

Optimal Non-Profit Opportunity/ Bargain Sale

For Sale

Redevelopment Opportunity

185,000 SF

Aggressively Priced at \$2.5 Million a Fraction of the Reproduction Cost

Southgate Tower

16333 Trenton Rd, Southgate, Michigan 48195

Property Features

- Modern building
- Open floor plan ideal for redevelopment, mixed use, including multi and senior housing, retail and hotel.
- 12.181 Total acreage
- Close proximity to schools, parks, retail, bus lines, bustling downriver
- Easy access to I-75 and all major freeways



For more information:

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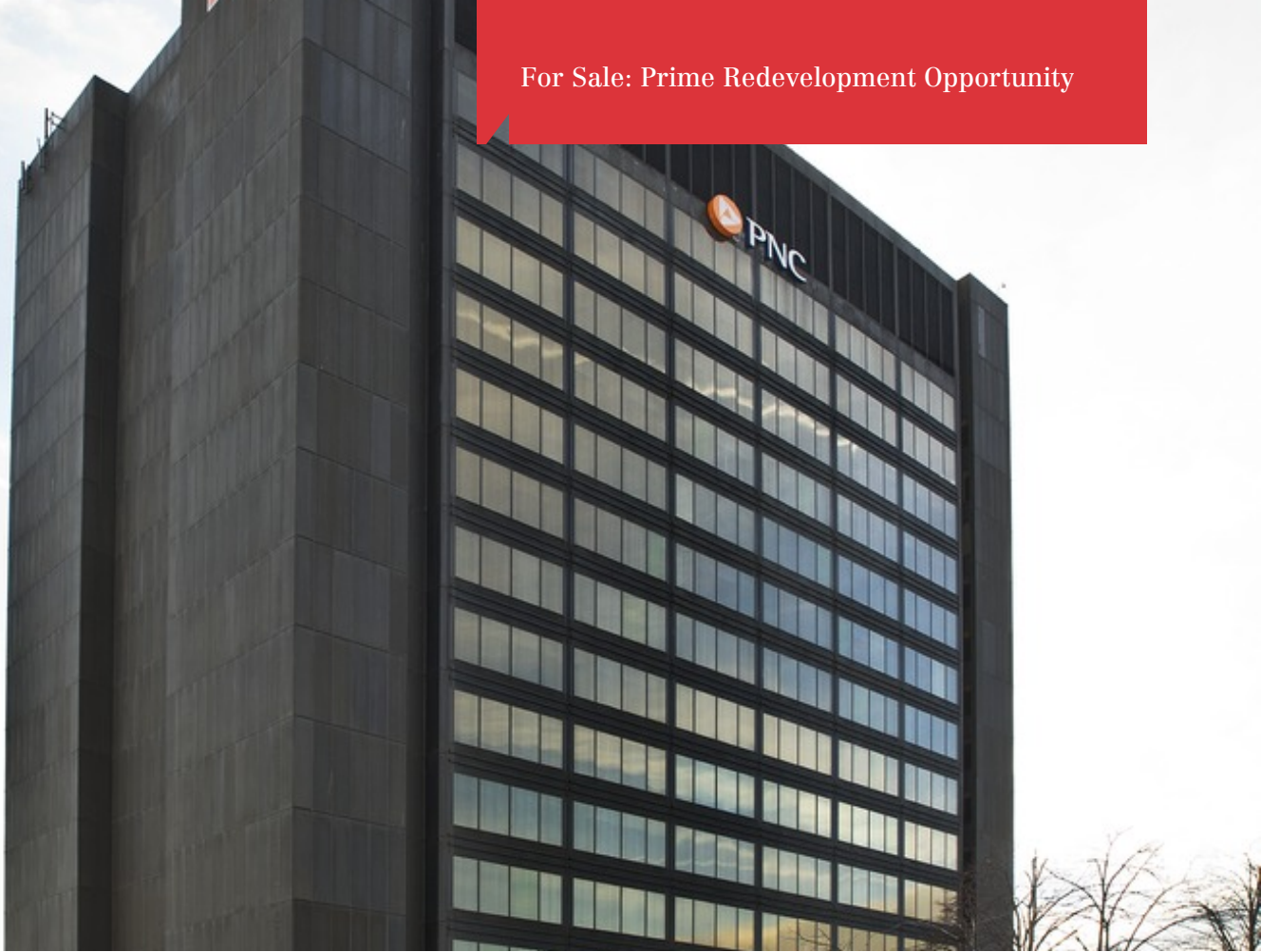


Commercial Real Estate Services, Worldwide.

