

# ***OLD US 23 RV, BOAT & SELF-STORAGE DEVELOPMENT***

OFFERING MEMORANDUM



*BUILDING RENDERING*

**1428 OLD US 23 | HOWELL, MI 48843**

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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**DEVELOPMENT OPPORTUNITY**

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# EXECUTIVE **OVERVIEW**

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OLD US 23 RV, BOAT &  
SELF-STORAGE DEVELOPMENT

**01**

# CURRENT SITE PLAN DETAILS



**\$2,300,000**  
LIST PRICE



**523**  
TOTAL UNITS



**±113,318**  
POSSIBLE NRSF



**\$781,410**  
STABILIZED NOI



**TBD**  
YEAR BUILT



**±5 SF PER CAPITA**  
3-MILE RADIUS



**\$8.91**  
AVG BLENDED RENT/SF

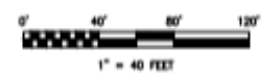
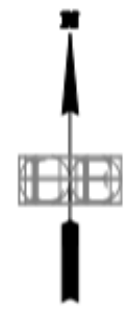
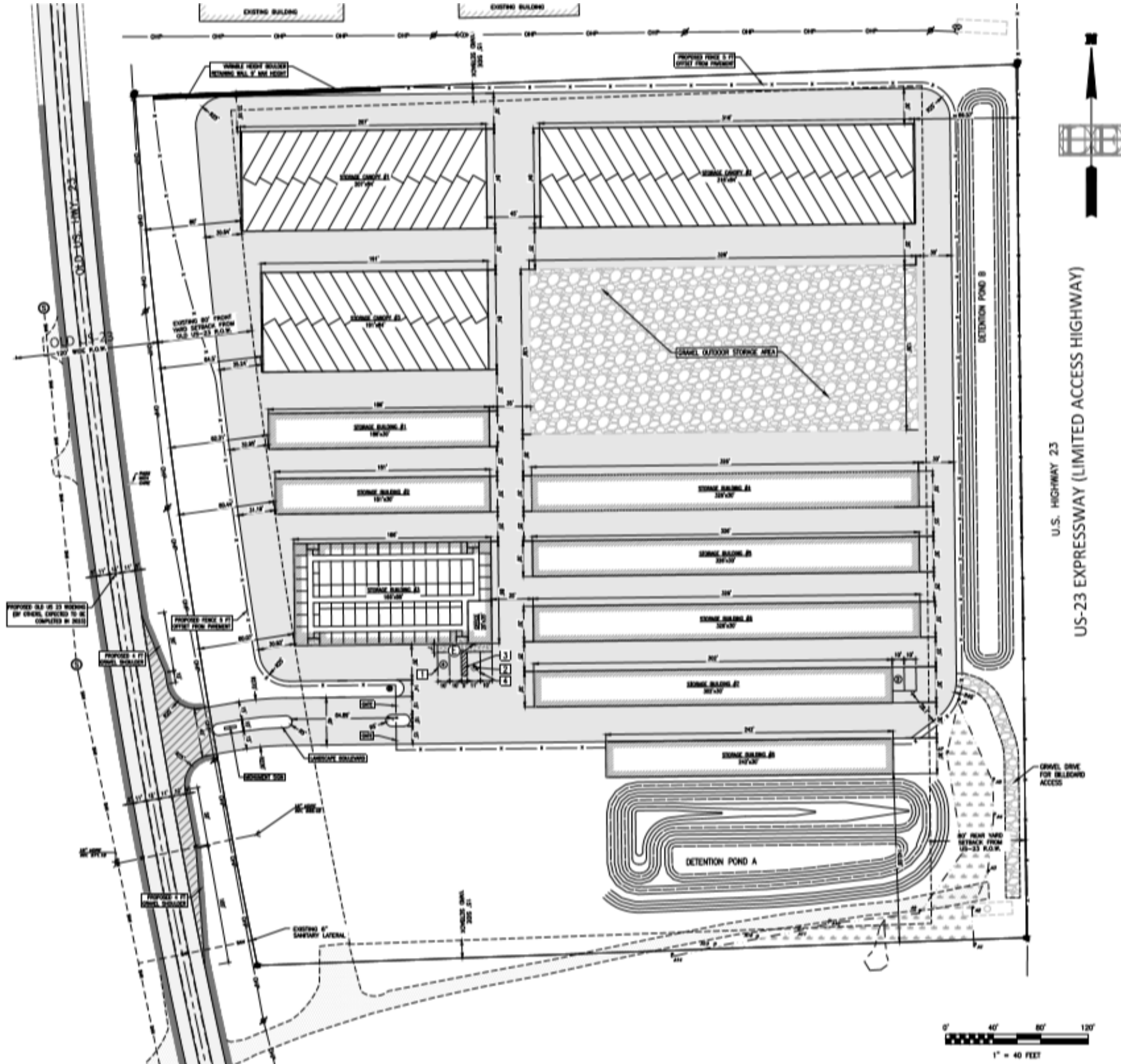


