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*The National Association of Realtors (NAR) awards emeritus status to practitioners with 40+ years in the profession.
 Realtor emeritus is 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: For easier scanning, NNN properties are now 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				
NNN	2	None this week			
NNN PROPERTIES OUTSIDE OF MICHIGAN					
NNN	1	Ocala FL	CVS	Inquire	6,854,722 Brand new corporate bondable lease. Assume 87% LTV non-recourse.
NN	2	Louisa KY	Tractor Supply	19,907 SF	Inquire: 8.15Cap Single tenant, Brand new store & 15-year lease w/ four 5-year options
NNN	3	Central Falls RI	Rite Aid	10,820 SF	1,768,000 9 Cap, 11.8% C/C. Newer store w/ drive-thru 20-Year lease runs to 2028
NNN	4	Santa Rosa CA	FedEx Distribution	64,689 SF	13,100,000 New in 2008, w/ 10-year lease + options. Can be expanded 13,260 SF
NNN	5	Doylestown PA	Leasehold AAA Bank	4,200 SF	Inquire 1st year NOI \$247,887.
NNN	6	Easton PA	LA Fitness	37,923 SF	8 Cap New 15-year lease w/options. Membership has exceeded projections.
NNN	7	Roswell GA	Donny's Restaurant	3,086 SF	772,000 9.8 Cap in year one. Outparcel to center. \$153,718 avg HH Income
NNN	8	Orem UT	FedEx Distribution	66,633 SF	8,716,000 8 Cap. 2008 construction. 10-yr lease/options. Expansion opportunities.
NNN	9	Cuney TX	Majestic Liquor Store	9,414 SF	1,290,000 11 Cap. Corporation has 40 stores, guarantees this lease. No competition
NNN	10	Lubbock TX	Doc's Beer Depot	13,1224 SF	2,400,000 Owned by Majestic. 10.75 Cap. 20-yr lease, 10% bumps every 5 years
NNN	11	Lubbock TX	Doc's Beer Depot	20,834 SF	3,620,000 Owned by Majestic. 10.75 Cap. 20-yr lease, 10% bumps every 5 years
NNN	12	Lubbock TX	Doc's Beer Depot	33,950 SF	6,020,000 Owned by Majestic. 10.75 Cap. 20-yr lease, 10% bumps every 5 years
NNN	13	Monroe LA	KFC	2,492 SF	922,727 Gauranteed by 23+ unit operator. Location: entrance to U of Louisiana
NNN	14	West Monroe LA	KFC	2,736 SF	1,240,909 New 20-yr lease, annual increases. On main commercial corridor
NNN	15	Newburgh IN	Valvoline Instnt Oil Change	1,848 SF	930,000 Corporate grntee w/ 14 of 15 years + options. Opposite Super Wal-mart
NN	16	Scottville MI	Dollar General	9,014 SF	795,000 Brand new. Fortune 500 tenant w/ \$10 billion in sales. Rare 15-yr lease
NNN	17	Cassopolis MI	Dollar General	9,014 SF	775,000 Brand new. Fortune 500 tenant w/ \$10 billion in sales.8.5 Cap on actual
NNN	18	Sikeston MO	Orgill Distribution Center	779,760 SF	29,225,000 Can expand by 246,240 SF. 100% bond-net leased. \$2,455,905 NOI
NN	19	Various States	Flowers Foods	13 Property portfolio	26,925,000 Brand new build-to-suit w/ 23-year NNN leases + four 5-year options.

	#	Location	Type	Units/Sq Ft / Acres	Price	Listing Broker Comments
NNN	20	Daytone Beach FL	Ocean Front Resort Hotel	130 Rooms 2 Buildings	Inquire	Bank REO. Acquired 8/2005, at peak, for \$15,600,000. Built 1988.

