



3498 ROCHESTER ROAD | TROY, MI

60+ YEARS IN OPERATION | NET LEASED BEAUTY SCHOOL | 116' FRONTAGE ON 0.92 ACRES



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INVESTMENT SUMMARY



ASKING PRICE
\$3,000,000



NOI
\$192,000



YEAR BUILT
1987



BUILDING SIZE
11,010 +/- SF (INCLUDES LOWER LEVEL)



LOT SIZE
0.92 ACRES



LEASE TYPE
ABSOLUTE NNN



PARKING SPACES
62 SURFACE SPACES



FRONTAGE
116' ROCHESTER RD

INVESTMENT HIGHLIGHTS

- Net-leased Beauty School in Affluent Troy, MI
- Absolute NNN Lease Structure with Zero Landlord Responsibilities
- Stabilized Rental Income with Annual Rent Increase
- 11,010 +/- SF Building Situated on 0.92-Acre Lot, Includes Built-Out Lower Level
- 3,000 SF Built-Out Lower Level for Added Classroom Use
- Recent 5-Year Lease Renewal
- 60+ Years in Continuous Operation with Strong Brand Recognition
- Built in 1987 with 116 Ft. of Frontage on Rochester Road
- 62 Surface Parking Spaces Supporting Daily School Operations
- Recession-Resilient Business with Sustained Vocational Education Demand
- Strong Visibility on A Well-traveled North-South Corridor in Oakland County
- Mission-critical Facility Housing Classrooms, Training, and Student Services
- Consistent Enrollment Driven by Workforce Development and Licensing Demand
- Ideal for Passive Investors Seeking Stable Cash Flow From an Established Operator

INVESTMENT SALES FINANCIALS

THE INVESTMENT

PROPERTY	Michigan College of Beauty - Troy
PROPERTY ADDRESS	3498 Rochester Rd. Troy, MI
PRICE	\$3,000,000
CAP RATE	6.40%
NET OPERATING INCOME	\$192,000
TYPE OF OWNERSHIP	Fee Simple

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
3/1/26 - 2/28/27	\$192,000	\$16,000	\$23.97	6.40%
3/1/27 - 2/29/28	\$198,000	\$16,500	\$24.72	6.60%
3/1/28 - 2/28/29	\$204,000	\$17,000	\$25.47	6.80%
3/1/29 - 2/28/30	\$210,000	\$17,500	\$26.22	7.00%
3/1/30 - 2/28/31	\$216,000	\$18,000	\$26.97	7.20%

PROPERTY INFO

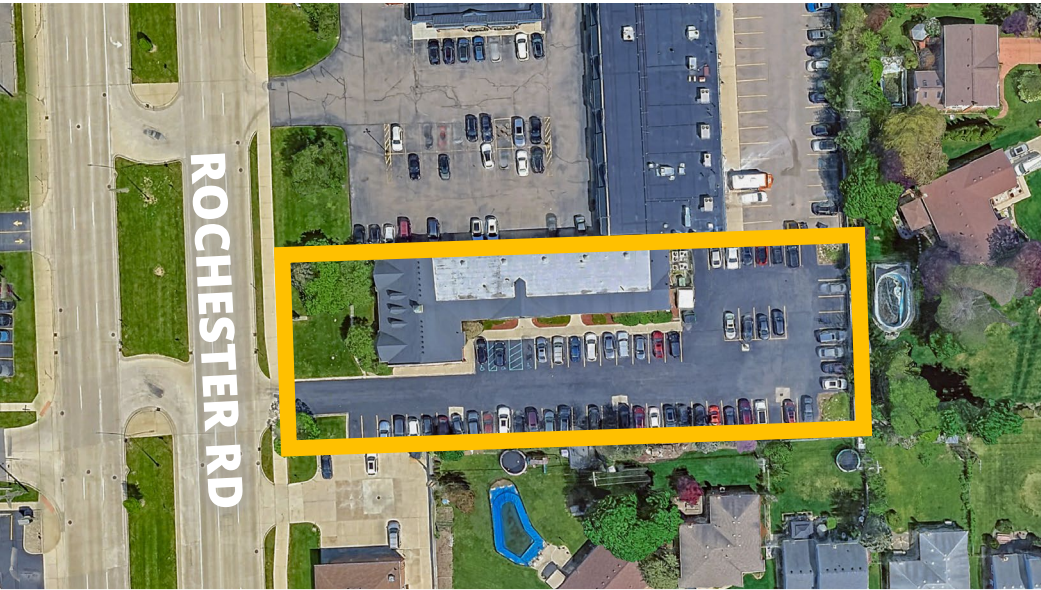
PROPERTY CATEGORY	Net Leased Vocational School
TENANT	Michigan College of Beauty
RENT INCREASES	Yes \$500/Month, annual
GUARANTOR	Corporate & additional Personal Guaranty
LEASE TYPE	ABSOLUTE NNN
RECENT LEASE RENEWAL	March 1 st 2026
LEASE EXPIRATION	February 28 th 2031
CURRENT LEASE TERM	5 Years
RENEWAL OPTIONS	N/A
LANDLORD RESPONSIBILITY	None
TENANT RESPONSIBILITY	Taxes, Insurance, CAM, Utilities



