



620 FAIRFIELD
ANN ARBOR, MI 48108

Offering Memorandum

- Absolute NNN Lease
- Zero Landlord Responsibilities
- Mission Critical HQ Tenant
- 3% Annual Increases



Located within the prestigious *Avis Farms Office Park*, just off South State Road and approximately four miles south of the University of Michigan. DYNICS has occupied this location for **over 14 years** and has **expanded within the property multiple times**, clearly demonstrating long-term operational commitment, confidence in the site, and the strategic importance of this facility to its business.

**PRICE**

Determined By Market

GROSS LEASABLE AREA

37,266 SF

- Shop / Warehouse: 29,125 SF
- Office: 8,416 SF

LOT SIZE

4.01 Acres +/-

YEAR BUILT

1991 | 2013 | 2017

OFFERING SUMMARY

CURRENT NOI: \$493,950.50

LEASE TYPE: Absolute NNN

TERM REMAINING: 5+ Years

ANNUAL RENT: \$493,950.50

ANNUAL INCREASES: 3%

RENEWAL OPTIONS: One (5) Year Option



Lease Summary

LEASE TYPE

Absolute Net

ROOF & STRUCTURE

Tenant

HVAC REPAIRS REPLACEMENT

Tenant

TAXES, UTILITIES & INSURANCE

Tenant

LEASE TERM

7 Years

LEASE COMMENCEMENT

July 24, 2024

EXPIRATION DATE

July 31, 2031

RENT SCHEDULE

	ANNUAL RENT	ANNUAL INCREASES
8/1/2026-7/31/2027	\$493,950.50 NNN	3%
8/1/2027-7/31/2028	\$508,118.05 NNN	3%
8/1/2028-7/31/2029	\$523,361.59 NNN	3%
8/1/2029-7/31/2030	\$539,361.43 NNN	3%
8/1/2030-7/31/2031	\$555,234.30 NNN	3%

Current Annual Rent: \$478,950.00 NNN

*TENANT HAS OPTION TO RENEW FOR ADDITIONAL 5 YEARS AT 3% ANNUAL INCREASES EACH YEAR

LEASE ABSTRACT

PROPERTY	620 Fairfield Ct. Ann Arbor, MI 48108
TENANT	Dynics, Inc.
GUARANTOR	Dynics, Inc.
LEASE TYPE	Absolute Net Building Lease
RENT COMMENCEMENT DATE (PROJECTED)	June 21, 2024
EXPIRATION DATE	July 31, 2031
LEASE TERM	Seven (7) Year Initial Term
ANNUAL RENT (JULY 1, 2026 - JULY 31, 2027)	\$493,318.50
RENTAL ESCALATIONS	Three Percent (3%) annual escalations during the initial term and option periods
RENTAL ABATEMENTS	None
PERCENTAGE RATE	None
RENEWAL OPTIONS	One (1) five (5)-year automatic renewal options unless Tenant provides writing notice of its election not to exercise the Optional Term which must be received by Landlord within 365 days of the primary term
EARLY TERMINATION	None
RIGHT OF FIRST OFFER	None
TENANT FINANCIAL STATEMENTS	Tenant agrees to promptly furnish audited financial statements to Landlord on an annual basis or upon Landlord's request
ASSIGNMENT & SUBLETTING	Not permitted without Landlord's written consent and Tenant shall remain fully liable for rent payments and other Tenant obligations under the lease

LEASE ABSTRACT

OPERATING COSTS

REAL ESTATE TAXES

Tenant shall pay the taxing authority directly for all real estate taxes, ad valorem taxes, general and special assessments, parking surcharges, and any excise tax on rents, etc.

TENANT INSURANCE

Tenant shall obtain Property Insurance, Commercial Liability Insurance, Tenant's Property Damage Insurance, Tenant's Content Insurance, Corkers Compensation Insurance and Employer's Liability Insurance, Builder's Risk Insurance, Business Insurance, and Umbrella Liability, in accordance to the minimums specified in the lease at tenant's expense

LANDLORD INSURANCE

None required

UTILITIES

Tenant shall be solely responsible for all utility charges

TENANT REPAIR, MAINTENANCE & REPLACEMENT RESPONSIBILITIES

Tenant shall pay for all expenses directly. Tenant is responsible for the management of the premises, shall maintain the landscaping, parking lot and shall make all repairs and alterations required to maintain the property in first class condition. Tenant shall maintain the sidewalks, parking areas, curbs, roads, driveways, lighting standards, landscaping, utilities, drainage, and signs clean and in good working order. Tenant shall make all repairs, replacements and improvements including all structural, roof, HVAC, plumbing, and electrical repairs and replacements and improvements and shall keep the same free and clear from all rubbish and debris

