

Offering Memorandum

Tenant: **Wade Trim**

25251 Northline Road
Taylor, Michigan 48180



VOGEL ADVISORS

STRATEGY BEHIND EVERY MOVE.



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Confidentiality

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Vogel Advisors or Sands Investment Group (the "Brokers"), and should not be made available to any other person or entity without the written consent of the Brokers.

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Disclaimer

This Offering Memorandum has been prepared to provide summary, unverified information to prospective qualified purchasers, and to establish only a preliminary level of interest in the subject property described herein. The information contained herein is not a substitute for a thorough due diligence investigation. The Brokers have not made any investigation, and make no warranty or representation, with respect to: 1) the income or expenses of the subject property; 2) the future projected financial performance of the subject property; 3) the size and square footage of the subject property and its improvements; 4) the presence or absence of contaminating substances, PCBs or asbestos; 5) the subject property's compliance with State and Federal regulations; 6) the physical condition of the improvements present on the subject property; 7) the financial condition or business prospects of any tenant; or, 8) any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources the Brokers believe to be reliable; however, the Brokers have not verified, and will not verify, any of the information contained herein, nor have the Brokers conducted any investigation regarding these matters and makes no warranty or representation whatsoever, expressed or implied, regarding the accuracy or completeness of the information contained herein. References to square footage, area size or age are approximate. ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL INFORMATION SET FORTH HEREIN, AND BEAR ALL RISK FOR ALL CONTRACT AND INVESTMENT DECISIONS.

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01
Executive
Summary



**WADE
TRIM**



Key Data

| | |
|-----------------------|--|
| Property Address: | 25251 Northline Road Taylor, MI 48180 |
| Building Size: | 37,347 square feet |
| Parcel Size: | 4.43 acres |
| Year Built: | 1998 |
| Roof: | Metal |
| HVAC: | New in 2025 |
| Power: | Natural gas full-building backup generator |
| Lease Term Remaining: | 13+ years |
| Lease Type: | NNN |
| Year 1 NOI: | \$506,649 |
| Asking Price: | Negotiable |

Investment Highlights

Long-term NNN lease

Tenant recently re-committed to building for additional 10 years.

13 years remaining in the current term.

Trophy Asset

Recent lease renewal terms include landlord contribution for new parking lot and HVAC system. Wade Trim has also committed to renovate the interior, bringing the property to as-new condition.

Purpose-Built Asset

The building was purpose-built for Wade Trim to serve as the company's headquarters in 1997. Wade Trim has been the building's only occupant.

Nationally Recognized Tenant with Diversified Service Offerings

Wade Trim is a century-old company with 22 offices in 9 states. Their professional services include civil engineering, planning, surveying, landscape architecture and environmental science services.

The firm posted 2023 income of more than \$135 million.

Excellent Suburban Location

Within 10-minute drive: DTW / I-94 / I-275

Within 25-minute drive: Downtown Detroit / Ann Arbor / 3 international crossings to Canada



[Click Here to See Aerial View of Property](#)