EXTERIOR PHOTO



AERIAL VIEWS



INTERIOR PHOTOS



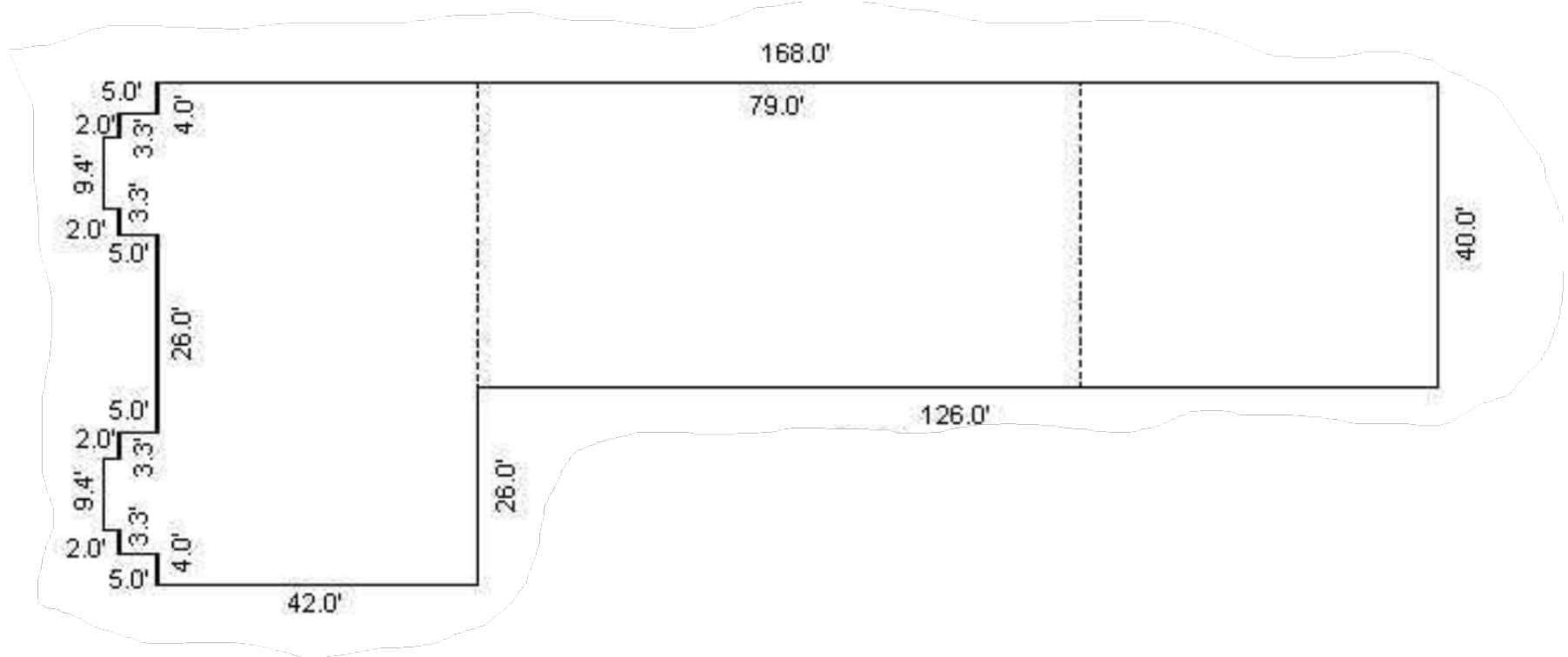
INTERIOR PHOTOS



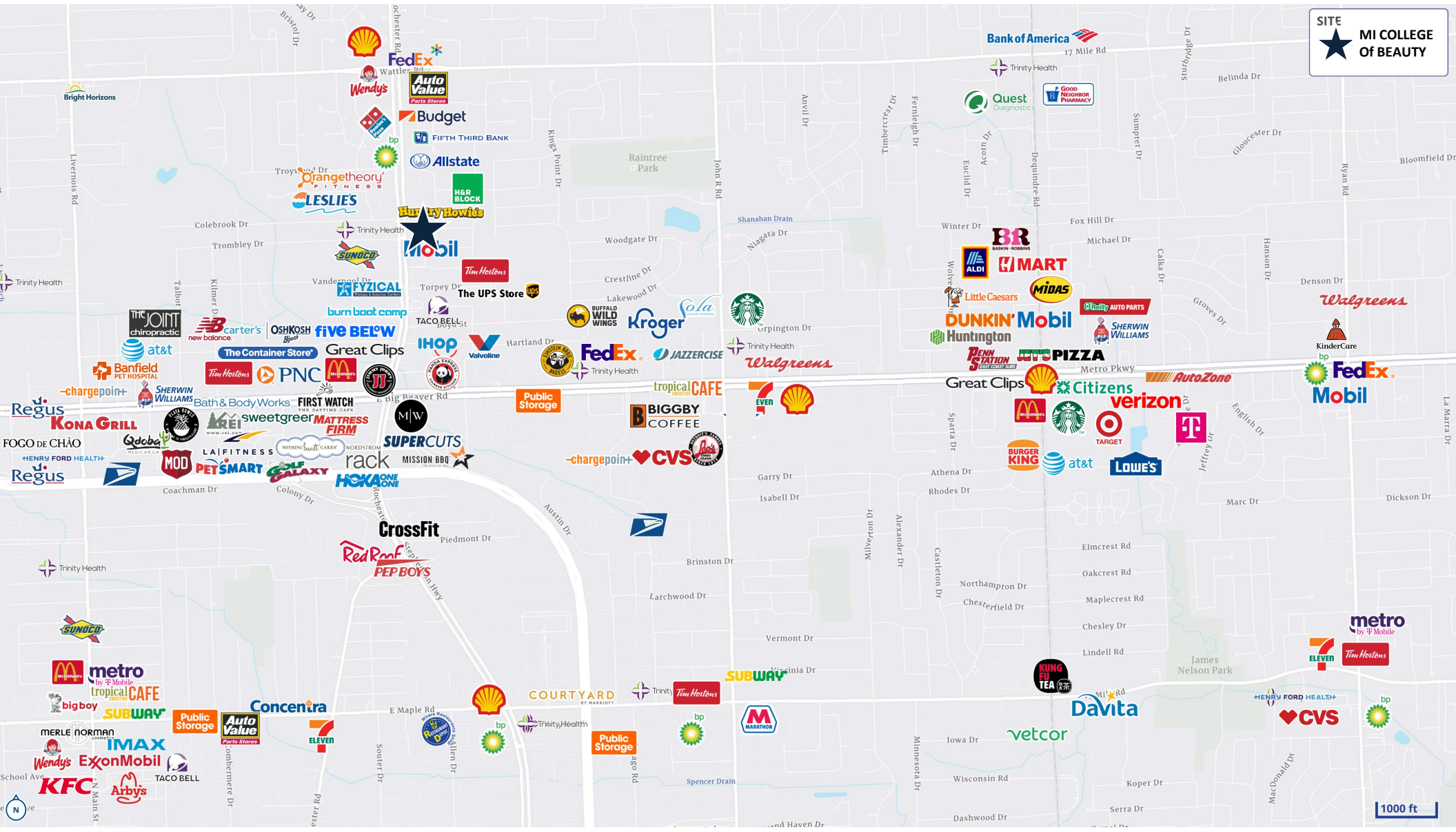
INTERIOR PHOTOS



BUILDING SKETCH



LOCAL OVERVIEW



OFFERING MEMORANDUM
MICHIGAN COLLEGE OF BEAUTY | TROY, MI

LOCATION OVERVIEW



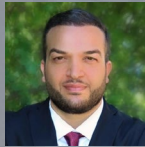
Troy, Michigan is one of the Midwest’s premier office markets, anchored by a deep and diverse corporate presence that provides durability and long-term tenant demand. Home to more than 6,000 businesses, including numerous national and international headquarters, Troy benefits from a highly educated workforce and a strong concentration of automotive, technology, engineering, and professional services firms. The city consistently ranks among Michigan’s top employment centers, offering office investors a stable tenant base supported by above-average household incomes, executive housing, and a strong daytime population.

From an investor standpoint, Troy’s accessibility and infrastructure further enhance its appeal. Strategically located along I-75 and M-59, the market offers seamless connectivity throughout Metro Detroit and direct access to Detroit Metropolitan Airport. Its well-established office corridors, coupled with limited new supply and disciplined zoning, support long-term occupancy and rental stability. For net-leased office investors seeking predictable cash flow, creditworthy tenants, and a proven suburban office environment, Troy represents a resilient and institutionally attractive market with enduring fundamentals.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	9,976	89,231	248,642
Total Households	3,641	36,332	103,774
Total Family Households	2,761	23,741	64,478
Average Household Size	2.72	2.44	2.38
Median Age	39.1	41.7	41.6
Population Age 25+	6,900	65,533	183,702
2010-2020 Total Population: Annual Growth Rate (CAGR)	1.14%	0.46%	0.43%
Average Household Income	\$164,083	\$129,137	\$131,876
Total Businesses	714	6,300	13,137
Total Daytime Population	12,631	134,146	311,275
Daytime Population: Workers	7,579	89,702	190,971
Daytime Population: Residents	5,052	44,444	120,304



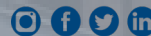


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