









## HIGHLIGHTS

- New 2021 construction and 2015 renovation.
- Tenant expanded and signed longer lease and paid for entire built out.
- Solid Tenant with 50 locations.
- Below market rents.
- Absolute NNN Lease with zero landlord responsibility
- Two separate lots with 3.3 acres of land
- Nearby National Tenants include Arby's, Buick Dealer, Lowes, MEIJER, Panera Bread, Speedway, Target, and Chase Bank.
- Strong Demographics with 72,194 population estimate in a 3 mile radius and High-Traffic counts location

## PROPERTY SUMMARY:

Triple Net Investment Group is proud to present the Right Way on 6019 S Cedar Street, and 715 E Miller Road, Lansing, MI. Rightway initially signed the lease in 2015 for property located at 6019 S Cedar street and Landlord completely remodeled the building and Rightway paid for entire built out. In 2020 Rightway expanded and extended the lease to 715 E Miller Rd. Landlord built a brand new building on 715 E Miller Rd and Rightway paid for all the build out and signed an extension to Sep 2027. The NNN Leased RightWay has 5 years remaining on its nnn lease with scheduled rent increases every 3 years and Three, Five year options to extend. This 3.3 acres property is on two separate lots and is an amazing investment for long term hold and future development to two different properties. Near by national tenants include Lowes, Target, Meijer, Panera, and many more



## PROPERTY INFORMATION

<b>Address</b>	6019 S Cedar Street Lansing MI 48911	715 E Miller Road Lansing MI 48911
<b>NOI</b>	Seller to credit the buyer for difference in NOI at closing.	\$126,000
<b>Price   CAP</b>	\$2,100,000   6% Cap	
<b>Lease Type</b>	NNN	
<b>Lot Size</b>	3.3 Acres	
<b>Building size</b>	3,000 SF	4,000 SF
<b>Building Built</b>	1955	2021
<b>Building Renovated</b>	2015	-

## TENANT INFORMATION

<b>Building Size</b>	3,000 SF & 4,000 SF
<b>Term Remaining</b>	5 Years
<b>First Option</b>	Oct 2027—Sept 2029 \$11,100 Oct 2029—Sep 2032 \$11,450
<b>Second Option</b>	Oct 2032 –Sep 2037 CPI
<b>Third Option</b>	Oct 2037— Sep 2042 CPI
<b>NOI</b>	\$126,000.00* Aug 31,2023





## RENTAL ADJUSTMENT

Lease Start	Lease Start	Lease End	Monthly Rent	Annual Rent
7/3/2015	9/1/2020	8/31/2023	\$9,900	\$118,800
	9/1/2023	8/31/2026	\$10,500	\$126,000
Lease End	9/1/2026	9/30/2027	\$11,100	\$133,200

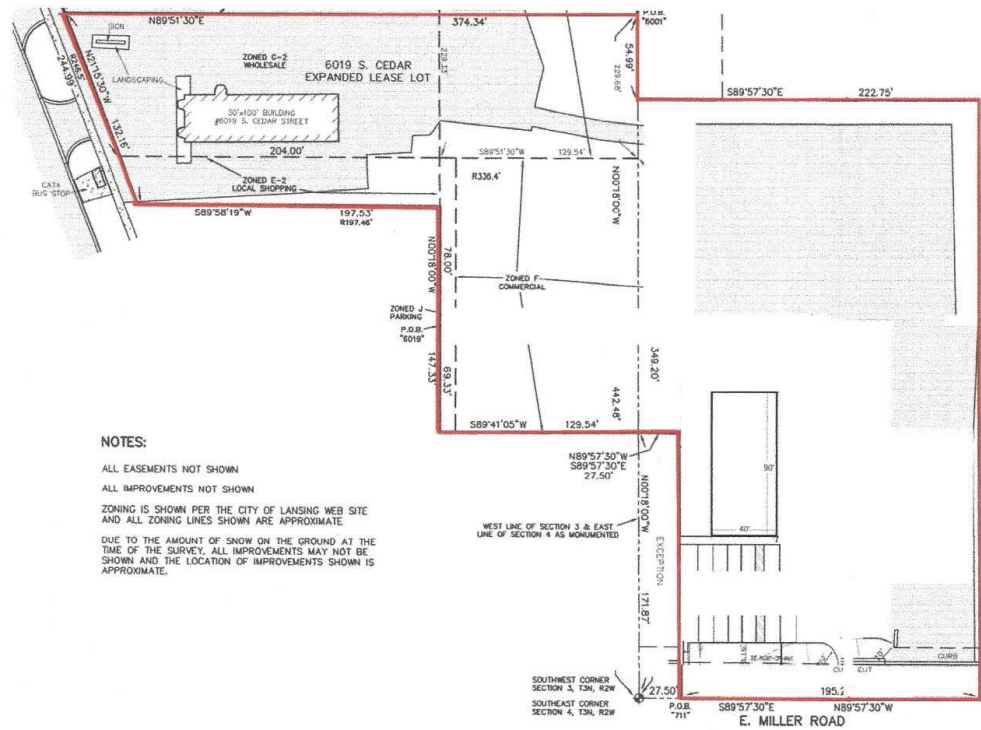
### ABOUT THE TENANT :

