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Gary Lillie, Realtor emeritus

Realtor emeritus is the National Association of Realtors recognition of more than 40 years as a real estate professional

These listings come from sources nation-wide
For complete information on any property contact Gary Lillie

Note: NNN properties are in their own section

When you see "Inquire" it means that the listing broker did not offer that information in their marketing.

#	Location	Type	Units/Sq Ft / Acres	Price	Listing Broker Comments
NNN PROPERTIES IN MICHIGAN					
NNN	1 Michigan portfolio	Applebees (10)	Vary	\$1.92M - 2.52M	Total portfolio: \$22.81M, all @ 8.5 Cap. Buy one or all. Make offer(s)!!
NNN	2 Michigan	Family Dollar	Vary	545,000	Portfolio includes 4 Dollar General stores following. Good locations.
NNN	3 Michigan portfolio	Dollar General (4)	Vary	735,000 - 895,000	Portfolio, including Family Dollar above: \$3.745M. All are new leases.
NNN	4 Farmington MI	CVS ground lease	1.4 Acres	7.5 Cap	Corporate gauranteed ground lease in high-income city in 4th wealthiest US county
NNN	5 Novi MI	CVS Distribution Center	439,150 SF	22,875,000	22-Year bond net lease signed in 2001 w/ options. No landlord responsibility
NN	6 Kalamazoo MI	Tech Building Portfolio	261,563 SF	13,333,000	5 Veryy sharp climate-controlled tech/service buildings. 10 Cap should yield <20%
NN	7 Midland MI	Office Max	24,360 SF	1,775,000	9-Cap. Owner has some responsibilites. Built on ground lease. Seller wants offers
NNN	8 Auburn Hills MI	Romano's Macaroni Grill	8,132 SF	1,500,000	9-Cap. Lease rate much lower than comparables. Strong tenant, sale & location.
NNN	9 Swartz Creek MI	Furniture Row	136,532 SF	5,800,000	Single-tenant w/ 330 US locations, 0 debt. Kohl's, regional mall, shadow anchors
NNN	10 Lansing MI	Lumber Yard	52,000 SF	850,000	9.9 Cap. Sale/Leasebac for 2 years. 2.84 Acres on high traffic road, 10 buildings

