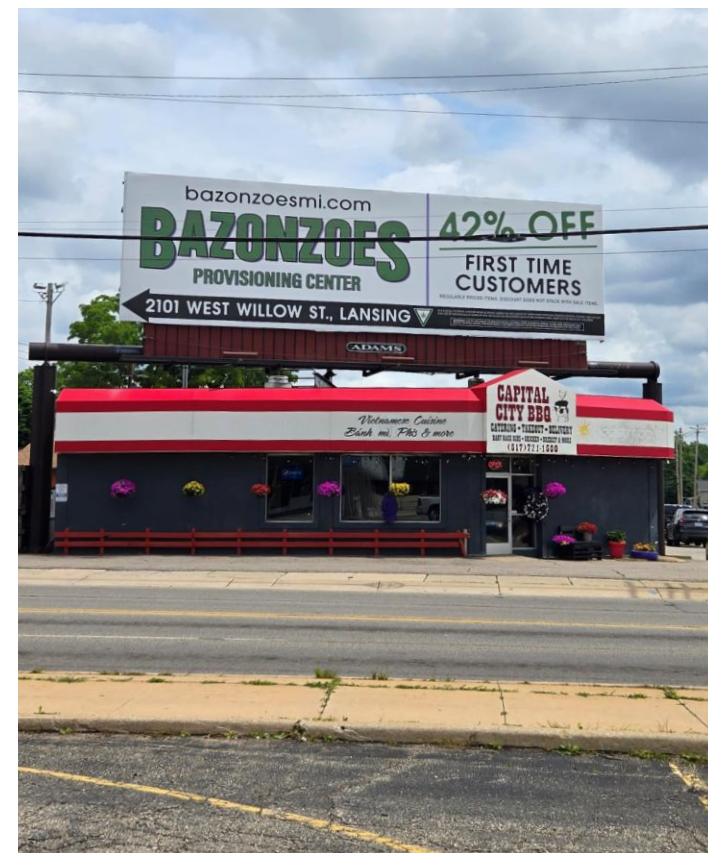


OFFERING MEMORANDUM

Lansing Portfolio

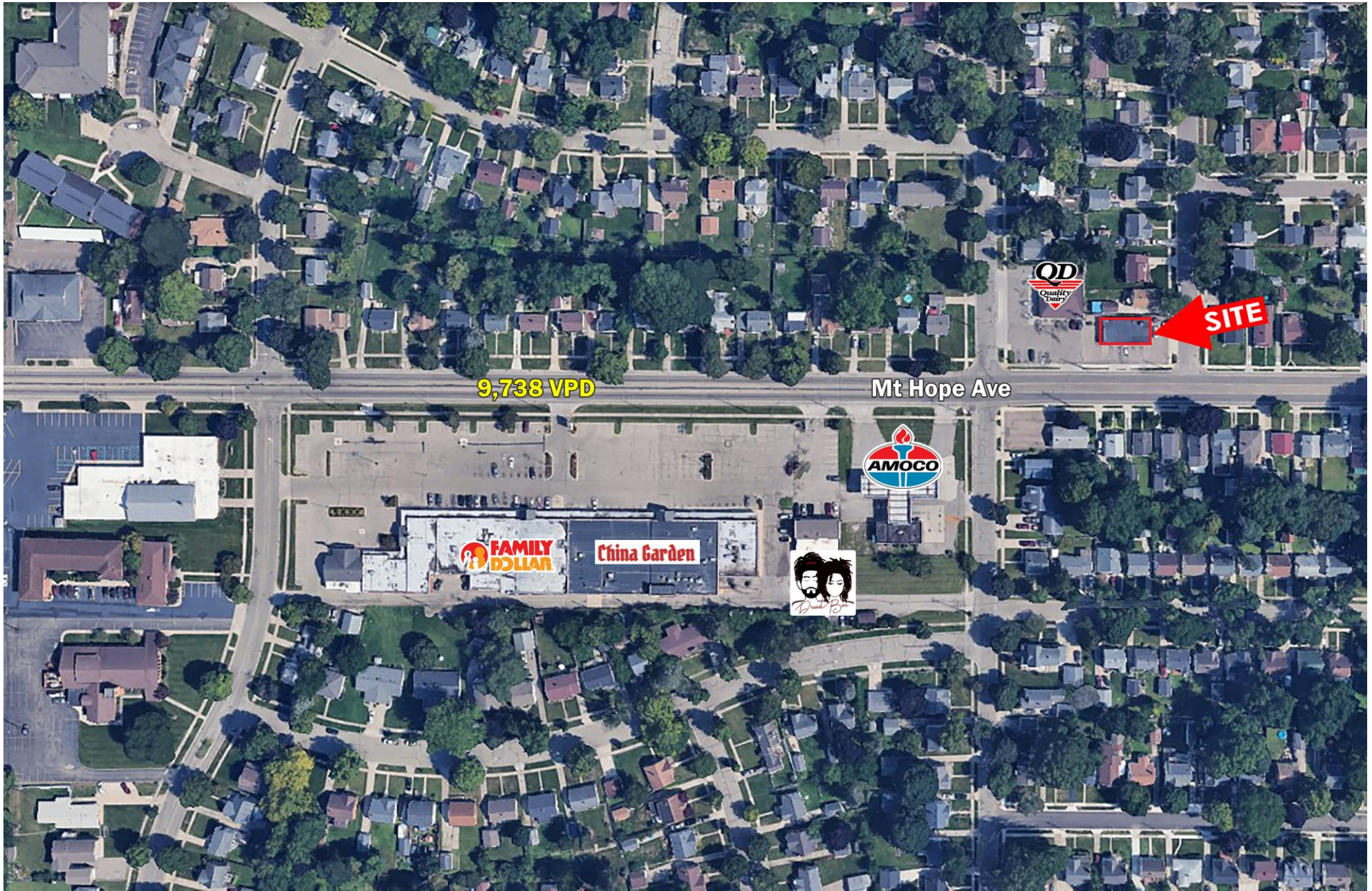
1. Waverly Plaza, 625 S Waverly Rd, Lansing, MI
2. 1402 W Mt Hope Ave, Lansing, MI
3. 1026 W Saginaw, Lansing, MI