LANDLORD REPAIR, MAINTENANCE & REPLACEMENT RESPONSIBILITIES

Landlord shall not be required to maintain or make any repairs or replacements of any nature to the premises

ESTOPPEL

Upon ten (10) days notice from Landlord, Tenant will execute, acknowledge, and deliver an estoppel certificate to Landlord



SELLER CAPITAL REALLOCATION STRATEGY

The decision to sell the property is **not related to asset performance, tenant credit, or any property-specific considerations**. The asset is operating as intended, supported by a stable, long-term, mission-critical tenant.

The Seller is pursuing the disposition as part of a **broader capital reallocation strategy**. Specifically, the Seller has identified an alternative acquisition opportunity and has elected to redeploy equity through this sale. The disposition is therefore **strategic in nature**, rather than a response to tenancy, asset performance, or market conditions.

INVESTMENT SUMMARY SNAPSHOT

ASSET TYPE

Single-Tenant Industrial / Flex Facility

TENANT

DYNICS (Mission-Critical Headquarters)

LEASE STRUCTURE

Absolute Net Lease (NNN)

Zero Landlord Responsibilities

ANNUAL RENT/NOI STARTING 8/2/2026

\$493,950.50

ANNUAL RENT INCREASES

3.0% Contractual Escalations

REMAINING LEASE TERM

Approximately 7 Years

RENEWAL OPTION

One (1) Five-Year Option

3% Annual Increases During Renewal Term

OCCUPANCY HISTORY

14+ Years with Expansion History

MARKET

Ann Arbor, MI

Supply Constrained Industrial / Flex Market

OWNERSHIP PROFILE

Fully Passive, Predictable Cash Flow

Low Rollover Risk



TENANT OVERVIEW

DYNICS traces its origins to 1988 with the founding of Ann Arbor Technologies and was formally established in 1997. Today, the company brings more than 25 years of experience delivering mission-critical industrial hardware, advanced data acquisition and visualization software, and OT cybersecurity solutions to the global industrial marketplace.

Headquartered in Ann Arbor, DYNICS designs and manufactures its industrial hardware in state-of-the-art facilities within the United States, while its software and OT cybersecurity platforms are developed locally. In 2025, the company generated **\$18.3 million in revenue and \$655,606 in adjusted EBITDA**, providing a **1.4x rent coverage ratio**, underscoring the strength and durability of the tenant's operating fundamentals.

DYNICS has occupied the subject property for over **14 years** and has expanded within the building multiple times, clearly demonstrating long-term operational commitment, confidence in the location, and the strategic importance of this facility to its business. The tenant's long tenure, repeated expansions, and deep roots in the Ann Arbor market support a **high-retention, mission-critical tenancy**, enhancing income durability and materially reducing rollover risk for ownership.

- 14+ year occupancy
- Multiple expansions
- Long-term operational reliance
- Low probability of relocation
- High cost to move/replicate facility



PROPERTY OVERVIEW

OFFICE CEILING HEIGHT	16'
WAREHOUSE CEILING HEIGHT	18'-22'
DOCK DOORS	1 Loading Dock
OVERHEAD DOORS	3 Grade Level Drive Ins
PARKING SPACES	59
PARCELS	4
ZONING	Business District (BD)
HVAC	8 Rooftops with (6) 2019-2023
FIRE SUPPRESSION	None
PARCEL #'S	L-01-22-0100020, L-01-29-0018051, L-01-29-0259026, L-01-29-0079026

INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

Zero Landlord Obligations

True Absolute Net Lease with the tenant responsible for roof, structure, HVAC, taxes, insurance, and all operating expenses, delivering fully passive ownership and predictable cash flow.

MISSION-CRITICAL HEADQUARTERS FACILITY

The property serves as the long-standing corporate headquarters for **DYNICS**, a specialized industrial technology and manufacturing company. The facility is integral to day-to-day operations, materially reducing relocation risk.

PROVEN TENANT COMMITMENT | 14+ YEARS

DYNICS has occupied the property for over 14 years and has expanded within the building multiple times, clearly demonstrating long-term operational reliance, confidence in the site, and high retention probability.