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NNN PROPERTIES OUTSIDE OF MICHIGAN					
NNN	1 Zanesville OH	Advance Auto Parts	7,000 SF	1,593,290	Corporate store. 7.75 Cap. Lease 2006-2021. (3) 3-yr options A +5%
NNN	2 Tupelo MS	Walgreens	14,820 SF	5,263,158	Leased to 2033 + 50-yr options. \$400K/yr. 7.6% absolute net return.
NN	3 Sacramento CA	Tutor Time	Inquire	4,413,000	New NN 15-year lease with bumps. Successful multi-unit operator.
NNN	4 Pittsburg CA	DaVita Dialysis Center	7,000 SF	2,775,000	2010 Construction. 1st 12 years guaranteed by DaVita. +15% @ 5yrs
NNN	5 Emporia VA	FedEx	16,571 SF	2,249,000	New construction. 8.8% C/C w/ \$1.05M down. \$10.99 net per year
NNN	6 Santa Rosa CA	FedEx	64,689 SF	13,100,000	San Francisco North Bay Highway 101 location. New construction.
NNN	7 Laurel MT	Tractor Supply	19,097 SF	3,200,000	New, near Wal-Mart Supercenter. 15 year lease. 5-year increases
NN	8 St Clair PA	Tractor Supply	22,670 SF	Inquire	NN lease. Listing broker states "8.00% Return" as the list price.
NNN	9 Gibsonia Twp PA	Tractor Supply	19,097 SF	Inquire	NN lease. Listing broker states "8.00% Return" as the list price.
NNN	10 Columbus OH	AT&T	7,812 SF	2,065,050	Lease 12/1/09 - 12/1/19 + two 5-year options w/ 10% increases
NNN	11 San Antonio TX	Ground Lease: Carl's Jr	.47 Acre	1,344,000	20-Year corporate lease 8/2008 - 8/2028 w/ 15% increase 8/13/2008.
NNN	12 Florida	Ground Lease: McDonald	Outlot	1,181,000	5.5 Cap on corporate ground lease w/bumps. 8/09 - 8/29. Built 2009.
NNN	13 Upstate New York	Ground Lease: McDonald	Inquire	864,000	6.25 Cap on corporate ground lease. 1/03 - 1/23. Net \$54K - \$62,985K
NNN	14 Multiple States	Pep Boys portfolio (9)	Vary	\$2.739M - 4,585M	Sale of 4 other stores have closed. 8-9% returns. Auto parts retailer/ service provider
NNN	15 Maryland	Walgreens (4)	Vary	\$5.067 - 10.334M	Cap rates are 7.5 to 7.8. Two are relocation stores; one is a price reduction
NNN	16 Washington DC metro	TD Bank ground lease	1.36 Acres	5,028,000	Single tenant net lease. 17 Years of 20 remain. 7-Cap. 6.36% Non-recourse debt
NNN	17 Maryland	National Bank of Rising Sun	34,140 SF	3,775,000	Bank HQ building + mortgage building + 3 parcels. Rent bumps of 1-3% annual.
NNN	18 Maryland	Olive Garden ground lease	2.3 Acre Pad Site	1,855,000	New 10-year ground lease. 10% Bump every 5 years. Store built in 2009. Highest CPD
NNN	19 Pennsylvania	Tractor Supply (2)	(both) 19,097 SF	\$3.110M - 3.256M	Debt-free tenant. New 15-year leases w/ 10% rent bumps every 5 years. Good sites.
NNN	20 Port Charlotte FL	CVS ground lease	1.57 Acres	3,071,400	Brand new fee simple 25-year ground lease at 7-Cap, with 6 5-year options.
NNN	21 Sachse (Dallas 'burb) TX	Taco Bueno groun lease	Outlot of shopping center	1,241,000	Kroger anchored center. 7.25 Cap. High-growth, high-income suburb. Good visibility.
NNN	22 Ocala FL	CVS corporate lease	Inquire	6,854,722	Brand new zero-cash flow bondable lease. 87% LTV assumable, fully amortizing debt
NNN	23 Manteca CA	T-Mobile	Inquire	1,680,000	7.5-Cap on new lease. 20% increase in 2014. 2008 construction. Retail corridor.
NNN	24 Topeka KS	Office - US government	13,286 SF	2,000,000	Social Security Administration on 15-year lease. 7.69 Cap w/ \$750,000 invested
NNN	25 Vero Beach FL	CVS Distribution Center	413,000 SF	36,680,000	Long-term bond net lease requires absolutely zero landlord responsibilities.
NNN	26 San Francisco CA	FedEX Corporation	108,793 SF	34,500,000	7.08 Cap. Famous Marin Street location in southern waterfront area. 4.16 acres
NNN	27 Loveland CO	Industrial/Light Industrial	140,370 SF	9,500,000	100% Occupied - 9.44 Cap. Site can be expanded by 70K SF. 16-28' ceilings
NNN	28 Rockford IL	Blue Cross	77,200 SF	12,000,000	8.75 Cap Class A office. Built 1999, 7 Entrances, each w/ lit parking in front.
NNN	29 Channelview TX	Hospital	88,479 SF	13,000,000	93 Bed long-term acute care hospital serving East Houston, Channelview, Baytown
NNN	30 Denver CO	Street Car Stables	22,148 SF	8,000,000	6.36 Cap. Class A location w/ Class A renovation of historic building. Much upside
NNN	31 Burlingame CA	5- Story Auto Dealership	42,842 SF	8,600,000	Ground floor has showroom; upper floors car inventory. Built 1947, renovated 1989
NNN	32 Greenville NC	Walgreens	14,490 SF	6,540,000	7.41 Cap. Corner on Hwy 11. Greenville ranks #2 Small Metro in US by Forbes
NNN	33 Chandler AZ	Medical Dental	22,537 SF	6,500,000	7.98 Cap. Class A building, Class A location. Chandler Regional Hospital campus
NNN	34 Bluffton SC	Upscale Retail/Office	17,926 SF	6,300,000	11 charming green buildings under construction in historic district. Sale or lease
NNN	35 Sarasota FL	Office/Flex Tech Park	180,000 SF	4,620,000	Class A steel & Masonry fully LEED certified. Condominiumized - sale or lease.
NNN	36 Sacramento CA	Pep Boys Supercenter	22,341 SF	3,540,900	Class A construction in 1989. Building has 10 auto service bays. 2007 Renovation
NNN	37 Hyattsville MD	Won Trading International	30,000 SF	3,100,000	Food distribution warehouse w/ 3 covered dock doors, cold storage. Seller financing
NNN	38 Schenectady NY	Starbucks - free standing	1650 SF	970,000	Busy intersection with strong traffic counts. 12% Escalations every 5 years

