

CROWN OFFICE VILLAGE

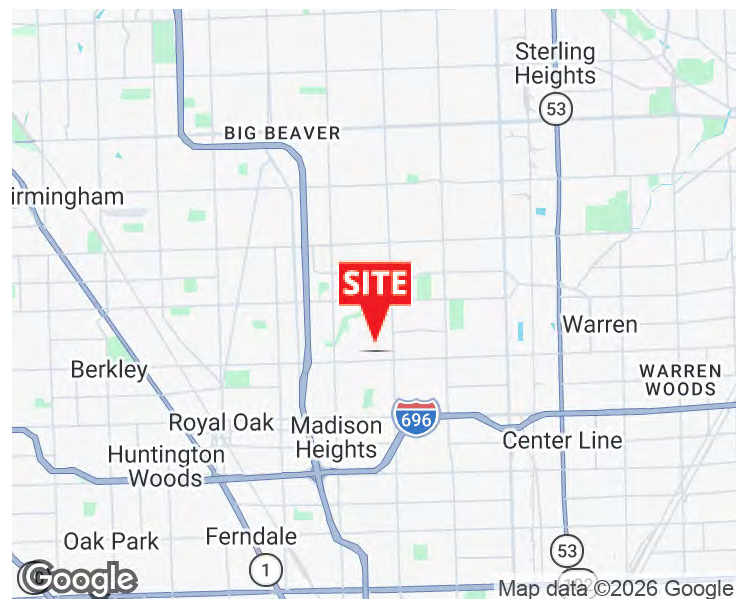
1403-1471 E. 12 MILE ROAD | MADISON HEIGHTS, MI 48071

OFFERING MEMORANDUM



PROPERTY HIGHLIGHTS

- ±48,034 RSF office complex for sale
- 100% occupied
- Strong in-place NOI
- Attractive assumable debt in place; contact broker for details
- Retail pad site on 12 Mile included in sale
- Direct-entry suites
- Some buildings not included in the sale; see site plan, p. 7
- Well-maintained and professionally managed
- Beautiful park-like setting with abundant parking
- Located minutes from I-75 & I-696
- Heavily populated area with over 325,000 people within a 5-mile radius



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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 KJ Commercial Real Estate Advisors in compliance with all applicable fair housing and equal opportunity laws.



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EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	\$4,200,000
NOI:	\$399,056
Cap Rate:	9.50%
Price / PSF:	\$87.00
Parcel:	Various
Zoning:	O-1, Office Building District
Building Size:	48,034 SF
Parking:	±383

TAXES

Winter 2025:	\$21,419.20
Summer 2026:	\$87,767.19
Total:	\$109,186.39

PROPERTY DESCRIPTION

This ±48,034 RSF office complex offers an investment opportunity with 100% occupancy, strong in-place NOI, and attractive assumable debt; contact broker for details. The sale also includes a retail pad site on 12 Mile Road, adding additional value to the offering. Some buildings within the complex are not included in the sale; see site plan, p. 7. The property is set in a beautifully landscaped, park-like setting with abundant parking, direct-entry suites, and professional management with excellent upkeep throughout. Located just minutes from I-75 & I-696, the complex benefits from convenient regional access and a heavily populated surrounding area with more than 325,000 people within a 5-mile radius.

LOCATION DESCRIPTION

Located on the north side of E. 12 Mile Road, just west of Dequindre Road in Madison Heights, MI.

CURRENT OCCUPANCY

The Practice Collective MH, LLC (Lease is being finalized) The United Mexican States, H19 Sutton Leasing, Metro EHS, Team Rehabilitation, JSP International, Michigan FOP Labor Council

SURROUNDING BUSINESSES

Jimmy Johns, Arby's, Burger King, KFC, Checkers, Green Lantern Pizza, Red Lobster, Kroger, Home Depot, Sam's Club and more.

