

HAMILTON'S OF HOLLY

15190 HOLLY ROAD

HOLLY, MICHIGAN

INVESTMENT PROPERTY FOR SALE

BUILDING VALUE:
\$475,000

LAND VALUE:
\$125,000

ASKING PRICE:
\$600,000

BUILDING SIZE:
6,100 SQUARE FEET

LAND SIZE:
2.92 ACRES (240' X 530')



**LOCATED ON THE MAIN RETAIL
CORRIDOR OF HOLLY**

**TENANT ROSTER: HAPPY'S PIZZA,
DIRT CHEAP TOBACCO, WELL GREENS AND
HILLS GOLD & SILVER EXCHANGE**



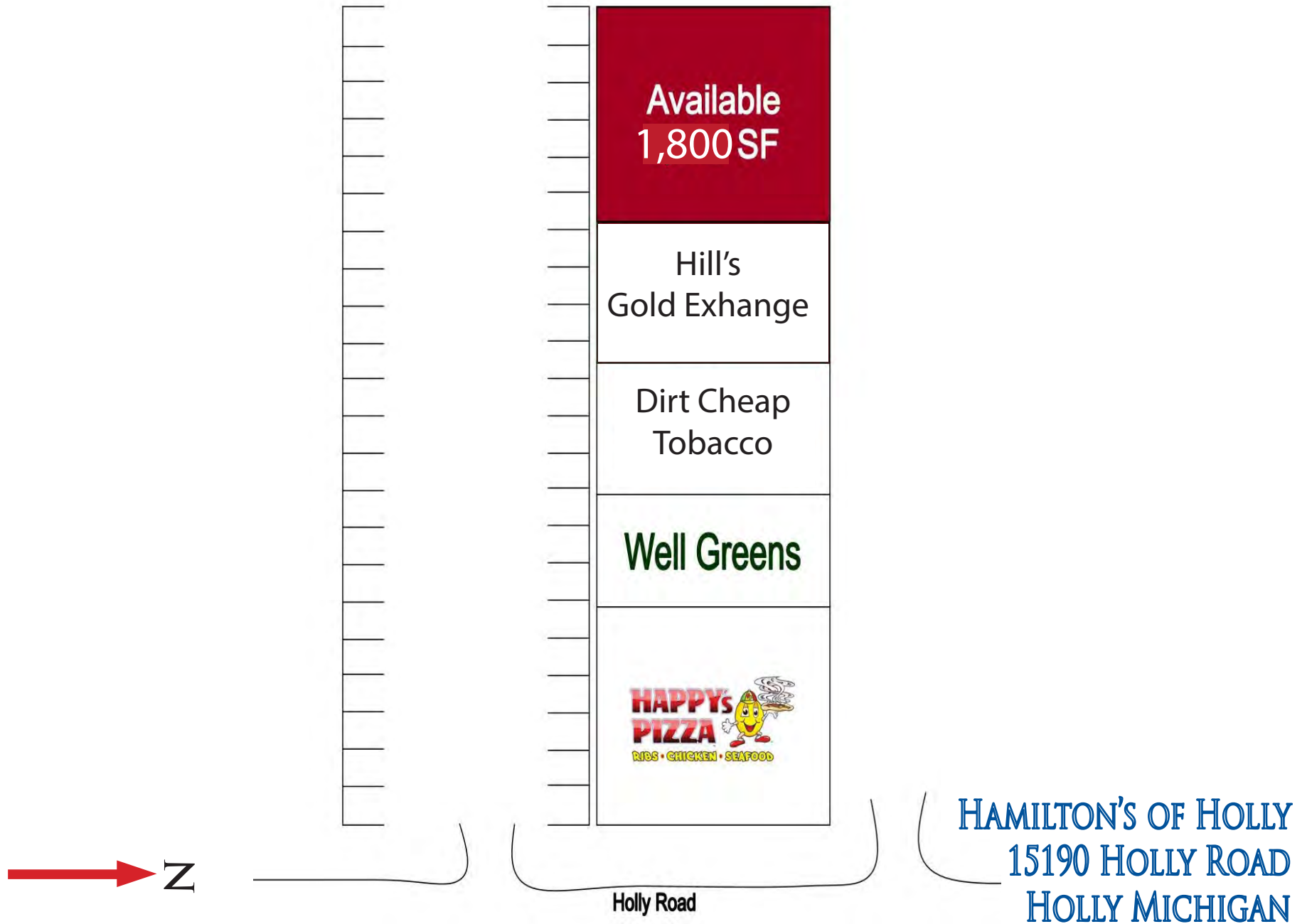
CONTACT:
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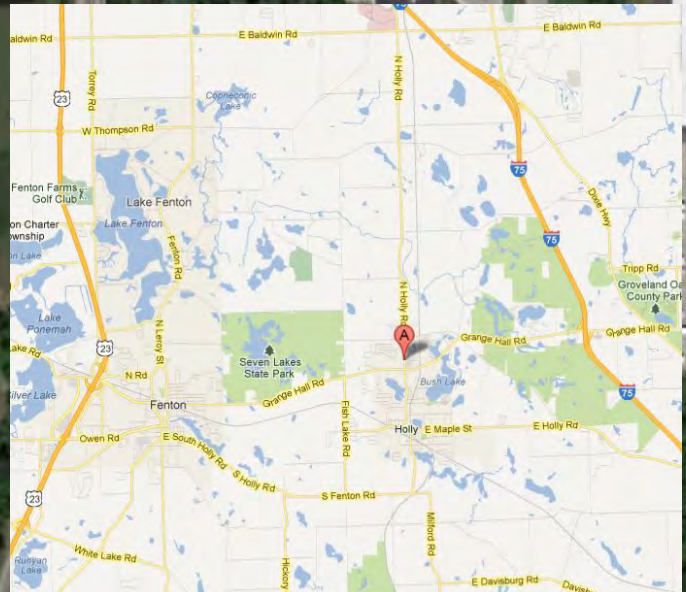
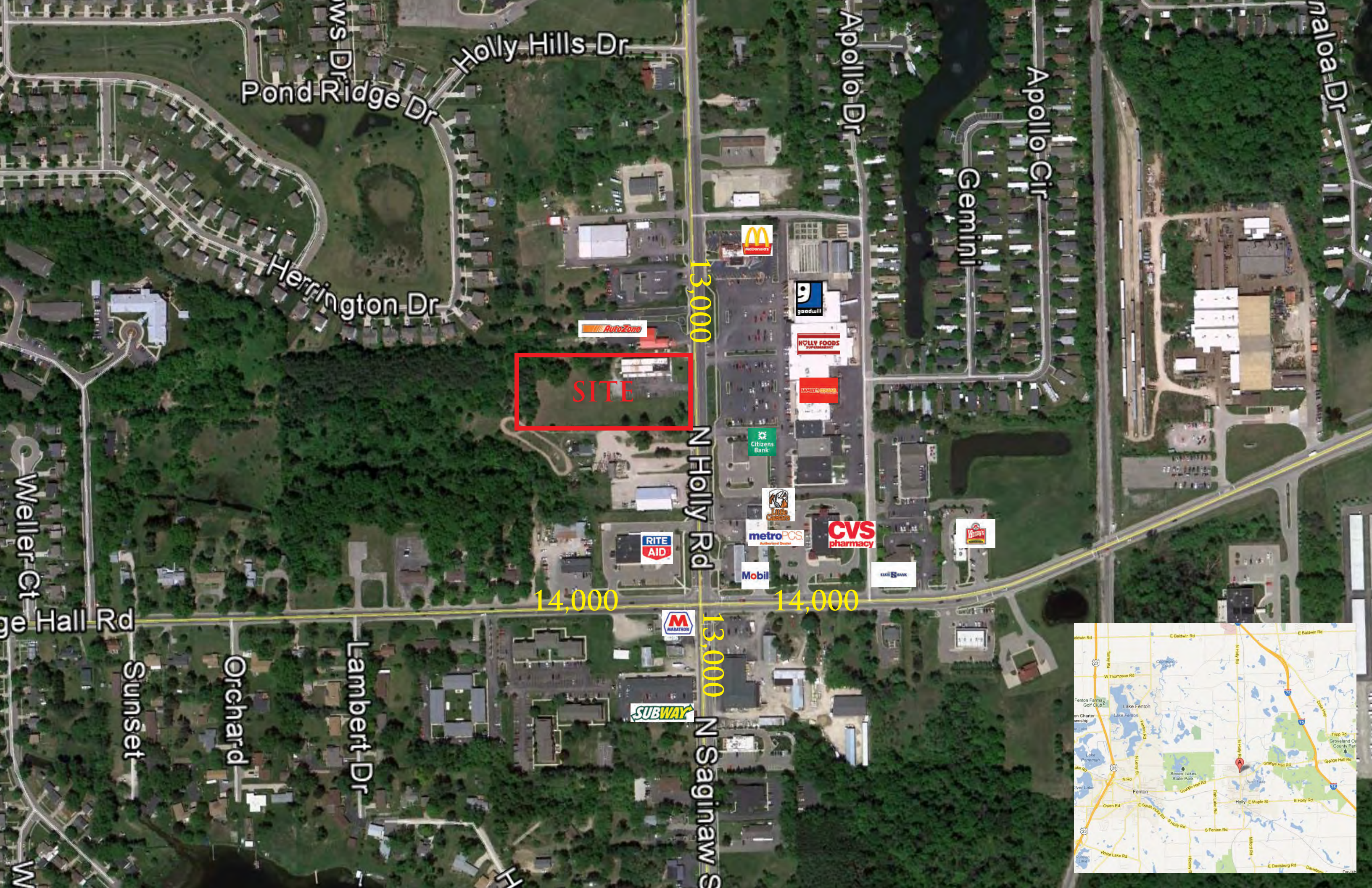
DEMOGRAPHICS