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AUCTIONS - nationwide							
AUCTION	1	Austin TX	1/27	Land - commercial	2.4 Acres	Absolute	Zoned CS. Across from Hyatt, minutes from U of Texas
AUCTION	2	Sterling VA	1/27	Showroom/Warehouse	9,688 SF condo	Auction	Showroom, Warehouse (22' ceilings), Mezzanine offices
AUCTION	3	Boise ID	2/10	Office/Warehouse	21,147 SF	Reserve \$568,000	High-traffic location, monument sign, 6 roll-up doors, truck well w/ dock, paved
AUCTION	4	Mesquite TX	2/5	Former Hospital + 5 bldgs	6 Buildings	Sealed Bid	Will be sold in entirety or in 3 tracts.
AUCTION	5	Atlantic City NJ	1/29	Hotel Redevelopment	7-Story Building	No Reserve	Sealed Bid. Short walk to boardwalk. Boutique hotel, condos, etc
AUCTION	6	Inglewood CA	2/5	Historic Theater	12,000 SF	Sealed Bid >\$200K	Historic art deco landmark along Inglewood's scenic downtown thoroughfare
AUCTION	7	Elmira NY	3/31	Holiday Inn	Coming	Tax Foreclosure	Chemung County Foreclosure Auction. More information coming.
AUCTION	8	USA	February	25 Varied Properties	Vary	Vary	These opportunities are from one auction firm. A chance to bid and see what flies.
AUCTION	9	Baltimore MD	2/17	Little Italy restaurant	9,000+ SF	Auction	A character bar/restaurant like you see in movies. www.littleitaly.md.com
AUCTION	10	Palm Bay FL	1/28	LAND - residential	1 Acre (8)	Absolute	Ideal for professional/office in rapidly-expanding Bayside Lakes. Permitted.
AUCTION	11	Clarksville IN	1/27	Former Church	35,000 SF	Absolute	Close proximity to I-65 interchange. Could redevelop for highway service
AUCTION	12	Forest Lake MN	1/27	Showroom/Cold Storage	35,724 SF	Auction	15,904 SF Retail/warehouse, 9,284 SF showroom, 19,820 SF cold storage
AUCTION	13	Derry NH	2/5	Business Flex Condominium	13,586 SF	Minimum \$600K	20' clear height. New: last unit was once listed for \$1,158,400. Dock & drive-in door
INDUSTRIAL FOR SALE - nationwide							
INDUSTRIAL	1	Holland MI		Former Bottling Plant	173,386 SF	2,400,000	Fully air-conditioned quality building. Heavy power, 2-story office, 20' ceilings...
INDUSTRIAL	2	Ann Arbor MI		Flex Warehouse	14,400 SF	1,680,000	18' Ceilings, 6 docks. Will lease @ \$5.50/SF. Approximate to I-94. Low tax area
INDUSTRIAL	3	Scio Twp (Ann Arbor) MI		Industrial w/ Showroom	22,000 SF	790,000	\$35.90/SF. Located near I-94 interchange. Will lease @ \$3.82/SF
INDUSTRIAL	4	Utica MI		Industrial	18,495 SF	885,000	Built 1991, good presentation, exterior truckwell. Will also lease. Can be duplexed
INDUSTRIAL	5	Owosso MI		Warehouse	21,000 SF	395,000	25' Ceilings, 1 dock, 2 doors, heavy power, co-ray-vac heat, 2 types lighting. Lease
INDUSTRIAL	6	Grandville MI		Manufacturing	55,400 SF	1,395,000	Heavy industrial zoning, 20,000 SF office, dual fiber optics, 10 acres mostly fenced
INDUSTRIAL	7	Owosso MI		Manufacturing/Warehouse	68,000 SF	\$680,000 (\$10/SF)	4 docks, 2 overhead doors. Tax abatements, reliable work force
INDUSTRIAL	8	Livonia MI		Industrial	14,700 SF	560,000	7 Truck doors, large parking surface, 2K SF/office, great visibility. Lease available
INDUSTRIAL	9	Detroit MI		Truck Repair/Dispatch	21,817 SF	2,000,000	Fully operational facility, 3 floor hoists, generator system, diesel tank. Will lease
INDUSTRIAL	10	Saranac MI		Manufacturing/Distribution	173,000 SF	795,000	Part built in 1962; newer addition has 35' ceilings. Plenty of power. Will lease
INDUSTRIAL	11	Muskegon Heights MI		Manufacturing	473,540 SF	2,500,000	Currently Yale-Lift Tech, functional older plant. Potential state & local incentives
INDUSTRIAL	12	Clinton Township MI		Warehouse/Showroom	10,800 SF	378,000	Very clean building w/2 drive-ins. Fenced, partly paved 2 acres. Radiant & GFA heat
INDUSTRIAL	13	Dundee MI		R&D/Light Industrial/Whse	47,373.00		
INDUSTRIAL	14	Mandeville LA		Climate-control Warehouse	3,600 SF	399,000	Plans in place on this 2.5 acres for 4 matching buildings or 18,000 SF
INDUSTRIAL	15	Londonderry NH		R&D and Flex Industrial	26,000 SF	1,000,000	Attractive. 3K SF office, 10.3K R&D, 11.6K light industrial, 1.1K mezzanine
INDUSTRIAL	16	Salt Lake City UT		Industrial/Distribution	122,000 SF	5,000,000	\$41/SF. Price reduced from \$6,500,000.
INDUSTRIAL	17	McCallen TX		Industrial/Warehouse	150,000 SF	3,500,000	\$23/SF. Price reduced from \$4,000,000. 10 Acres.
INDUSTRIAL	18	Winchester VA		Flex Industrial/Warehouse	43,593 SF	3,100,000	Partially completed. Division options available. Excellent for end user
INDUSTRIAL	19	Miami FL		Warehouse	31,950 SF	3,360,000	Super clean, zoned for commercial use. Great potential for upside
INDUSTRIAL	20	Miami FL		Auto Paint & Body Shop	5,111 SF	649,000	Corner parcel. 9 Rolling doors. Phase I completed. Extremely motivated seller.
INDUSTRIAL	21	Baton Rouge LA		Steel Fabrication & Mfg.	114,847 SF	1,450,000	30' Eave height, 8 bridge cranes (5-10 T), rail spur, fencing. Needs electric rework.
INDUSTRIAL	22	Largo FL		Flex Space	19,200 SF	1,881,600	Built 2007, never occupied(?). Lush landscape, glassed front entries, 2 docks
INDUSTRIAL	23	Austin TX		Mixed Use	4,038.00	224,900	Owner financing. Totally remodeled home w/ 30x40' steel warehouse/shop
INDUSTRIAL	24	Mesquite NM		Warehouse/Distribution	62,048 SF	949,000	Vacant - good for user/owner. Fenced - in rural area. Mesquite water. Septic.
INDUSTRIAL	25	Fort Worth TX		Industrial/Tech	139,250 SF	13,286,633	Corporate campus. Has 5.24 acres desirable parking. Fiber optic, 24' ceilings
INDUSTRIAL	26	Tipton IN		Manufacturing	781,500 SF	46,000,000	2008 Construction on 106 acres. Was transmission plant.
INDUSTRIAL	27	Baton Rouge LA		Coca Cola Bottling Plant	345,000 SF	15,000,000	New facility relocation. Also available for very short term (months) office/warehouse