TRAFFIC (VEHICLES PER DAY)

E. 12 Mile Road	29,466
(2WAY/ADT/CoStar 2024)	



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[ADDITIONAL PHOTOS](#)



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AERIAL PHOTOS



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PAD SITE



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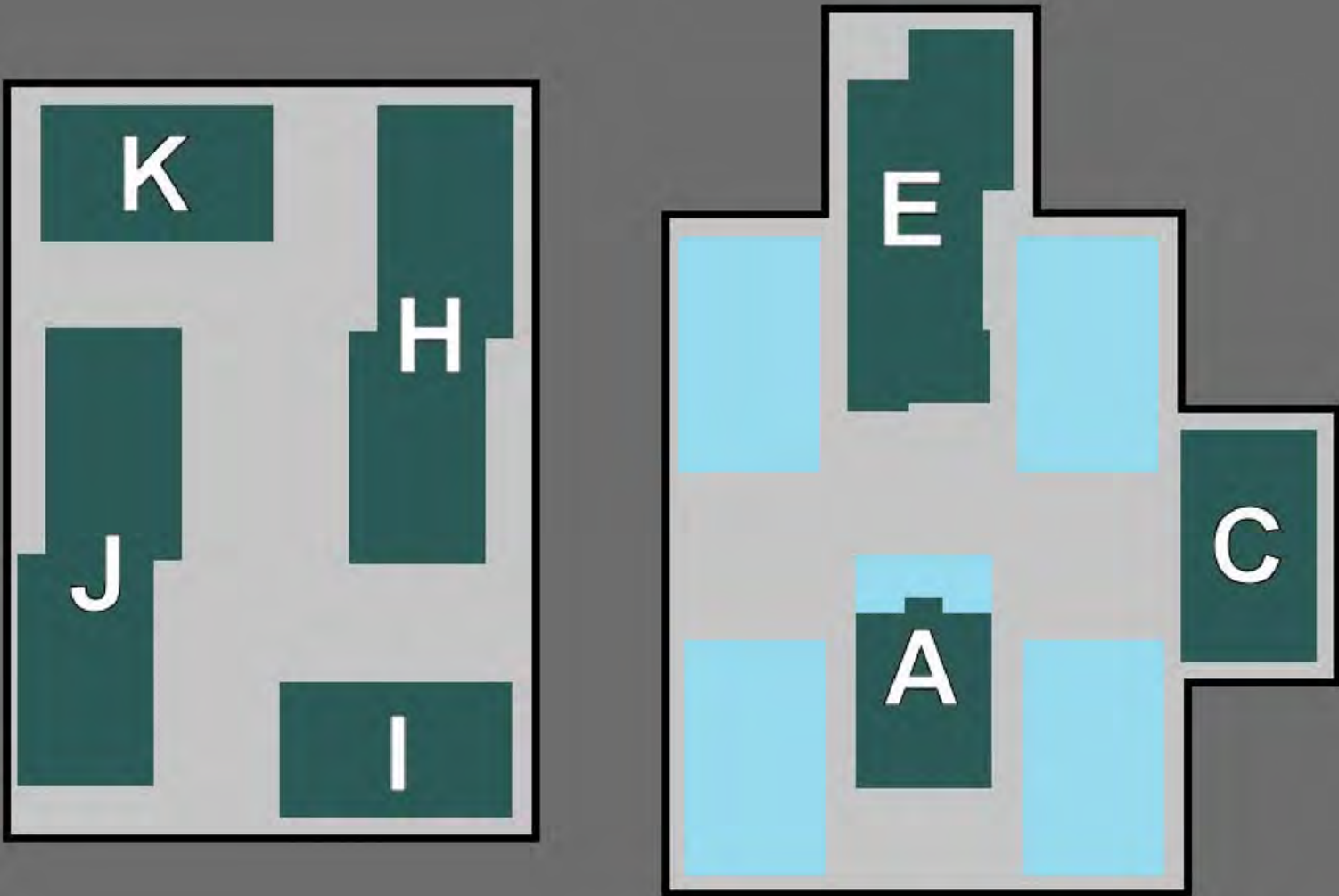
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SITE PLAN



