



# SALVATION ARMY RETAIL STORE & DONATION CENTER

1269 E. M-89, PLAINWELL, MI 49080

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**ROBERT BENDER**  
MANAGING PARTNER  
D: 248.254.3406  
RBENDER@FORTISNETLEASE.COM

**DOUG PASSON**  
MANAGING PARTNER  
D: 248.254.3407  
DPASSON@FORTISNETLEASE.COM

## DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

### ROBERT BENDER

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM

### DOUG PASSON

MANAGING PARTNER

D: 248.254.3407

DPASSON@FORTISNETLEASE.COM



## INVESTMENT SUMMARY

List Price:	\$2,125,450
Average NOI:	\$191,290
Initial Cap Rate:	9.00%
Year Built	1984
Building Size:	43,763 SF
Price PSF:	<b>\$48.57</b>
Lease Type:	Modified Gross
Lease Term:	10 Years

## INVESTMENT OFFERING

The Salvation Army has occupied this site for over 20 years successfully and recently requested a lease extension. In return for the recent lease extension agreement the landlord agreed, at landlords expense, to replace all 10 HVAC units, the red shingle facade, exterior lighting AND to add a critically needed donation drive-thru area on the west side of the building.

This Salvation Army Family Center Store is positioned on M-89, just one-half mile west of US-131, a major north-south highway that runs from Petoskey, Michigan to the Indiana Toll Rd. It is located in an area of dense retail and restaurants. Area retail include Walgreens, Aldi, Starbucks, Meijer, Home Depot, and Walmart. The ten mile population from the site is 54,956 while the five mile average household income is \$75,883 per year, making this location ideal for a Salvation Army.



**PRICE** \$2,125,450



**CAP RATE** 9.00%



**LEASE TYPE** Modified Gross Lease



**TERM REMAINING** 10 Years

## INVESTMENT HIGHLIGHTS

- **LL Added Donation Drive-Thru Dropoff @ Tenant's Request**
- **New 10 Year Lease Extension (No Options Remain)**
- **Tenant Has No Remaining Renewal Options**
- **LL Replaced All 10 HVAC Units At Cost of \$200k+,**
- **Under Market Rent @ Only \$5 PSF Gross**
- **LL Replaced Facade & Red Shingle At Cost In Excess of \$100k+**
- **Parking Lot Repairs Completed**
- **Located in Area of Dense Retail: Home Depot, Meijer, Aldi, Walmart Adjacent to Subject Property**
- **Priced At Approximately 1/3rd of Replacement Cost**



## FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$232,290.00	\$5.31
EXPENSE		PER SF
Real Estate Tax	\$32,000	\$0.73
Insurance	\$6,500	\$0.15
Maintenance	\$2,500	\$0.06
Snow and Lawn (Tenant Paid)	\$0	\$0.00
Gross Expenses	\$41,000	\$0.94
NET OPERATING INCOME	\$191,290.00	\$4.37

## PROPERTY SUMMARY

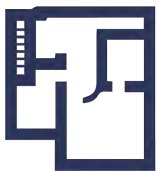
Year Built:	1984
Zoning:	Commercial
Construction Style:	Masonry Roof Replaced in 2009 HVAC Replaced in 2023 Drive-Thru Added in 2023 Facade Replaced 2023 Lot Sealed & Striped in 2023

## LEASE SUMMARY

Tenant:	Salvation Army
Lease Type:	Modified Gross Lease
Primary Lease Term:	10 Years
Annual Rent:	\$232,290
Rent PSF:	\$5.00 Commencing May 1, 2025
Landlord Responsibilities:	Roof, Structure, Parking Lot, Taxes & Insurance
Common Areas:	Tenant Pays Lawn Maintenance & Snow Removal
Roof, Structure & Parking:	Landlord Has Repairs & Replacements
Lease Start Date:	2003
Lease Expiration Date:	3/31/2033
Lease Term Remaining:	10+/- Years
Rent Bumps:	No Options/Fair Market in 2033
Tenant Website:	grandrapids.satruck.org



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	ESC DATE	RENT PER SF/YR
Salvation Army	43,763	4/1/2023	3/31/2033	\$162,603.00 \$232,290.00	4/1/2025	\$3.72 \$5.00
Totals/Averages	43,763 SF			\$162,603.00		\$4.36/AVG