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For Sale: Prime Redevelopment Opportunity



DEMOGRAPHICS

STATS	POPULATION	TOTAL HOUSEHOLDS	AVG. HH INCOME
1 MILE	13,497	5,766	\$56,807
3 MILES	102,358	41,857	\$59,159
5 MILES	229,353	91,253	\$60,047

Figures shown represent estimates

DAILY TRAFFIC COUNTS

ROADS	DAILY TRAFFIC
QUARRY RD & FORT ST	37,763
FORT ST & QUARRY RD	36,311
FORT ST & PENNSYLVANIA RD	33,873

Figures shown represent estimates

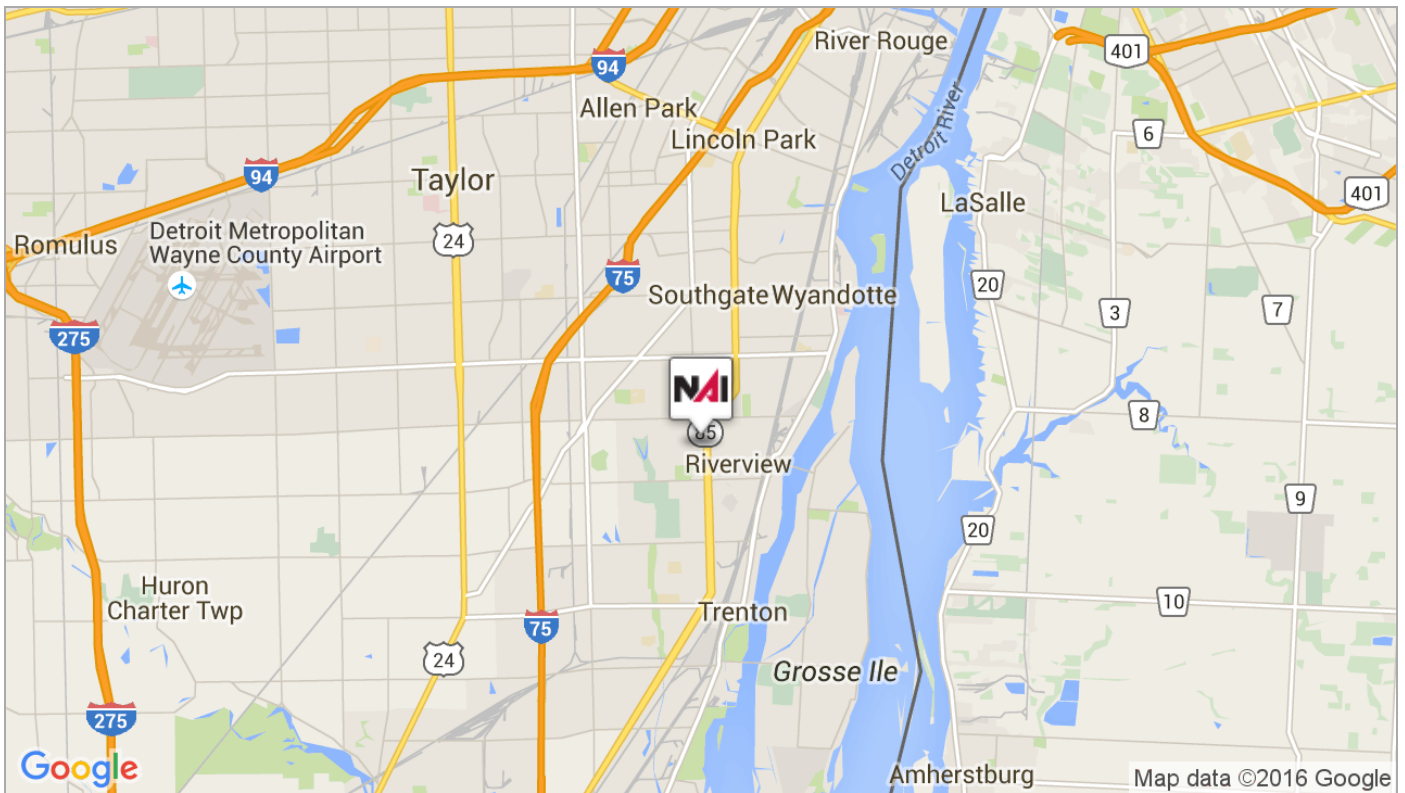


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Property Overview

Prime, modern high-rise building with open floor plan for redevelopment. Open floor plan includes large windows for a great view overlooking Southgate. Ideal for redevelopment, mixed use, including multi and senior housing, retail and hotel.