# INVESTMENT HIGHLIGHTS

- Site work has already begun
- Owner is proceeding to develop while the property is being marketed but the approved plans can still be modified
- Owner is considering a couple different layouts that include enclosed Rv & Boat bays
- Entry is already in
- Grading is almost complete
- Most of the build pads are almost at grade
- Ponds are  $\pm 80\%$  complete
- Property sits on  $\pm 11$  acres
- The property is highly visible as it sits in between US Highway 23 which sees  $\pm 57,700$  VPD and Old US 23 which sees  $\pm 15,000$  VPD
- Only 5 miles from the General Motors plant



# SITE PLAN





**TARGET**

**meijer**

**DUNKIN'**

**bounce**

NEW DEVELOPMENT

**HUNTERS RIDGE**  
170 UNITS

NEW DEVELOPMENT

**LOCKWOOD OF HARTLAND**  
146 UNITS

**HARTLAND CONSOLIDATED SCHOOLS**

23

± 36,900 VPD

59

**MICHIGAN APPLIANCE REPAIR**

**VILLAGE MANOR RETIREMENT**  
32 UNITS

**Huntington**

**CHASE**

**HARTLAND PLAZA**

**PNC**

NEW DEVELOPMENT

**REDWOOD HARTLAND**  
148 UNITS

**OAKBROOKE APARTMENTS**  
277 UNITS

**Rural King**  
America's Farm and Home Store

**Koppert**

**HARTLAND GLEN GOLF COURSE**

**SUBJECT PROPERTY**

**Pontoon Parkway**

**Trescal**

**GM**

**GENERAL MOTORS PLANT**

± 5 MILES

**RHINO SEED**  
YOU CAN SET YOUR GRASS ON IT.

**Carleton EQUIPMENT CO.**  
Serving Michigan since 1938.

**Stone Pro**

**nationalstorage**  
Here when life moves you.





# FINANCIAL **OVERVIEW**

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OLD US 23 RV, BOAT &  
SELF-STORAGE DEVELOPMENT

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# PROPOSED UNIT MIX

## UNIT TYPE: CLIMATE CONTROLLED

| Dimensions                 | Unit Count      | Occupied Unit Count | Square Feet   | Average Rent | Average Rent/SF | Monthly Income  |
|----------------------------|-----------------|---------------------|---------------|--------------|-----------------|-----------------|
| 5 X 5                      | 4               | 0                   | 25            | \$30         | \$1.20          | \$120           |
| 5 X 10                     | 19              | 0                   | 50            | \$50         | \$1.00          | \$950           |
| 10 X 10                    | 48              | 0                   | 100           | \$110        | \$1.10          | \$5,280         |
| 10 X 15                    | 13              | 0                   | 150           | \$165        | \$1.10          | \$2,145         |
| 10 X 20                    | 13              | 0                   | 200           | \$205        | \$1.03          | \$2,665         |
| <b>Totals/Wtd Averages</b> | <b>97 Units</b> | <b>0 Units</b>      | <b>107 SF</b> | <b>\$115</b> | <b>\$1.07</b>   | <b>\$11,160</b> |