TOTAL SF  
43,763



TOTAL ANNUAL RENT  
\$162,603.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$4.36



NUMBER OF TENANTS  
1





OVERVIEW

Company:	Salvation Army
Founded:	1865
Total Revenue:	\$5.8 Billion
Net Income:	\$2.2 Billion
Net Worth:	\$13.7 Billion
Number Of Locations:	8,000
Headquarters:	Alexandria, VA
Website:	salvationarmyusa.org

TENANT HIGHLIGHTS

- Thrift Store Donations are Tax Deductible
- 8,000 United States Locations
- Thrift Stores Employ 28,420 Employees
- Not for Profit Enterprise
- Three Million Volunteers

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
4/1/2023-3/31/2025	\$162,603	\$13,550.25	42.8%
4/1/2025-3/31/2033	\$232,290	\$19,357.50	

TENANT BACKGROUND

The Salvation Army has been around since it was formed in 1864 in London, England to assist the poor.

When you donated goods to The Salvation Army, the proceeds are used to fund our Adult Rehabilitation Centers, where those struggling with drugs and alcohol find help, hope and a second chance at life. There are over 8,000 Thrift Center locations throughout the United States, employing over 28,000 people with over 3,000,000 volunteers.

History

Soon after beginning his ministerial career in England in 1852, William Booth abandoned the concept of the traditional church pulpit in favor of taking the gospel of Jesus Christ directly to the people. Walking the streets of London, he preached to the poor, the homeless, the hungry, and the destitute. When fellow clergymen disagreed with Booth’s unconventional approach, he and his wife Catherine withdrew from the church to train evangelists throughout England. The couple returned to the East End of London in 1865, where many followers joined their fight for the souls of lost men and women. Within 10 years, their organization, operating under the name The Christian Mission, had over 1,000 volunteers and evangelists.



# SALVATION ARMY

1269 E. M-89, PLAINWELL, MI 49080

FORTIS NET LEASE™





# SALVATION ARMY

1269 E. M-89, PLAINWELL, MI 49080

FORTIS NET LEASE™



Google

©2022 Sites USA. All Rights Reserved. 480-491-1112 www.sitesusa.com. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.