BUILT-IN RENT GROWTH

The lease features 3% annual rent escalations throughout the initial term, providing consistent NOI growth and inflation protection. The tenant also holds a renewal option with continued annual increases.

SUPPLY-CONSTRAINED ANN ARBOR FLEX MARKET

Located within the prestigious *Avis Farms Office Park*, the asset benefits from Ann Arbor's limited flex and industrial inventory, high barriers to entry, and sustained demand driven by research, technology, and advanced manufacturing users.

UNIVERSITY-ANCHORED ECONOMIC ENGINE

Ann Arbor is anchored by the University of Michigan, one of the world's leading research institutions, supporting a highly educated workforce, durable tenant demand, and long-term market stability.

FUNCTIONAL DESIGN & RECENT CAPITAL INVESTMENT

Modern mix of office and warehouse space featuring strong clear heights, dock and grade-level doors, ample parking, and recent capital investment in major building systems—supporting long-term durability with minimal future capital exposure.

HIGH INCOME DURABILITY / LOW ROLLOVER RISK

The combination of a mission-critical tenant, long operating history, absolute net lease structure, and contractual rent growth produces a highly durable income stream with limited near and mid-term rollover risk.



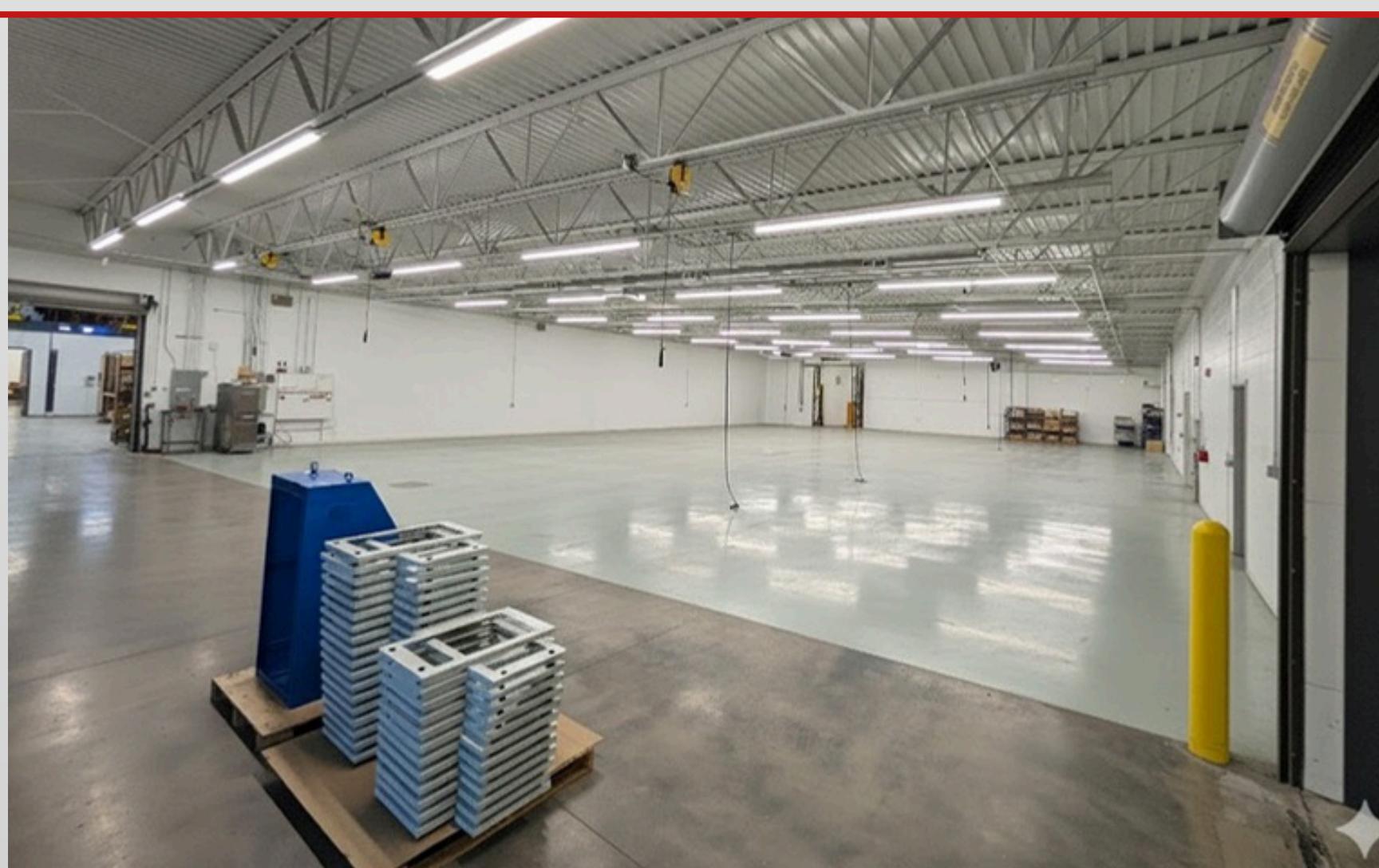
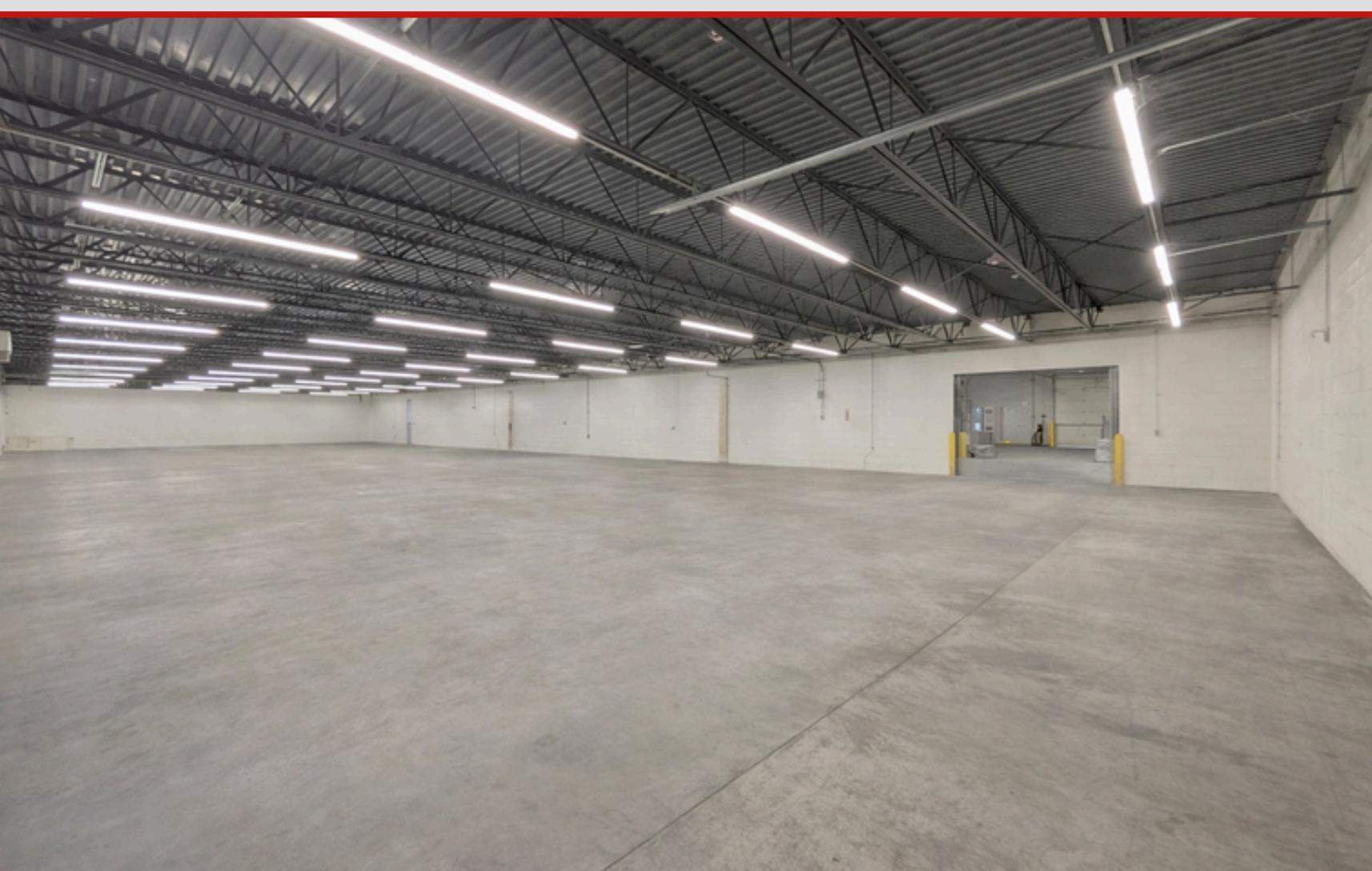
40020 W 12 Mile Rd Novi, MI 48377