CATEGORY	1 MILE:	3 MILE:	5 MILE:
POPULATION	4,255	10,759	30,024
AVERAGE INCOME	\$53,418	\$59,949	\$70,735
HOUSEHOLDS	1,761	4,204	11,944

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
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HAMILTONS OF HOLLY

15190 HOLLY ROAD

HOLLY, MICHIGAN

RENT ROLL

<u>Tenant</u>	<u>Lease Expiration</u>	<u>Square Feet</u>	<u>Base Rent</u>	<u>Net Charges</u>	<u>Gross Rent</u>	<u>Gross Rent/SF</u>
Happys Pizza	2016	2,000	\$ 1,500.00	\$ 478.34	\$ 1,978.34	\$ 11.87
Wellgreens Clinic	2015	900	\$ 700.00	\$ -	\$ 700.00	\$ 9.33
Wild Bills Tobacco	2016	700	\$ 950.00	\$ -	\$ 950.00	\$ 16.29
Hills Gold Shop	2016	700	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 17.14
Vacant		1,800	\$ 1,050.00	\$ 430.50	\$ 1,480.50	\$ 9.87
TOTAL MONTHLY		6,100	\$ 5,200.00	\$ 908.84	\$ 6,108.84	\$ 12.02
TOTAL ANNUAL			\$ 62,400.00	\$ 10,906.08	\$ 73,306.08	

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE PROPERTY OWNER AND OTHER SOURCES DEEMED RELIABLE. LUDWIG & SEELEY, INC. DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION, AND ADVISES THE PURCHASER TO CONDUCT ITS OWN DUE DILIGENCE PRIOR TO PURCHASE

Ludwig & Seeley
REAL ESTATE

HAMILTONS OF HOLLY

15190 HOLLY ROAD

HOLLY, MICHIGAN

CASH FLOW ANALYSIS

Gross Potential Rental Income \$ 73,306.08

Less Expense:	Real Estate Taxes 2012	\$ 9,013.00 *	
	Insurance	\$ 2,500.00 *	
	CAM	\$ 6,019.00 *	
	Total		\$ 17,532.00

Net Cash Flow	\$ 55,774.08
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*=Owner's 2012 Estimates