Map data ©2022



# SALVATION ARMY

1269 E. M-89, PLAINWELL, MI 49080 

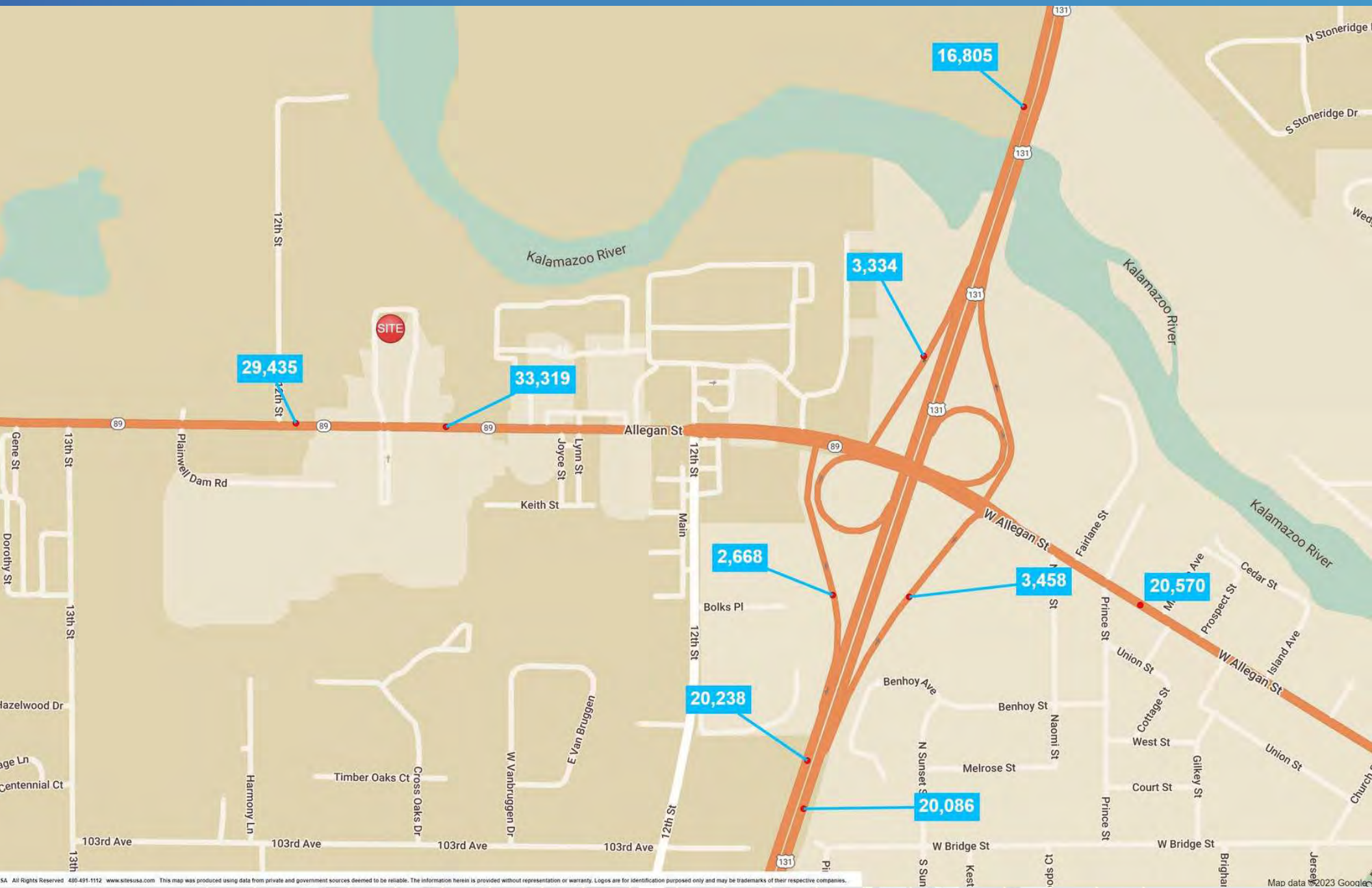
 FORTIS NET LEASE™





# SALVATION ARMY

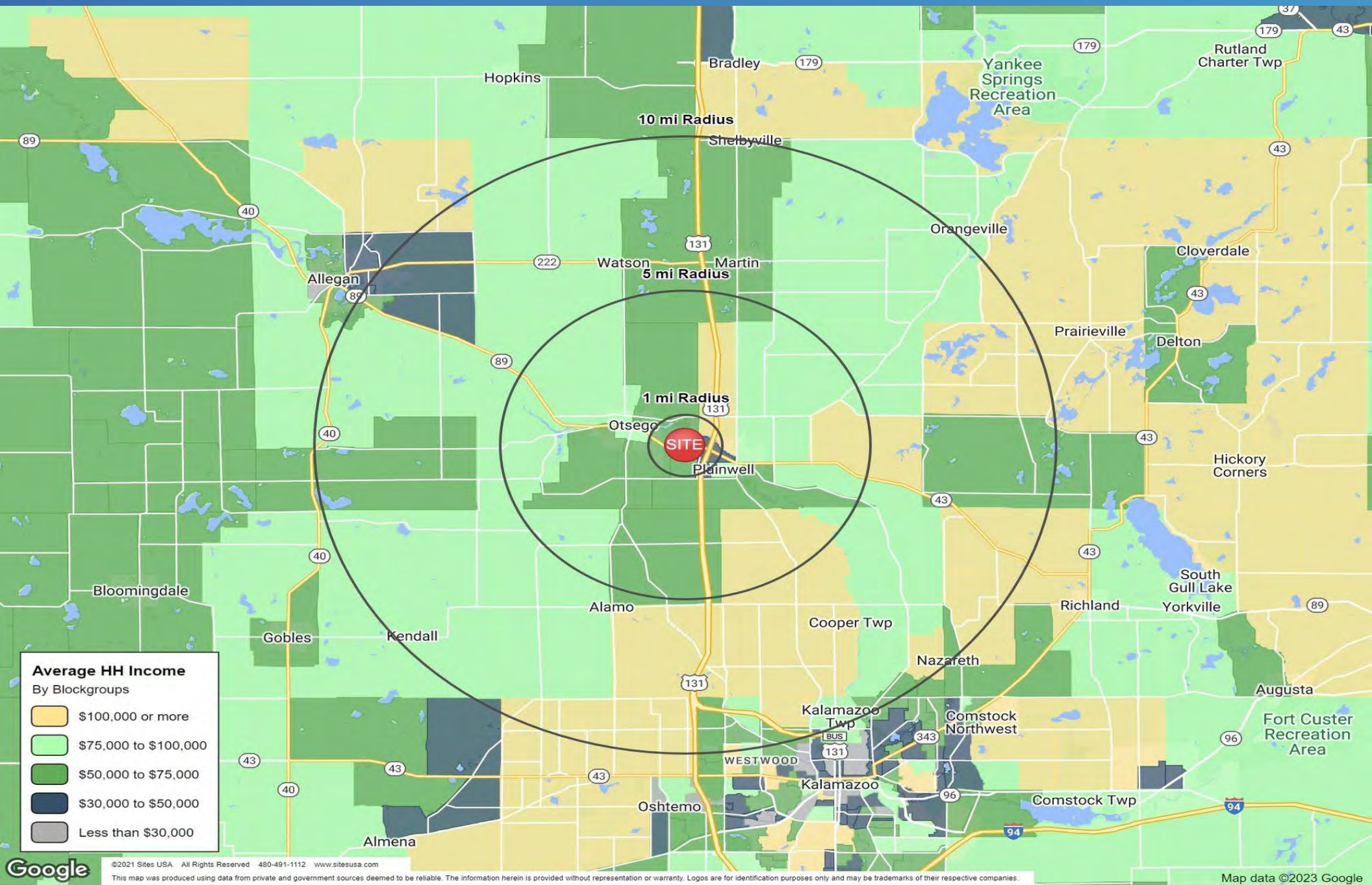
1269 E. M-89, PLAINWELL, MI 49080





# SALVATION ARMY

1269 E. M-89, PLAINWELL, MI 49080

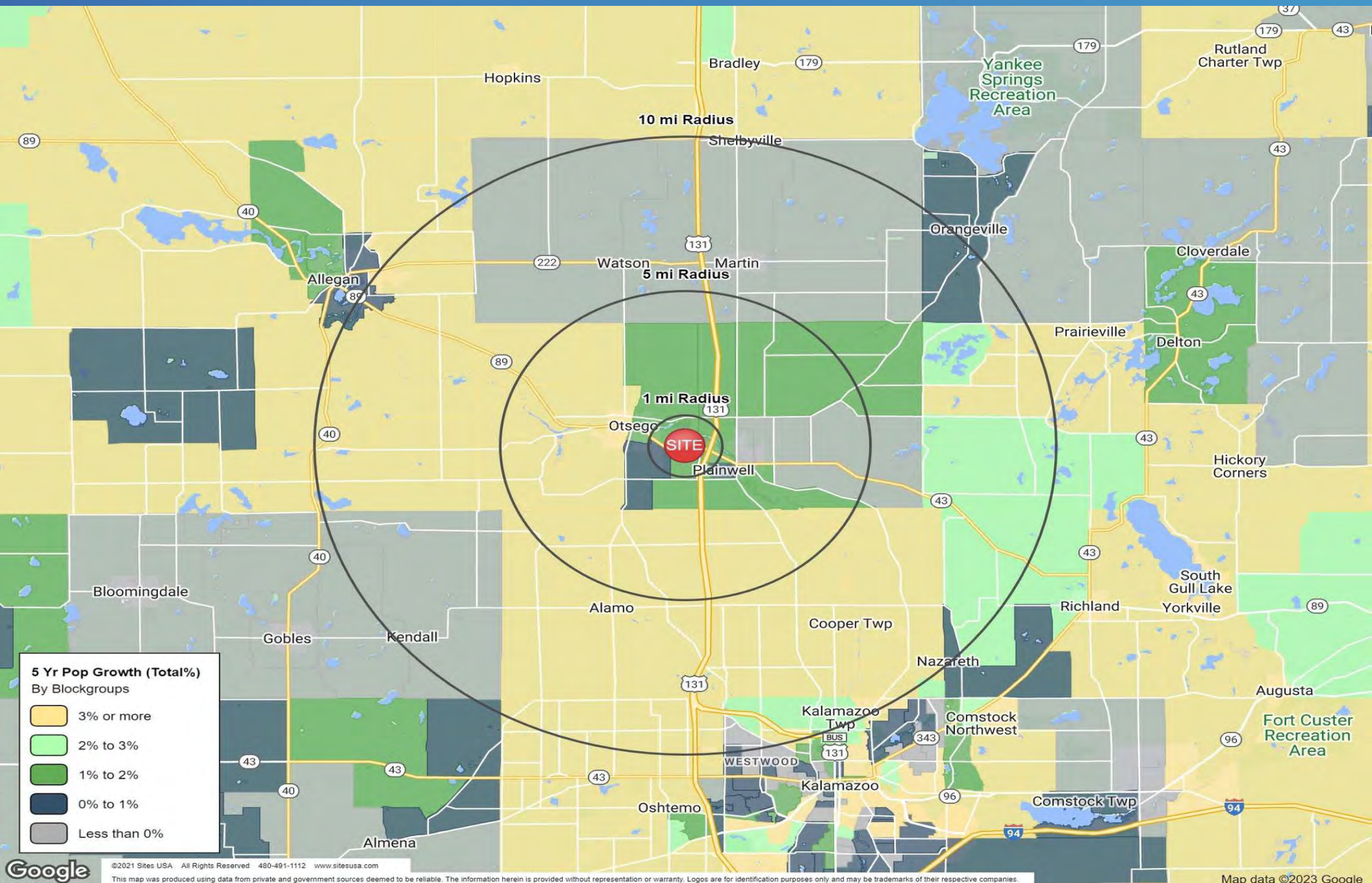




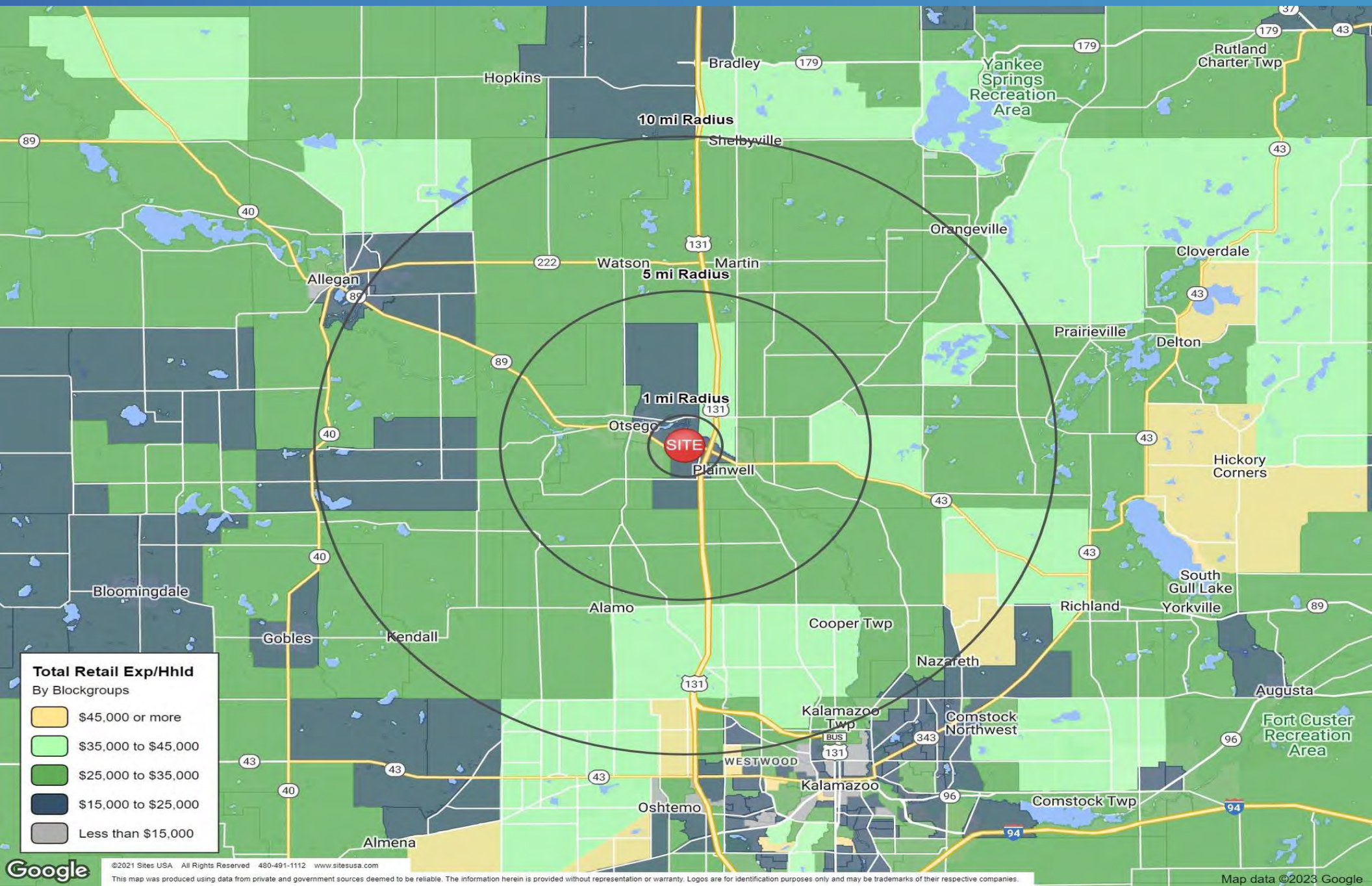
# SALVATION ARMY

1269 E. M-89, PLAINWELL, MI 49080

