



UNITED STATES POSTAL SERVICE

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$561,850
Current NOI:	\$33,711.00
Initial Cap Rate:	6.00%
Land Acreage:	0.27
Year Built	1978
Building Size:	1,827 SF
Price PSF:	\$307.53
Lease Type:	NN
Lease Term:	4.5 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a prime investment opportunity located at 32406 Franklin Rd, Franklin, MI, 48025. This 1,827 SF building, constructed in 1978, has been occupied by the US Post Office since construction. **The tenant has NO identifiable sites to which they can ever relocate due to the historical designation of Franklin Road.**

The common area maintenance (lawn and snow) is managed and paid directly by USPO. The landlord pays for capital replacements and repairs to the premises as well as the property insurance and real estate taxes (which are then 100% reimbursed by tenant). There are 10% rent bumps in remaining five year options to renew the term.

Investing in commercial property on Franklin Road in the Village of Franklin, MI, presents a unique opportunity due to the area's blend of historic charm and strategic location. Franklin is known for its well-preserved 19th-century architecture and a strong sense of community, attracting both residents and visitors seeking a quaint village atmosphere. Franklin Road serves as a central thoroughfare, providing excellent visibility and accessibility for businesses. The limited availability of commercial spaces in this predominantly residential area can lead to higher demand and potential appreciation in property value.



PRICE \$561,850



CAP RATE 6.00%



LEASE TYPE NN



TERM REMAINING 4.5 Years

INVESTMENT HIGHLIGHTS

- 1,827 SF Single Tenant Net Lease
- Lease Recently Extended Again For 5 More Years
- USPO Has Occupied This Building Since 1978
- Historical Village Of Franklin, MI
- Incredible Barriers to Relocate (Historical Designation)
- CAM Is Managed Directly By USPO
- RE Taxes Are 100% Reimbursed

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$36,211.00	\$19.82
EXPENSE		PER SF
Property Insurance	\$2,500	\$1.37
RE Taxes	\$0	\$0.00
CAM	\$0	\$0.00
Gross Expenses	\$2,500	\$1.37
NET OPERATING INCOME	\$33,711.00	\$18.45

PROPERTY SUMMARY

Year Built:	1978
Lot Size:	11,576 SF
Building Size:	1,827 SF
Zoning:	C-1

LEASE SUMMARY

Tenant:	United States Postal Service
Lease Type:	NN
Annual Rent:	\$36,211.00
Landlord Responsibilities:	Property Insurance (\$2,500 per year).
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	LL Responsibility
Lease Expiration Date:	February 1, 2030
Renewal Options:	Two 5-Year Options
Tenant Website:	https://tools.usps.com/





OVERVIEW

Company:	United States Postal Service
Founded:	1971
Total Revenue:	\$79.5B
Headquarters:	Washington, DC
Website:	https://tools.usps.com/

TENANT HIGHLIGHTS

- USPS operates one of the most expansive and efficient postal networks in the world, delivering mail to over 160 million addresses across the United States.
- USPS is an independent establishment of the executive branch that does not rely on taxpayer funding for its operations
- USPS plays an essential role in national functions, including the delivery of medications, ballots during elections, census materials, and government communications

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$36,211.14	\$3,017.60	-
Option 1	\$39,832.25	\$3,319.35	10%
Option 2	\$43,815.48	\$3,651.29	10%

TENANT BACKGROUND

The United States Postal Service (USPS) is an independent agency of the federal government responsible for providing postal service throughout the United States. Established in its current form by the Postal Reorganization Act of 1970, it traces its roots back to 1775 when Benjamin Franklin was appointed the first Postmaster General. USPS is constitutionally mandated and plays a critical role in ensuring universal mail delivery, including to the most remote corners of the country. With over 160 million delivery points, it operates one of the world's largest and most complex logistics networks.

USPS is unique among federal agencies in that it is required to be self-sustaining, generating revenue from the sale of postage, products, and services rather than from tax dollars. It offers a wide range of mailing and shipping options, including First-Class Mail, Priority Mail, and international services. The Postal Service also provides retail services at over 30,000 post offices nationwide, making it one of the most accessible and recognized institutions in the country. Despite facing financial challenges from declining mail volumes and rising operational costs, USPS continues to innovate through automation, package delivery enhancements, and digital tools for customers.