AUCTIONS - Nationwide WHEN & WHAT

Auction	1	Columbus OH	Dec 19/Business Campus	205,000 SF		Total of 6 buildings will be sold as one parcel by Receiver. Build 1981-83
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There were many more auctions, but most are marketed with no time to act upon them

FOR SALE in ANN ARBOR /YPSILANTI: '(for my local customers)

A2/Ypsi	1	Ann Arbor	Apartment - Campus	6 Bedrooms possible	630,000	Architecturally impressive home near campus. R4C zoned. Estate sale.
A2/Ypsi	2	Ann Arbor	Apartments - Campus	4 Units	331,900	Leased fall 2010. 4 Electric meters. Landlord pays heat/water. New roof
A2/Ypsi	3	Ypsilanti	Apartments - Campus	2 Units	142,400	Historic detail throughout. Also close to CBD. Could be non-student.
A2/Ypsi	4	Ann Arbor	Apartments - Campus	6 Units	350,000	Extremely low price because seller has medical problems. SOLD
A2/Ypsi	5	Ann Arbor	Rental Home	(1) 2-Bedroom Home	179,900	Located on S Main. Short walk to UM Stadium & Crisler Arena.
A2/Ypsi	6	Ann Arbor	Restaurant	6,045 SF	1,100,000	Smoke House Blues: building, business, liquor license, equipment
A2/Ypsi	7	Ann Arbor	Auto Strip Center Condos	1,900 - 3,600 SF	\$225K - 427K	Buy individual unit or the entire center. Scio Township + low taxes
A2/Ypsi	8	Ann Arbor	Auto Repair Strip Center	15,360 SF	1,250,000	Located in Auto Row. Built 1998. 5 Units, 18 doors.
A2/Ypsi	9	Ypsilanti	Store Front w/ Apartments	6,063 SF	245,000	3 Floors + basement. Elevator top to bottom. Apartment on top 2 floors