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HAMILTONS OF HOLLY

15190 HOLLY ROAD

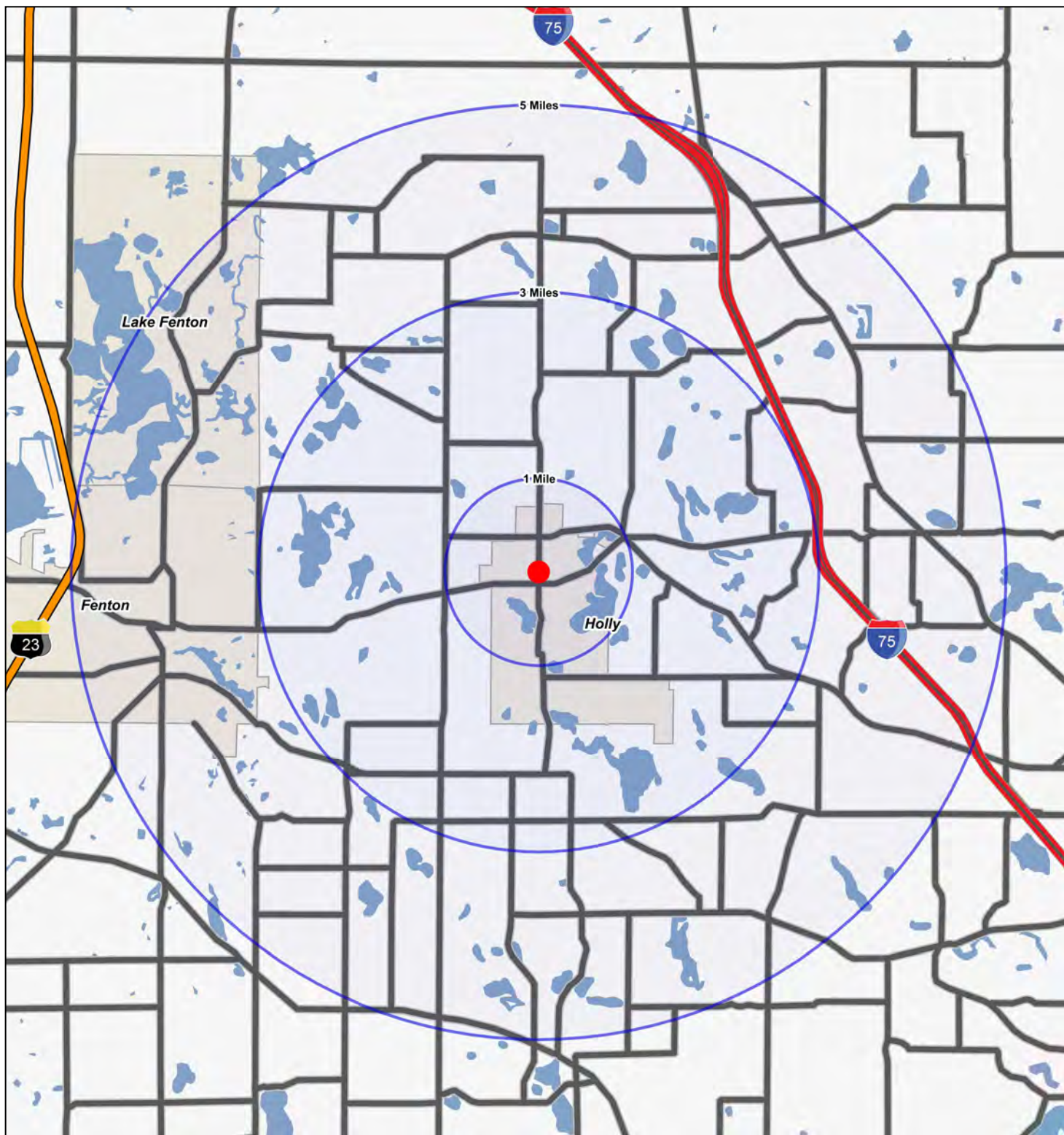
HOLLY, MICHIGAN

INVESTMENT ANALYSIS

Purchase Price	\$	475,000.00	
% Down Payment		35%	
Cash Required	\$	166,250.00	
Loan Amount	\$	308,750.00	
Term (Years)		15	
Interest Rate		6.00%	
Payment	\$	2,880.72	
Net Operating Income	\$	55,774.08	
Annual Debt Service	\$	34,568.64	Monthly Cash Return
Annual Cash Return	\$	21,205.44	\$ 1,767.12
Return on Cash		12.76%	
CAP Rate		11.74%	

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Ludwig & Seeley
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15190 Holly Road
Holly, MI