In addition to commercial operations, USPS serves essential civic functions. It delivers ballots during elections, helps distribute medications, supports small businesses, and acts as a lifeline for rural communities. The agency also plays a critical role in emergency response and national security, often restoring services quickly after natural disasters. While debates continue about its future structure and funding, USPS remains a trusted and indispensable part of American life, blending public service with logistical reliability.



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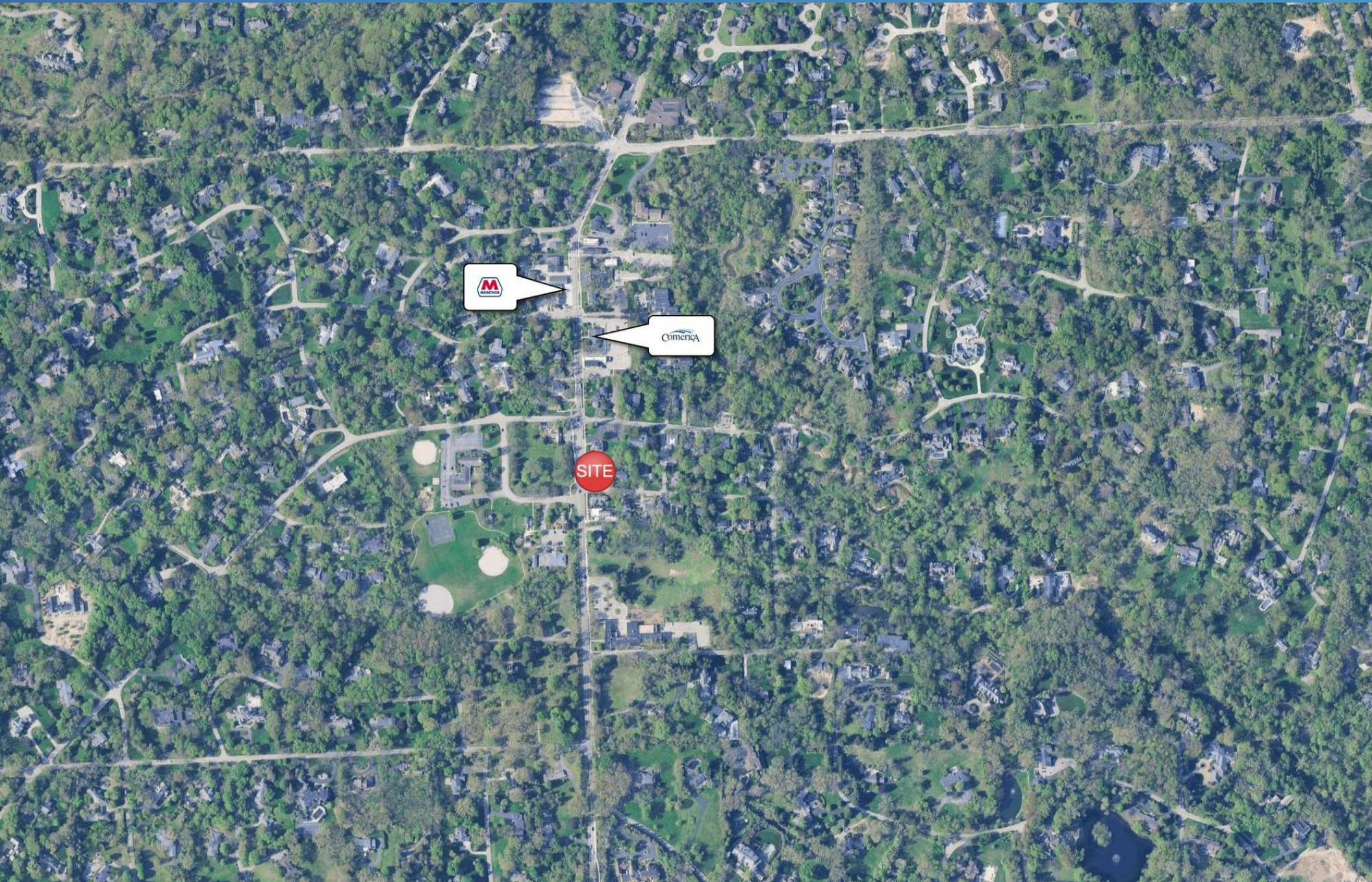


