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**CUSHMAN &  
WAKEFIELD®**



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## INVESTMENT

May 2012

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Address			Price		
Property Name	SqFt	Acres	Cap Rate	Comments	Associate(s)
<b>AUBURN HILLS</b>					
800 Standard Parkway Investment Property Sale	150,000	0.00	\$11,500,000 7.5%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a 150,000 sq. ft. Class A industrial building. 10-year NNN lease to Unique Fabricating. Heavy power, 24' clear, 13% office, 12 docks. 8% Cap. Outstanding Oakland County location.	Bruce A. Morrison
<b>BLOOMFIELD TWP.</b>					
550 Hulet Drive	15,200	0.00	\$2,230,000 8%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a 15,200 sq. ft. multi-tenant Class 'B' office building. 100% leased with 5 tenants. Staggered lease expirations. Outstanding location.	Bruce A. Morrison
<b>BURTON</b>					
4190 E. Court Street Courtland Center Regional Mall	460,000	0.00	\$27,500,000 7.6%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce for sale the Courtland Center Regional Mall. Enclosed mall anchored by JC Penney, Staples, Jo-Ann Fabrics, and Dunham's. Joint venture possible. 7.6% cap on 2009 actuals with 166,000 sq. ft. vacancy as upside. Extensive I-69 frontage. 85,000 vehicles per day. 5 mile population of 138,666 with \$46,672 average income.	Bruce A. Morrison Steve Gordon

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<b>CANTON</b>					
47440 Michigan Avenue Investment Property Sale	480,982	32.00	\$22,000,000 8.41%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to present a 100% leased class A distribution building. 3 tenants. 30" clear, 50'x50' columns, ESFR, 7 doors, 78 docks. Excellent location near I-275, Detroit Metro Airport and Willow Run Airport.	Bruce A. Morrison
<b>CENTERLINE</b>					
23815 Van Dyke Avenue Investment Property Sale	785	0.61	\$685,000 8.5%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce a single-user restaurant facility for sale. 5-Year single tenant NNN lease to Rally's Hamburgers, Inc. \$58,021 annual rent until March 2016. 46,000 vehicles daily on Van Dyke.	Bruce A. Morrison
<b>DETROIT</b>					
9222 Grand River Avenue	N/A	0.00	\$4,618,000	US Government leases. May be purchased separately. Leases expire in 2021 and 2022. Gross leases with expense stops and annual rent increases. Class A office buildings. Assumable debt. \$2,315,000 & \$2,303,000 sale prices. 7.25% leveraged yield.	Bruce A. Morrison
701 W. Jefferson Avenue Executive Parking Lot	N/A	2.98	\$7,750,000 9.17%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present 2.982 acres leased to the Detroit Red Wings for sale. Executive parking lot. Outstanding riverfront location next to Joe Louis Arena and Cobo Hall. Value add opportunity.	Bruce A. Morrison
440 East Congress Street Investment / User Sale	85,539	0.39	\$1,950,000	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to present a investment/user sale. On-site parking garage and adjacent parking. Close	Bruce A. Morrison

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<b>DETROIT</b>					
				to General Motors and the Renaissance Center. Excellent freeway access. Modern, upgraded office suites. Possible exterior signage. 70% leased. Estimated NOI \$214,032.	
2055 Clements Street	7,360	0.13	\$175,000	Twelve unit apartment building. (2) studios, (2) two-bedroom, (8) one-bedroom. \$4,322 per month total average rent. Average expenses as follows: Gas - \$1,050, Electric - \$325, Water - \$303.	Chris Monsour
680 Delaware Street Casamira Apartment Complex	47,045	1.08	\$200,000	Casamira Apartment Complex. 1 building, 5 stories high, 44 units. Constructed in 1925 on 1.08 acres. Beautifully constructed building, fenced-in parking. Average unit size is 786 sq. ft.	Joe Banyai
2250 14th Street	45,892	0.67	\$295,000	Redevelopment site. 4-story former hotel. 38 units. Commercial space on 1st floor. Basement = 3,743 sq. ft.	Chris Monsour
9400 McGraw Street McGraw Glass Plant	121,500	39.00	\$2,100,000	29 acres (B), additional 121,500 sq. ft. leased industrial building on 10 acres of land sold separately.	Chris Monsour Bruce A. Morrison
<b>FERNDAL</b>					
3340 Hilton Road Legato @ Brickley Place	20,550	0.00	N/A	Legato @ Brickley Place offers the flexibility to live, work and relax. 14 Units (7 Live/Work & 7 Loft Condos). 4 Sold & 10 Leased. (4) innovative floor plans ranging in size from 1,381 - 1,533 sq. ft. Excellent freeway access and road frontage. Ideal for a variety of retail and office uses. Sale price: \$100,000/unit.	Jim Montgomery Steve Gordon Bruce A. Morrison
384 Hilton Road Legato @ Webster Place	20,550	0.00	N/A	Legato @ Webster Place offers the flexibility to live, work and relax. 14 Units (7 Live/Work & 7 Loft Condos) 1 Loft Sold & 13 Leased (1 year	Jim Montgomery Steve Gordon Bruce A. Morrison