March 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.8083/-83.6291

RF5

15190 N Holly Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	4,255	10,759	30,024
Projected Population (2017)	4,255	10,762	29,358
Forecasted Population (2022)	4,255	10,762	29,328
Census Population (2010)	4,253	10,753	30,324
Census Population (2000)	4,142	9,719	27,580
Projected Annual Growth (2012 to 2017)	- -	3 -	-666 -0.4%
Historical Annual Growth (2010 to 2012)	2 -	6 -	-300 -0.5%
Historical Annual Growth (2000 to 2010)	110 0.3%	1,034 1.1%	2,744 1.0%
Estimated Population Density (2012)	1,355 psm	381 psm	382 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	1,761	4,204	11,944
Projected Households (2017)	1,797	4,291	12,119
Forecasted Households (2022)	1,799	4,295	12,123
Census Households (2010)	1,747	4,170	11,878
Census Households (2000)	1,654	3,634	10,485
Estimated Households with Children (2012)	488 27.7%	1,334 31.7%	3,636 30.4%
Estimated Average Household Size (2012)	2.38	2.53	2.47
Average Household Income			
Estimated Average Household Income (2012)	\$53,418	\$59,949	\$70,735
Projected Average Household Income (2017)	\$61,944	\$69,865	\$79,665
Estimated Average Family Income (2012)	\$65,843	\$68,516	\$81,053
Median Household Income			
Estimated Median Household Income (2012)	\$45,887	\$59,171	\$63,717
Projected Median Household Income (2017)	\$50,491	\$66,733	\$72,025
Estimated Median Family Income (2012)	\$58,926	\$69,646	\$75,732
Per Capita Income			
Estimated Per Capita Income (2012)	\$22,648	\$23,856	\$28,684
Projected Per Capita Income (2017)	\$26,770	\$28,337	\$33,511
Estimated Per Capita income 5 Year Growth	\$4,122 18.2%	\$4,481 18.8%	\$4,827 16.8%
Other Income			
Estimated Median Disposable Income (2012)	\$39,148	\$48,868	\$52,186
Projected Median Disposable Income (2017)	\$43,050	\$54,604	\$58,490
Disposable Income Estimated 5 Year Growth	\$3,902 10.0%	\$5,736 11.7%	\$6,304 12.1%
Estimated Average Household Net Worth (2012)	\$513,009	\$558,330	\$532,307
Daytime Demos (2012)			
Total Businesses	120	313	1,107
Total Employees	972	2,664	9,885
Company Headquarter Businesses	- -	- -	4 0.4%
Company Headquarter Employees	- -	- -	850 8.6%
Employee Population per Business	8.1	8.5	8.9
Residential Population per Business	35.4	34.4	27.1

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.8083/-83.6291

RF5

15190 N Holly Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	3,986	93.7%	10,018	93.1%	28,152	93.8%
Black or African American (2012)	73	1.7%	240	2.2%	607	2.0%
American Indian or Alaska Native (2012)	28	0.7%	68	0.6%	152	0.5%
Asian (2012)	31	0.7%	123	1.1%	331	1.1%
Hawaiian or Pacific Islander (2012)	-	-	5	-	11	-
Other Race (2012)	3	0.1%	16	0.1%	25	0.1%
Two or More Races (2012)	134	3.2%	289	2.7%	746	2.5%
Not Hispanic or Latino Population (2012)	4,091	96.2%	10,387	96.5%	29,152	97.1%
Hispanic or Latino Population (2012)	164	3.8%	372	3.5%	871	2.9%
Not Hispanic or Latino Population (2017)	4,074	95.7%	10,349	96.2%	28,405	96.8%
Hispanic or Latino Population (2017)	181	4.3%	413	3.8%	952	3.2%
Not Hispanic or Latino Population (2010)	4,097	96.4%	10,400	96.7%	29,488	97.2%
Hispanic or Latino Population (2010)	155	3.6%	353	3.3%	835	2.8%
Not Hispanic or Latino Population (2000)	4,008	96.8%	9,444	97.2%	26,979	97.8%
Hispanic or Latino Population (2000)	134	3.2%	275	2.8%	601	2.2%
Projected Hispanic Annual Growth (2012 to 2017)	17	2.1%	41	2.2%	81	1.9%
Historic Hispanic Annual Growth (2000 to 2012)	30	1.8%	97	3.0%	270	3.7%

Age Distribution (2012)