Location Overview

-Potential walk-able urbanity

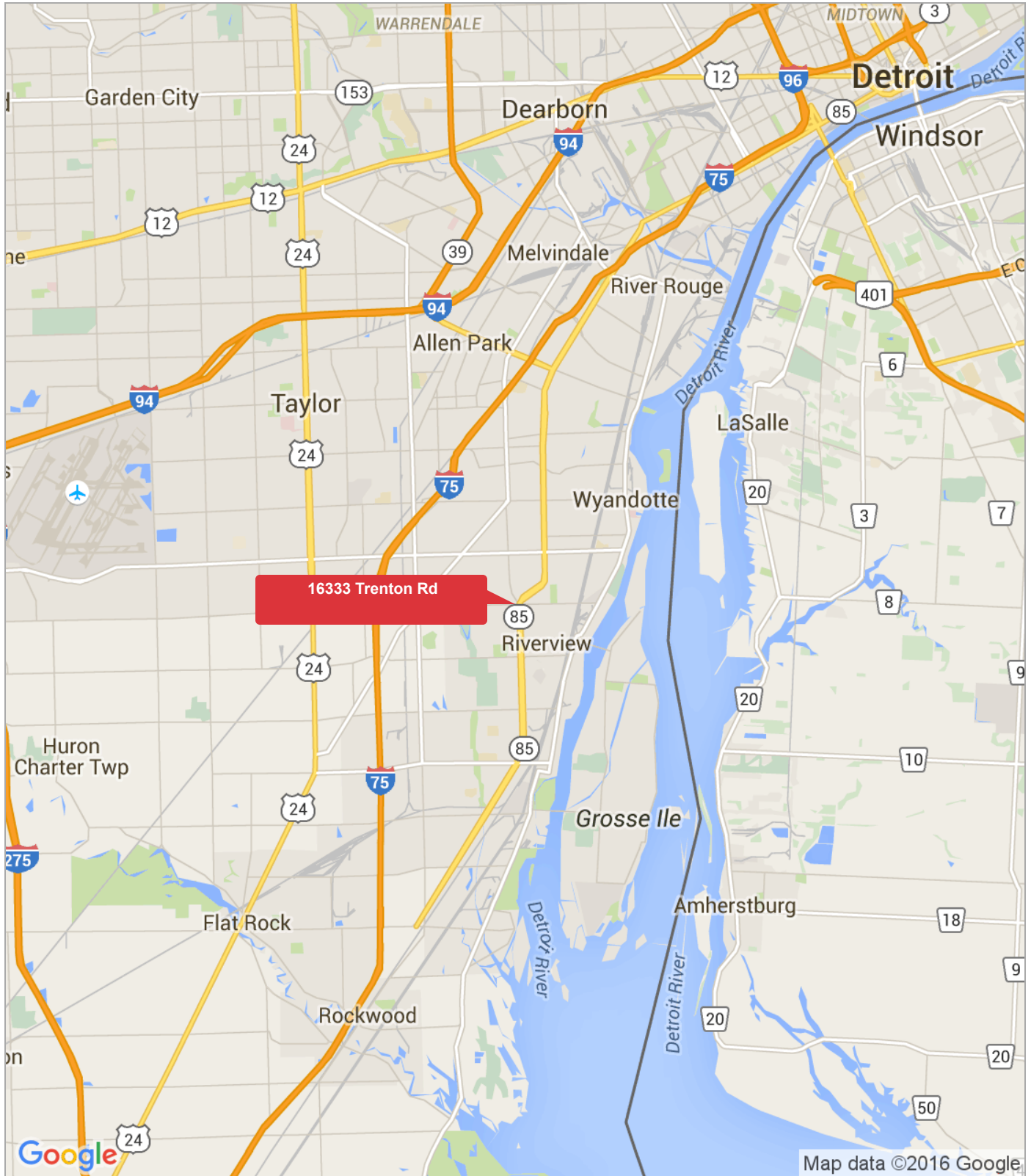
-Close proximity to schools, parks, retail, bus lines, bustling downriver

-The building is easily accessible from M-85 (Fort Street), as a driveway connects that road to the building parking lot.