## UNIT TYPE: NON-CLIMATE CONTROLLED

| Dimensions                 | Unit Count       | Occupied Unit Count | Square Feet   | Average Rent | Average Rent/SF | Monthly Income  |
|----------------------------|------------------|---------------------|---------------|--------------|-----------------|-----------------|
| 10 X 10                    | 85               | 0                   | 100           | \$100        | \$1.00          | \$8,500         |
| 10 X 15                    | 124              | 0                   | 150           | \$140        | \$0.93          | \$17,360        |
| 10 X 20                    | 76               | 0                   | 200           | \$165        | \$0.83          | \$12,540        |
| 15 X 15                    | 6                | 0                   | 225           | \$190        | \$0.84          | \$1,140         |
| 10 X 30                    | 43               | 0                   | 300           | \$220        | \$0.73          | \$9,460         |
| <b>Totals/Wtd Averages</b> | <b>334 Units</b> | <b>0 Units</b>      | <b>169 SF</b> | <b>\$147</b> | <b>\$0.87</b>   | <b>\$49,000</b> |

## UNIT TYPE: PARKING

| Dimensions                 | Unit Count      | Occupied Unit Count | Average Rent | Average Rent/SF | Monthly Income |
|----------------------------|-----------------|---------------------|--------------|-----------------|----------------|
| 10 X 40                    | 50              | 0                   | \$65         | \$0.00          | \$3,250        |
| <b>Totals/Wtd Averages</b> | <b>50 Units</b> | <b>0 Units</b>      | <b>\$65</b>  | <b>\$0.00</b>   | <b>\$3,250</b> |

## UNIT TYPE: NON-CLIMATE CONTROLLED

| Dimensions                 | Unit Count      | Occupied Unit Count | Square Feet   | Average Rent | Average Rent/SF | Monthly Income  |
|----------------------------|-----------------|---------------------|---------------|--------------|-----------------|-----------------|
| 12 X 42 Stalls             | 92              | 0                   | 504           | \$225        | \$0.45          | \$20,700        |
| <b>Totals/Wtd Averages</b> | <b>92 Units</b> | <b>0 Units</b>      | <b>504 SF</b> | <b>\$225</b> | <b>\$0.45</b>   | <b>\$20,700</b> |

## OPERATING STATEMENT

| INCOME                         | CURRENT              |               | PER SF          | YEAR 1             |              | PER SF          |
|--------------------------------|----------------------|---------------|-----------------|--------------------|--------------|-----------------|
| Gross Scheduled Rent           | \$1,009,320          |               | \$8.91          | \$1,009,320        |              | \$8.91          |
| Economic Vacancy               | \$(1,009,320)        | 100.0%        | \$(8.91)        | \$(807,456)        | 80.0%        | \$(7.13)        |
| <b>Total Vacancy</b>           | <b>\$(1,009,320)</b> | <b>100.0%</b> | <b>\$(8.91)</b> | <b>\$(807,456)</b> | <b>80.0%</b> | <b>\$(7.13)</b> |
| Economic Occupancy             | 0.00%                |               |                 | 20.00%             |              |                 |
| <b>Effective Rental Income</b> | <b>\$0</b>           |               | <b>\$0</b>      | <b>\$201,864</b>   |              | <b>\$1.78</b>   |
| Other Income                   |                      |               |                 |                    |              |                 |
| Other Income                   | \$0                  |               | \$0             | \$6,056            |              | \$0.05          |
| Tenant Insurance               | \$0                  |               | \$0             | \$15,062           |              | \$0.13          |
| <b>Total Other Income</b>      | <b>\$0</b>           |               | <b>\$0</b>      | <b>\$21,118</b>    |              | <b>\$0.19</b>   |
| Effective Gross Income         | \$0                  |               | \$0             | \$222,982          |              | \$1.97          |
| EXPENSES                       |                      |               |                 |                    |              |                 |
| Real Estate Taxes              | \$0                  |               | \$0             | \$12,000           |              | \$0.11          |
| Insurance                      | \$0                  |               | \$0             | \$25,000           |              | \$0.22          |
| Utilities 1                    | \$0                  |               | \$0             | \$20,000           |              | \$0.18          |
| Payroll                        | \$0                  |               | \$0             | \$50,000           |              | \$0.44          |
| Admin                          | \$0                  |               | \$0             | \$2,500            |              | \$0.02          |
| Office                         | \$0                  |               | \$0             | \$2,500            |              | \$0.02          |
| CC Fees                        | \$0                  |               | \$0             | \$4,460            |              | \$0.04          |
| Repairs & Maint                | \$0                  |               | \$0             | \$12,500           |              | \$0.11          |
| Landscaping/ Snow              | \$0                  |               | \$0             | \$5,000            |              | \$0.04          |
| Software/ Internet             | \$0                  |               | \$0             | \$7,500            |              | \$0.07          |
| Marketing                      | \$0                  |               | \$0             | \$15,000           |              | \$0.13          |
| Management Fee                 | \$0                  | 0.0%          | \$0             | \$17,839           | 8.0%         | \$0.16          |
| <b>Total Expenses</b>          | <b>\$0</b>           |               | <b>\$0.00</b>   | <b>\$174,298</b>   |              | <b>\$1.54</b>   |
| <b>Expenses as % of EGI</b>    | <b>0.0%</b>          |               |                 | <b>78.2%</b>       |              |                 |
| <b>Net Operating Income</b>    | <b>\$0</b>           |               | <b>\$0.00</b>   | <b>\$48,684</b>    |              | <b>\$0.43</b>   |

