MARCH
2026

OFFERING MEMORANDUM

920 N Fairview Avenue | Lansing, MI 48912

Single-Tenant Office Asset

NAI Mid-Michigan

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PREPARED BY:

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Managing Broker

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CONFIDENTIALITY & DISCLAIMER

NAI Mid Michigan is pleased to present a single-tenant net-lease investment offering in Lansing, Michigan. The subject property features 18,100 SF of recently renovated office space leased to NeoPollard Interactive, a joint venture between Pollard Banknote & NeoGames, two of the world's largest online casino and lottery operators. The building, located at 920 N Fairview Ave in Lansing, sits across two parcels with a combined land size of 0.75 acres. The asset underwent extensive renovations in 2020, including the addition of 9,000 SF to the existing 9,100 SF structure along with a complete remodel of the interior space.

The property is strategically positioned in close proximity to Highway 127, a major north/south thoroughfare in Michigan, as well as Grand River Ave, a key east/west corridor. The surrounding demographics are strong, with more than 92,000 residents within a 3-mile radius of the property. Additionally, Michigan State University - located approximately 2.8 miles from the site, is the largest public university in the state, with more than 52,000 students enrolled.

Purchase Price
$2,975,000

Cap Rate
14%

NOI
$418,638

Property Overview

Address	920 N Fairview Ave
City, State, ZIP	Lansing, MI 48912
Rentable SF	18,100
Year Built / Renovated	1966 / 2021
Total (Acres)	0.75
Construction Type	Masonry
Stories	2
Parking Spaces	25
Signage	Yes
Real Estate Taxes	$68,846 (Winter & Summer 2024)

Investment Overview

Lease Expiration	October 2027
Term Remaining	1.5 Years
2026 NOI	$418,638.23
Annual Rent Increases	2.00%
Total Net Rent Remaining Due	$627,957
Cap Rate	14%
Purchase Price	$2,975,000

Investment Highlights

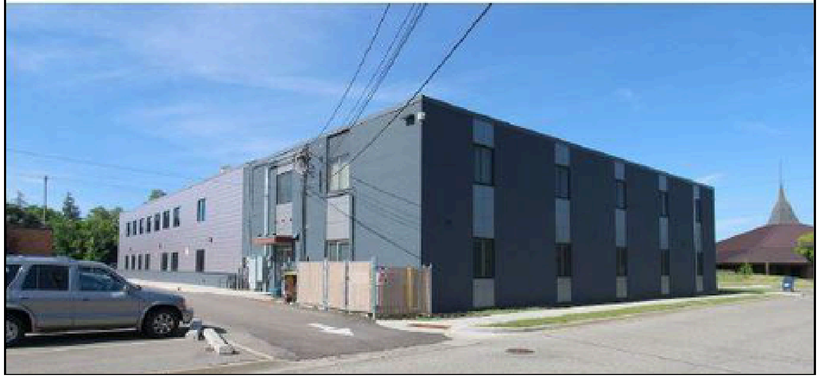
Single-Tenant Net Lease Opportunity in Michigan's Capital City – Recently renovated and expanded 18,100 SF office property located at 920 N Fairview Ave in Lansing, Michigan. The building is fully leased to NeoPollard Interactive, a global online lottery technology company.

Globally Recognized Tenant with Strong Industry Position – NeoPollard Interactive is a partnership between Pollard Banknote and NeoGames, two leading operators in the lottery and gaming industries, positioned to benefit from continued online gaming growth in the U.S.

Strategic Location Near Michigan State University & Downtown Lansing – The property is located near US-127 with convenient access to the Greater Lansing area and major Midwest markets. Michigan State University is approximately 1.5 miles from the site.

Renovated Asset with Significant Recent Improvements – The building was fully renovated and expanded in 2020 with a 9,000 SF addition and has been well maintained by current ownership.

NNN Lease with Minimal Landlord Responsibilities – The tenant has occupied the property since 2014 and extended the lease in 2020. Operating expenses are the responsibility of the tenant.