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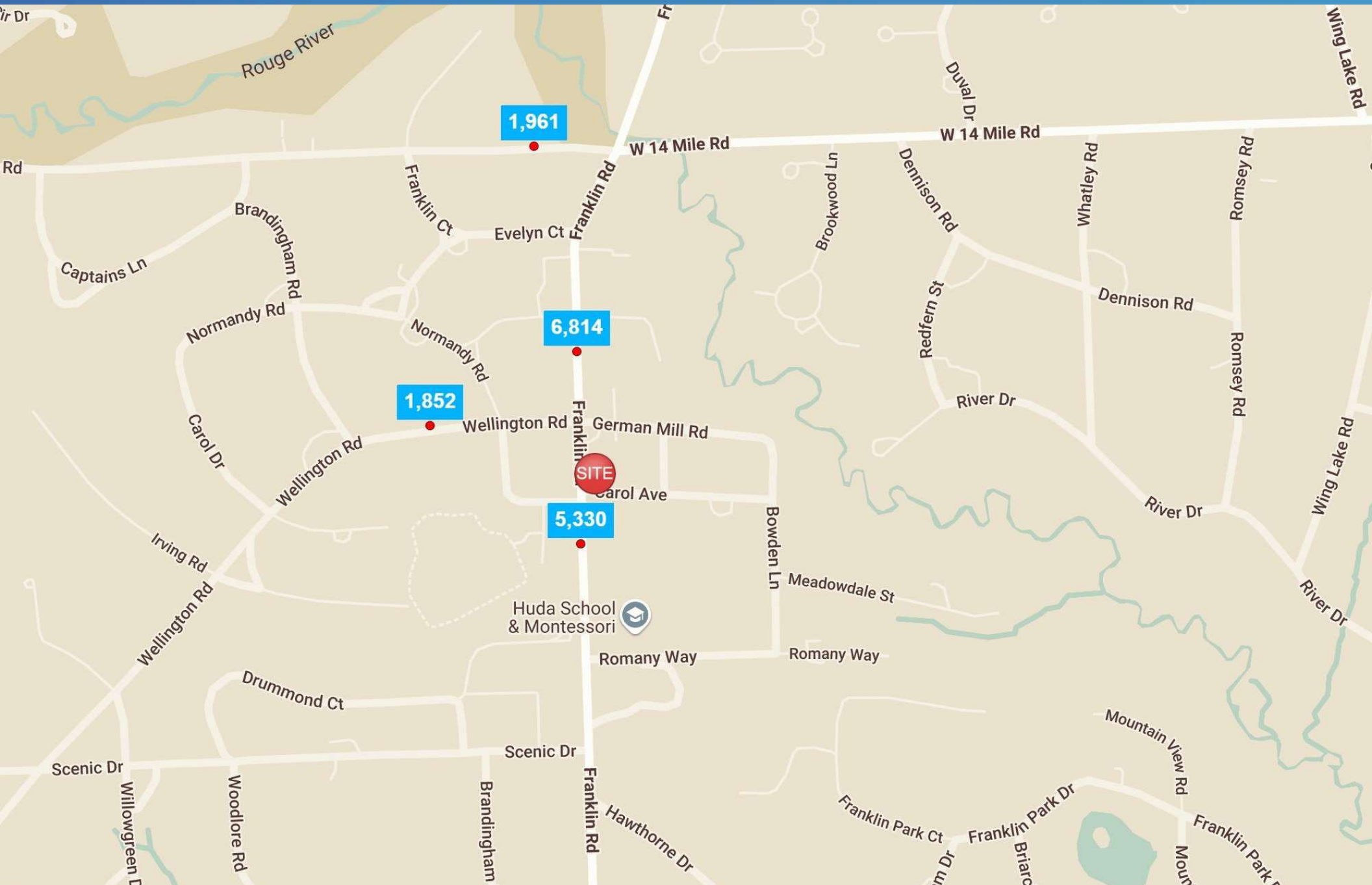
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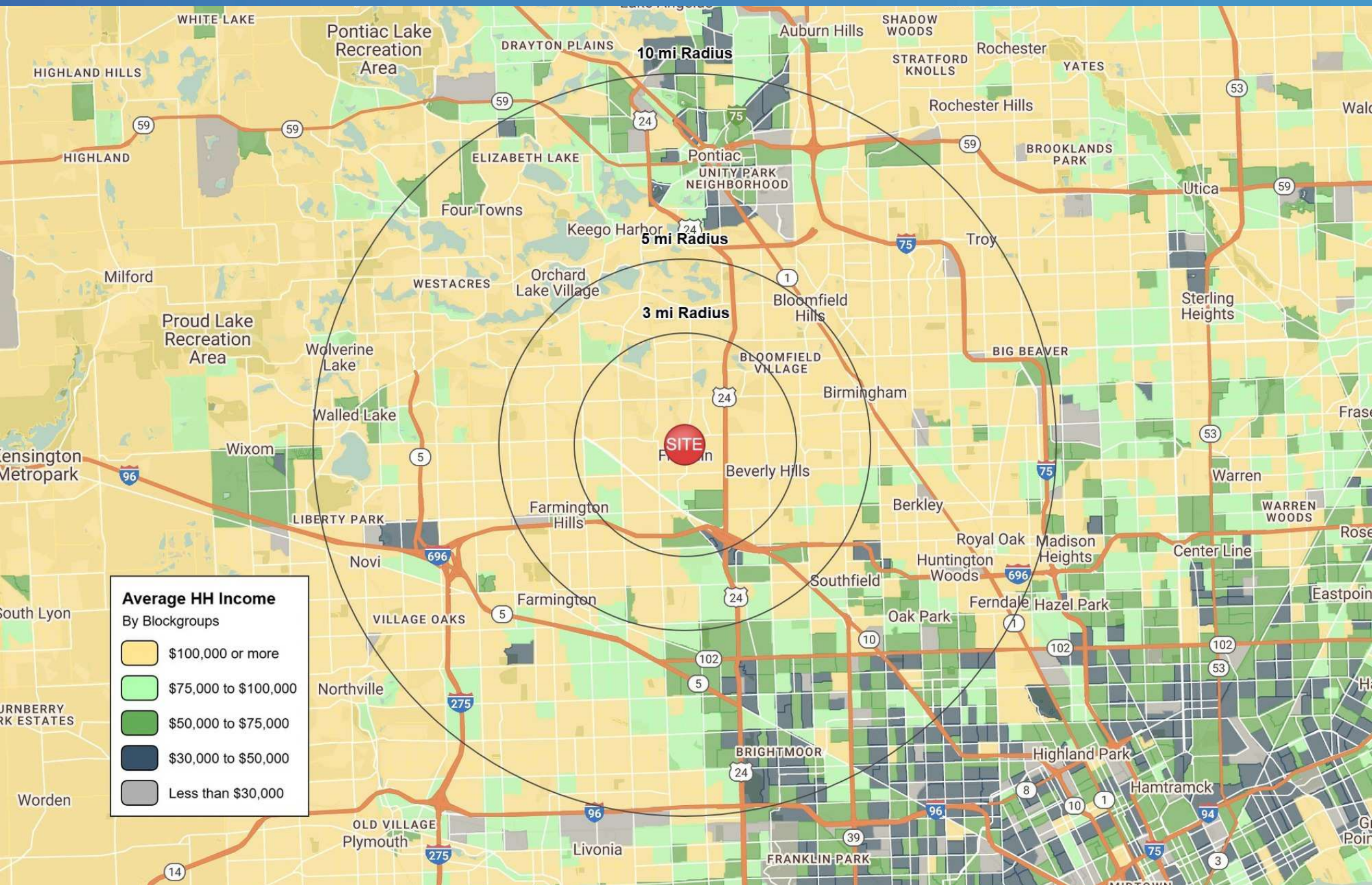