 FORTIS NET LEASE™





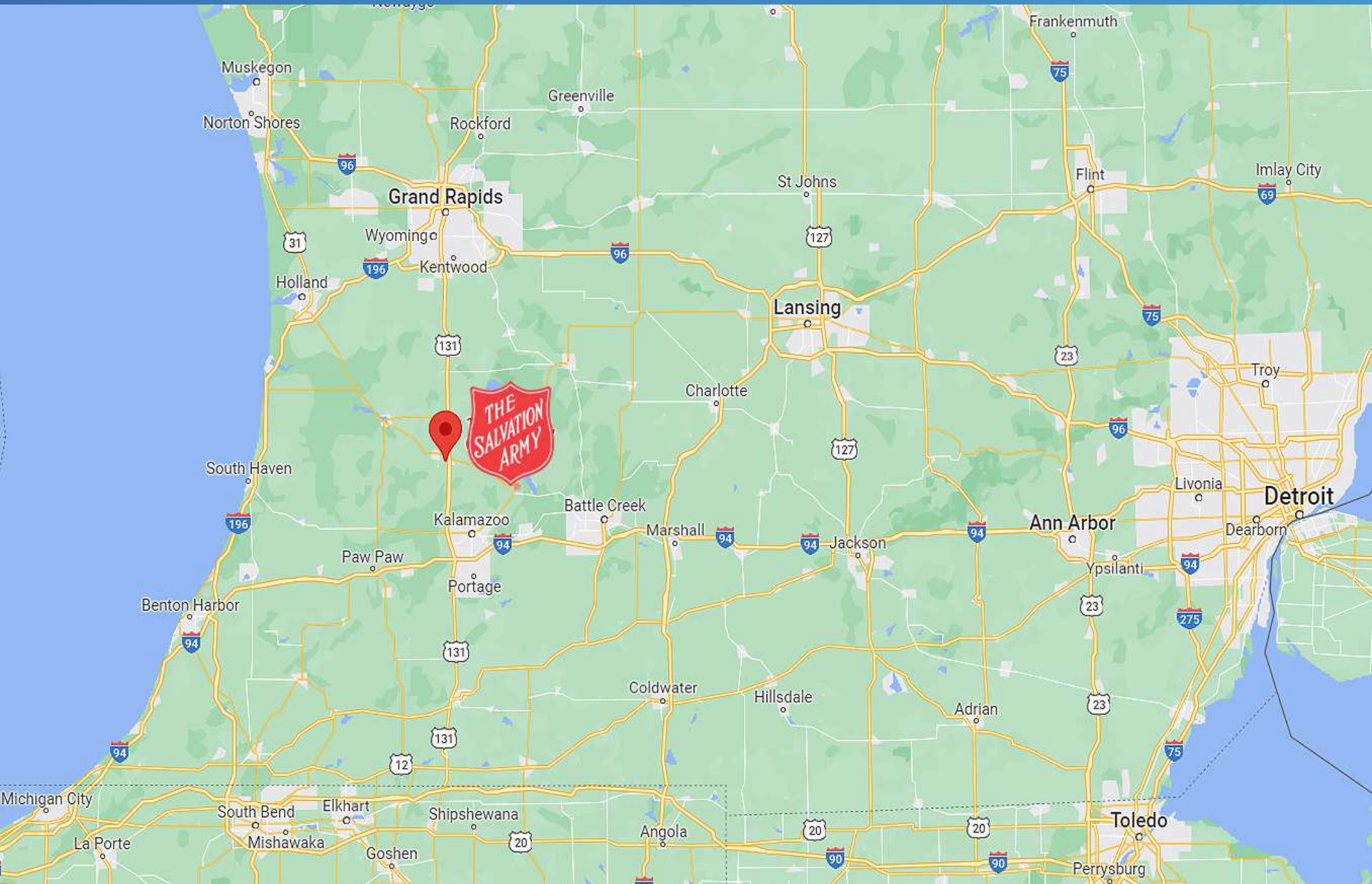




# SALVATION ARMY

1269 E. M-89, PLAINWELL, MI 49080 

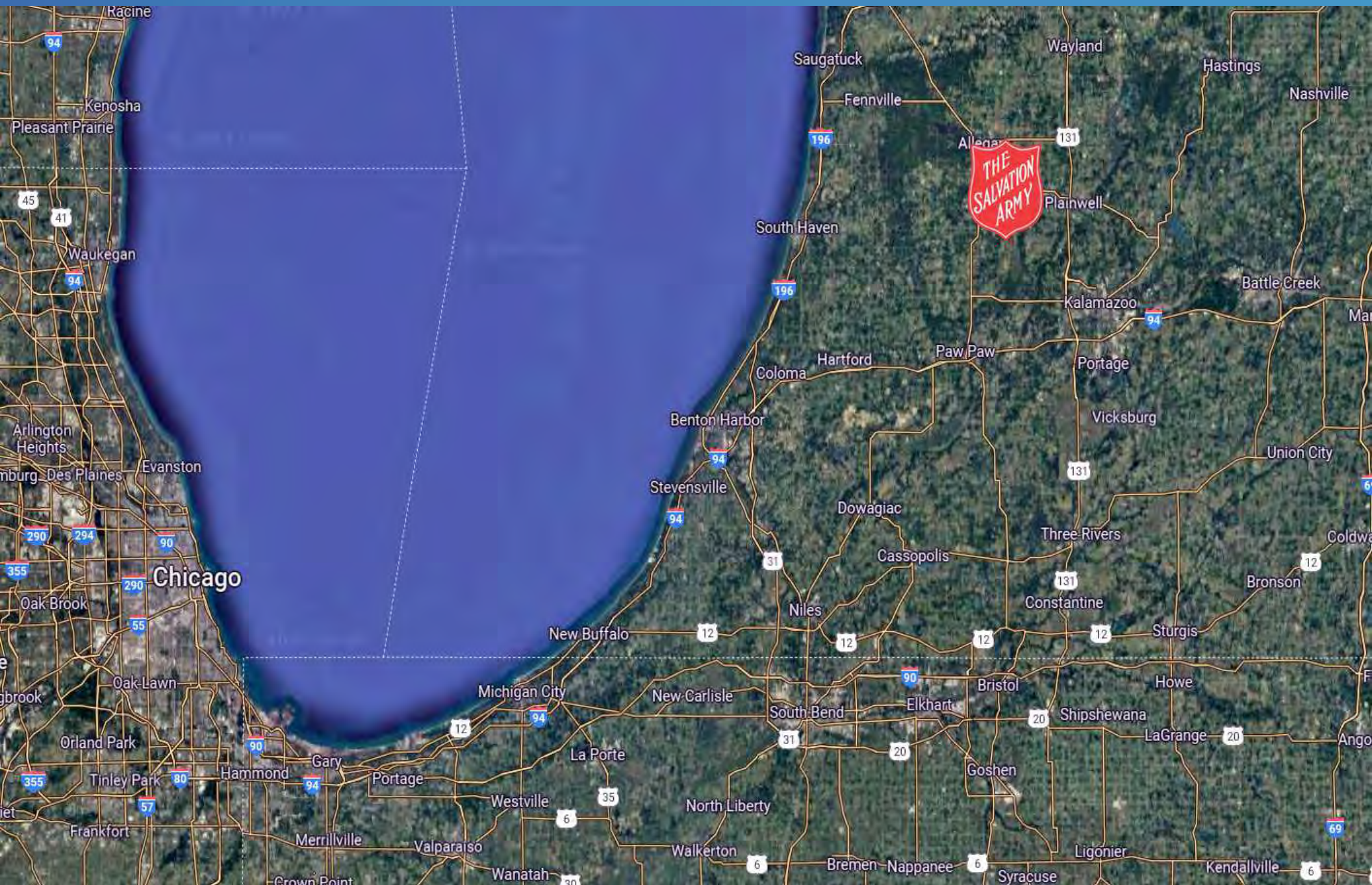
 FORTIS NET LEASE™





# SALVATION ARMY

1269 E. M-89, PLAINWELL, MI 49080 



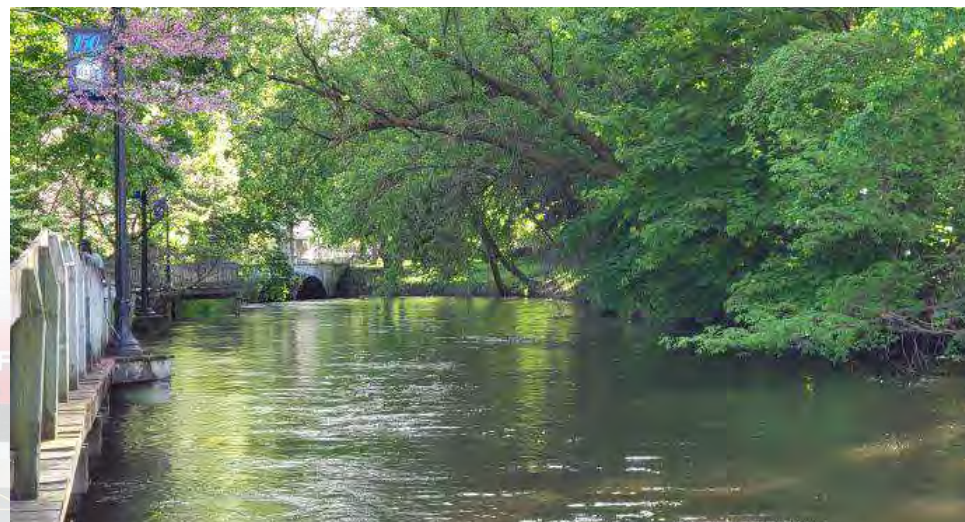




Plainwell is a city in Allegan County in the U.S. state of Michigan. The population was 3,804 at the 2010 census. Plainwell is located on M-89 