steadily increasing as the Baby Boomer generation ages, reflecting a national trend of a growing senior population. Hillsdale offers a variety of services and amenities catering to retirees, including senior housing and medical facilities. The presence of outdoor recreational options, as well as healthcare services, makes the city attractive to seniors seeking a quieter, rural lifestyle.

Gender Distribution

The gender distribution in Hillsdale is relatively balanced, with slightly more females than males. The overall gender split is approximately 51% female and 49% male. This gender distribution aligns closely with national averages, and the difference may be attributed to the higher number of female students attending Hillsdale College compared to male students, as well as the aging population, which typically skews female.

Race and Ethnicity

Hillsdale is predominantly white, with approximately 90% of the population identifying as non-Hispanic White. This reflects the city's rural and historically homogeneous character. However, there has been gradual diversification in recent years due to the influence of the college and the expansion of the local economy.

- **African American Population:** The African American population in Hillsdale is relatively small, comprising about 5% of the population. This group is slowly growing, influenced by the college's diverse student body and expanding employment opportunities in sectors like healthcare and retail.
- **Hispanic and Latino:** The Hispanic and Latino population accounts for approximately 2-3% of the total population. This group is primarily involved in agricultural work, which is still an important industry in Hillsdale County, and the population of this demographic is expected to grow as employment opportunities in the region continue to expand.
- **Other Ethnicities:** The remaining 2% of the population consists of a mix of individuals identifying as Asian, Native American, or multiracial, although these groups are relatively small compared to the city's white population.

Household Income and Economic Status

The median household income in Hillsdale is estimated to be around \$45,000 per year. While this is slightly below the Michigan state average, it reflects the mix of residential, agricultural, and small-business economies in the area. Household income in the area is diverse, with some higher-income households tied to local business owners, faculty members from Hillsdale College, and professionals working in healthcare, education, and government.

- **Low-Income Households:** Around 15% of households in Hillsdale live below the poverty line, which is consistent with national averages for small rural cities. Many of these households are concentrated in older neighborhoods or in areas affected by

the region's agricultural economy, where employment can be seasonal or lower wage.

- **Middle-Class and Upper-Middle-Class:** A large portion of the population falls within the middle-class income bracket. With affordable housing, a low cost of living, and steady employment opportunities, Hillsdale is an attractive destination for families looking for a suburban lifestyle without the high costs associated with larger metropolitan areas.
- **Wealthier Households:** A smaller portion of the population enjoys higher income levels, largely due to professional careers in education, healthcare, or business ownership. These higher-income individuals tend to reside in suburban neighborhoods surrounding the city's center, contributing to the growing commercial development and demand for higher-end services.

Employment and Occupation

The employment landscape in Hillsdale is diverse, with a mixture of sectors providing opportunities for residents. The largest industries in the area include education, manufacturing, retail, and healthcare.

- **Education:** Hillsdale College is the largest employer in the city, providing numerous jobs for faculty, administration, and support staff. The college not only fuels the local economy but also attracts a large number of visitors, academics, and professionals to the area. As a liberal arts institution, it also plays an essential role in the local culture, enhancing community engagement and civic participation.
- **Manufacturing:** The city has a long-standing tradition of manufacturing, particularly in industries such as metalworking, automotive parts, and industrial equipment. Several manufacturing companies, small and medium-sized, operate in the area,

contributing significantly to the local economy. These industries rely on Hillsdale's skilled labor force and benefit from its proximity to major transportation routes.

- **Healthcare:** Hillsdale is home to a strong healthcare sector, including Hillsdale Hospital, which provides a wide range of medical services to both the local community and surrounding areas. Healthcare services are a major employer in the region, providing jobs for medical professionals, administrative staff, and support personnel.
- **Retail and Services:** Retail and service industries, including restaurants, grocery stores, and local shops, form an important part of the local economy. As the county seat, Hillsdale benefits from its position as a commercial hub for the surrounding rural communities. Retail services cater to both the local population and visitors to the area.

Housing Market

The housing market in Hillsdale is relatively affordable compared to state and national averages, making it an attractive option for those seeking more affordable living in a small, rural community.

Home Ownership: Approximately 70% of households in Hillsdale are owner-occupied, which is slightly higher than the national average. The city offers a mix of older homes in the downtown area, newer single-family homes in suburban neighborhoods, and rural properties for those looking for more space.

Renting: Renting is common, particularly among students and younger professionals, with a growing number of rental properties available near the downtown area and Hillsdale College. Rental prices are also below the state average, with a wide variety of options for both short-term and long-term renters.

Hillsdale, Michigan, is a small but vibrant community that balances its rural roots with an increasing presence of young professionals, families, and retirees. The city offers an affordable cost of living, a diverse economy, and a range of educational, recreational, and employment opportunities that contribute to a stable and dynamic community. Its location within Hillsdale County, coupled with its strategic infrastructure and the presence of Hillsdale College, makes it a prime location for both residential living and commercial investment.

Broker Biography

Eric Persha is a seasoned professional whose career spans over two decades, marked by significant contributions to both the real estate and technology sectors. His journey from a real estate investor to a premier listing agent and strategic advisor showcases his adaptability, client-centric approach, and commitment to excellence.

Early Career and Transition into Real Estate

Eric's initial foray into the professional world was as a real estate investor. Over time, he transitioned into a premier listing agent, leveraging his investor experience to provide clients with insightful perspectives on property value and market trends. His client-centric approach emphasizes clear communication, ensuring that clients are well-informed and confident in their real estate decisions.

Professional Experience and Achievements

Throughout his real estate career, Eric has been associated with reputable firms, including KW Professional - Glover Agency and Z Real Estate Experts. His dedication to his clients is evident in the positive reviews he has received. For instance, a client expressed gratitude for Eric's diligence and kindness during the sale of their home, highlighting his clarity in process and valuable insights. Another client praised Eric for his thoroughness, quick action, and high standards, crediting him with rescuing them from a potentially disastrous situation.

Eric Persha's multifaceted career reflects a blend of strategic vision, client dedication, and continuous learning. His contributions to real estate and technology have not only advanced his professional journey but have also provided significant value to his clients and the broader community. As he continues to innovate and lead, Eric remains a prominent figure whose work exemplifies excellence and integrity.

Educational Background

Eric Persha hails from Birmingham, Michigan, where he cultivated a strong academic foundation that would support his future professional endeavors. He attended Xavier University, which is known for their academic rigor, excelling in coursework that emphasized analytical thinking, business acumen, and strategic problem-solving. His pursuit of higher education further reinforced his expertise in both real estate and technology, providing him with the knowledge and skills to navigate complex markets and drive innovation. His continuous learning mindset has played a crucial role in his ability to adapt to evolving industry trends and deliver exceptional value to clients.

Professional Philosophy and Client Commitment

At the core of Eric's professional philosophy is a dedication to client satisfaction. His approach is characterized by clear communication, attention to detail, and a deep understanding of market dynamics. Clients consistently commend his ability to navigate complex transactions, provide valuable insights, and advocate effectively on their behalf. This unwavering commitment has solidified his reputation as a trusted advisor in both real estate and technology sectors.