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<b>FERNDALE</b>					
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<b>FLINT TWP.</b>					
5038-A Miller Road Investment Property Sale	65,293	0.00	\$7,712,000 8%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to present an investment property sale in Flint Twp., MI. Lease expires August 31, 2019. Rent increases every 5 years. NNN lease rate. Gander Mountain has 116 stores in 23 states with \$1.06 billion in sales.	Bruce A. Morrison
<b>HIGHLAND PARK</b>					
15948 Woodward Avenue Woodford Apartments	98,807	0.91	\$690,000	92 unit apartment building including (6) first-floor commercial/retail units. 0.91 acres. Metered electric, gas and water included in rental. Parking onsite. Boiler room and laundry in basement. Close to I-75, the Lodge and the Davison Freeways. Call for rent roll. Percent occupied = 78.26%. GOI = \$362,327 (2011). Parking lot has 20' x 20' garage.	Joe Banyai Kris Pawlowski
<b>LINCOLN PARK</b>					
4166-4176 Drouillard Street Apartment Building	2,592	0.19	\$199,900	Six unit apartment for sale with 2006 gross income of \$26,039. Average annual expenses are: water - \$1,400, electric - \$120, gas - \$960, insurance - \$1,700, taxes - \$3,468, and repairs - \$1,350 for a net income of \$17,041. Possible land contract minimum 20% down with approved credit.	Justin Gaffrey

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<b>LIVONIA</b>					
36111 Schoolcraft Road Westwood Office Park	84,569	0.00	\$10,900,000 8.93%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a multi-tenant class "A" office park. 100% occupancy. 10 tenants including: Ameritech, State Farm, Technicolor Video. Staggered lease expirations. 8.5% cap rate. Priced below replacement cost.	Bruce A. Morrison
32713 Schoolcraft Road Freeway Commerce Park	56,083	3.65	\$3,475,000 9%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a Class A flex building. 100% leased. 7 tenant suites. Built in 1987 -1988.	Bruce A. Morrison
19111 Victor Parkway Class A High-Tech Portfolio	490,000	0.00	\$55,000,000 8%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce for sale a Class A High-Tech Portfolio. 18 buildings in Ann Arbor, Livonia, and Plymouth, Michigan. 100% Occupancy. Assumable financing. Outstanding credit tenants: General Oil, American Blind, Ricoh, Bright House Networks, Armour-Eckrich Meats, Ingersoll-Rand, Batesville Casket, Infineon, Eaton, & Xoran Technologies. 8% cap plus rate bumps. May be purchased separately.	Bruce A. Morrison
<b>MACOMB TWP.</b>					
16445 Twenty-Three Mile Road Investment Property Sale	215,000	23.24	\$13,000,000 10.90%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce for sale a 215,000 sq. ft. class A light manufacturing building. 10% office. 5-year lease to Global Tooling Systems, Inc. 10.90% cap rate. Global Tool is owned by Hampson Industries PLC and it's business is 100% non-automotive. 30' clear height, (8) 15-ton cranes, expandable, 1 truckwell, 10 grade level doors, air lines.	Bruce A. Morrison