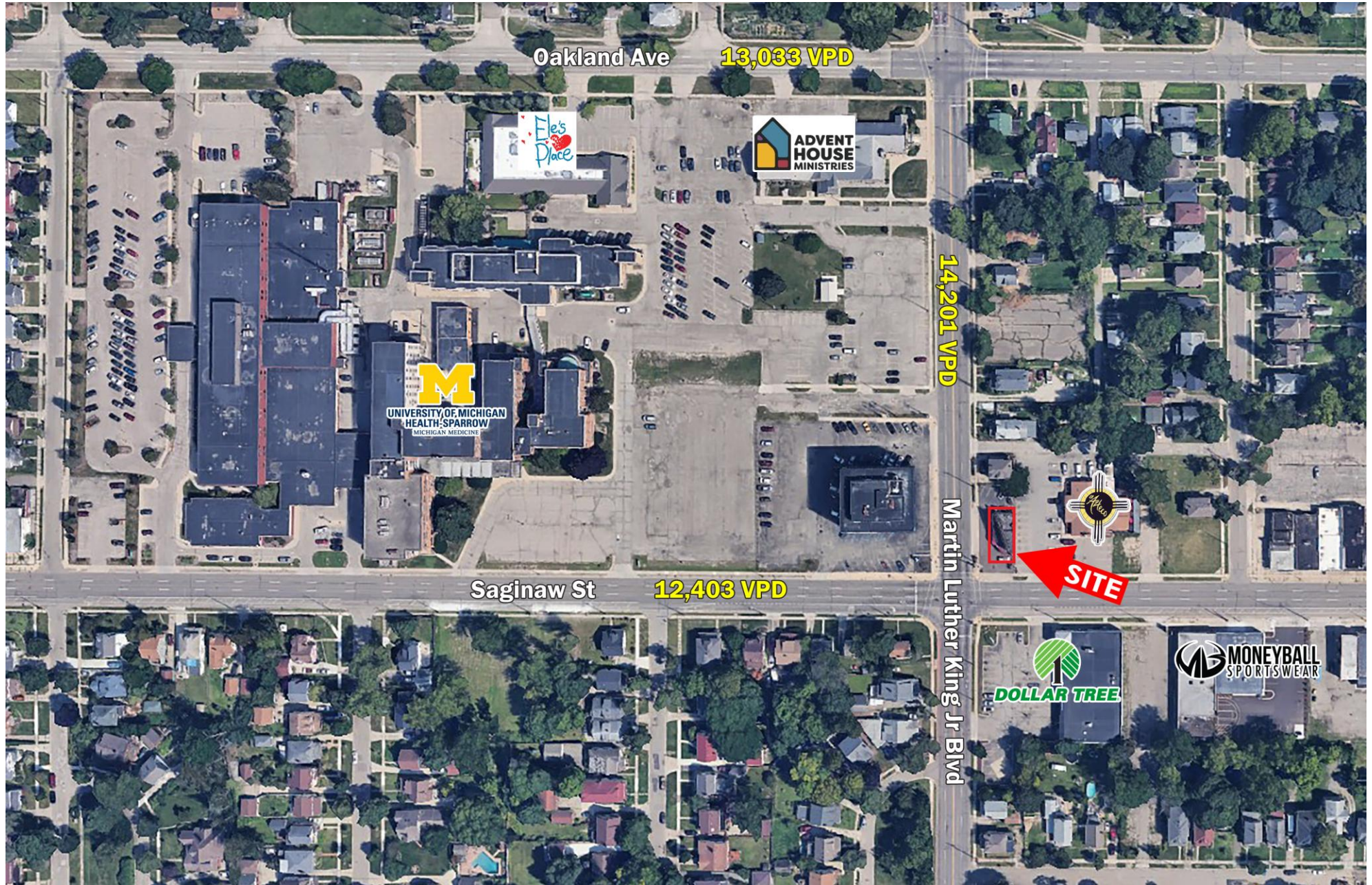


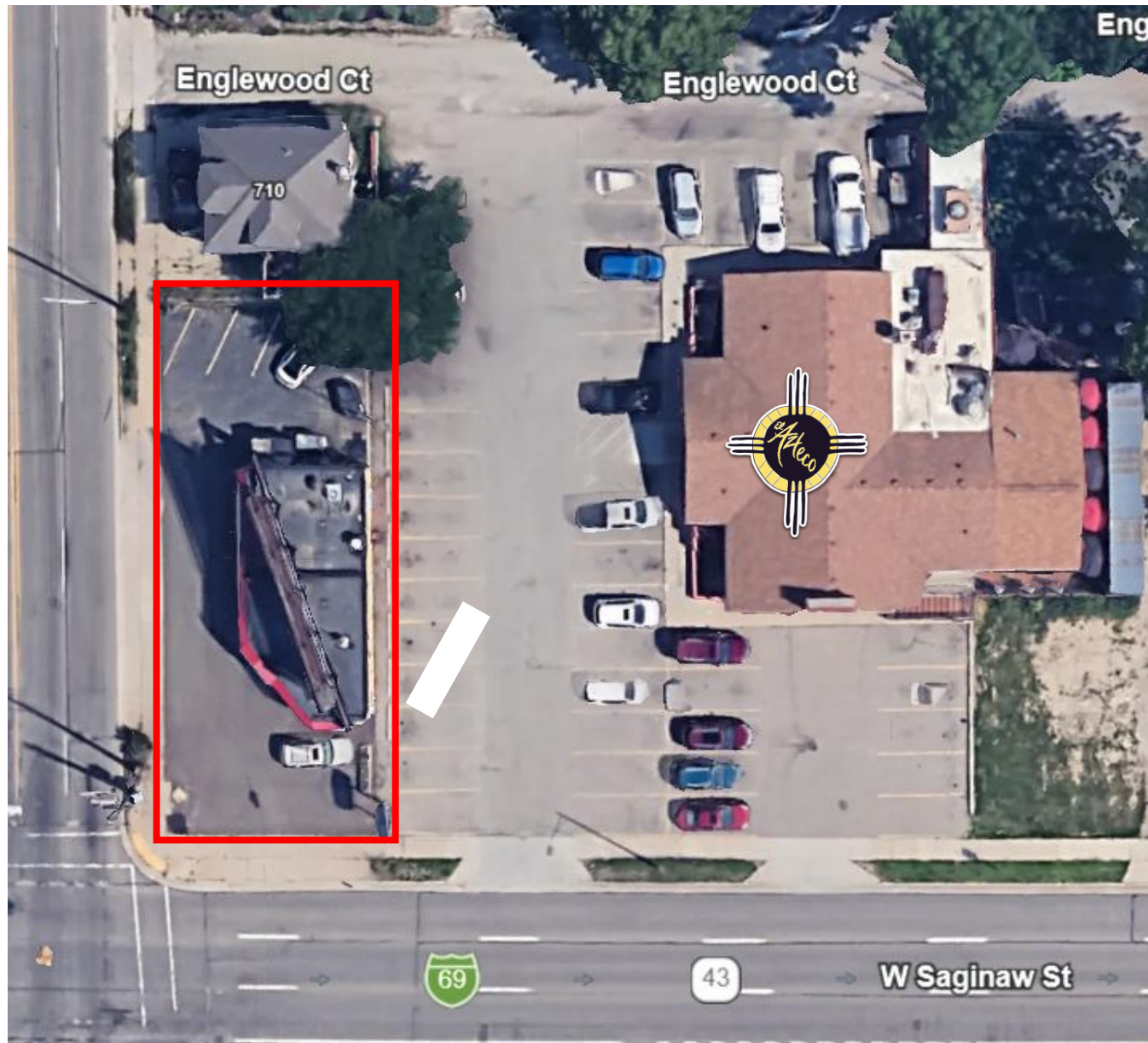












Waverly Plaza – 625 S Waverly Rd, Lansing, MI

Unit	Tenant	SF	Annual Rent / NOI	Ann. Rent/SF	Start Date	End Date
625-A	Alloy Express Wheel LLC	610	\$6,000.00	\$9.84	03/01/2026	03/31/2027
625-B	Wireless Wonders LLC	528	\$6,572.16	\$12.45	03/01/2013	02/28/2027
625-C-D	VACANT	1,300	-	\$0.00		
635-A	Lala and Company, LLC	1,000	\$10,740.00	\$10.74	01/01/2022	01/31/2027
635-B	Let's Play LLC	1,000	\$12,000.00	\$12.00	09/01/2023	09/30/2028
635-C	Vanitee, LLC	1,500	\$15,197.40	\$10.13	03/15/2022	05/31/2028
635-D	Warm Hands LLC	1,400	\$13,768.44	\$9.83	11/01/2016	01/31/2030