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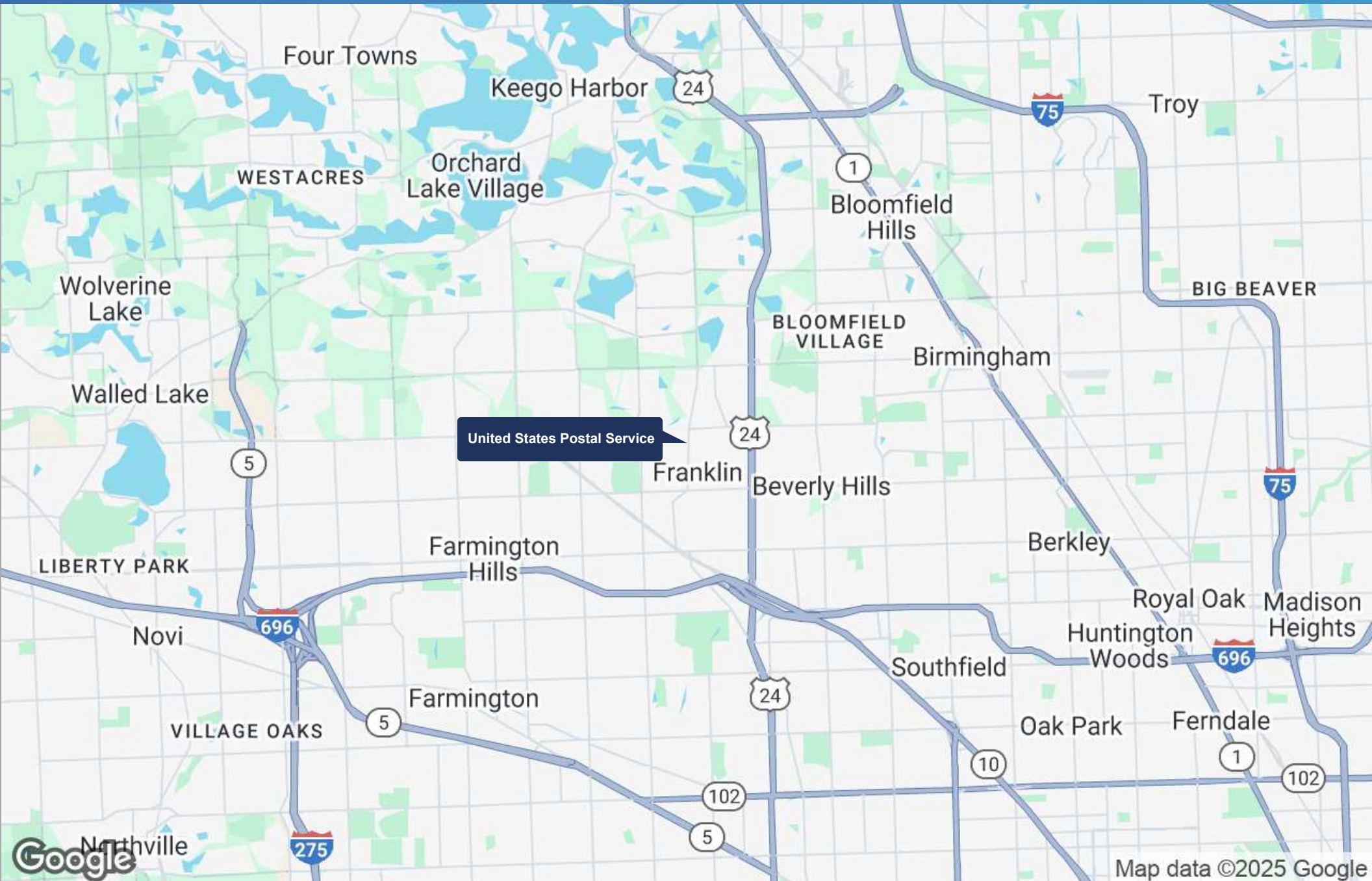