Rightway is an automotive credit company located in Michigan, it is a family owned business founded in 1907. The Tenant operates 50 locations throughout the Midwest, also paid for the entire built out of these 2 Rightway buildings. This area boasts Strong Demographics with Traffic counts exceeding 23,000 on E Miller Road, a 72,194 population in a 3 mile Radius, and a 131,118 population in a 5 mile radius. Nearby National Tenants include Arby's, Meijer Grocery, Panera Bread, Speedway, Target, and Chase Bank.





**Exhibit "A" – Expanded Premises  
RIGHTWAY AUTOMOTIVE CREDIT  
6019 S. Cedar Street, Lansing, Michigan**



**NOTES:**

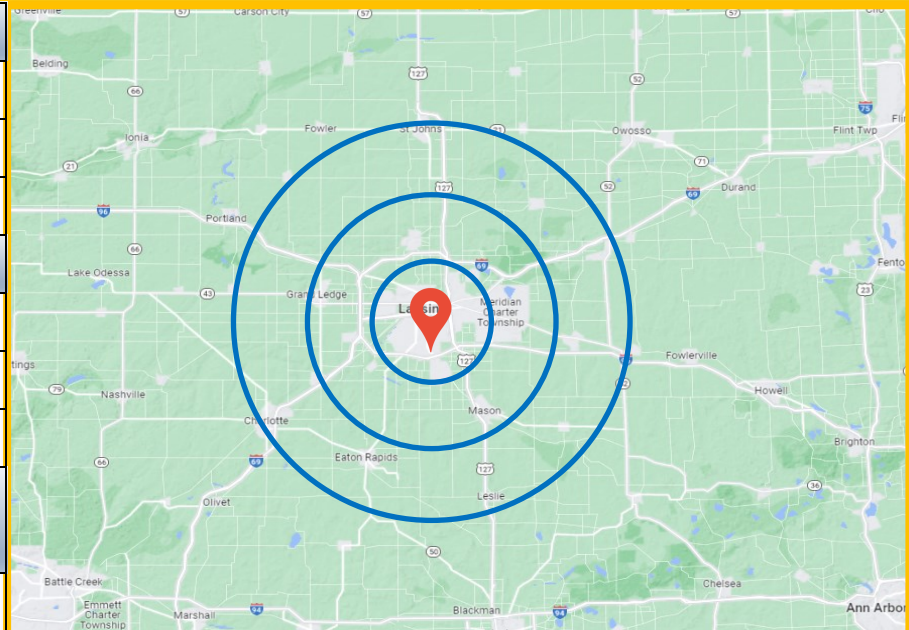
- ALL EASEMENTS NOT SHOWN
- ALL IMPROVEMENTS NOT SHOWN
- ZONING IS SHOWN PER THE CITY OF LANSING WEB SITE AND ALL ZONING LINES SHOWN ARE APPROXIMATE
- DUE TO THE AMOUNT OF SNOW ON THE GROUND AT THE TIME OF THE SURVEY, ALL IMPROVEMENTS MAY NOT BE SHOWN AND THE LOCATION OF IMPROVEMENTS SHOWN IS APPROXIMATE.







<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2027 Projection	9,304	72,126	131,387
2022 Estimate	9,375	72,194	131,118
2010 Census	9,383	69,743	125,257
<b>Households</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2027 Projection	4,101	30,047	55,274
2022 Estimate	4,134	30,094	55,177
2010 Census	4,147	29,148	52,707
<b>Average Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
	\$54,099	\$63,523	\$61,744













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Fortis Net Lease