-Building has great visibility from many locations in Southgate and easy access to I-75 and all major freeways.



For Sale: Prime Redevelopment Opportunity



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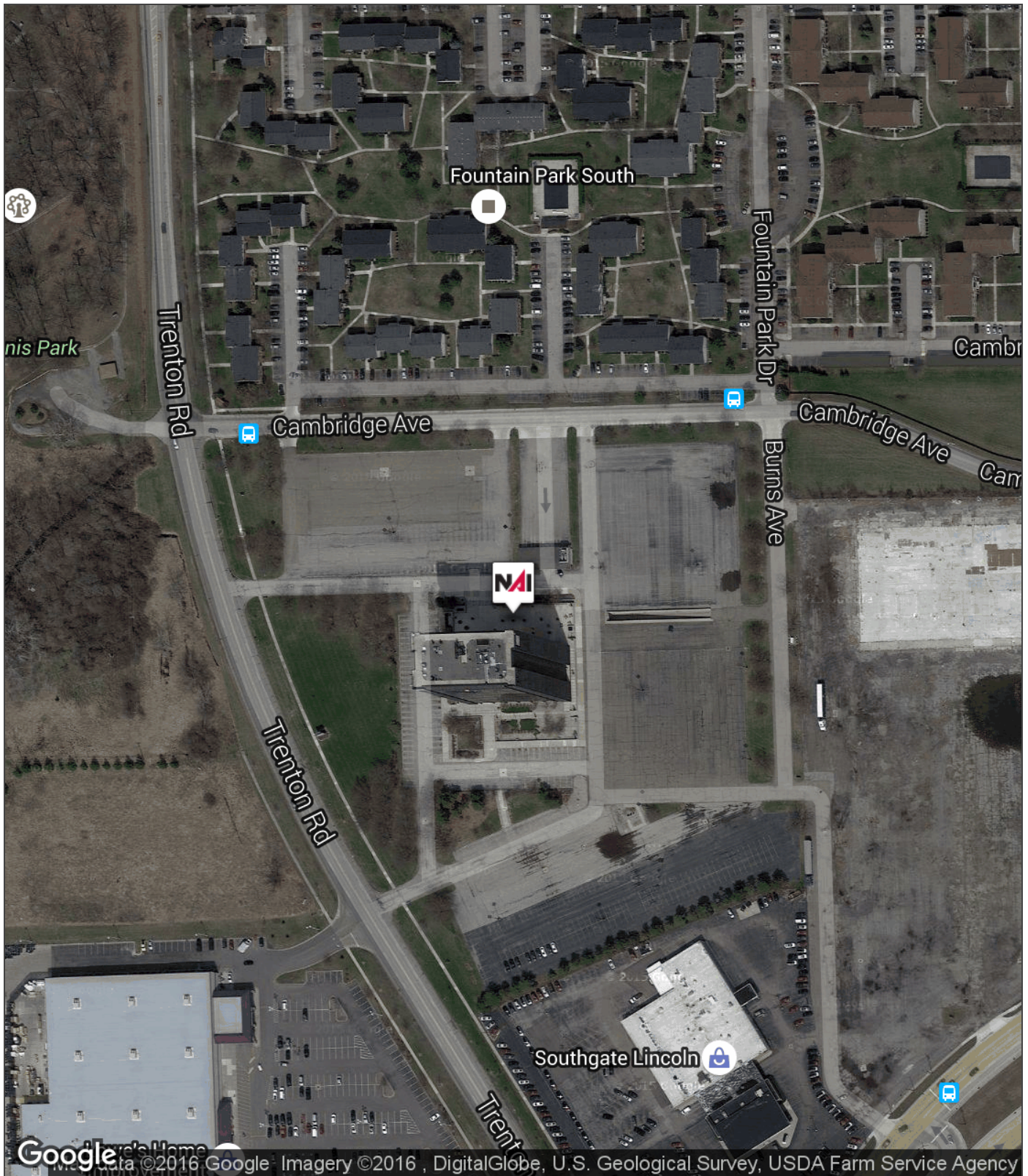
