









# West Michigan Investment Group

## Recent Transaction Highlights











Photo	Building Type	Building Name	Sale Price	Building Size
	<b>INDUSTRIAL</b>	Ranir	\$6,700,000	152,160 Sq. Ft.
				<u>Details:</u> Sale leaseback of industrial manufacturer. Tenant signed new 10-year lease. Property sold to an out of state investor.
	<b>INDUSTRIAL</b>	FedEx	\$2,360,000	47,822 Sq. Ft.
				<u>Details:</u> Purchased by a 1031 buyer. FedEx recently renewed for a 10-year term.
	<b>INDUSTRIAL</b>	900 Brooks	\$6,500,000	310,572 Sq. Ft.
				<u>Details:</u> Investment property with 5 years remaining on a single tenant lease, sold to an out of state investor.
	<b>INDUSTRIAL</b>	5-Building Portfolio	\$14,900,000	229,770 Sq. Ft.
				<u>Details:</u> A portfolio of five (5) single tenant industrial buildings sold to an out of state investment group.
	<b>INDUSTRIAL</b>	Magna Donnelly	\$4,900,000	198,822 Sq. Ft.
				<u>Details:</u> Seven-year sale leaseback completed with an out of state investor.
	<b>INDUSTRIAL</b>	16-Building Portfolio	\$38,500,000	572,000 Sq. Ft.
				<u>Details:</u> A 16-building portfolio purchase. This industrial portfolio was sold by a local developer to a national real estate investor.
	<b>INDUSTRIAL</b>	Multi-tenant Airport Industrial	\$11,500,000	530,000 Sq. Ft.
				<u>Details:</u> A two-tenant, fully leased, industrial distribution building sold to a local investor.
	<b>INDUSTRIAL</b>	Attwood	\$3,300,000	450,000 Sq. Ft.
				<u>Details:</u> Multi-tenant, value add industrial building

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	<b>INDUSTRIAL</b>	Northridge	\$7,150,000	210,000 Sq. Ft.
				<u>Details:</u> Arms length transaction between local portfolio owner and private equity/REIT
	<b>RETAIL</b>	Grand Central Plaza	\$7,300,000	93,002 Sq. Ft.
				<u>Details:</u> Multi-tenant retail strip center sold to an out of state 1031 investor.
	<b>RETAIL</b>	Cherry Valley Retail Center	\$6,160,000	58,401 Sq. Ft.
				<u>Details:</u> Multi-tenant retail strip center sold to an out of state 1031 investor.
	<b>RETAIL</b>	Walgreens Claire, MI	\$3,514,000	13,050 Sq. Ft.
				<u>Details:</u> Sale from a national Walgreens developer to local investor with 1031 needs.
	<b>OFFICE</b>	FTC&H Headquarters	\$12,300,000	63,235 Sq. Ft.
				<u>Details:</u> Long term leased corporate headquarters sold to an out of state investor.
	<b>OFFICE</b>	Corporate Office Building	\$12,850,000	80,000 Sq. Ft.
				<u>Details:</u> A corporate office building sold from an investment group back to the tenant.
	<b>OFFICE</b>	Horizon Office Park	\$1,950,000	160,000 Sq. Ft.
				<u>Details:</u> A 6-building multi-tenant office park. The property was distressed at the time of sale and sold to a local ownership/management company.
	<b>OFFICE</b>	Call Center	\$12,400,000	160,000 Sq. Ft.
				<u>Details:</u> A fully leased call center with two credit tenants that was sold to a west coast buyer.

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	<b>OFFICE</b>	Thornapple Office Park	\$2,850,000	165,000 Sq. Ft.
		<u>Details:</u> A six (6) building multi-tenant office park, bank owned sale to local buyer/management company.		
	<b>MULTI-FAMILY</b>	Pere Point Apartments	\$1,400,000	31 Units
		<u>Details:</u> Bank owned sale of distressed condo project to developer.		
	<b>MULTI-FAMILY</b>	Northridge & Sutters Mill Allendale	\$2,350,000	88 Beds
		<u>Details:</u> Two (2) building apartment complex located next to GVSU Allendale campus.		
	<b>MULTI-FAMILY</b>	S. Washington Battle Creek	\$1,950,000	136 Units
		<u>Details:</u> A value add apartment complex to a regional operator who had product in the area.		
	<b>MULTI-FAMILY</b>	Ashbrook	\$1,175,000	50 Units
		<u>Details:</u> Sale of a value-add four (4) building apartment complex to a local investment group and management company.		
	<b>MULTI-FAMILY</b>	Towne & Country	\$1,145,000	50 Units
		<u>Details:</u> Sale of a value-add two (2) building apartment complex to a local investment group and management company.		
	<b>MULTI-FAMILY</b>	Grandville East Condominiums	\$1,185,000	33 Units
		<u>Details:</u> Investment sale of a broken condominium complex of existing two (2) bedroom apartment complex.		
	<b>SELF-STORAGE</b>	Fort Knox	\$576,000	335 Units 54,144 SF
		<u>Details:</u> Sale of an old industrial building converted into a 355 unit self-storage facility to a local investor with 1031 needs.		

## Brokerage | Investment

The Investment Group of Colliers International in Grand Rapids, Michigan provides unparalleled support, expertise and advice to their clients that allow them to maximize their investment objectives. Leveraging a collective 140 years of experience with specialized training and focus, the team offers a comprehensive approach to buyers and sellers. From assessing risk tolerance, to creating customized marketing plans, the Investment Group always begins with a solid understanding of their client's needs. Utilizing some of the most sophisticated market research tools in the industry, the Investment Group offers superb services that will accelerate your success.

## Buyer Services

- › Identifying income or long-term appreciation goals
- › Assessing risk tolerance
- › Locate and select the right property to meet client needs

## Seller Services

- › Applying underwriting tools to determine precise investment values
- › Creating customized marketing plans and generating awareness of client's property

## Group Services

- › Deferred and Reverse "Like Kind" Exchanges
- › Tenants in Common and Partnership Transactions
- › Federal, State and Local Tax Development Incentives
- › Obtaining Debt and Investment Capital
- › Troubled Assets/Workout

## Investment Team



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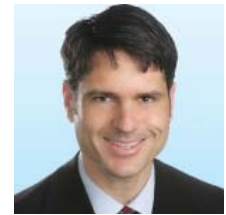


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