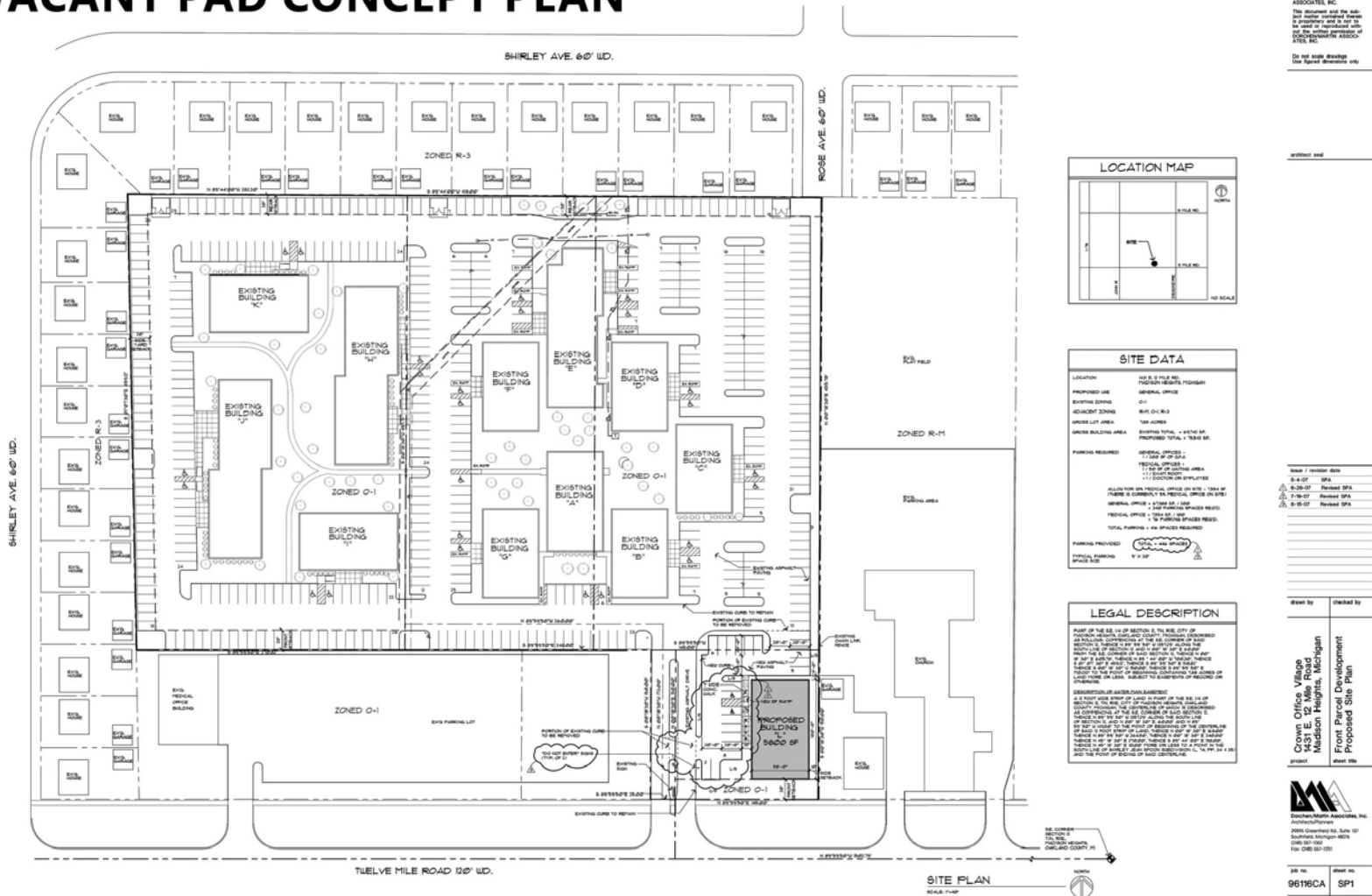
Not Included
in Sale

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CONCEPT PLAN