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ANN ARBOR /YPSILANTI: (for my local customers)					
SALE	1	Scio Twp (Ann Arbor)	Office/Warehouse	3,456 SF on 1.15 Acres	550,000 Will lease @ \$3,600 gross. Well kept building in business park
SALE	2	Ann Arbor	Office	6,261 SF	1,100,000 Landmark historic former home w/ 9' ceilings. Showpiece for your office
SALE	3	Ypsilanti	Restaurant	3,004 SF	130,000 Closed, but turnkey. Free-standing building. Priced to sell (really).
SALE	4	Ann Arbor	Student	3,062 SF 8 Bedrooms	389,000 Tasteful duplex built in 2008, but blends with the fine old neighborhood
SALE	5	Ann Arbor	Office	5,200 SF + 4,000 lower	750,000 Former 1-room brick schoolhouse tastefully added on. Low tax area
SALE	6	Ann Arbor	Office	1,500 SF	255,000 Old West Side former home. Good place for a therapist or ??
SALE	7	Ann Arbor	Student Rental	1,565 SF	349,000 (1) 2-bedroom, (1) 3-bedroom. Across from UM Athletic Complex
SALE	8	Ann Arbor	Student Rental	1,302 SF 5-Bedroom	259,000 Located near Athletic Field and South Main. Tenants pay utilities
SALE	9	Ann Arbor	Duplex	2,224 SF	209,000 Old West Side home with efficiency, which rents for \$600/month
SALE	10	Ann Arbor	Duplex	1,200 SF	169,500 Unit #1 rents for \$755/month; Unit #2 \$645. Central location.
SALE	11	Ann Arbor	Business - Restaurant	Inquire	140,000 Popular Kerrytown area. Easy to operate. Neighbor to high school
SALE	12	Ann Arbor	Duplex	1,440 SF	199,000 Upper and Lower. Located in popular west side of Ann Arbor
SALE	13	Ann Arbor	Duplex	2,340 SF	450,000 Classic Kerrytown 1901 construction, but foundation-up modernization.
SALE	14	Ann Arbor	Duplex: Two 2-bedrooms	1,843 SF	179,900 Next to family park. Priced \$60K under assessed value. Upper/lower
SALE	15	Ann Arbor	Rental: Four Units	2,687 SF	167,900 Bank foreclosure. Sold "as-is." Two 1-Bedroom, two 2-bedroom
SALE	16	Ann Arbor	Apartments	28 Units	1,950,000 (20) 1-BR, (8) 2-BR. 3 Brick/vynil buildings on west side. Walk to downtown
SALE	17	Scio Twp (Ann Arbor)	Car Wash	2,424 SF on 200' x 600'	1,150,000 4 Bay wand wash + one self-serve drive-thru. Value in land
SALE	18	Ypsilanti	Student Rental	3,666 SF 5-Unit	65,000 In the heart of the EMU campus. Subject to Short Sale. Vacant
SALE	19	Ypsilanti	Retail/Student Rental	5,746 SF	445,000 Directly across the street from the EMU campus. 2 Storefronts and 3 apartments.
SALE	20	Ypsilanti	Professional Offices	4,260 SF	595,000 4-suite corner building. Well maintained, ample parking, separate meters. A/C
SALE	21	Ypsilanti	Commercial	2,264 SF	995,000 Signallized 133x220' corner. Former A&W w/ drive up. Full, extra-deep basement
SALE	22	Saline	Duplex	2,368 SF	199,000 Built in 1940; plenty of charm and character. Pleasant neighborhood
BUSINESS FOR SALE					
BUSINESS	1	Ann Arbor MI	Restaurant	Undisclosed	85,000 Food & beverage in best location. Recently remodeled, well established, high-traffic.
BUSINESS	2	Sturgis MI	C-store: Gas & Retail	1,750 SF	65,000 Includes takeout food equipment, security cameras, computer, copy/fax machine
BUSINESS	3	Pinckney MI	Bar & Grill	8,536 SF	620,000 Includes real estate. Recently closed small-town enterprise. Needs good operator