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<b>MONROE</b>					
1180 N. Monroe Street Investment Property Sale	30,000	0.00	\$3,300,000 9%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to present a 30,000 sq. ft. Class A Medical Building for sale. Eight year NNN lease to Mercy Eye Institute, LLC, a wholly owned subsidiary of Mercy Health Partners (NW Ohio Region), who is wholly owned by Catholic Healthcare Partners, Cincinnati, Ohio. CHP is in the top 15 largest health systems in the country. Built 1995/2007. \$300,000 NOI. 8.33% rate increase in 2014.	Bruce A. Morrison
<b>NOVI</b>					
41180 Vincenti Court	14,400	0.00	\$1,185,000 9%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce for sale a 14,400 sq. ft. single tenant high-tech building. Leased until 3/31/15. Tenant is Setco Sales Company, a 90-year old company. NNN lease.	Bruce A. Morrison
<b>ORION TWP.</b>					
3020 Indianwood Road Investment Property Sale	200,000	14.00	\$11,000,000 10.91%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce for sale a 200,000 sq. ft. class A light manufacturing building. 5-year lease to Odyssey Industries, Inc. 10.91% cap rate. Odyssey Industries is owned by Hampson Industries PLC which is traded on the London Stock Exchange under "HAMP." Tenant's business is 100% non-automotive. 14 acres, 50' clear, 26 cranes up to 50-ton, 14" floor, heavy power, 3 truckwells, 5 grade level doors, 100% air-conditioned, air lines.	Bruce A. Morrison

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<b>PLYMOUTH/TWP.</b>					
45678 Helm Street Childtime Learning Centers	9,400	0.00	\$1,200,000 12.40%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce Childtime Learning Centers is for sale in Plymouth, Michigan. Morgan Stanley recently purchased a 60% interest in the tenant for \$460 million. Tenant since 1990. Lease expires 10/31/12. Facility has had a wait list since opening in 1990. Options include rent bumps.	Bruce A. Morrison
45755 Five Mile Road Investment Property Sale	78,684	0.00	\$5,000,000 8.65%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce for sale a 78,684 sq. ft. Class A single tenant light industrial building. Recent \$6,200,000 in improvements. RMT Woodworth is a 35-year old company specializing in metallurgical services to automotive, heavy truck, lawn & garden and tool & die. Assumable financing. Lease expires 1/31/18. Rent increases in 2012 & 2016.	Bruce A. Morrison
9278 General Drive General Technology Park	55,726	0.00	\$1,500,000 7.64%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to present a 55,726 sq. ft. multi-tenant flex building for sale. 73% leased. 13 suites. 7.64% cap "as-is." 13.15% cap "stabilized." Built in 1987 and renovated in 2009. 18' clear.	Bruce A. Morrison
9260 General Drive Investment Property Sale	31,400	0.00	\$1,830,000 10.5%	Single tenant net leased warehouse building. BBB+ rated tenant - Sara Lee. Built in 1969, 1971, 1973, 1989. 10.5% cap. 2-year lease term remaining. \$239,220 improvements in 2000.	Bruce A. Morrison

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<b>PONTIAC</b>					
28 N. Saginaw Street Foreclosure Sale	90,043	0.00	\$1,900,000 8.2%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce a foreclosure sale of a landmark Oakland County office building. 14-story glazed terra-cotta tower. Recent \$1 million renovation. \$156,318 NOI. State of Michigan occupies 31% of the building through 7/14/18.	Bruce A. Morrison
1610 East Highwood Drive Investment Property Sale	28,861	0.00	\$1,690,000 10.25%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce for sale a Class A hi-tech building. New 5-year lease to Extension TECSYSTEMS Global Services, LLC, a Worldwide Leader. Built in 1995 & 1999. 71 Parking spaces, 1 truckwell, 2 overhead doors, 20'-24' clear. High image corporate park location. NNN lease. Rent increase in 2013. Tenant since 2001.	Bruce A. Morrison
<b>REDFORD</b>					
25111 Glendale Street	135,092	0.00	\$9,200,000 9.18%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a 135,092 sq. ft. building for sale. New 7-year lease to Ford Motor Company (S & P BB-). Completely renovated in 2006. 31% office finish. Tenant has \$8 million into the building. Outstanding location.	Bruce A. Morrison
<b>RICHMOND/TWP.</b>					
36022 Division Road Apartment Complex	8,048	0.00	\$100,000	Apartment and office complex located in the heart of Richmond Twp. Strong investment potential.	Ben Wilkiemeyer Garrett Keais