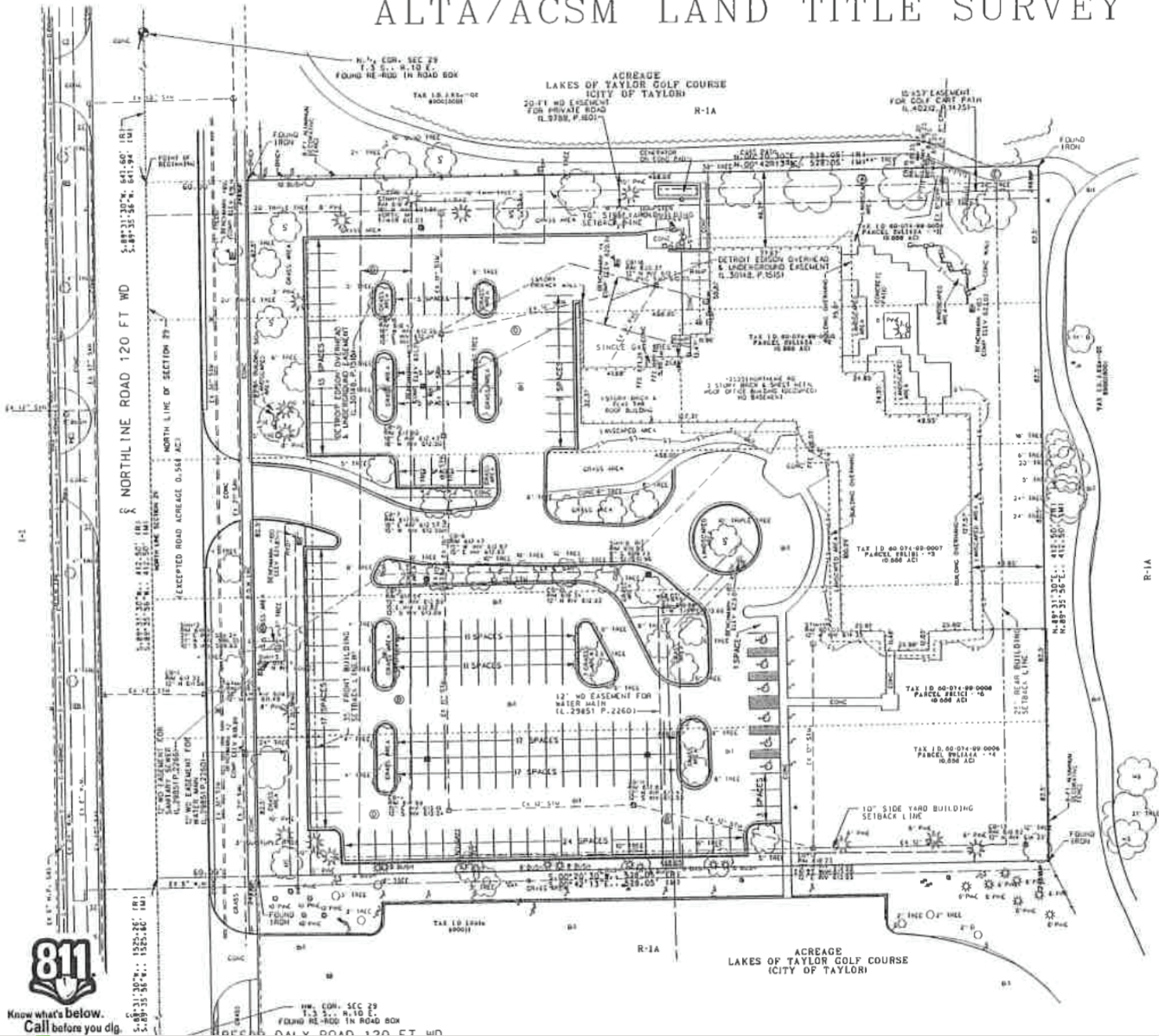
Annual Operating Data

| YEAR | INCOME | RENT PSF | INCREASE |
|------|--------------|----------|----------|
| 1 | \$506,649.36 | \$13.57 | -- |
| 2 | \$519,315.60 | \$13.91 | 2.50% |
| 3 | \$532,298.52 | \$14.25 | 2.50% |
| 4 | \$545,605.92 | \$14.61 | 2.50% |
| 5 | \$559,246.08 | \$14.97 | 2.50% |
| 6 | \$573,227.50 | \$15.35 | 2.50% |
| 7 | \$587,557.92 | \$15.73 | 2.50% |
| 8 | \$602,246.88 | \$16.13 | 2.50% |
| 9 | \$617,303.16 | \$16.53 | 2.50% |
| 10 | \$632,735.64 | \$16.94 | 2.50% |
| 11 | \$648,554.04 | \$17.37 | 2.50% |
| 12 | \$664,767.96 | \$17.80 | 2.50% |
| 13 | \$681,387.12 | \$18.24 | 2.50% |