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REAL ESTATE FOR SALE IN MICHIGAN						
SALE	1	Flint MI	Former Krispy Kreme	4,488 SF	750,000	Will also lease for \$7K/month. Neighbors are Walmart, Lowe's, Home Depot, others
SALE	2	Kalamazoo MI	Retail Condo	4,400 SF	199,000	\$45.23/SF. First-floor retail in newly renovated downtown building. Allowances.
SALE	3	Brighton MI	Office: Medical	2,896 SF	400,000	Grand River Ave. Executive, medical suites.
SALE	4	Madison Heights MI	Office	11,884 SF	686,952	Convenient, efficient, well-priced single-story brick building w/ ample parking.
SALE	5	Commerce Twp MI	Office - Medical	26,500 SF	3,850,000	Suites for medical, orthodontist, rehab. Near DMC Huron Valley Hospital
SALE	6	Lansing MI	Apartments	71 Units	1,635,000	Good mix of 1 & 2 bedroom units, near Cooley Law School, LCC & MSU
SALE	7	Lansing MI	Apartments	24 Units	525,000	Over 14% C/C return per listing broker. History of 95% occupancy
SALE	8	Pontiac MI	Historic Brick School	31,998 SF	1,650,000	\$1,000,000 in tax credits available. Corner hill overlooks downtown Pontiac.
SALE	9	Rochester MI	Office Building	10,605 SF	895,000	Price drastically reduced for quick sale. 25K cars/day, signage, near hospital
SALE	10	Ferndale MI	Office Building	16,000 SF	1,650,000	Exceptionally creative renovation in 2005. State-of-the-art communications. HQ?
SALE	11	Traverse City MI	Condominiumized Hotel	23,965 SF	5,200,000	54-Unit hotel on Grand Traverse Bay! All units have waterfront! In-room jacuzzi baths
SALE	12	Southfield MI	Office Building	39,842 SF	3,000,000	Directly off I-696 on Northwestern Hwy. 40-80 built-in cube type offices. Signage
SALE	13	Kalamazoo MI	Student Rentals	(2) 6 Bedroom Units	396,000	6-Bedroom units are the most efficient and \$ secure. May sell separately for \$198K
SALE	14	Holland MI	Executive/Medical Building	11,087 SF	649,000	Holland, as the name implies, is clean. 1/4-Mile to Community Hospital. Note price
SALE	15	Grand Rapids MI	Office Building	13,500 SF	610,000	Classic brick construction in fiscally conservative city. Motivated seller - note price
SALE	16	Wyoming MI	Office Building	20,000 SF	1,075,000	Call center. Energy efficient envelope construction. Ample parking, great signage.
SALE	17	Otsego MI	Professional Office Building	7,100 SF	239,900	Former library. Brick construction, ample skylights & windows, great visibility
SALE	18	Kalamazoo MI	Wyndham Hotel	90 Units	12,900,000	Under construction. 3-Story atrium, fitness, aquatic... Many room generators nearby
SALE	19	Portage MI	Apartments	24 Units	760,000	\$41.34/SF price. Low-rise garden; 18,384 SF. Well maintained.
SALE	20	Paw Paw MI	Retail Center	8,436 SF	549,900	10-Unit strip center. One year old roof, new furnaces, long term tenants.
SALE	21	Fremont MI	Motel	38 Units	1,700,000	Hot tub suites in high traffic recreation area. Land allows 22 more rooms. 20K cars
SALE	22	Clinton MI	Camp/Retreat Center	26,495 SF	795,000	Once a site to train special-needs teachers. Buildings & stream defy description
SALE	23	Livonia MI	RV & Car Dealership Site	16,140 SF	1,400,000	Bank-owned. Open showroom, 5-hoist shop, prep bay, parts dept - Immaculate
SALE	24	Roscommon MI	Motel/ Restaurant/ RV Park	14 Units	495,000	A northern Michigan standard - set among tall pines. 12,686 SF, 6.11 acres on M-76
SALE	25	Newaygo MI	Shopping Center	86,536 SF	10,790,000	Anchored by 30,788 SF grocery store. 3 other free standing buildings and 8 outlots
SALE	26	Livonia MI	Retail Center	8,691 SF	749,000	New construction @ \$86.18/SF. User/investor opportunity, or investment.
REAL ESTATE FOR SALE OUTSIDE MICHIGAN						
SALE	1	Winter Park FL	Office/Retail/Residential	3-Floors 11,574 SF	3,999,000	Recently constructed neo-classical inspired building. Excellent medical uses.
SALE	2	Glen Allen VA	Class A Office	63,000 SF	5,000,000	\$79/SF. Price reduced from \$6,300,000. Architecturally pleasing, ample windows
SALE	3	Irving TX	Office	79,541 SF	3,500,000	\$44/SF. Was \$4,500,000. Modern, 2-story brick with good fenestration.
SALE	4	Ogden UT	Retail	150,000 SF	7,000,000	\$47/SF. Was \$10,000,000. Free-standing, built 1973. Kroger subsidiary.
SALE	5	Reynoldsburg OH	Apartments	464 Units	21,600,000	Very motivated seller. Reduced price, high occupancy, freeway visibility.
SALE	6	Laguna Niguel CA	Shopping Center	77,717 SF	7,500,000	Anchored by Walmart, Vons, Sports Chalet. High income area. Fairly new
SALE	7	Grants Pass OR	Apartments	120 Units	7,250,000	Motivated seller. Best in class PGE Good Cents construction (Green). Added rent
SALE	8	Newports News VA	Retail: C-store, car wash	9,660 SF	6,200,000	C-store 5,740 SF, Car wash 2,920 SF, Mechanic building 1,000 SF. Built 2009
SALE	9	Dayton OH	Office	52,438 SF	3,000,000	11-Cap with 60% occupancy. Bank-directed sale. Near Wright-Patterson AFB
SALE	10	Salem OR	Retail Center	10,380 SF	2,600,000	Owner will consider rent guarantee. Quiznos & Wells Fargo tenants. Newer center
SALE	11	Sacramento CA	Retail Center	16,045 SF	2,400,000	Starbucks drive-thru major draw for well located center on major thoroughfare
SALE	12	Piedmont SC	Apartments	28 Units	2,100,000	Brand new construction. 15 Minutes to downtown and hospitals. Near Hwy 20 ramp
SALE	13	Springfield MO	Apartments	47 Units	1,960,000	One block from Missouri State University, several to downtown. 3 buildings.
SALE	14	Sacramento CA	Apartments	28 Units	1,470,000	Bank-owned - motivated. Quiet, gated, Rose Garden community. 1 Block to mall
SALE	15	Las Vegas NV	Auto Repair	10,250 SF	1,699,777	Corner. Currently rented for repair, transmission, alignment. Owner/user?
SALE	16	Austin TX	Heated RV & Boat Storage	15,926 SF	850,000	Priced \$350,000 below appraised value! Security. Can have 30 outdoor spaces
SALE	17	Coachella CA	Industrial	48,000 SF	2,950,000	Over 50% price reduction!! Wmpowermetn & Enterprise Zone. Tilt-up, sprinklered
SALE	18	Clermont FL	New Retail Strip Center	27,000 SF	3,000,000	35,000 SF more ready to build. New center - foreclosed. 2 outparcels.