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<b>RIVERVIEW</b>					
20509 Sibley Road Investment Property Sale	90,850	10.05	\$2,875,000 9.46%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce for sale a 90,850 sq. ft. warehouse facility. 100% leased to Thriftbooks.com through 3/31/13. 24' clear, 12 docks, 1 grade level door. 100% sprinklered.	Bruce A. Morrison
<b>ROMULUS</b>					
6930 Metroplex Drive Investment Property Sale	34,115	0.00	\$1,940,000 8%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a 34,115 sq. ft. class "B" light industrial building. Seven year modified net lease to a national freight forwarding company. Ideal airport location. Built in 1972 and 1978.	Bruce A. Morrison
<b>ROSEVILLE</b>					
20600 Thirteen Mile Road Investment Property Sale	60,310	0.00	\$5,400,000 9.75%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a 60,310 sq. ft. retail center. In-line with PetsMart and Home Depot. Across the street from Meijer. Adjacent to Circuit City. Visible from I-94. High traffic intersection. Adjacent to freeway access. Major tenants include JoAnn Fabrics and Party USA. JoAnn's Fabric has exercised their option to renew early - Lease expires 6.30.2014 (47,671 SF).	Bruce A. Morrison Viktor Gjonaj
<b>SOUTHFIELD</b>					
21681 Eleven Mile Road Investment Property Sale	12,000	0.00	\$1,395,000 11.33%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a 12,000 sq. ft. multi-tenant office building. 82% leased. 8 tenant suites. Built in 1964 and renovated in 2001.	Bruce A. Morrison

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<b>TAYLOR</b>					
6677 Telegraph Road	16,960	2.75	\$1,500,000 8%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a 16,960 sq. ft. industrial building for sale. New 5-year lease to United Rentals, Inc (NYSE). 16,960 sq. ft. showroom/garage and 1 acres of paved storage. Built 1946 - 1995. High traffic Telegraph Road location, just south of I-94.	Bruce A. Morrison
<b>TROY</b>					
1845 Brinston Drive Investment Property	5,430	0.00	\$650,000 9.69%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a 5,430 sq. ft. light industrial/R & D building for sale. 7-year single-tenant net-lease. Lease expires 12/31/15. Completely renovated in November 2007.	Bruce A. Morrison
2883-2999 E. Big Beaver Road Investment Property Sale	100,575	0.00	\$6,500,000 10%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a grocery anchored strip center. Tenants include: Aldi, ACO Hardware, UPS, Little Caesars and Subway. Outstanding corner location in Oakland County, \$75,000 average household income. 250,000 population in 5 miles radius.	Bruce A. Morrison
<b>WALLED LAKE</b>					
101 Legato Drive Legato Point	62,461	0.00	N/A	Legato Point Live/Work Development offers the flexibility to live, work and relax. 42 Units with 21 Sold, 10 Leased & 11 Vacant. (4) unique floor plans ranging in size from 1,371 - 1,670 sq. ft. Excellent freeway access and road frontage. Ideal for a variety of retail and office uses. Sale price: \$100,000/unit.	Jim Montgomery Steve Gordon Bruce A. Morrison

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<b>WARREN</b>					
3689-3781 Ten Mile Road	38,331	0.00	\$1,100,000 9.28%	Bruce A. Morrison & Signature Associates, A Cushman & Wakefield Alliance Member, are pleased to announce for sale a 38,331 sq. ft. multi-tenant light industrial building. 82% leased. Value add opportunity. 9.28% cap on existing NOI. 11.45% stabilized cap. 10 tenant suites. Excellent freeway access.	Bruce A. Morrison
Concept Drive Five Property Portfolio Sale	271,379	0.00	\$17,000,000 7.5%	Bruce A. Morrison and Signature Associates, A Cushman & Wakefield Alliance Member are pleased to present a 271,379 sq. ft. class "A" research & development portfolio - 1919, 1920, 1950, 1990 Concept Drive and 25531 Dequindre. 4.5 acres surplus land. 80% occupancy. 50% of the campus is leased to MSX International and serves as its world headquarters. Value add opportunity.	Bruce A. Morrison
22730-22766 Dequindre Road Investment Property Sale	12,380	0.00	\$425,000 13.5%	Single-tenant industrial building. Close to I-696/I-75 interchange. 100% air-conditioned. Main road exposure. Heavy power. Divisible into smaller units. Tenant is IMCO Carbide Tool, Inc.	Joe Hamway Steve Gordon