VACANT PAD CONCEPT PLAN



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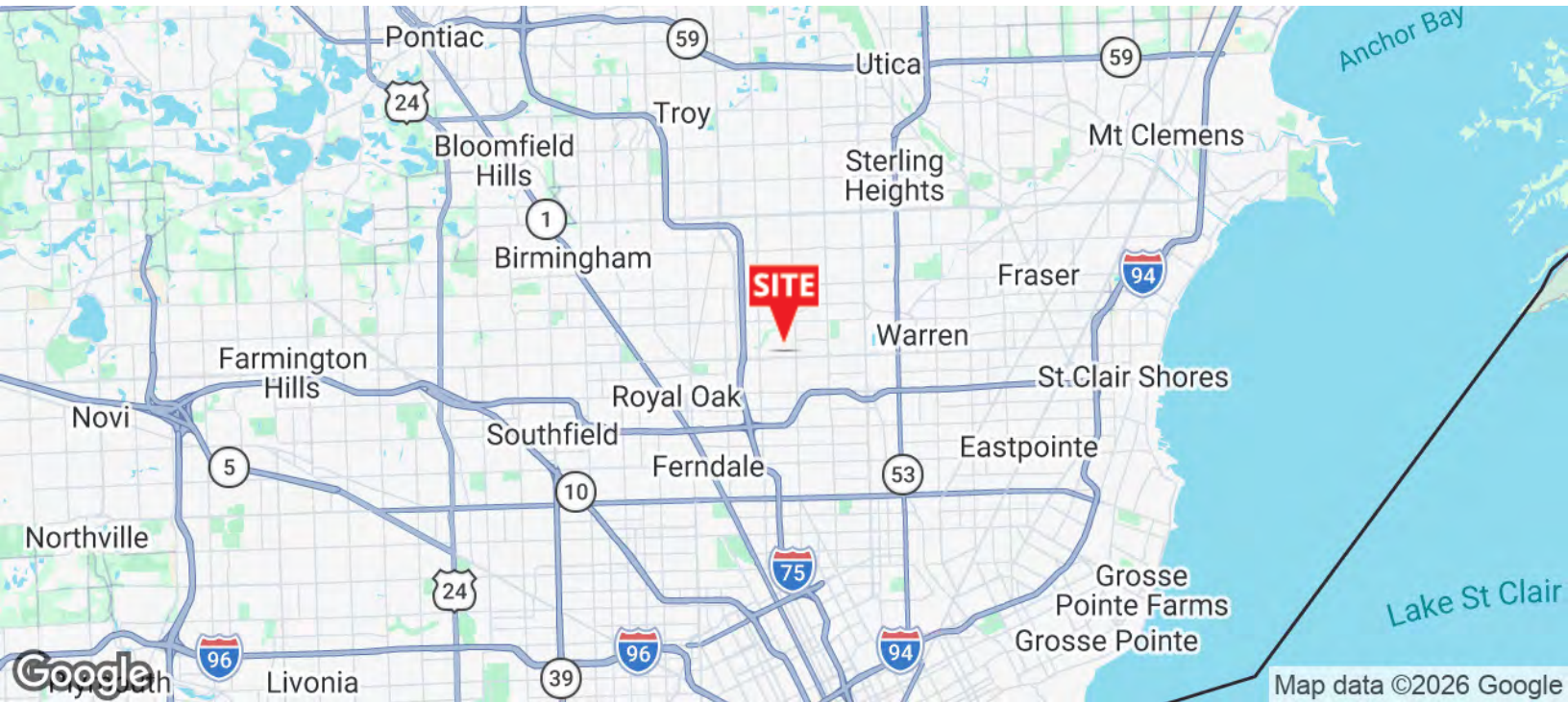
CONCEPT PLAN