635-E	CCPL (owner-occupied)	2,000	-	\$0.00	07/01/2025	06/30/2028
635-F	VACANT	2,000	-	\$0.00		
643-A	Nu The Tailor	800	\$9,004.08	\$11.26	03/01/2009	07/31/2026
643-B	Waverly Barbers	800	\$10,500.00	\$13.13	05/31/2026	06/01/2029
TOTAL		12,938	\$83,339.04			

1402 Mt Hope Ave, Lansing, MI

Unit	Tenant	SF	Annual Rent / NOI	Ann. Rent/SF	Start Date	End Date
1402 (Suite 1)	Honest Team LLC (food production & distribution)	1,335	\$16,800.00	\$12.58	2/1/2026	6/30/2029
1404 (Suite 2)	Yanara Quintero-Carballoso (food truck & storage)	615	\$8,580.00	\$13.95	4/1/2026	3/31/2028
TOTAL		1,950	\$25,380.00			

1026 W Saginaw, Lansing, MI

Unit	Tenant	SF	Annual Rent / NOI	Ann. Rent/SF	Start Date	End Date
1026	Capital City BBQ	1,519	\$25,376.64	\$16.71	2/1/2008	1/31/2028
	Billboard		\$7,200			
TOTAL		1,519	\$25,376.64			

TOTAL

Unit	Tenant	SF	Annual Rent / NOI	AVE Rent/SF
ALL		16,407	\$134,095.68	\$12.07

Lansing Demographics

Radius	3 MI	5 MI	8 MI
Population (2025)	73,989	149,302	279,307
Avg. HH Income	\$82,121	\$81,452	\$90,034
Households	33,504	67,038	118,223
Median Age	36.6	35.7	34.5
Total Businesses	2,986	5,473	9,081

STOKAS & BIERI

REAL ESTATE

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THE PARTNERSHIP WITH

XTEAM

RETAIL ADVISORS