Lease Summary

The property is fully leased to NeoPollard Interactive under a Triple Net (NNN) lease, providing minimal landlord responsibilities and stable cash flow. The tenant occupies the entire 18,100 square feet, with the lease originally commencing on April 1, 2014, and extending through October 31, 2027. The lease is supported by a corporate guaranty from Pollard iLottery, Inc., a subsidiary of Pollard Banknote. The agreement features 2.00% annual rent escalations and includes two (2) four-year renewal options, providing potential for continued long-term occupancy and income stability.

Tenant	NeoPollard Interactive
Guarantor	Pollard iLottery, Inc.
Square Footage	18,100
Guarantor	Corporate
Lease Commencement	04/01/2014
Lease Expiration	10/31/2027
Lease Term	Initial 7-year term
Lease Structure	Triple Net
Renewal Options	Two (2) consecutive periods of four (4) years
Rent Escalation	2.00% Annually

Common Areas	Such common areas shall include, without limitation, any of the following area which may be furnished by Landlord: parking areas, driveways, entrances and exits thereto, employee parking areas, truck ways, truck and service courts, loading docks, package pick-up stations, pedestrian sidewalks and ramps, landscaped areas, exterior stairways, comfort stations, bus stops, taxi stands, mall and other similar public facilities.
Operating Costs	Tenant shall pay to Landlord Tenant's proportionate share of all operating expenses for the office center. For the purpose hereof, the "Operating expenses" of the Office Center shall include all of the Office Center's "Common area maintenance charges", "Real Estate Taxes" and Insurance Premiums".
CAM	"Common Area Maintenance Charges" and/or CAM shall include all costs and expenses actually incurred by Landlord with respect to the operation, maintenance, management, equipping or repairing the office center and the common areas subject to the limitation in this lease.
Tenant Responsibilities	Tenant agrees to repair and maintain in good order and condition the non-structural interior portions of the leased premises, including the store fronts, show windows, doors, windows, plate and window glass, floor coverings, plumbing, heating, ventilating, air conditioning, electrical and sewage system exclusively serving the premises. Tenant shall, at its own cost and expense, perform all janitorial and cleaning services within the leased premises in order to keep the same in a neat, clean and orderly condition. Tenant shall maintain a service contract with an approved HVAC maintenance company for the maintenance of the heating/ventilating/air conditioning system for the leased premises.
Landlord Responsibilities	Landlord agrees to repair and maintain in good order and condition the roof, roof drains, outside walls, foundation and structural portions (both interior and exterior) of the leased premises. Landlord shall incur the expense of any replacement of the HVAC or other major systems that service the leased premises, and tenant's responsibility shall be limited to that portion of the total cost that bears the same relationship that the number of years remaining in the term of the lease.
Real Estate Taxes	Tenant shall be responsible for and shall pay when due all municipal, county or state taxes assessed during the lease term or any extension or renewal thereof against any leasehold interest or personal property of any kind, owned by or placed in, upon or about the leased premises by the Tenant.
HVAC	Tenant is responsible for Maintenance & Landlord is responsible for replacement
Utilities	Tenant shall be responsible for and shall promptly pay all charges for electricity, gas, water and sewer directly billed to it consumed in the leased premises.

NEOPOLLARD INTERACTIVE

NeoPollard Interactive is a leading provider of digital lottery (iLottery) solutions and services for regulated lottery operators across North America. The company is a strategic joint venture between Pollard Banknote Limited and NeoGames S.A., two globally recognized leaders in lottery and online gaming technology.

Founded in 2014, the company delivers a comprehensive suite of iLottery services including gaming platforms, game development, player engagement tools, and managed services that help state and national lotteries expand into digital channels. Its technology and operational expertise support lotteries in developing secure online gaming ecosystems while increasing revenue generation through digital distribution.

NeoPollard Interactive is widely recognized as a pioneer in the North American iLottery market and powers several of the most successful online lottery programs in the region. Through advanced technology platforms and integrated marketing services, the company helps regulated lotteries enhance player engagement, expand their customer base, and generate additional funding for public programs such as education and community initiatives.