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LOCATION MAPS



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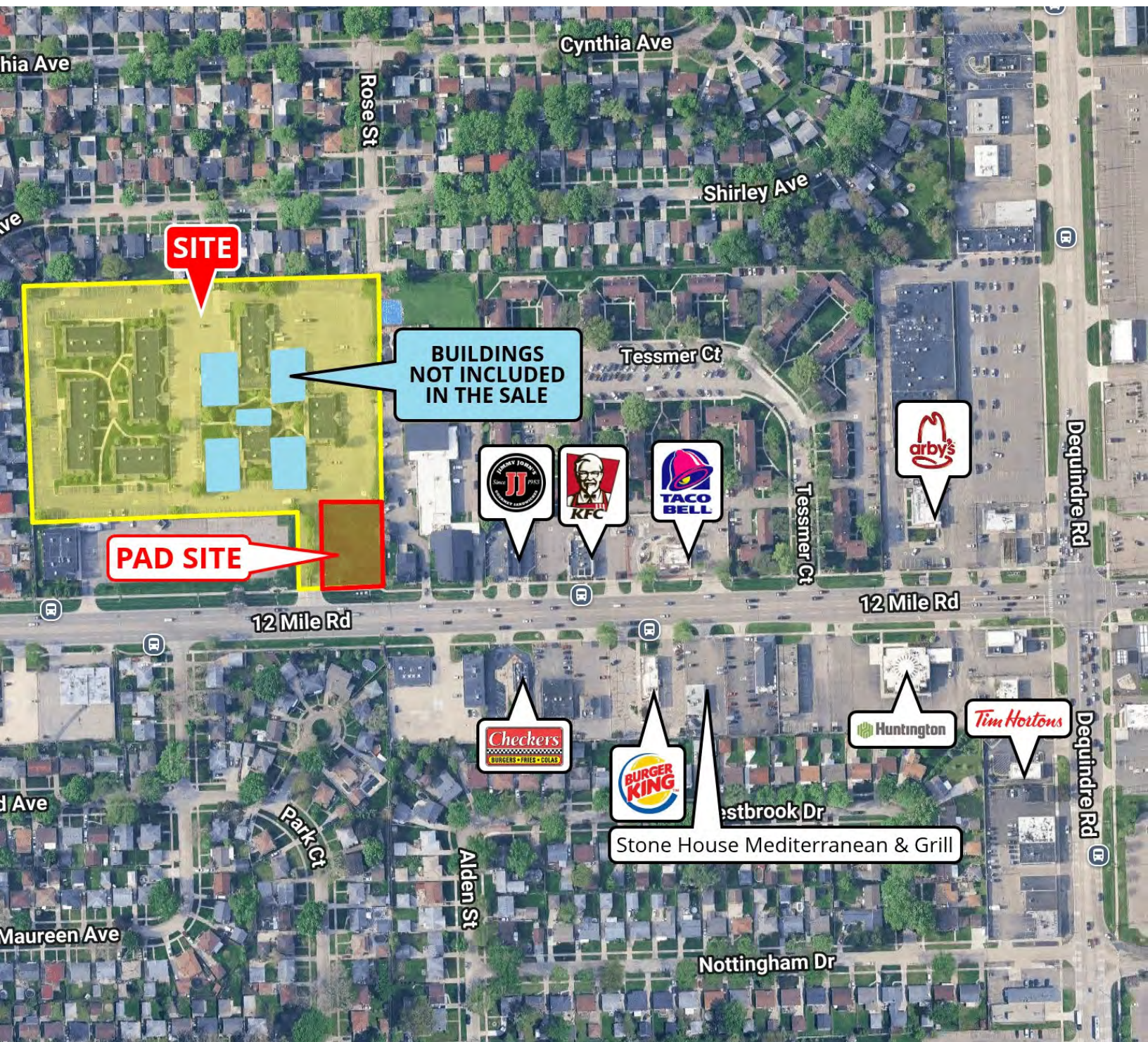
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AERIAL MAP