Age Under 5	285	6.7%	700	6.5%	1,873	6.2%
Age 5 to 9 Years	304	7.1%	730	6.8%	1,996	6.6%
Age 10 to 14 Years	297	7.0%	743	6.9%	2,057	6.9%
Age 15 to 19 Years	259	6.1%	696	6.5%	1,938	6.5%
Age 20 to 24 Years	275	6.5%	612	5.7%	1,705	5.7%
Age 25 to 29 Years	263	6.2%	599	5.6%	1,694	5.6%
Age 30 to 34 Years	294	6.9%	683	6.3%	1,765	5.9%
Age 35 to 39 Years	299	7.0%	728	6.8%	1,990	6.6%
Age 40 to 44 Years	291	6.8%	758	7.0%	2,080	6.9%
Age 45 to 49 Years	287	6.7%	804	7.5%	2,171	7.2%
Age 50 to 54 Years	296	7.0%	861	8.0%	2,388	8.0%
Age 55 to 59 Years	240	5.6%	757	7.0%	2,169	7.2%
Age 60 to 64 Years	217	5.1%	630	5.9%	1,829	6.1%
Age 65 to 74 Years	322	7.6%	831	7.7%	2,436	8.1%
Age 75 to 84 Years	224	5.3%	446	4.1%	1,302	4.3%
Age 85 Years or Over	101	2.4%	180	1.7%	630	2.1%
Median Age	36.5		38.3		39.2	

Gender Age Distribution (2012)

Female Population	2,231	52.4%	5,469	50.8%	15,349	51.1%
Age 0 to 19 Years	571	25.6%	1,402	25.6%	3,806	24.8%
Age 20 to 64 Years	1,253	56.2%	3,227	59.0%	9,027	58.8%
Age 65 Years or Over	407	18.2%	840	15.4%	2,516	16.4%
Female Median Age	38.3		39.6		40.5	
Male Population	2,024	47.6%	5,290	49.2%	14,675	48.9%
Age 0 to 19 Years	574	28.3%	1,468	27.7%	4,059	27.7%
Age 20 to 64 Years	1,211	59.8%	3,204	60.6%	8,764	59.7%
Age 65 Years or Over	240	11.9%	618	11.7%	1,852	12.6%
Male Median Age	34.9		37.1		37.9	

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RF5

15190 N Holly Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	49	2.8%	102	2.4%	472	3.9%
HH Income \$150,000 to \$199,999	68	3.9%	152	3.6%	435	3.6%
HH Income \$100,000 to \$149,999	162	9.2%	662	15.7%	2,033	17.0%
HH Income \$75,000 to \$99,999	290	16.4%	717	17.1%	1,922	16.1%
HH Income \$50,000 to \$74,999	206	11.7%	731	17.4%	2,375	19.9%
HH Income \$35,000 to \$49,999	369	21.0%	698	16.6%	1,654	13.8%
HH Income \$25,000 to \$34,999	84	4.8%	292	7.0%	913	7.6%
HH Income \$15,000 to \$24,999	321	18.2%	546	13.0%	1,235	10.3%
HH Income Under \$15,000	212	12.1%	302	7.2%	906	7.6%
HH Income \$35,000 or More	1,143	64.9%	3,063	72.9%	8,890	74.4%
HH Income \$75,000 or More	569	32.3%	1,634	38.9%	4,862	40.7%

Housing (2012)

Total Housing Units	1,909		4,579		13,020	
Housing Units Occupied	1,761	92.2%	4,204	91.8%	11,944	91.7%
Housing Units Owner-Occupied	1,242	70.6%	3,265	77.7%	8,962	75.0%
Housing Units, Renter-Occupied	518	29.4%	939	22.3%	2,982	25.0%
Housing Units, Vacant	149	7.8%	375	8.2%	1,076	8.3%
Median Years in Residence	3.6		4.1		4.1	

Marital Status (2012)

Never Married	849	30.1%	2,118	29.2%	6,015	29.3%
Currently Married	1,400	49.6%	3,809	52.5%	11,006	53.7%
Separated	135	4.8%	297	4.1%	560	2.7%
Widowed	73	2.6%	163	2.2%	679	3.3%
Divorced	368	13.0%	873	12.0%	2,251	11.0%

Household Type (2012)

Population Family	3,183	74.8%	8,546	79.4%	23,478	78.2%
Population Non-Family	1,005	23.6%	2,085	19.4%	6,079	20.2%
Population Group Quarters	67	1.6%	129	1.2%	467	1.6%
Family Households	1,055	60.0%	2,840	67.6%	8,148	68.2%
Non-Family Households	705	40.0%	1,364	32.4%	3,796	31.8%
Married Couple with Children	306	21.8%	923	24.2%	2,641	24.0%
Average Family Household Size	3.0		3.0		2.9	