#	Location	Type	Units/Sq Ft / Acres	Price	Listing Broker Comments
REAL ESTATE FOR SALE IN MICHIGAN					
SALE	1 Taylor MI	Office	4,275SF	450,000	Duplex with one side vacant for userBuilt as medical
SALE	2 Ann Arbor MI	Office/warehouse	3,456 SF	550,000	Enterprise Drive. Very low tax-rate township. Lease available.
SALE	3 Ann Arbor MI	Office	6,831 SF	1,375,000	Adjoins UM campus. Motivated seller. Big price reduction
SALE	4 Ann Arbor MI	Apartments	8 Units	840,000	7.14 CAP Parking, never vacancies, very low maintenance
SALE	5 Livonia MI	Retail - free standing	3,780 SF	340,000	3 Auites, 1 occupied, could be vacated. Rite Aid, McDonalds nearby
SALE	6 Lansing MI	Auto Service/Repair	1,813 SF	180,000	High traffic location S of I-496. Minutes from State Capitol, Cooley Law
SALE	7 Lansing MI	Retail/Warehouse/Sports	18,000 SF	1,200,000	Can also be leased; all or 10K or 8K size. Squeaky clean.
SALE	8 Clinton Township MI	Medical/General Office	4,586 SF	575,000	Will divide into two suites. Very motivated owner will also lease.
SALE	9 Auburn Hills MI	Office/Lt Industrial	147,264 SF	Inquire	Built 1985. Well maintained. 770 fenced parking spaces. A/C, cafeteria
SALE	10 Detroit MI	Retail	12,323 SF	Inquire	2 Buildings total 12,323 SF. Corner. Next to former Chrysler facility
SALE	11 Sterling Heights MI	Industrial/Warehouse	155,275 SF	Inquire	Built in 1980. Additional 14.7 acres available. About 7,000 SF of office
SALE	12 Brighton MI	Light Industrial	11,755 SF	928,645	Wanko Industrial Center: Building A. Good setting near I-96.
SALE	13 Brighton MI	Light Industrial	9,796 SF	773,884	'Wanko Industrial Center: Building B. Good setting near I-96.
SALE	14 Brighton MI	Light Industrial	21,551 SF	1,702,529	'Wanko Industrial Center: Buildings A&B. Good setting near I-96.
SALE	15 Brighton MI	Light Industrial	21,551 SF	Inquire	'Wanko Industrial Center. Seller will divide the buildings, condominiumize
SALE	16 Eastepointe MI	Retail - free standing	3,700 SF	185,000	Gratiot
SALE	17 Linden MI	Retail - free standing	4,200 SF	379,000	Convenience store in small-town America
SALE	18 Whitmore Lake MI	Retail - free standing	1,400	199,000	Main Street, near lake. Will also lease.
SALE	19 Detroit MI	Business Opportunity.	1,738 SF	110,000	Laundromat in free standing building on Gratiot
SALE	20 Shelby Township MI	Business Opportunity.	1,275 SF	240,000	Hair & Beauty salon. For business only, \$50,000 & \$1,300/ month rent
SALE	21 'Michigan - inquire	Business Opportunity only	1,400 SF	110,000	Profitable pizza business. \$430,000 gross sales. Motivated seller.
SALE	22 'Michigan - inquire	Business Opportunity only	12,000 SF	850,000	Steel fabrication & welding. Can lease or purchase building - \$650K.
SALE	23 Detroit MI	Corner 2-Story Building	7,008.00	399,000	Gutted & ready for redevelopment. Elevator, full basement.
SALE	24 Lansing MI	Retail/Industrial	12,320 SF	335,000	3 Buildings, 1.84 acres, 300' Lake Lansing Rd. Less than assessed value
SALE	25 Battle Creek MI	Party Store	1,800 SF	239,000	Includes SDM, SDD, equipment, pizza oven, coolers, freezer, more
SALE	26 Kalamazoo MI	Restaurant	3,764 SF	139,900	Resort Liquor License w/dancing & outside service additional
SALE	27 Mount Clemens MI	Restaurant	1,513 SF	119,000	Corner building, with parking.
SALE	28 Michigan	Liquor License	N/A	90,000	Class C Resort - transfer anywhere in Michigan. Sunday sales, dancing,
SALE	29 Milford Township MI	Industrial - General	49,248 SF	2,500,000	Quiet community, small town events, surrounded by pastoral countryside
SALE	30 Royal Oak MI	Industrial - Distribution	48,237 SF	995,000	4 Docks, trailer parking area, 69 parking spaces, fenced area.
SALE	31 Plymouth MI	Industrial - flex	31,537 SF	2,500,000	Modern brick building. New roof 2007, remodeled offices 2005.
SALE	32 Southgate MI	Church	10,000 SF	969,000	Seats 200, plus fellowship hall, kitchen, conference hall, classrooms
SALE	33 Ionia MI	Retail - mixed use	5,208 SF	750,000	Across from Ionia Free Fair. Was restaurant, would make good club/bar
SALE	34 Frankenmuth MI	Retail/Restaurant	3,110 SF	351,500	Historic District. 2 Buildings can be used for retail or restaurant.
SALE	35 Clio MI	Car Lot	2,000 SF on 1.87 Acres	499,900	Remodeled sales office, 4-bay garage, 2-car garage, 250' M57 frontage
SALE	36 Westland MI	Industrial/Warehouse -Flex	8,626 SF	599,000	Lease for \$4.95 sq ft. Occupants are plumber and a tree service
SALE	37 Mancelona MI	Industrial - manufacturing	170,455 SF	350,000	Plenty of electric. Currently use is manufacturing. Ceiling heights vary
SALE	38 Marysville MI	Industrial - manufacturing	199,856 SF	1,750,000	Bank REO -bank financing possible. (2) 10T & (2) 5T cranes. Heavy duty
SALE	39 Clinton MI	Retail + Duplex	2,235 SF	550,000	Fully equipped. SDM license. Duplex is up and down. 3,550 SF + office
SALE	40 Lansing MI	Former gas station	1,813 SF	180,000	Corner on S Washington, south of I-496. Redevelop or use as is?
SALE	41 Monroe MI	Retail -Currently Car Sales	18,317 SF	599,000	Antique auto & trailer sales. Four buildings on 4.25 acres. Good traffic
SALE	42 Riverview MI	Used Car Lot	671 SF	75,000	.45 Acre on busy Fort St.
SALE	43 Michigan - inquire	Car Wash	Inquire	850,000	Drive-thru + wand wash. Gas station next door is listed below
SALE	44 Michigan - inquire	Gas Station	Inquire	375,000	Includes pumps/tanks, card readers, signage. May go independant
SALE	45 Yale MI	Irish Pub	4,000 SF	425,000	Recently renovated real estate is included. Upstairs 2 BR apartment.