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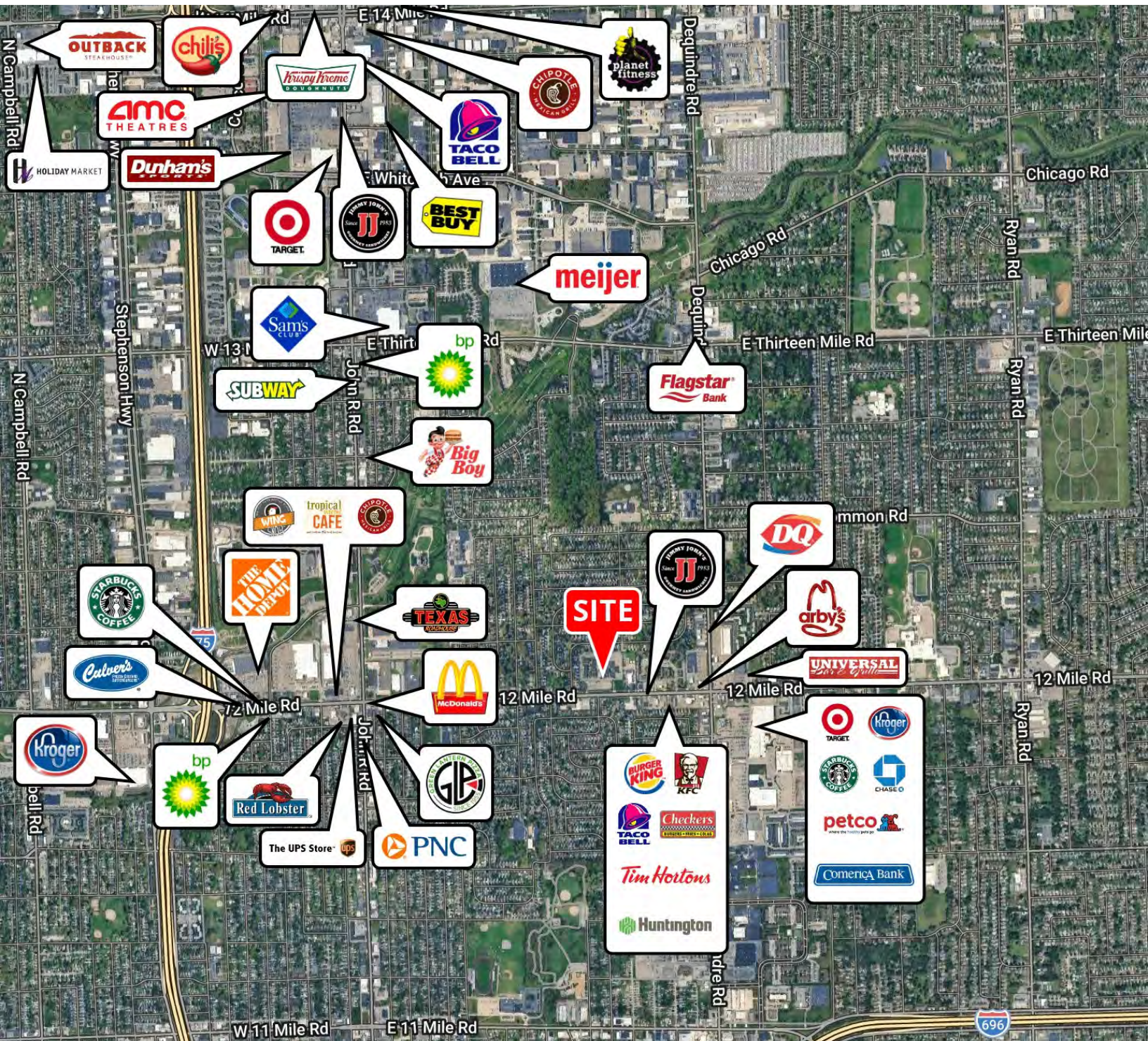
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RETAIL MAP