DEMOGRAPHICS

	1 - MILE RADIUS	3 - MILE RADIUS	5 - MILE RADIUS
POPULATION	1,334	38,214	142,358
HOUSEHOLDS	409	16,186	55,410
HOUSEHOLD INCOME	\$213,555	\$124,921	\$109,993
PER CAPITA INCOME	\$63,928	\$52,794	\$44,600

FLEX PROPERTY MARKET STATS

	ANN ARBOR	5 - MILE RADIUS
RENT PER SF AVG	\$13.47	
INDUSTRIAL SPACE		7.9 Million
VACANCY		4%
POSITIVE NET ABSORPTION		211,000 SQ FT
OCCUPANCY		3.9% Increase
RENT GROWTH		50% in last 5 years

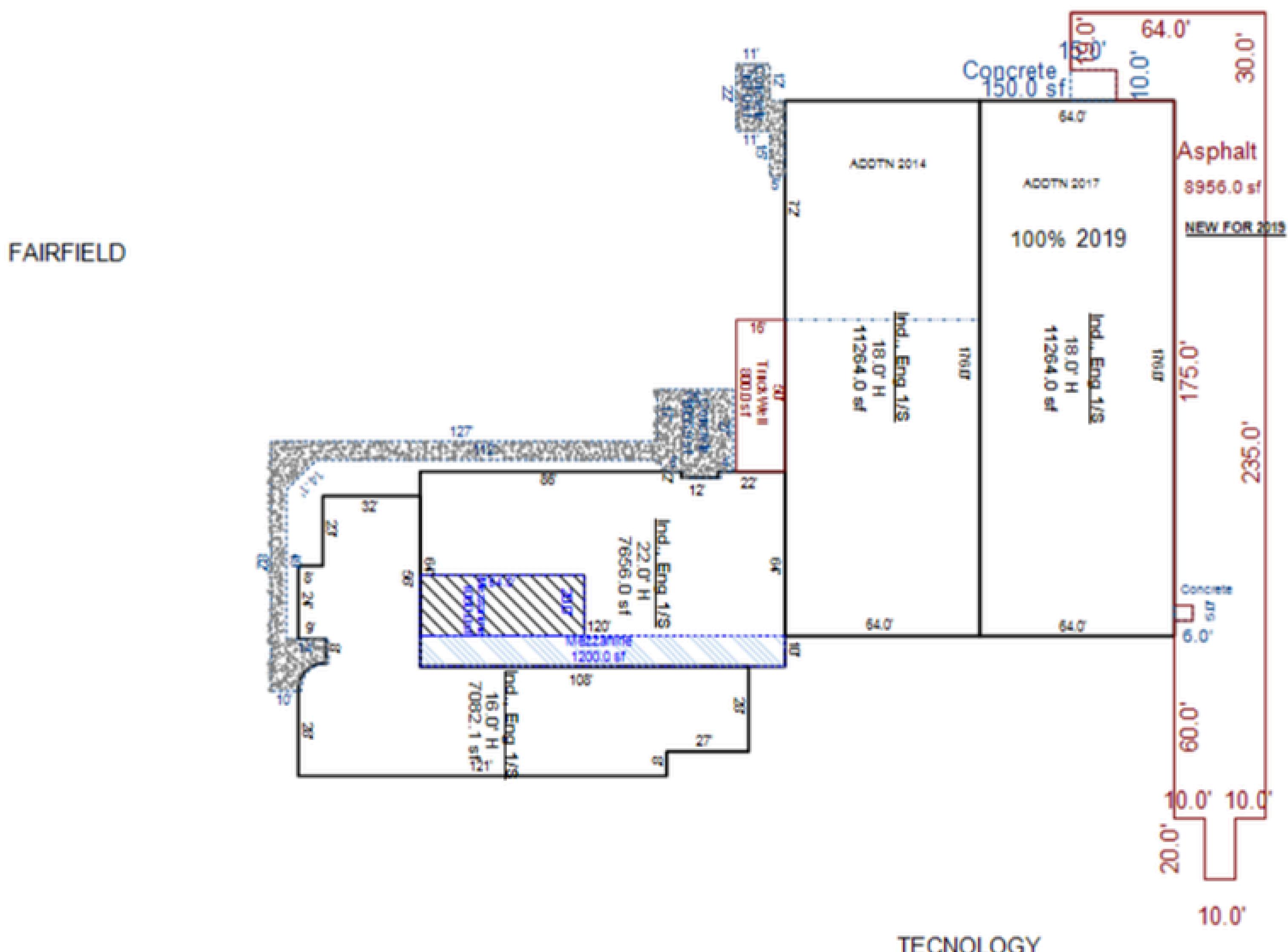




40020 W 12 Mile Rd Novi, MI 48377



PROPERTY LAYOUT



AERIAL MAP



PROXIMITY MAP



Ann Arbor
Municipal Airport



Briarwood Mall



Downtown Ann
Arbor/Kerrytown



University of Michigan
- Main Campus

DYNAMICS

620 Fairfield Ct

Ann Arbor, MI 48108

**ABSOLUTE
NNN**

Long Term Absolute Net Lease (Zero Landlord Obligations) featuring favorable 3% annual increases throughout the initial term and options. Location utilized as a warehouse, office and manufacturing facility.

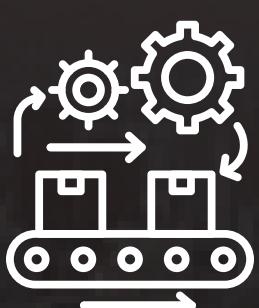


Located within the prestigious Avis Farms Office Park, just off South State Road and approximately four miles south of University of Michigan, the property benefits from unmatched access to the region's primary economic engine and a tenant base that values long-term stability over relocation.

Densely populated and affluent area: features an average household income of \$81K+ and more than 123k people residing within a 5-mile radius.

DYNICS

This location is mission-critical to DYNICS's operations. DYNICS has occupied the property for over 14 years and has expanded within the site on multiple occasions, underscoring it's deep operational reliance and long-term commitment to the location.



Ann Arbor's industrial and flex market is driven by a highly educated workforce, limited new supply, and demand from research-oriented and technology users tied to one of the world's leading universities, creating a uniquely resilient, high-barrier investment environment.

AVIS FARMS

Avis Farms is widely regarded as one of Ann Arbor's premier corporate parks and is home to an elite roster of national and international companies, including Belfor, RealTruck, New Eagle, LimnoTech, and Wacker – a tenant mix that reinforces the park's industrial pedigree and long-term relevance.



**WASHTENAW
COUNTY Michigan**

Anchored by Ann Arbor and the University of Michigan, Washtenaw County is a supply-constrained, knowledge-driven market that supports durable demand from healthcare, technology, and research-oriented users.

