



# CANTARITOS FIESTA MEXICAN RESTAURANT

20901 HAGGERTY ROAD, NOVI, MI 48375





# CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

The information ("Information") contained in this Offering Memorandum ("Memorandum") is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of 20901 Haggerty Road, Novi, MI 48375 ("Property") to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of Alrig USA, the owner of the Property ("Owner").

This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner's obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner's request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.

## EXCLUSIVELY OFFERED BY DEVELOPER

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### VINCENT PIPIA

Director of Dispositions

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### ALRIG USA

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# HIGHLIGHTS

100% Occupied by Free Standing Cantaritos  
Fiesta Mexican Restaurant

11-Year Absolute NNN Lease | Zero Landlord  
Responsibilities

Favorable Rent Bumps During Intial Term and  
Both Five-Year Option Periods

Recently Renovated | Building Interior Reno-  
vated and New Roof Installed in 2025

Large 1.2 Acre Lot With 87 Parking Spaces

Expected To Open February 2026

Lease is Personally Guaranteed by Multi-Unit  
Operator | Second Location in Michigan

Located In The Heart of Novi's Dominant Retail  
Trade Corridor | Surrounded By National Retailers

High Visibility | Located on Hard Corner of 8 Mile  
Rd and Haggerty Rd (Combined 66,400+ VPD)

Situated Directly Off I-96 Which Sees Over 172,000+  
Cars Per Day

Densely Populated | Over 169,000 Residents Within a  
5 Mile Radius of The Subject Property

Wealthy Trade Area | Average Household Income  
Over \$143,886 In The Immediate Trade Area

Surrounding National Retailers Include; Meijer,  
Home Depot, Target, Costco, Kroger, Chick-Fil-A,  
Kohl's, Starbucks, BJ's Restaurant & Brewhouse,  
Chipotle, Panera, McDonald's, Shake Shack,  
Chase Bank, Five Guy's, Qdoba, Best Buy, Total  
Wine, First Watch, Twelve Oaks Mall and Many  
More...

# INVESTMENT OVERVIEW

**CANTARITOS FIESTA MEXICAN RESTAURANT //**  
20901 Haggerty Road, Novi, MI 48375



## PRICE

**\$3,666,666**



## CAP RATE

**6.75%**

### LEASABLE SQUARE FOOTAGE:

5,000 SF +/-

### LAND AREA:

1.2 ACRES

### NET OPERATING INCOME:

\$247,500

### YEAR RENOVATED:

2025

### LEASE TYPE:

ABSOLUTE NNN

### LEASE TERM:

11 YEARS

### RENT COMMENCEMENT

FEBRUARY 1, 2026

### RENT INCREASES

4% AT YEAR 3  
7% AT YEAR 6  
10% IN OPTIONS

### RENT EXPIRATION:

JANUARY 31, 2037







# LEASE OVERVIEW



| TENANT INFO       |       |          | LEASE TERM   |          |           | CURRENT BASE RENT |                    |           |         |            |
|-------------------|-------|----------|--------------|----------|-----------|-------------------|--------------------|-----------|---------|------------|
| TENANT            | GLA   | % OF GLA | LEASE TYPE   | BEGIN    | END       | LEASE YEAR        | MONTHLY            | ANNUAL    | PSF     | % Increase |
| CANTARITOS FIESTA | 5,000 | 100%     | ABSOLUTE NNN | 2/1/2026 | 1/31/2037 | 1-2               | \$20,625           | \$247,500 | \$48.00 |            |
|                   |       |          |              |          |           | 3-5               | \$21,450           | \$257,400 | \$50.40 | 4%         |
|                   |       |          |              |          |           | 6-11              | \$23,000           | \$276,000 | \$55.20 | 7%         |
|                   |       |          |              |          |           | Option 1: 12-16   | \$25,300           | \$303,600 | \$60.72 | 10%        |
|                   |       |          |              |          |           | Option 2: 17-21   | \$27,830           | \$333,960 | \$66.79 | 10%        |
| TOTAL:            | 5,000 | 100%     |              |          |           |                   | TOTAL CURRENT NOI: | \$247,500 |         |            |





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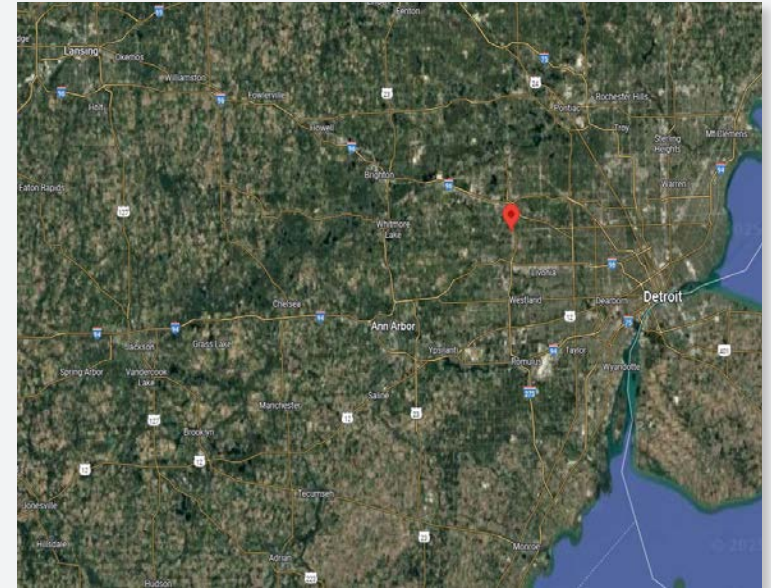


# NOVI, MICHIGAN

Novi is a city in Oakland County in the state of Michigan. A northwestern suburb of Detroit, Novi is located roughly 25 miles northwest of downtown Detroit. As of the 2020 census, the city had a population of 66,243, an increase of 20% from the 2010 census.

Novi continues to be one of the fastest-growing cities in Michigan. The construction of Twelve Oaks Mall in 1977 made the city a major shopping destination in the Detroit metropolitan area and is often credited with ushering in an era of growth that lasted for 40 years (although, in fact, the community had been growing rapidly since the 1950s). This growth has led to substantial increases in the city's population, as well as commercial and industrial developments in the city. Novi was ranked #48 on Money magazine's list of the Top 100 Best Places to Live in 2018.

Novi's economy includes international corporations with local and regional offices as well as owner-operated businesses serving the local area. While Novi is recognized for its large concentration of retail businesses clustered at the Novi Road and I-96 interchange, there are several large retail centers in the city as well as many individual retail businesses.



## DEMOGRAPHICS

| POPULATION               | 1 MILES   | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| 2024 Population          | 4,870     | 75,964    | 169,837   |
| Annual Growth 2024-2029  | 0.4%      | 0.5%      | 0.5%      |
| Median Age               | 46        | 42.5      | 43.8      |
| HOUSEHOLDS               | 1 MILES   | 3 MILES   | 5 MILES   |
| 2024 Total Households    | 1,857     | 32,923    | 70,862    |
| Annual Growth 2022-2027  | 0.4%      | 0.5%      | 0.5%      |
| Average Household Income | \$143,886 | \$122,945 | \$130,317 |
| INCOME                   | 1 MILES   | 3 MILES   | 5 MILES   |
| Median Home Value        | \$384,021 | \$341,440 | \$329,927 |
| Median Year Built        | 1982      | 1981      | 1979      |





# FOR SALE BY DEVELOPER

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