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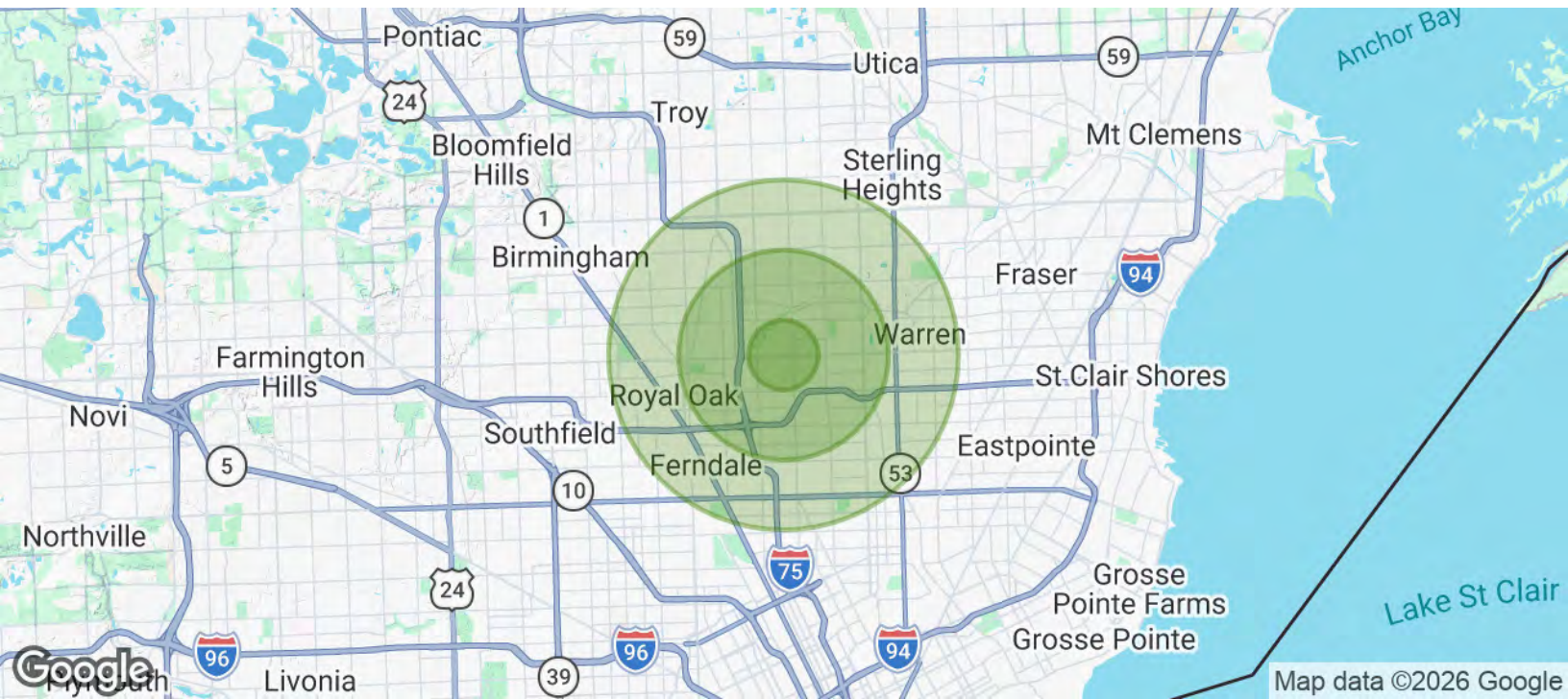
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,376	112,189	326,888
Average Age	43.4	40.4	39.5
Average Age (Male)	42.4	39.5	38.6
Average Age (Female)	46.2	42.2	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,660	51,282	142,269
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$80,970	\$93,178	\$96,669
Average House Value	\$202,235	\$231,886	\$244,435

2023 American Community Survey (ACS)



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BROKER BIO



KEVIN JAPPAYA, CCIM

President

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PROFESSIONAL BACKGROUND

Kevin Jappaya is a seasoned real estate professional with over 20 years of experience helping clients achieve their real estate goals. Known for his exceptional work ethic and professionalism, Kevin combines deep industry knowledge with a results-driven approach.