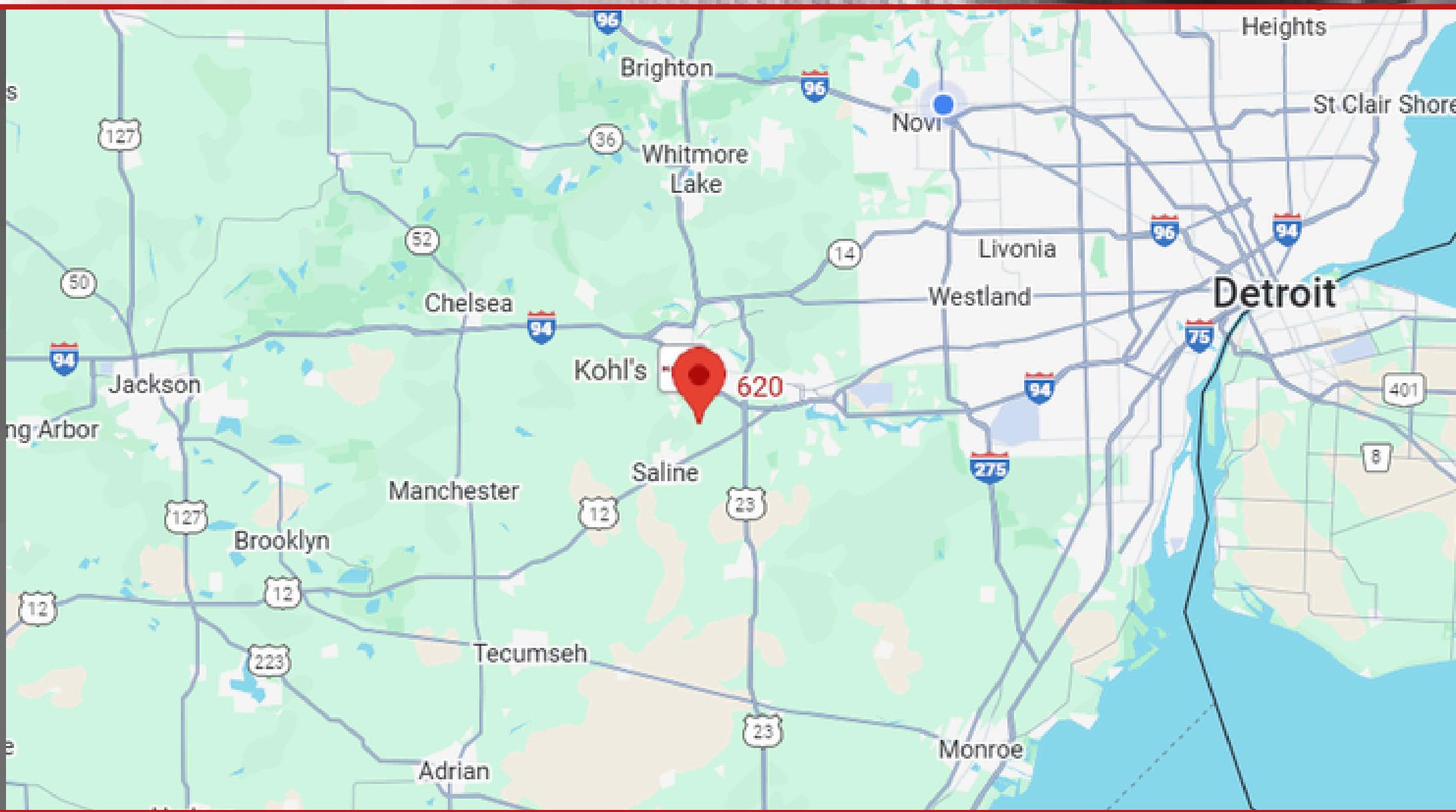
Regional Demographics

POPULATION (2024 est.)

123,000

MEDIAN HOUSEHOLD INCOME (2023 est.)

\$81,000



ANN ARBOR, MI INDUSTRIAL MARKET

Located approximately 35 miles west of Detroit along the I-94 corridor, **Ann Arbor** is one of Michigan's most desirable and institutionally favored submarkets. Anchored by the **University of Michigan**, the city benefits from one of the strongest and most stable employment bases in the Midwest, supporting consistent industrial demand. Within a five-mile radius of the subject property, the industrial inventory totals approximately 7.9 million square feet and is 96.0% occupied. Over the past 12 months, the submarket recorded roughly 211,000 square feet of positive net absorption, increasing occupancy by 3.9%. Strong tenant demand combined with limited new supply has driven rent growth of nearly 50% over the past five years, underscoring the submarket's durability and long-term growth profile.

DETROIT/SOUTHEAST MI INDUSTRIAL MARKET

Detroit and Southeast Michigan continue to rank among the most resilient and attractive U.S. industrial markets, supported by a deep manufacturing base, strategic Midwest logistics positioning, and sustained reshoring activity. Investor demand for the region has increased meaningfully since 2020, driven by favorable entry basis, durable tenant demand, and long-term manufacturing-led economic tailwinds.

Despite cap rate expansion following interest rate increases in late 2022 and 2023, Detroit-area industrial assets have demonstrated pricing stability relative to higher-supply Sunbelt markets. Limited speculative development, elevated replacement costs, and mission-critical occupancy have helped preserve values and maintain lender and investor confidence.

Southeast Michigan remains a supply-constrained industrial market, with modest new development due to land limitations, zoning constraints, and construction costs. As a result, industrial rents across the Detroit metro have nearly doubled over the past decade, reflecting sustained tenant demand and limited competitive supply. Warehouse, distribution, and manufacturing facilities benefit from Detroit's central Great Lakes location, access to major Midwest population centers, and proximity to Canadian trade corridors. Ongoing reshoring initiatives and domestic manufacturing investment—particularly within automotive and advanced manufacturing—continue to support long-term demand for industrial real estate throughout the region. *Seller is a licensed real estate broker in the State of Michigan.*

CONTACT INFORMATION



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expTM
REALTY

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