# 10 YEAR CASH FLOW

|                               | CURRENT              | 2026               | 2027               | 2028               | 2029               | 2030               | 2031               | 2032               | 2033               | 2034               | 2035               |
|-------------------------------|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>INCOME</b>                 |                      |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Gross Scheduled Rent          | \$1,009,320          | \$1,009,320        | \$1,059,786        | \$1,112,775        | \$1,146,159        | \$1,180,543        | \$1,215,960        | \$1,252,438        | \$1,290,012        | \$1,328,712        | \$1,368,573        |
| <b>Total Vacancy</b>          | <b>\$(1,009,320)</b> | <b>\$(807,456)</b> | <b>\$(423,914)</b> | <b>\$(222,555)</b> | <b>\$(114,616)</b> | <b>\$(118,054)</b> | <b>\$(121,596)</b> | <b>\$(125,244)</b> | <b>\$(129,001)</b> | <b>\$(132,871)</b> | <b>\$(136,857)</b> |
| <b>Total Vacancy as % of</b>  | <b>100.00%</b>       | <b>80.00%</b>      | <b>40.00%</b>      | <b>20.00%</b>      | <b>10.00%</b>      | <b>10.00%</b>      | <b>10.00%</b>      | <b>10.00%</b>      | <b>10.00%</b>      | <b>10.00%</b>      | <b>10.00%</b>      |
| Effective Rental Income       | \$0                  | \$201,864          | \$635,872          | \$890,220          | \$1,031,543        | \$1,062,489        | \$1,094,364        | \$1,127,195        | \$1,161,010        | \$1,195,841        | \$1,231,716        |
| <b>OTHER INCOME</b>           |                      |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Tenant Insurance              | \$0                  | \$6,056            | \$19,076           | \$26,707           | \$30,946           | \$31,875           | \$32,831           | \$33,816           | \$34,830           | \$35,875           | \$36,951           |
| Other Income                  | \$0                  | \$15,062           | \$22,594           | \$33,890           | \$33,890           | \$33,890           | \$33,890           | \$33,890           | \$33,890           | \$33,890           | \$33,890           |
| <b>Total Other Income</b>     | <b>\$0</b>           | <b>\$21,118</b>    | <b>\$41,670</b>    | <b>\$60,597</b>    | <b>\$64,837</b>    | <b>\$65,765</b>    | <b>\$66,721</b>    | <b>\$67,706</b>    | <b>\$68,721</b>    | <b>\$69,766</b>    | <b>\$70,842</b>    |
| <b>Effective Gross Income</b> | <b>\$0</b>           | <b>\$222,982</b>   | <b>\$677,541</b>   | <b>\$950,817</b>   | <b>\$1,096,379</b> | <b>\$1,128,254</b> | <b>\$1,161,085</b> | <b>\$1,194,901</b> | <b>\$1,229,731</b> | <b>\$1,265,606</b> | <b>\$1,302,558</b> |
| <b>EXPENSES</b>               |                      |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Real Estate Taxes             | \$0                  | \$(12,000)         | \$(108,000)        | \$(110,160)        | \$(112,363)        | \$(114,610)        | \$(116,903)        | \$(119,241)        | \$(121,626)        | \$(124,058)        | \$(126,539)        |
| Insurance                     | \$0                  | \$(25,000)         | \$(25,500)         | \$(26,010)         | \$(26,530)         | \$(27,061)         | \$(27,602)         | \$(28,154)         | \$(28,717)         | \$(29,291)         | \$(29,877)         |
| Utilities 1                   | \$0                  | \$(20,000)         | \$(20,400)         | \$(20,808)         | \$(21,224)         | \$(21,649)         | \$(22,082)         | \$(22,523)         | \$(22,974)         | \$(23,433)         | \$(23,902)         |