His entrepreneurial vision led him to establish KJ Commercial, a full-service brokerage built to be inventive, strategic, and adaptive in an ever-changing real estate market. Through KJ Commercial, Kevin delivers superior service and innovative solutions tailored to each client's unique needs.

Kevin has cultivated long-standing relationships with lenders, court-appointed receivers, developers, REITs, and investors. Over his career, he has successfully brokered the sale of numerous commercial properties across all sectors, including retail, office, medical, industrial, hospitality, and vacant land, handling both investment and owner-user transactions.

Combining exceptional communication skills with deep expertise in finance, banking, and strategic planning, Kevin navigates complex transactions with precision and confidence, consistently delivering outstanding results for his clients.

EDUCATION

Bachelor's degree in Business Administration with a Major in Accounting, Magna Cum Laude from Wayne State University

AFFILIATIONS

- Vice Chairman – Chaldean American Chamber of Commerce
- Vice Chairman – Chaldean Community Foundation
- Board Member – Mike Ilitch School of Business at Wayne State University
- Past President – Michigan Commercial Board of Realtor (CBOR)
- Member – Innovating Commerce Serving Communities (ICSC)
- Certified Commercial Investment Member designee (CCIM)

AWARDS

- 2013 – DBusiness Magazine “30 in Their Thirties” Honoree
- 2014 – Emerging Leader Award Recipient from the Mike Ilitch School of Business at Wayne State University
- 2019 – Michigan CCIM Chapter Award Recipient
- 2018 -2025 – Best of the Best Top Brokers by Midwest Real Estate News
- 2020 – Inducted into the Midwest Commercial Real Estate Hall of Fame
- CoStar Power Broker numerous years
- 2024 – Crain's Detroit Business Notable Commercial Real Estate Leader
- 2024 and 2025 – DBusiness Commercial Real Estate Broker of the Year Finalist



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BROKER BIO



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PROFESSIONAL BACKGROUND

David Jappaya is a Vice President at KJ Commercial, where he specializes in the sale and leasing of retail, industrial, and office properties, as well as land for development and property assemblages throughout Southeast Michigan. Since starting his commercial real estate career with the firm in 2018, he has become an integral member of the team, advising clients on acquisitions, dispositions, and leasing strategies. David's background in finance and accounting provides a strong analytical foundation for his work, particularly in financial modeling and investment property underwriting. He uses this expertise to help clients evaluate opportunities and make informed real estate decisions.

Over the course of his career, David has completed more than 175 transactions totaling over \$150 million in volume, including the sale of numerous multi-tenant investment properties across the retail, office, and industrial sectors. He has also facilitated transactions through auction platforms, connecting with a broad network of national and international buyers. His clients range from private investors to institutional groups at the local, national, and global level. In addition, David works with local municipalities to support economic development initiatives throughout the Metro Detroit area. Prior to joining KJ Commercial, David worked in corporate accounting. He earned his Master of Accountancy with a specialization in Finance from Walsh College in 2018. Outside of work, David enjoys spending time with family and staying active through fitness.

EDUCATION

2018 graduate from Walsh College where he earned a Master of Accountancy with a specialization in Finance.

MEMBERSHIPS

- International Council of Shopping Centers (ICSC)
- The Chaldean American Chamber of Commerce
- The Troy Chamber of Commerce
- The Urban Land Institute (ULI)
- Board Member, City of Farmington Hills Economic Development Corporation



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