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Google

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	54,436	171,807	872,718
Total Population 2029	53,968	169,980	860,876
Median Age	46.2	46.1	41.9
# Of Persons Per HH	2.3	2.4	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	23,339	69,859	367,
Average HH Income	\$129,860	\$135,897	\$105,122
Median House Value	\$425,446	\$365,911	\$265,026
Consumer Spending	\$835.6M	\$2.6B	\$11.8B

Franklin, Michigan, is a picturesque village in Oakland County, approximately 20 miles northwest of Detroit. Established in 1825 and named after Benjamin Franklin, it is renowned for its well-preserved 19th-century architecture and tranquil ambiance, earning it the nickname "The Town That Time Forgot." The village's historic district, designated in 1969 as Michigan's first and listed on the National Register of Historic Places, showcases original structures like the Broughton Wagon Shop and the Van Every Mill. As of the 2020 census, Franklin had a population of 3,139, characterized by spacious estate-style homes and verdant, tree-lined streets.

Franklin's charm is further enhanced by its array of local attractions. The Franklin Cider Mill, established in 1837, is a beloved seasonal destination offering fresh apple cider and donuts. The Franklin Historical Museum provides insights into the village's rich past, while the Franklin Village School, a historic one-room schoolhouse built in 1874, stands as a testament to the community's educational heritage. For outdoor enthusiasts, Franklin Community Park offers recreational facilities including playgrounds, tennis and basketball courts, and picnic areas. These features collectively contribute to Franklin's unique blend of historical preservation and community spirit.





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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