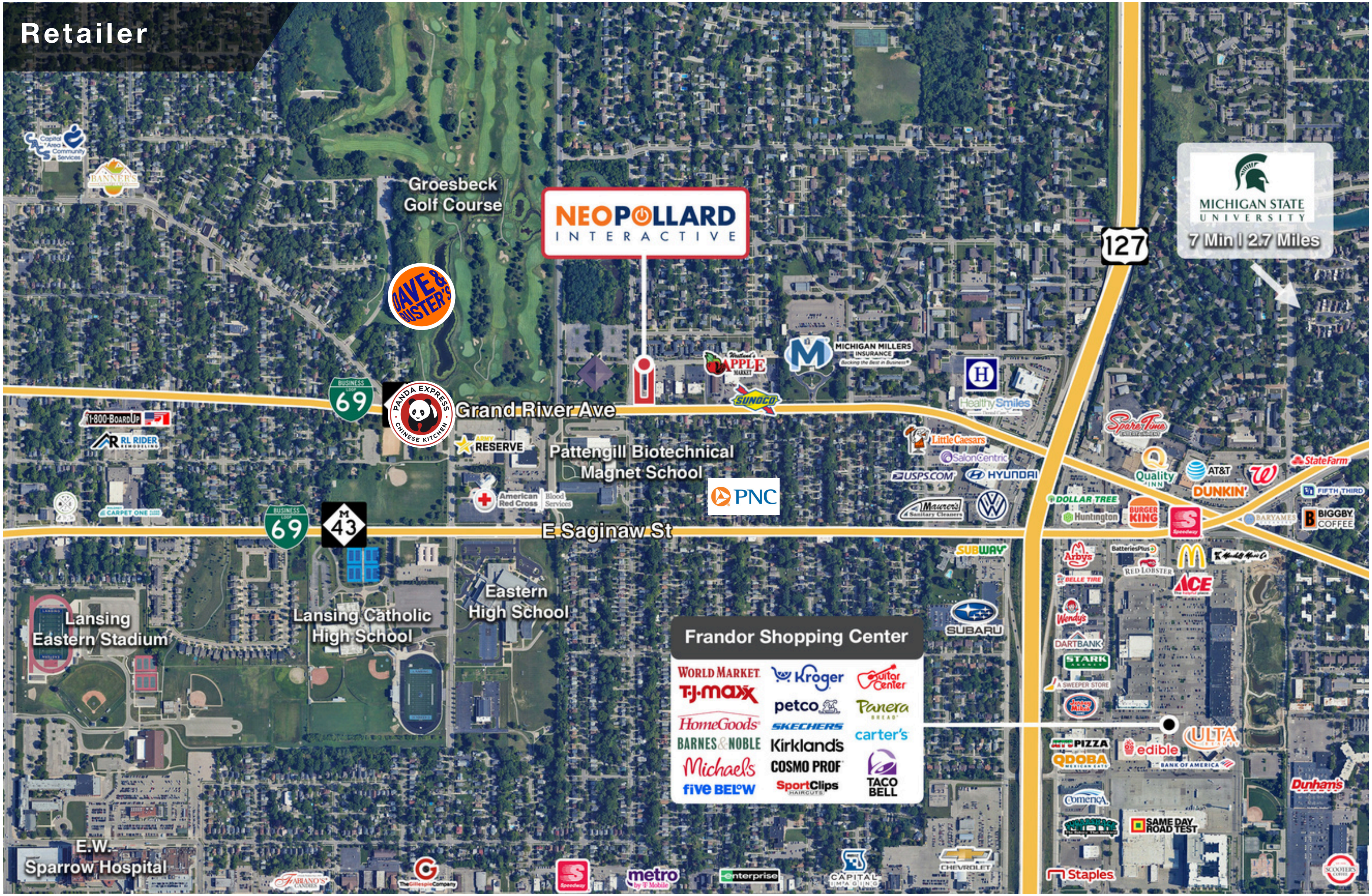
Tenant Snapshot

- **Company Type** - Private (Joint Venture)
- **Industry:** Online Lottery & Digital Gaming Solutions
- **Founded:** 2014
- **Parent Companies:** Pollard Banknote Limited & NeoGames S.A.
- **Website:** neopollard.com

