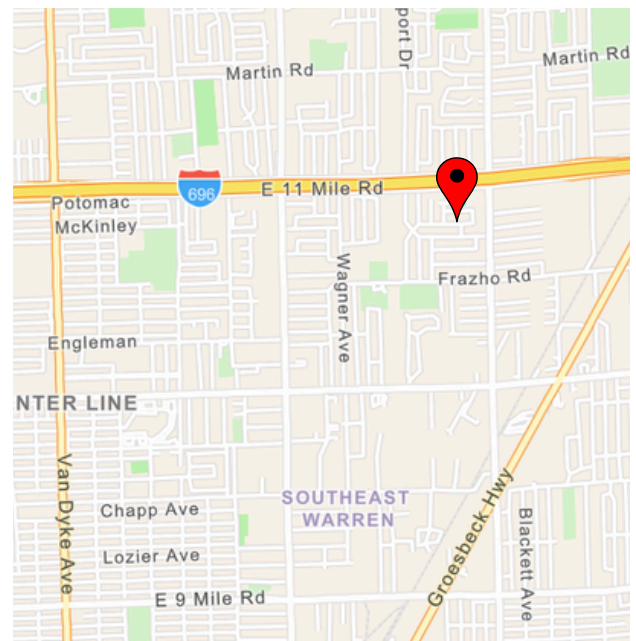


13260 E 11 MILE RD.
WARREN, MICHIGAN



INVESTMENT HIGHLIGHTS:

- American Red Cross has been a tenant for 25 years with multiple lease extensions executed.
- NNN lease in place until January 2029 with annual rent increases and two (2) five (5) renewal options.
- Essential service - recession resistant tenant.
- Significant capital investment made by Red Cross completely renovating their buildout.
- High volume blood draw center with CPR, First Aid, and AED training classrooms.
- Excellent location just seconds from I-696.
- 8,250 square foot single tenant building on 1.32 acres.
- Sale price: \$1,455,882 (8.5% cap rate)



For more information, contact:

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