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LAND FOR SALE IN MICHIGAN						
LAND	1	Howell MI	Commercial	1 Acre	550,000	Corner No banks or restaurants in area 20,000 Cars
LAND	2	Chelsea MI	Land - residential	120 Acres	2,600,000	Was under contract to Pulte for \$6,000,000
LAND	3	Chelsea MI	Land - estate	161 Acres	2,498,000	Lakefront 11 Miles to University of Michigan
LAND	4	Ann Arbor MI	Estate	5 & 10 Acres	95K & 160K	Single family estates 5 Ac broker owned - negotiable
LAND	5	Howell MI	Commercial	4.56 Acre	950,000	Broker has \$300K equity to contribute Debt negotiable
LAND	6	Northern Michigan	Resort/Hunting/Fishing	800 Acres	2,650,000	Private lake Blacktop all the way from your office
LAND	7	Northern Michigan	Hunting camp	160 Acres	325,000	Hidden deep in State Forest Stream w/beaver dam
LAND	8	Ann Arbor MI	Residential	(4) 1-Acre home sites	155,000	Near Dominos Farms, Conway Freight, UM N. Campus
LAND	9	Ypsilanti MI	Retail/Lt Industrial	7 Acres	75,000	Corner Very motivated seller 3 Sewer taps Will barter
LAND	10	Flint MI	Commercial/Office	14.75 Acres	595,000	I-75 exposure Large pond in middle Utilities at site
LAND	11	Newport MI	Commercial	10 Acres	339,900	Fine example of old brick farm home for those who want office while holding. Near I-75
LAND	12	Big Rapids MI	Highway Commercial	26.57 Acres	350,000	US-131 exit 142 northbound off-ramp. Big box permitted. Inexpensive commercial
LAND	13	Ypsilanti MI	Multi-Family	21.88 Acres	700,000	Preliminary site plan for 113-unit senior housing. May allow MHP, apartments...
LAND	14	Chelsea MI	Multi-Family	3.12 Acres	275,000	38 garden style units, 0-down builder 5% money approved. Immediate construction
LAND	15	West Bloomfield MI	Retail Pad	5.3 Acres	2,800,000	Must inquire for details on this prime site
LAND	16	Tecumseh MI	Wooded/ Secluded/ River	86.7 Acres	238,000	Excellent hunting and privacy. Frontage on River Raisin
LAND	17	Gregory MI	Agricultural or Estate Parcels	246 Acres	799,000	172 Tillable acres -surveyed into 15 parcels. Private road engineering/approvals
LAND	18	Dixboro MI	Commercial	5 Acres	495,000	Just east of Ann Arbor, w frontage on Old Ford Rd & Plymouth Rd. Upscale homes
LAND	19	Ann Arbor MI	CBD Corner	.3 Acres	1,250,000	Adjoins new 10-story Ashley Terrace building. C2B/R zoning allows mixed use
LAND	20	Canton MI	Highway Intersection Zoning	3.74 Acres	1,300,000	Land is not on, but near the interchange. Zoning allows many uses. Seller financing
LAND	21	Interlochen MI	Residential Home Site(s)	60 Acres	199,000	Wooded upland with oaks, white & red pine. 15-20 Minutes to Traverse City
LAND	22	Interlochen MI	Single-family, Vacation	38 Lakefront Acres	550,000	459-Feet of US-31 frontage and 1,000' on Round Lake. Splits available to buyer
LAND	23	Northville Twp MI	Senior Housing & Office	20.41 Usable Acres	1,995,000	Gently rolling. Fronts Haggerty. In close reach of I-696, I-96, I-275, M-14 and M-5.
LAND FOR SALE OUTSIDE MICHIGAN						
LAND	1	Orlando FL	Retail / Commercial / Mixed	14 Acres	4,250,000	Fully entitled, on major intersection, across from Super Wal-Mart. Adjoins airport
LAND	2	Amarillo TX	Dragstrip	100 Acres	400,000	3/4-Mile recently paved dragstrip. Off of paved county roads. In operation.
LAND	3	Allentown PA	Hotel/Highway Commercial	3.56 Acres	1,750,000	Off I-78 & Rte 222 Interchange. Very desirable area. All utilities at site.
LAND	4	Amarillo TX	Development	78 Acres	1,030,520	Will sell 20-acres w/ frontage @ .85 cents-ft; rear 58 acres for \$5K/acre. "Hot!"
LAND	5	Amarillo TX	CBD	.77 Acre	336,000	Across SW 6th Street from Chase Tower (97% occupancy). Tax benefits.
LAND	6	Merced CA	Agricultural/Native Habitat	5,270 Acres	25,000,000	3,200 Acres leased for agriculture; 2,000 remain in native habitat. South of city
LAND	7	Rock Hill SC	Interchange Site	303 Acres	16,235,000	Utilities available for mixed-use development. Adjacent to Tyco Electronics plant.
LAND	8	Comstock TX	Comstock Ranch - Hunting	5,720 Acres	6,863,880	Classic Texas ranch. Wildlife expert: "twice as high deer density I've ever seen
LAND	9	Hatch NM	Gravel/ Renewable Energy	687 Acres	2,900,000	Has gravel pit & wind/sun sufficient to develop wind & solar farm. Adjoins BLM land
LAND	10	Lake Wales FL	Lake Frontage Development	2,909 Acres	35,000,000	Magnificent 4 miles frontage on Lake Kissimmee. 300-Year old oak, 6 eco-systems
LAND	11	Blythe CA	Renewable Energy	4,072 Acres	40,000,000	Adjoins Blythe Energy Plant; WAPA, SCE & IID transmission lines. Has water rights
LAND	12	French Settlement LA	Bayou/Swamp/Hunt/Timber	3,300 Acres	\$1,200/Acre	Wildlife-rich. Access to Gulf of Mexico via Diversion Canal. Petite Amite River. Gators
LAND	13	Bakewell TN	Ridge-top Views	78 Acres	\$9,500/Acre	Adjoins TVA lake property. Owner will divide. 25 Miles NE of Chattanooga TN
LAND	14	Palm Coast FL	Marina Village PUD	83 Acres	15,900,000	\$5,000,000 below appraised value. 511 Residential units, marina, retail and office