#	Location	Type	Units/Sq Ft / Acres	Price	Listing Broker Comments	
<u>REAL ESTATE FOR SALE OUTSIDE MICHIGAN</u>						
SALE	1	El Paso TX	Apartments	296 Units	10,000,000	Highly visible, adjoins Ft. Bliss. Appreciable upside. Well below cost
SALE	2	Tulsa OK	Retail Center	59,100 SF	8,300,000	98% Occupied, adjoins 20-screen theater & 5,000-seat event center
SALE	3	Tulsa OK	Office	-	7,200,000	Class A Garden offices. 98% Occupied. Seller needs to get off books.
SALE	4	Tulsa OK	Office	42,920 SF	6,600,000	Class A Office suites w/ private patios. 100% Occupied. Motivated.
SALE	5	Little Rock AR	Office	49,100 SF	5,560,000	Bank REO foreclosure. Class A location professional office building.
SALE	6	Jessup MD	Industrial	80,601 SF	5,280,500	Divided for 2 tenants - owner will lease back 1/2. 8 Docks, 1 drive-in.
SALE	7	Phoenix AZ	Apartments	165 Units	4,995,000	Value-add (significant). Motivated seller. Strong in-fill location.
SALE	8	Sevierville TN	Retail	11,024 SF	4,500,000	11.43 Acres on Veterans Blvd. Quality built 2007. Prime location.
SALE	9	McMurray PA	Retail	25,506 SF	3,850,000	Excellent current (94%) & historic occupancy. Very strong location.
SALE	10	Evansville IN	Office	86,800 SF	3,600,000	National Historic, Ruskinian architecture building. Class A CBD location
SALE	11	Toledo OH	Apartments	130 Units	2,100,000	Bank REO. Good mix of 1 & 2 bedroom units. Value add opportunity.
SALE	12	Little Rock AR	Industrial	346,409 SF	1,950,000	25,000 SF +/- frozen food strg. Near interstate hwys, rail, air, river ports
SALE	13	San Francisco CA	Apartments	3 Units	1,400,000	Triplex - built 1987. No rent control. Rare Central Richmond District.
SALE	14	Kansas City MO	Office	9,737 SF	1,295,000	National Register of Historic Places. Rare chance in River Market
SALE	15	Lynchburg VA	Retail	7,848 SF	1,000,000	Federal & State Historic tax credits. Walk to Riverfront Park
SALE	16	Salem OR	Office	7,865 SF	997,000	Sale-leaseback opportunity. Well located, pylon signage, good parking
SALE	17	Grants NM	Retail Center	104,878 + 6,500 SF	1,850,000	Smaller SF is free-standing building. Price \$17.61 SF. Grocery anchored
SALE	18	Melbourne FL	Apartments	212 Units	Inquire	Lender REO. Swimming pool, playground, fitness center, tennis courts
SALE	19	Parma OH	Retail	89,850 SF	2,700,000	Former Value City, surrounded by big boxes. Access off 2 major arteries
SALE	20	Willoughby OH	Apartments	144 Units	7,750,000	Assumable loan & seller financing. 13.56% C/C, 9.64 Cap. 288 parking
SALE	21	Lancaster County SC	Retail - Vehicle	3.9 Acres w/ 3 Buildings	439,000	Liquidation - price reduced from \$899K. Was recreational vehicle sales
SALE	22	Waverly IA	Apartments	61 Units	2,100,000	(33) 2 Bdrm, (28) 1 Bdrm in 9 buildings, + 22 garages built 1974-77.