Household Size (2012)

1 Person Households	568	32.3%	1,081	25.7%	3,076	25.8%
2 Person Households	522	29.6%	1,383	32.9%	4,121	34.5%
3 Person Households	287	16.3%	715	17.0%	1,970	16.5%
4 Person Households	230	13.1%	617	14.7%	1,675	14.0%
5 Person Households	112	6.3%	284	6.8%	752	6.3%
6 or More Person Households	42	2.4%	124	3.0%	351	2.9%

Household Vehicles (2012)

Households with 0 Vehicles Available	83	4.7%	181	4.3%	514	4.3%
Households with 1 Vehicles Available	541	30.7%	1,088	25.9%	3,467	29.0%
Households with 2 or More Vehicles Available	1,136	64.6%	2,935	69.8%	7,963	66.7%
Total Vehicles Available	3,145		8,304		23,258	
Average Vehicles Per Household	1.8		2.0		1.9	

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RF5

15190 N Holly Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	3,324		8,466		23,723
Estimated Civilian Employed	1,882	56.6%	4,771	56.3%	14,038
Estimated Civilian Unemployed	424	12.8%	955	11.3%	1,957
Estimated in Armed Forces	-	-	-	-	2
Estimated Not in Labor Force	1,018	30.6%	2,740	32.4%	7,727
Unemployment Rate	12.8%		11.3%		8.2%

Occupation (2010)

Occupation: Population Age 16 Years or Over	1,832		4,831		13,823
Management, Business, Financial Operations	224	12.2%	728	15.1%	1,977
Professional, Related	363	19.8%	939	19.4%	2,810
Service	401	21.9%	1,000	20.7%	2,819
Sales, Office	465	25.4%	1,209	25.0%	3,440
Farming, Fishing, Forestry	2	0.1%	5	0.1%	24
Construct, Extraction, Maintenance	167	9.1%	413	8.6%	1,085
Production, Transport Material Moving	210	11.5%	537	11.1%	1,666
White Collar Workers		57.4%		59.5%	59.5%
Blue Collar Workers		42.6%		40.5%	40.5%

Consumer Expenditure (2012)

Total Household Expenditure	\$80.5 M		\$208 M		\$659 M
Total Non-Retail Expenditure	\$46.1 M	57.3%	\$120 M	57.6%	\$380 M
Total Retail Expenditure	\$34.3 M	42.7%	\$88.2 M	42.4%	\$279 M
Apparel	\$3.84 M	4.8%	\$9.88 M	4.8%	\$31.4 M
Contributions	\$2.96 M	3.7%	\$7.59 M	3.7%	\$24.7 M
Education	\$1.87 M	2.3%	\$4.87 M	2.3%	\$16.0 M
Entertainment	\$4.45 M	5.5%	\$11.6 M	5.6%	\$36.9 M
Food and Beverages	\$12.4 M	15.4%	\$31.7 M	15.3%	\$100 M
Furnishings and Equipment	\$3.50 M	4.3%	\$9.22 M	4.4%	\$29.5 M
Gifts	\$2.09 M	2.6%	\$5.46 M	2.6%	\$17.7 M
Health Care	\$5.05 M	6.3%	\$12.8 M	6.1%	\$40.0 M
Household Operations	\$2.85 M	3.5%	\$7.44 M	3.6%	\$23.9 M
Miscellaneous Expenses	\$1.34 M	1.7%	\$3.47 M	1.7%	\$11.0 M
Personal Care	\$1.17 M	1.5%	\$3.02 M	1.5%	\$9.54 M
Personal Insurance	\$819 K	1.0%	\$2.12 M	1.0%	\$6.83 M
Reading	\$264 K	0.3%	\$681 K	0.3%	\$2.17 M
Shelter	\$15.5 M	19.3%	\$40.1 M	19.3%	\$127 M
Tobacco	\$551 K	0.7%	\$1.35 M	0.7%	\$4.16 M
Transportation	\$16.1 M	20.0%	\$42.0 M	20.2%	\$133 M
Utilities	\$5.73 M	7.1%	\$14.5 M	7.0%	\$45.4 M