#	Location	Type	Units/Sq Ft / Acres	Price	Listing Broker Comments	
REAL ESTATE WANTS						
WANTS	1	USA	Hotels	Any size	Any price	Looking for broken, half-finished, dated hotels.
WANTS	2	Lansing MI area	Industrial for sale	65,000+ SF	Inquire	Could be warehouse or open retail.
WANTS	3	Canton MI	Retail	<1,000SF	\$ 12.00	Price quoted is maximum
WANTS	4	Flint MI	Church	Inquire	Inquire	
WANTS	5	Flint MI	Medical	3 Exam rooms, 1-2 offices	Inquire	Linden Rd
WANTS	6	Canton/Auburn Hills MI	Industrial for sale or lease	<10,000 SF	Inquire	Ideal would have engine dynamometer. Larger building subject to price
WANTS	7	Detroit MI	Light Industrial	100,000 - 150,000 SF	Inquire	Lease. Minimum 20' ceilings, large drive-in doors + loading docks
WANTS	8	USA	Single Tenant		100,000,000	\$100M to invest. Prefers office buildings.
WANTS	9	Farmington Hills/Novi MI	Office	20,000 -30,000 SF	Lease	First floor only
WANTS	10	Southeast or Midwest	Ground Leases		<\$2,000,000	Banks, corporate fast food, auto parts, Class A medical offices
WANTS	11	Metro Detroit MI	Land for R & D Campus	15 - 25 Acres	Inquire	In park or golf course-like setting. Highway visibility preferred
WANTS	12	USA	Assisted Living sites	80-120 Units	8.5 Cap or better	Sweet spot is 80-120 units. Would like 3-4 in a state or area. Fairly new/good condition
WANTS	13	Troy to Madison Hgts MI	Office Space to lease	30,000 SF	Inquire	5:1 Parking. Occupancy mid 2010. Furniture in place, mostly open environment ideal
WANTS	14	Tri-county area SE MI	Equipped Industrial Building	35,000 - 80,000 SF	Inquire	Require steel processing equipment in place (60" Loopsplitter w/ pit) + 30-ton crane
WANTS	15	SE Michigan	Industrial	5,000 - 7,500 SF	Lease or Sale	Machine shop. Also interest in jigs, fixtures, special machines, precision boring
WANTS	16	USA	Ground Lease	N/A	\$1-2 Million	1031 Exchange - has ten days from January 18 to identify