#	Location	Type	Units/Sq Ft / Acres	Price	Listing Broker Comments	
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	Lansing MI	Retail	30 Acres	9,000,000	Township wants big box. All utilities, more land available.
LAND	12	Delhi Twp (Holt) MI	Apartments	26 Acres	1,430,000	By right, 6-units/acre, total:156. Special use permit, 12-units/acre: 312
LAND	13	Delta Twp (Lansing) MI	Industrial/Office	17.8 Acres	1,750,000	Great I-96 exposure, good site for Tier 2 or 3 supplier; or corporate HQ
LAND	14	Ypsilanti MI	Hotel/Fast Food	Inquire	\$10 Sq Ft & Up	Directly off I-94 at Huron Street exit 183; on James L Hart Parkway.
LAND	15	Auburn Hills MI	Technology Park	212 Acres/ will divide	Inquire	Close to Chrysler HQ, Volkswagen N.A., Oakland U, ITT Auto., EDS
LAND	16	Harrison Township MI	Mixed Use	14.52 Acres	580,800	Opposite entrance to Metropolitan Beach. Retail & Residential zoning
LAND	17	Battle Creek MI	Hospitality/Office	21 Acres	\$80,000 per acre	I-94 exit 95 + Helmer & Watkins Roads. Flexible zoning - many uses
LAND	18	Dearborn Heights MI	Retail	.44 Acre	99,900	Corner site - approved for drive-through restaurant. Motivated seller.
LAND	19	Clarkston MI	Mixed Use	26.34 Acres	4,900,000	Highly visible corner of I-75 & Dixie Hwy. Zoned C-1, R-2, R-1B, & RM
LAND	20	Saginaw MI	Retail Pad	.958 Acres	275,000	Adjoins Menards & 7/11. Cash, lease, build-to-suit, PMM, owner finance
LAND	21	Novi MI	Retail/Office	10.26 Acres	1,500,000	12 Mile Rd, west of Meadowbrook. Around corner from Twelve Oaks Mall
LAND	22	Saginaw MI	Retail/Commercial	3.41 Acres	500,000	Next to Saginaw Valley State U. 4 Sites to select. 7/11 is already in.
LAND FOR SALE OUTSIDE MICHIGAN						
LAND	1	Bridgeville DE	Commercial	90 Acres	5,400,000	Zoned C-1 for shopping. Intersection of Rte 13 & Rte 18. Signal coming
LAND	2	Delman DE	Residential for platting	161 Acres	\$24,800 / Acre	Unimproved lots @ \$18,600 /lot. Fronts 2 roads.
LAND	3	Fishers IN	Nursing Home Approved	11.66 Acres	500,000	MUST SELL NOW. Fisher is 1 of Top 10 Towns. 600% growth in 10 yrs
LAND	4	Wesley Chapel FL	Retail	6.3 Acres	Inquire	Across from The Shops at Wiregrass. Can be divided
LAND	5	Windsor CO	Residential for platting	1,133 Acres	20,000,000	Approved for 1,425 residential units + 27-hole golf course. Price options
LAND	6	Carteret County NC	Condominiums	16.35 Ocean-front Acres	Inquire	Remarkable! 2 Sides of highway. 1 side fronts ocean, the other, Sound
LAND	7	Lewes DE	Retail/Hotel/Fast Food	1.4 Acres	7,500	This is a ground lease. The price reflects monthly rate. Great location!

