

INVESTMENT SALE OFFICE PORTFOLIO



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THREE-ASSET OFFICE PORTFOLIO CONSISTING OF 78,800 SQUARE FEET

LISTING PRICE

CONTACT BROKERS FOR PRICE GUIDANCE

**CONFIDENTIALITY
AGREEMENT**

FOR ADDITIONAL INFORMATION:

Please reply with Signed Confidentiality Agreement to
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Three-Asset Office Portfolio in Maumee, OH, Monroe, MI, & Canton, MI Consisting of 78,800 Square Feet

The subject opportunity is a collection of one (1) multi-tenant office property (36,500 SF) in Maumee, OH, one (1) single tenant office property (28,800 SF) in Canton, MI, and one (1) multi-tenant office/retail property (13,500 SF) in Monroe, MI, totaling approximately 78,800 square feet. The Mannik & Smith Group occupies 65,575 sf of that while all other tenants occupy 13,225 sf.

Corporate Guarantee

The lease is corporately guaranteed by the Trilon Group/Alpine Investors, making this an ideal investment opportunity for a passive investor.

High Occupancy Levels Exemplify High Quality Product

The portfolios historical and current occupancy levels are 100%.

Immediate Access To Major Transportation Arteries

The assets are strategically located near major highways. The Maumee, OH location is just half a mile from the I-475/US-23 interchange and just over one mile to I-80/90 (Ohio Turnpike). The Monroe, MI property is less than a quarter mile from the I-75/Dixie Highway interchange. The Canton, MI property is one mile from the I-275/Michigan Avenue interchange.

Market Rents/Long Term Tenants

Most tenants have been in place for many years and have maintained rental rates at or above the market rate.

Assets Have Been Diligently Maintained

For over 20 years, the current owners have diligently maintained the portfolio since acquisition. The current owners are highly respected, and the management of their assets is professional and efficient.

For more information, please contact:

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This information contained in this Offering is confidential, furnished solely for the purpose of review by a prospective purchaser of Three-Asset Portfolio ("Portfolio") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Signature Associates.

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SUMMARY | 1800 Indian Wood Circle, Maumee, OH 43537



EXECUTIVE SUMMARY

The subject asset is located at 1800 Indian Wood Circle, Maumee, OH. The building is approximately 36,500 SF and is a multi-tenant (2), fully leased, Class B office building located in Arrowhead Business Park. The building has been well maintained and diligently supported, mitigating the need for major capital expenditures in the future. This property is only a half mile to I-475/US-23 and just over one mile from I-80/90 (Ohio Turnpike).

PROPERTY SUMMARY

ENTITY	1800 Indian Wood, Ltd.	STORIES	1
STREET ADDRESS	1800 Indian Wood (1485 Ford)	PARKING	140 +/- Spaces
CITY, STATE	Maumee, OH	GLA	36,500 Square Feet
PROPERTY TYPE	Office	PARCEL ID	36-40878
SF AVAILABLE	0	SUBMARKET	South/Southwest
OCCUPANCY	100%	COUNTY	Lucas
LEASE TYPE	Gross/Full Service	ZONING	CM (Commercial-Industrial District)
YEAR BUILT	1992	LAND AREA	4.04 Acres
OWNER	1800 Indian Wood, Ltd.	2025 GROSS INCOME	\$817,104

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SUMMARY | 2365 S. Haggerty Road, Canton, MI 48188



EXECUTIVE SUMMARY

The subject asset is located at 2365 S. Haggerty Road, Canton, MI. The building is approximately 28,800 SF and is a single tenant, fully leased, Class C office building located in the Southern I-275 corridor. The building offers modern office space, and it has been maintained to a high standard with minimal deferred maintenance. This asset provides investors with predictable cash flow backed by a respected regional tenant in a growing suburban corridor.

PROPERTY SUMMARY

ENTITY	1800 Haggerty Road, Ltd.	STORIES	1
STREET ADDRESS	2365 S. Haggerty	PARKING	60 +/- Spaces
CITY, STATE	Canton, MI	GLA	28,800 Square Feet
PROPERTY TYPE	Office	PARCEL ID	71-098-99-0028-707
SF AVAILABLE	0	SUBMARKET	Southern I-275 Corridor
OCCUPANCY	100%	COUNTY	Wayne
LEASE TYPE	Full Service Excluding Electric and Suite Janitorial	ZONING	LI-R (Light Industrial Research District)
YEAR BUILT	2005	LAND AREA	3.25 Acres
OWNER	1800 Haggerty Road, Ltd.	2025 GROSS INCOME	\$537,540

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SUMMARY | 1771 N. Dixie Highway, Monroe, MI 48162



EXECUTIVE SUMMARY

The subject asset is located at 1771 N. Dixie Highway, Monroe, MI. The building is approximately 13,500 SF and is a multi-tenant (4), fully leased, Class C office/retail building located less than a quarter mile from the I-75/Dixie Highway interchange. Its strategic location near major highways provides logistical advantages and accessibility for both employees and clients. The surrounding commercial development and high-traffic corridor contribute to long-term value, stability, and upside potential.

PROPERTY SUMMARY

ENTITY	1800 Dixie Hwy, Ltd.	STORIES	1
STREET ADDRESS	1771 N. Dixie	PARKING	75 +/- Spaces
CITY, STATE	Monroe, MI	GLA	13,500 Square Feet
PROPERTY TYPE	Office/Retail	PARCEL ID	07-807-006-00
SF AVAILABLE	0	SUBMARKET	Monroe County Submarket
OCCUPANCY	100%	COUNTY	Monroe
LEASE TYPE	Gross Plus Utilities/Modified Gross	ZONING	P.U.D (Planned Unit Development)
YEAR BUILT	2005	LAND AREA	2.30 Acres
OWNER	1800 Dixie Hwy, Ltd.	2025 GROSS INCOME	\$207,529

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