02 Aerials & Site Plan

ALTA/ACSM LAND TITLE SURVEY

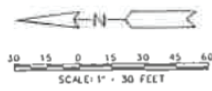


LEGEND:

- SECTION CORNER
- SET IRON PIPE
- FOUND IRON PIPE
- MEASURED
- RECORDED
- RIGHT OF WAY
- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- MULTI-STEM DECIDUOUS TREES
- DECIDUOUS TREES
- CONIFER TREES
- BRUSH
- HOUSE OR BUILDING
- SIGN POST
- MAIL BOX
- POST
- SPRINKLER HEAD
- FENCE
- ROCK
- UNDERGROUND MANHOLE
- TRAVERSE POINT
- COLUMN
- HEADWALL
- CENTERLINE OF CONCRETE, BIT, GRAVEL OR DIRT ROAD
- CONCRETE AND BIT ROAD OR DRIVE
- SIDEWALK
- DIRT OR GRAVEL ROAD OR DRIVE
- TOP OF BANK
- CENTERLINE OF DITCH
- CULVERT
- WATER FAUCET
- LIGHT BASE
- UTILITY POLE
- METAL LIGHT POLE
- GUY WIRE ANCHOR
- ELECTRICAL TRANSFORMER BOX
- FIRE HYDRANT
- GATE VALVE & WELL
- WATER SHUTOFF VALVE
- WATER METER
- GAS METER
- UNDERGROUND GAS LINE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- STORM LINE
- SANITARY MANHOLE
- SANITARY LINE
- HANDICAP PARKING
- SPRINKLER JUNCTION BOX
- SCHEDULE B - EXCEPTION IDENTIFIER

BENCHMARKS

1. BM - 100 - ELEV 627.85
ARROW HYDRANT SOUTHWEST NORTHLINE AT WEST SIDE DRIVE TO WADETRIM
2. BM - 101 - ELEV 623.01
ARROW HYDRANT IN ISLAND NEAR MAIN ENTRANCE TO WADETRIM



TAYLOR PARTNERS, LLC, A MICHIGAN LIMITED LIABILITY CO. BOUNDARY SURVEY
 ALTA/ACSM LAND TITLE SURVEY
 LOCATED IN SECTION 29, T.36, R.10E, CITY OF TAYLOR, WAYNE COUNTY, MI