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REAL ESTATE WANTS					
WANTS	1	Troy/Rochestr/Bloomfld MI	Daycare	5,000 - 7,000 SF	Must be properly zoned for daycare. Will build to suit or vacant land.
WANTS	2	Flint MI area	Industrial	5,000 - 15,000 SF	Fenced yard capable of handling approximately 60 step vans.
WANTS	3	Detroit Metro	Warehouse	300,000 SF	Must be in tax-exempt location
WANTS	4	West Bloomfield MI area	Self/Mini Storage	2,000,000	Within 45 minutes of West Bloomfield MI
WANTS	5	Troy to Berkley MI	Medical Office	800-1,000 SF	Lease 4-5 Small offices. Immediate occupancy
WANTS	6	Michigan, Indiana	Apartments	100+ Units	Value add communities
WANTS	7				

Only major national leases and a representation of SE Michigan leases are included in the FOR LEASE category

	REAL ESTATE FOR LEASE	Classification	Square Feet	Rent	Listing Broker's Notes	
LEASE	1	Ann Arbor MI	Office - free standing	3,456 SF	3,600	Gross rent. Free standing on 1 acre. 1,200 sq ft warehouse
LEASE	2	Ann Arbor MI	Office - suites	6,831 SF	15 NNN	NOTE PRICE. Across Huron from UM campus & Power Center
LEASE	3	Howell MI	Retail	Up to 20,000 SF	18 NNN	Proposed retail center on D-19. No banks or food for miles
LEASE	4	Howell MI	Retail	Outlot	Inquire	Sale or ground lease for restaurant, bank, etc
LEASE	5	Ann Arbor MI	Office Sublease	12,000 - 37,565 SF	\$15 Full Service	Cafeteria. Furnitute available. Corporate atmosphere location. Parking.
LEASE	6	Jensen Beach FL	Retail	1,600-4,800 SF	\$22 NNN	Kohls outparcel. Tenant improvement allowance. Discount for 4,800 user
LEASE	7	Davie FL	Retail	7,425 SF	Inquire	End cap. Former Blockbuster Video. High population/HH income.
LEASE	8	Kalamazoo MI	Mfg/W'house/Distribution	1,600,000 SF plus	Inquire	2 State of the art facilities. World class environment. Good work force
LEASE	9	Clinton Township MI	Medical/General Office	4,586 SF	\$7.00 /SF	Will divide into two suites. Very motivated owner will also sell.
LEASE	10	Ann Arbor MI	R&D	12,800 SF	\$ 9.95	Business park, close to Briarwood Mall, Ann Arbor Airport. Great price
LEASE	11	Ann Arbor MI	Retail/Office on Main St	5,905 SF	Inquire	1st Floor office or retail with private entrance in Chase Bank Building
LEASE	12	Ann Arbor MI	Medical/Professional Office	3,276 SF	Inquire	1/4 Mile from Briarwood Shopping center, restaurants, fitness, I-94
LEASE	13	Ann Arbor MI	Class A Loft Office	1,660 - 6,600 SF	Inquire	CBD. Historic building w/ green features. Private baths, elevator stops
LEASE	14	Ypsilanti MI	Day Care/Office	9,565 SF	\$ 18.00	Modern building in good location for day care.
LEASE	15	Ann Arbor MI	Warehouse	8,900 SF	\$ 4.00	South Main, near Briarwood. Part of larger building.
LEASE	16	Grand Blanc MI	Cold Storage	9,300 SF	\$ 3.75	Free standing building.
LEASE	17	Wyoming MI	Warehouse/Distribution	25,000 - 80,223 SF	\$ 1.40	Well located with visibility from US-131. At 44th Street interchange.
LEASE	18	Ann Arbor MI	R&D w/Clean Rooms	2,793 - 5,586 SF	\$ 13.50	Multiple clean rooms + hooded wet lab. Building can be divided.

**Scores of lease offerings come across my desk each week and are not entered. They range from small office to corporate HQ...
...from restaurants, to hair salons, to medical/dental offices, to retail sites. From warehouse to stamping plant. Contact me with your needs.**

Comments are taken from the listing broker. They are not intended as a representation of fact by the sender.

Due dilligence must be conducted by buyer and tenant.

I recommend that you seek the advice of a real estate and/or corporate attorney, as well as a CPA.