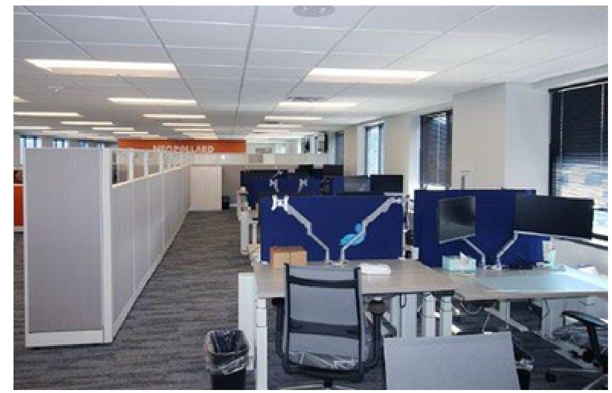
Parcel Map

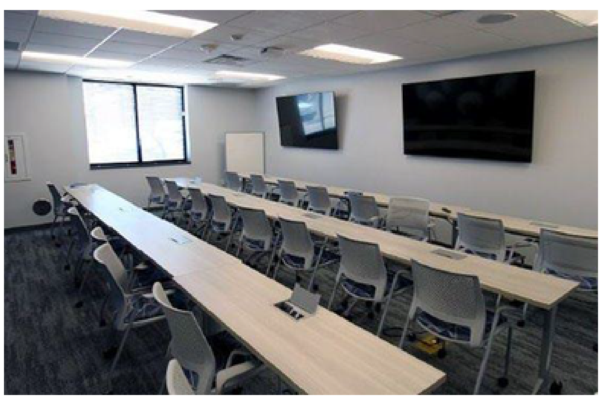
Mid-Michigan

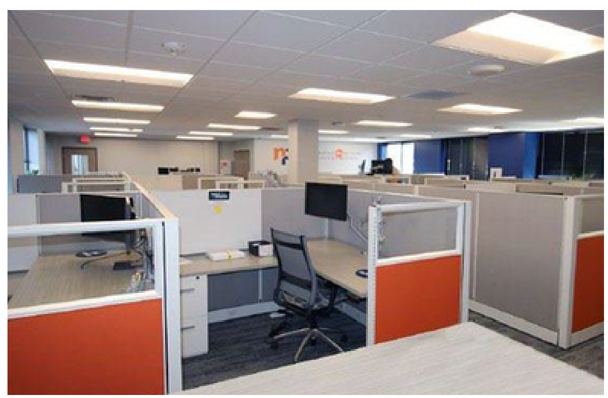
Parcel


Retailer
Groesbeck Golf Course
NEOPOLLARD INTERACTIVE
MICHIGAN STATE UNIVERSITY
7 Min | 2.7 Miles
127
69
Grand River Ave
Pattengill Biotechnical Magnet School
PNC
69
43
E Saginaw St
Eastern High School
Lansing Catholic High School
Lansing Eastern Stadium
E.W. Sparrow Hospital
Frandor Shopping Center
WORLD MARKET
Kroger
Guitar Center
T.J.maxx
petco
Panera
HomeGoods
SKECHERS
carter's
BARNES&NOBLE
Kirkland's
Michaels
COSMO PROF
five BELOW
SportClips
TACO BELL
MICHIGAN MILLERS INSURANCE
SUNOCO
RESERVE
American Red Cross
Little Caesars
SalonCentric
USPS.COM
HYUNDAI
DOLLAR TREE
Huntington
BURGER KING
Quality INN
AT&T
DUNKIN'
State Farm
FIFTH THIRD
BIGGBY COFFEE
SUBWAY
Arby's
RED LOBSTER
ACE
SUBARU
Wendy's
DARTBANK
STARK
PIZZA
QDOBA
edible
ULTA
BANK OF AMERICA
Comerica
Dunham's
SAME DAY ROAD TEST
Staples
CHEVROLET
enterprise
metro by T-Mobile
1-800-BOARDUP
RL RIDER
CARPET ONE