WADETRIM
 1000 W. WADETRIM RD. #100
 TAYLOR, MI 48065
 TEL: 313.486.1000
 FAX: 313.486.1001

SHEET NO. 2224002-D3P
 2 OF 2



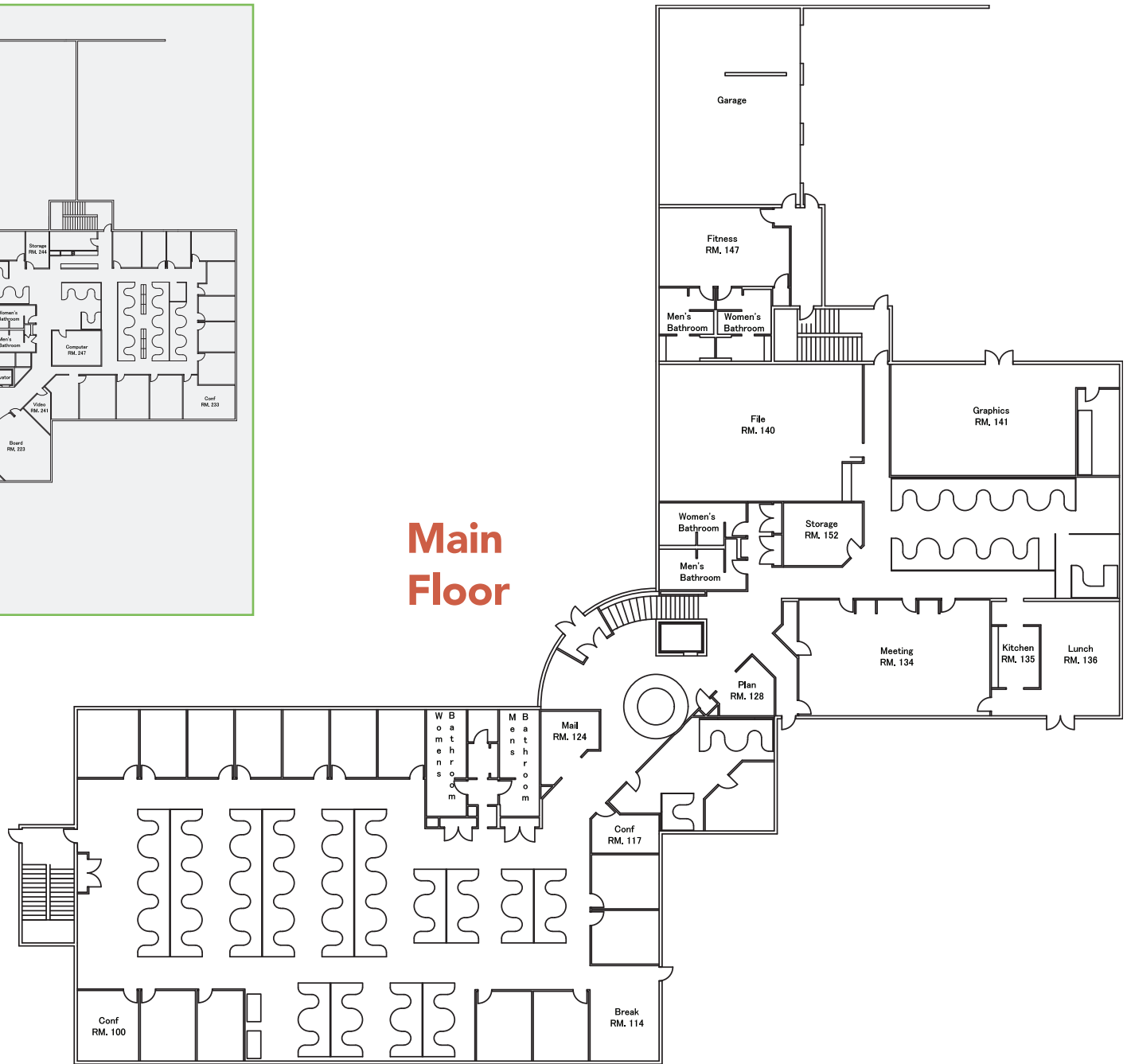
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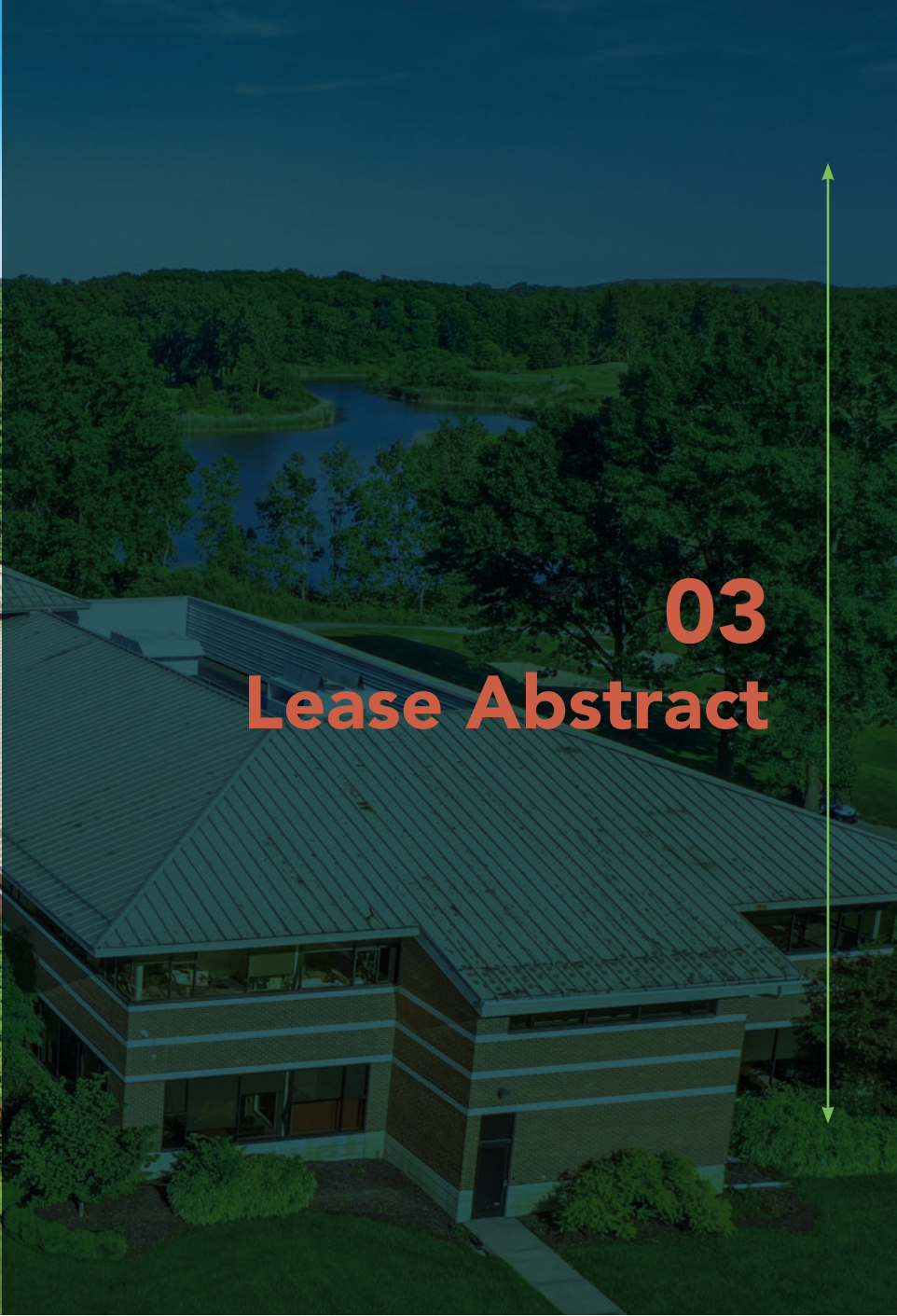