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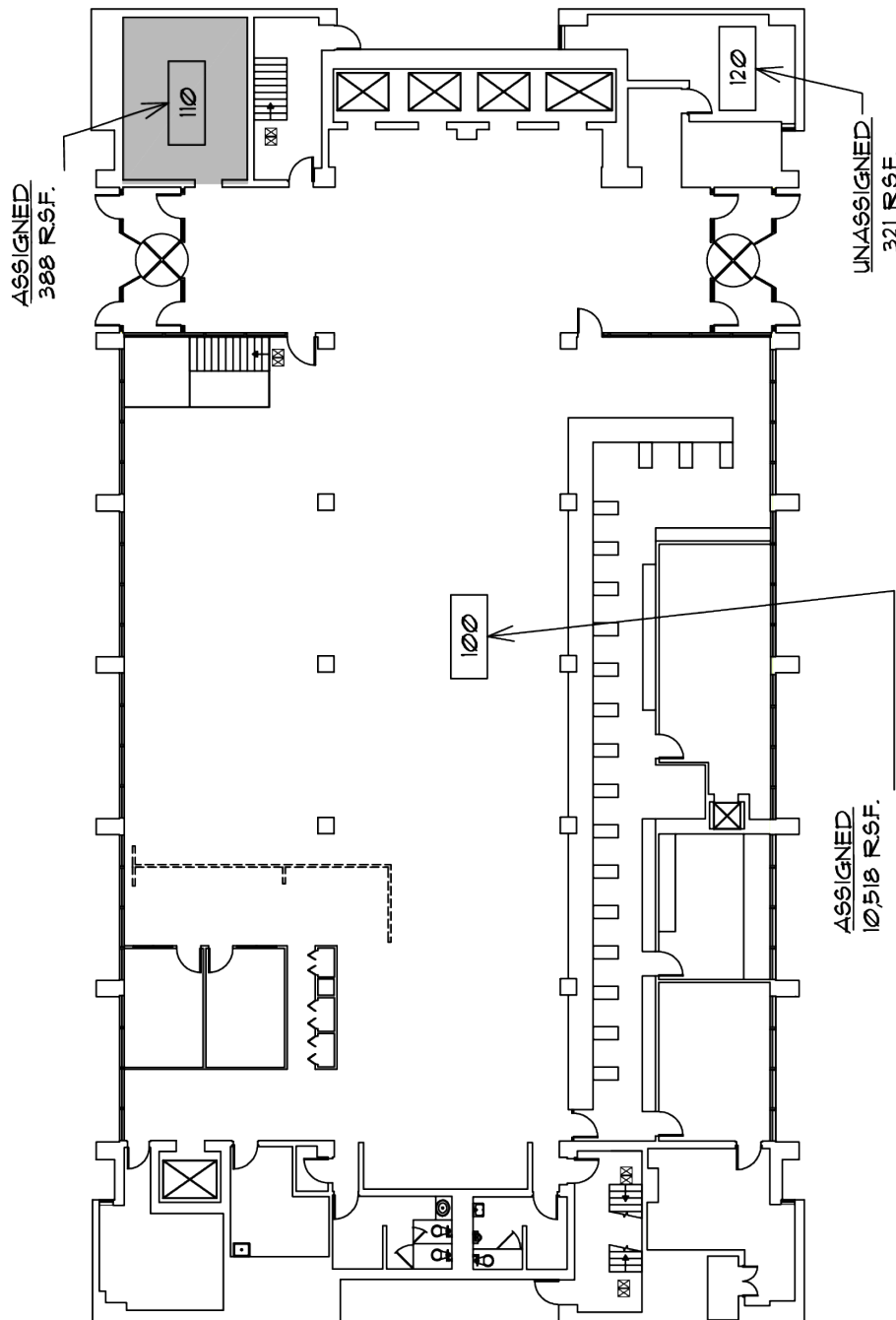
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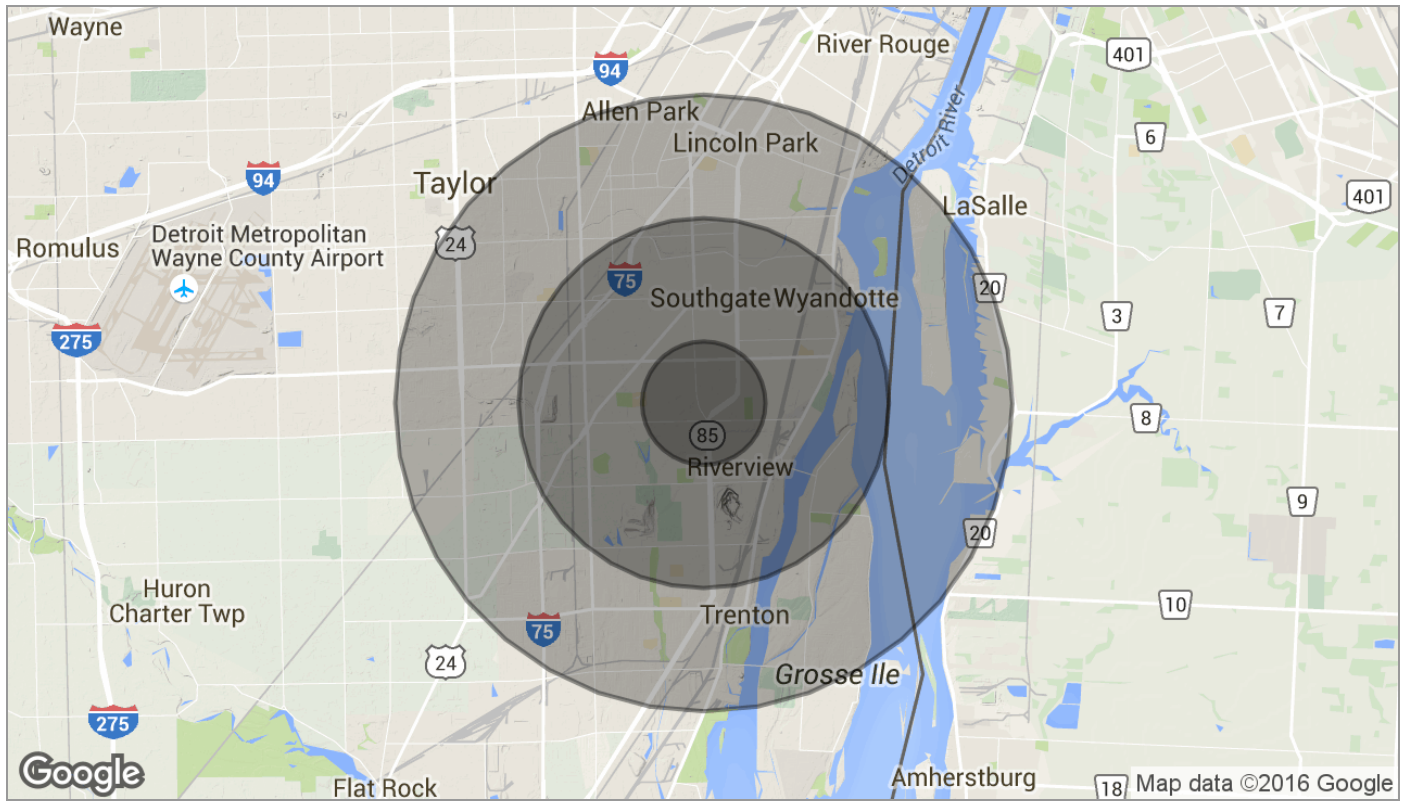
NORTH