Interior Photos





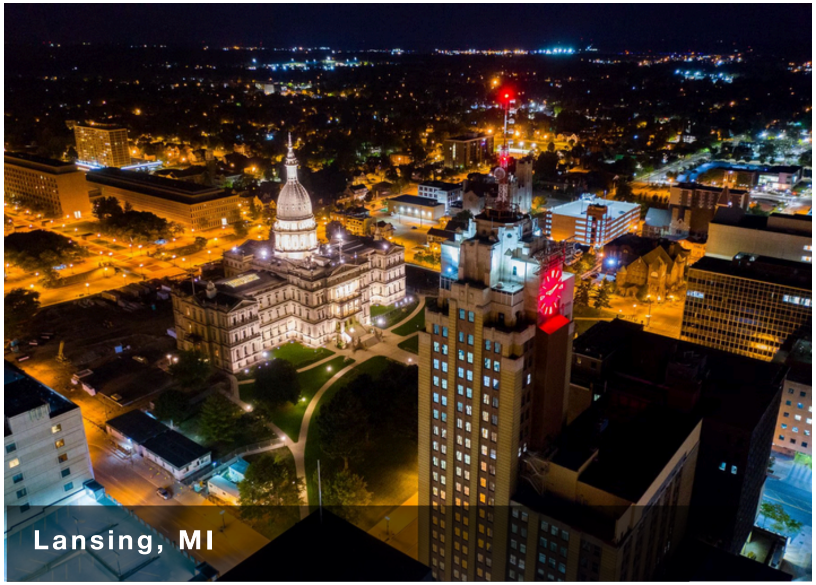


Lansing, Michigan

Located in the heart of the state, Lansing serves as the capital of Michigan and is a key hub within the region's transportation network. The city sits at the intersection of several major highways, including I-96, I-69, and US-127, providing convenient connectivity to major Midwest markets such as Detroit, Grand Rapids, and Chicago. As the center of the Greater Lansing metropolitan area, the city benefits from a strategic location that supports both government operations and private sector business activity throughout central Michigan. Lansing has a 2026 population of 115,226.

The Lansing economy is anchored by government, education, healthcare, and manufacturing sectors. Major employers include the State of Michigan, Michigan State University, and General Motors, which operates several facilities in the region. Additional employment drivers include healthcare systems, insurance providers, and technology firms serving the growing innovation ecosystem linked to the university. Air travel is supported by Capital Region International Airport, which provides passenger and cargo services and connects the region to major domestic hubs.

Lansing offers a variety of cultural attractions, outdoor recreation, and family-friendly destinations. The city is home to the historic Michigan State Capitol, a landmark building that draws visitors year-round. Residents and tourists enjoy outdoor spaces such as the Lansing River Trail, a scenic pathway system connecting parks, neighborhoods, and downtown attractions. Other popular destinations include Potter Park Zoo, which features wildlife exhibits along the Grand River and serves as one of the region's most visited family attractions. Together, these amenities contribute to Lansing's strong quality of life and appeal as a vibrant Midwestern capital city.



Lansing, MI

Michigan State University

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JEROME ABOOD

Background & Experience

With over 35 years of experience in real estate, Jerome blends deep industry knowledge with a passion that began on the golf course. As a competitive golfer in his youth, he forged early connections with top developers—an experience that inspired him to earn his real estate license at just 18. Jerome holds a Bachelor's degree in Business and Finance from Michigan State University and a Juris Doctor from Cooley Law School. While pursuing his education, he began investing in student housing near MSU, eventually expanding into commercial real estate and development. His portfolio includes build-to-suit projects for national retailers, as well as multifamily developments, retail centers, and vacant land acquisitions. Jerome's hands-on experience as both investor and advisor gives him a unique perspective on every deal, ensuring his clients benefit from well-rounded, strategic guidance.

Professional Associations & Designations

- CCIM: Certified Commercial Investment Member
- MAR: Michigan Association of REALTORS®
- NAR: National Association of REALTORS®
- CBOR: Commercial Board of REALTORS®

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