2nd Floor



Main Floor





03
Lease Abstract

Lease Abstract

| | | | |
|-----------------------------------|--|----------------------------------|--------------------------------------|
| Tenant: | Tenant: Wade Trim Group, Inc | Annual Escalations: | 2.50% |
| Lease Termination Date: | August 31, 2037 | Optional Renewal Periods: | Two 5-year options to renew - \$2.05 |
| Lease Structure: | NNN | Option Notice Deadline: | 12 months prior to LTD - \$2.05 |
| Rent incl. Management Fee: | \$42,220.78 per month / \$506,649.36 per year (beginning 9/1/2024) | Lease Option Pricing: | Fair market rent - \$2.05(c) |
| | | Right of First Offer: | None |

| | |
|--|--|
| Net Lease: | <p>§3.05 - Except costs and expenses to be paid by Landlord pursuant to the terms of this Lease or the costs to repair any damages to the Premises caused by Landlord, its employees, Agents and representatives or contractors, the Lease shall be deemed and construed to be a fully "net lease" and Tenant shall pay to Landlord, absolutely net throughout the Term, all Rent free of any charges assessments, impositions or deductions of any kinds and without abatement, deduction or setoff whatsoever in the matter set out above for payment of Base Rent, and under no circumstances or conditions, whether now existing or hereafter arising, or whether beyond the present contemplation of the parties, shall Landlord be expected or required to make any payment of any kind whatsoever relating to the Premises or be under any other obligation or liability here under or otherwise except as herein otherwise expressly set forth.</p> |
| Amendment - Landlord New Capital Improvements | <p>§8.0 Except as expressly provided in Sections 6, 7, and 8 of this Amendment, Landlord shall have no financial or other obligations for the payment or performance of the New Capital Improvements or New Alterations notwithstanding anything set forth in the Lease to the contrary. Landlord's obligations under the Lease with respect to other "Capital Improvements" as defined in Section 7.03 of the Lease will remain in effect in accordance with the terms and conditions of the Lease.</p> <p>§8.1 For the avoidance of doubt, Landlord will have no financial or other obligations for any future repair or replacement of the New Capital Improvements or New Alterations made by Tenant under Sections 6 and 7 of this Amendment; except, with respect to the New HVAC System only, if a Capital Improvement is required after the ten (10) year anniversary of the date of "substantial completion" of the New HVAC System and all of the "Landlord Contribution Requirements" have been satisfied, then the Capital Improvement will be made subject to contribution from Landlord of its share of the cost thereof as otherwise set forth in Section 7.03 of the Lease.</p> |
| Tenants Insurance: | <p>§21.02 (a) – "Commercial General Liability Insurance including Contractual Liability Insurance coverage covering Tenant's operations in the Premises, with combined single limits of not less than Five Million Dollars (\$5,000,000) per occurrence for bodily injury or property damage, naming the Landlord (and its members, managers, agents and affiliates) and Landlord's Mortgagee as additional insureds. Such insurance shall be primary to and not contributory to any similar insurance carried by Landlord, and shall contain a severability of interest clause."</p> <p>(b) "All Risk insurance upon the Building and improvements on the Premises, with coverage for perils as set forth on the Causes of Loss-Special Form, in the amount of not less than eighty percent (80%) of the full replacement cost of the Premises ("Casualty Insurance"). Landlord shall be the loss payee under such Casualty Insurance.</p> <p>(c) "Tenant, at its expense, shall obtain and maintain insurance covering all of the Tenant's Personal Property in such amounts and with such converges as deemed necessary by Tenant, together with insurance against sprinkler damage, vandalism and malicious mischief, and water damage (from roof leakage, ground water, or otherwise). It is expressly understood and agreed that none of the items to be insured by Tenant hereunder shall be insured by Landlord, nor shall Landlord be required to reinstall, reconstruct or repair any such items. Any policy proceeds shall be used for the repair or replacement of the property damaged or destroyed, unless this Lease shall cease and terminate under the provisions of Article 14 hereof.</p> |

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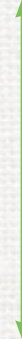




About Wade Trim



Wade Trim is a nationally recognized civil engineering firm headquartered in Southeast Michigan. Founded in 1926, they have a long history of serving municipalities and addressing a wide variety of infrastructure needs. Examples of past projects include roads, waste systems, weather drains, and power. Other services offered include planning and construction for public landscapes, as well as surveys and legal description prep.



Wade Trim operates 22 offices across 9 states in multiple geographic regions of the U.S. Revenue from 2023 across all business units came to \$135 million, and the company is growing. Further, unique to Wade Trim, they are 100% employee-owned. This ownership program has grown to include over 200 internal stockholders, and promotes a strong work culture.



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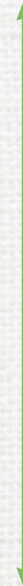


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About Taylor

Taylor, Michigan

The City of Taylor, Michigan is a close-in suburb of metropolitan Detroit in the Downriver region that offers a unique combination of leisure and urban development. The city's 24 square-miles includes world-class sports training facilities, a variety of shopping and dining options, and multiple public parks.

Taylor sits along Interstate 94 and Telegraph Road (US-24) with easy access to downtown Detroit, Ann Arbor, and Interstate 75 to Ohio and other metropolitan Detroit suburbs. Taylor is located within 5 miles of the Detroit-Wayne County Metropolitan Airport (DTW), and within 15 miles of three international crossings to Canada, including the new Gordy Howe International Bridge.



Several institutions of higher learning have campuses within a 30-minute drive of Taylor, allowing for excellent access to a diverse and highly educated workforce. These include **The University of Michigan, Eastern Michigan University, Lawrence Technological University, Madonna University, and Wayne State University.**

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