Educational Attainment (2012)

Adult Population Age 25 Years or Over	2,835		7,278		20,454
Elementary (Grade Level 0 to 8)	33	1.2%	84	1.2%	494
Some High School (Grade Level 9 to 11)	348	12.3%	603	8.3%	1,428
High School Graduate	973	34.3%	2,411	33.1%	6,237
Some College	667	23.5%	1,930	26.5%	5,328
Associate Degree Only	199	7.0%	513	7.1%	1,635
Bachelor Degree Only	398	14.0%	1,247	17.1%	3,667
Graduate Degree	216	7.6%	489	6.7%	1,665

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RF5

15190 N Holly Rd						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	942	53.9%	2,970	71.2%	8,675	73.0%
1 Attached Unit	182	10.4%	279	6.7%	750	6.3%
2 to 4 Units	81	4.6%	158	3.8%	344	2.9%
5 to 9 Units	20	1.2%	51	1.2%	220	1.9%
10 to 19 Units	110	6.3%	149	3.6%	447	3.8%
20 to 49 Units	74	4.2%	79	1.9%	473	4.0%
50 or More Units	79	4.5%	82	2.0%	365	3.1%
Mobile Home or Trailer	259	14.8%	403	9.7%	603	5.1%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	49	2.8%	184	4.4%	525	4.4%
Homes Built 2000 to 2004	243	13.9%	600	14.4%	1,464	12.3%
Homes Built 1990 to 1999	493	28.2%	822	19.7%	2,332	19.6%
Homes Built 1980 to 1989	165	9.4%	317	7.6%	1,086	9.1%
Homes Built 1970 to 1979	264	15.1%	581	13.9%	1,708	14.4%
Homes Built 1960 to 1969	107	6.1%	376	9.0%	1,181	9.9%
Homes Built 1950 to 1959	198	11.4%	499	12.0%	1,374	11.6%
Homes Built Before 1949	227	13.0%	791	19.0%	2,208	18.6%
Home Values (2010)						
Home Values \$1,000,000 or More	2	0.2%	8	0.2%	35	0.4%
Home Values \$500,000 to \$999,999	9	0.7%	33	1.0%	166	1.8%
Home Values \$400,000 to \$499,999	10	0.8%	51	1.5%	192	2.1%
Home Values \$300,000 to \$399,999	39	3.1%	160	4.8%	531	5.8%
Home Values \$200,000 to \$299,999	126	9.9%	518	15.4%	1,637	17.8%
Home Values \$150,000 to \$199,999	206	16.1%	548	16.3%	1,686	18.3%
Home Values \$100,000 to \$149,999	368	28.8%	900	26.8%	2,250	24.4%
Home Values \$70,000 to \$99,999	107	8.4%	361	10.7%	981	10.7%
Home Values \$50,000 to \$69,999	76	5.9%	199	5.9%	519	5.6%
Home Values \$25,000 to \$49,999	137	10.7%	289	8.6%	638	6.9%
Home Values Under \$25,000	197	15.5%	290	8.6%	570	6.2%
Owner-Occupied Median Home Value	\$106,974		\$129,915		\$144,678	
Renter-Occupied Median Rent	\$433		\$542		\$626	
Transportation To Work (2010)						
Drive to Work Alone	1,674	91.9%	4,105	86.1%	11,628	85.6%
Drive to Work in Carpool	105	5.8%	396	8.3%	1,109	8.2%
Travel to Work by Public Transportation	4	0.2%	24	0.5%	96	0.7%
Drive to Work on Motorcycle	-	-	-	-	22	0.2%
Walk or Bicycle to Work	10	0.5%	70	1.5%	179	1.3%
Other Means	2	0.1%	20	0.4%	62	0.5%
Work at Home	27	1.5%	151	3.2%	486	3.6%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	487	27.1%	927	20.1%	2,815	21.5%
Travel to Work in 15 to 29 Minutes	429	23.9%	1,343	29.1%	4,156	31.7%
Travel to Work in 30 to 59 Minutes	611	34.0%	1,691	36.6%	4,547	34.7%
Travel to Work in 60 Minutes or More	268	15.0%	653	14.2%	1,578	12.0%
Average Minutes Travel to Work	26.5		28.8		26.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.