REAL ESTATE FOR LEASE

LEASE	1	Howell MI	Retail	Up to 20,000 SF	18 NNN	Proposed retail center on D-19. No banks or food for miles
LEASE	2	Howell MI	Retail	Outlot	Inquire	Sale or ground lease for restaurant, bank, etc
LEASE	3	Scio Twp (Ann Arbor)	Office/Warehouse	3,456 SF	\$3,600 gross	Owner will sell, lease/option, expand or modify for tenant
LEASE	4	Clinton Twp MI	Light Industrial/Office	12,221 SF	\$4.25 gross	Good looking building. Owner will also sell with land contract
LEASE	5	Ann Arbor	Former Restaurant Space			South Main Street location. Was desert only (no market for that in Ann Arbor)
LEASE	6	Ann Arbor	Warehouse	2,200 - 8,900 SF	\$4.00 gross	South Main St, just north of Briarwood Shopping Mall. Incredible lease rate!
LEASE	7	East Lansing MI	Restaurant	10,684 SF	6,232 NNN	Was noodle restaurant. Busy road near MSU campus.
LEASE	8	Ypsilanti MI	Industrial Bay	1,920 SF	\$5 annual	Drive in door - will make a very good shop/repair shop.
LEASE	9	Farmington Hills MI	Medical	4,900 SF	17.50 Annual	Located in Berry Surgery Center. Medical buildout. Popular arterial road.
LEASE	10	Detroit MI	Office	2,100 SF	\$3,500/Month	RENAISSANCE CENTER. Modified gross lease sublet.
LEASE	11	Woodhaven MI	Industrial	1,742,000 SF	\$864,000/yr gross	40 Acres paved parking. Fenced, security lighting, I-75 access/visibility. Near airport
LEASE	12	Louisville KY	Warehouse/Distribution	125,000SF	\$3/SF Annual	Convenient to I-264 & I-65. 26-foot ceilings, 14 docks, 10 doors, 1,000K SF office
LEASE	13	Portsmouth NH	Office/R&D/Manufacturing	102,400 SF	\$3/SF Annual	State-of-the-art facility. Built in August 2003 for major electronics manufacturer
LEASE	14	White City OR	Manufacturing/Millworks	122,000 SF	30-Cents/SF Annual	Sale, also. Excellent electrical, dust collection. Equipment also available.
LEASE	15	Tulsa OK	Warehouse/Distribution	21,062 SF	\$4.50/SF Annual	3,000 SF office, 4 docks, 2 drive in doors, fenced yard. High bay height. Near I-44

This is a mere sampling of leases

Scores of leases come across my desk each week and are not entered. Contact me with your needs