16333 TRENTON ROAD

FIRST FLOOR

MAY 2010

SCALE: 1" = 20'-0"



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,497	102,358	229,353
MEDIAN AGE	41.0	40.6	39.9
MEDIAN AGE (MALE)	39.4	38.7	38.4
MEDIAN AGE (FEMALE)	42.3	42.3	41.3
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,766	41,857	91,253
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$56,807	\$59,159	\$60,047
AVERAGE HOUSE VALUE	\$149,415	\$148,984	\$151,967
Race	1 Mile	3 Miles	5 Miles
% WHITE	90.6%	92.3%	89.3%
% BLACK	5.0%	2.4%	4.4%
% ASIAN	1.7%	1.7%	1.7%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.3%	0.3%	0.4%
% OTHER	1.1%	1.3%	2.2%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	3.8%	5.6%	6.7%

* Demographic data derived from 2010 US Census

Roof Rental Income		
TENANT	\$/MONTH	\$/YEAR
Tenant #1	\$1,725.00	\$20,700.00
Tenant #2	\$614.93	\$7,379.06
Tenant #3	\$1,591.35	\$19,096.20
Tenant #4	\$797.44	\$9,569.32
Tenant #5	\$2,200.00	\$26,400.00
TOTAL	\$6,928.72	\$83,144.58

Figures shown represent estimates

Property Taxes

- Annual property taxes: Approximately \$67K



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