just east of its junction with US 131. The city of Otsego is about three miles to the west. The city of Kalamazoo is about ten miles to the south, and the city of Grand Rapids is about thirty five miles to the north. The Kalamazoo River flows through the center of the city and it is known as "The Island City".

This part of Michigan was settled in the 1830s, after the removal of native people. Allegan County was organized in 1835, and the Plainwell area was settled soon after. It was on a stagecoach route from Kalamazoo to Grand Rapids, and later the Grand Rapids and Indiana Railroad was constructed along the same route. After the advent of the automobile, U.S. Route 131 was created and run through the town. In the 1960s, an improved 4-lane US-131 was built west of town to connect Kalamazoo and Grand Rapids, with an interchange on M-89 between Plainwell and Otsego. This allowed the town to become a kind of

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2025	1,760	20,230	54,956
Total Population 2030	3,480	20,935	56,498
Annual Growth Rate 2010-2021	0.1%	0.2%	0.2%
Annual Growth Rate 2021-2026	0.7%	0.7%	0.6%
Median Age	38.6	41	40.9
# Of Persons Per HH	2.5	2.6	2.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,360	7,924	21,281
Average HH Income	\$68,348	\$75,833	\$82,067
Median House Value	\$151,326	\$162,082	\$173,603
Consumer Spending	\$38.4M	\$240M	\$677.3M







TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

*Click to Meet Team Fortis*

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

EXCLUSIVELY LISTED BY:

**ROBERT BENDER**

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM

**DOUG PASSON**

MANAGING PARTNER

D: 248.254.3407

DPASSON@FORTISNETLEASE.COM