| Payroll                       | \$0                  | \$(50,000)         | \$(51,000)         | \$(52,020)         | \$(53,060)         | \$(54,122)         | \$(55,204)         | \$(56,308)         | \$(57,434)         | \$(58,583)         | \$(59,755)         |
| Admin                         | \$0                  | \$(2,500)          | \$(2,550)          | \$(2,601)          | \$(2,653)          | \$(2,706)          | \$(2,760)          | \$(2,815)          | \$(2,872)          | \$(2,929)          | \$(2,988)          |
| Office                        | \$0                  | \$(2,500)          | \$(2,550)          | \$(2,601)          | \$(2,653)          | \$(2,706)          | \$(2,760)          | \$(2,815)          | \$(2,872)          | \$(2,929)          | \$(2,988)          |
| CC Fees                       | \$0                  | \$(4,460)          | \$(4,549)          | \$(4,640)          | \$(4,733)          | \$(4,827)          | \$(4,924)          | \$(5,022)          | \$(5,123)          | \$(5,225)          | \$(5,330)          |
| Repairs & Maint               | \$0                  | \$(12,500)         | \$(12,750)         | \$(13,005)         | \$(13,265)         | \$(13,530)         | \$(13,801)         | \$(14,077)         | \$(14,359)         | \$(14,646)         | \$(14,939)         |
| Landscaping/ Snow             | \$0                  | \$(5,000)          | \$(5,100)          | \$(5,202)          | \$(5,306)          | \$(5,412)          | \$(5,520)          | \$(5,631)          | \$(5,743)          | \$(5,858)          | \$(5,975)          |
| Software/ Internet            | \$0                  | \$(7,500)          | \$(7,650)          | \$(7,803)          | \$(7,959)          | \$(8,118)          | \$(8,281)          | \$(8,446)          | \$(8,615)          | \$(8,787)          | \$(8,963)          |
| Marketing                     | \$0                  | \$(15,000)         | \$(10,000)         | \$(10,200)         | \$(10,404)         | \$(10,612)         | \$(10,824)         | \$(11,041)         | \$(11,262)         | \$(11,487)         | \$(11,717)         |
| Management Fee                | \$0                  | \$(17,839)         | \$(33,877)         | \$(47,541)         | \$(54,819)         | \$(56,413)         | \$(58,054)         | \$(59,745)         | \$(61,487)         | \$(63,280)         | \$(65,128)         |
| <b>Total Expenses</b>         | <b>\$0</b>           | <b>\$(174,298)</b> | <b>\$(283,926)</b> | <b>\$(302,591)</b> | <b>\$(314,970)</b> | <b>\$(321,767)</b> | <b>\$(328,715)</b> | <b>\$(335,819)</b> | <b>\$(343,082)</b> | <b>\$(350,508)</b> | <b>\$(358,100)</b> |
| <b>Net Operating Income</b>   | <b>\$0</b>           | <b>\$48,684</b>    | <b>\$393,615</b>   | <b>\$648,227</b>   | <b>\$781,410</b>   | <b>\$806,488</b>   | <b>\$832,370</b>   | <b>\$859,082</b>   | <b>\$886,649</b>   | <b>\$915,098</b>   | <b>\$944,458</b>   |

# MARKET **OVERVIEW**

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OLD US 23 RV, BOAT &  
SELF-STORAGE DEVELOPMENT

03

# MARKET OVERVIEW

## DEMOGRAPHICS

| POPULATION                 | 3 MILE    | 5 MILE    | 10 MILE   |
|----------------------------|-----------|-----------|-----------|
| 2025 Population            | 14,505    | 35,083    | 153,905   |
| 2030 Population Projection | 14,890    | 35,904    | 156,970   |
| HOUSEHOLDS                 | 3 MILE    | 5 MILE    | 10 MILE   |
| 2025 Households            | 5,117     | 12,894    | 59,613    |
| 2030 Household Projection  | 5,254     | 13,195    | 60,805    |
| INCOME                     | 3 MILE    | 5 MILE    | 10 MILE   |
| Avg Household Income       | \$129,481 | \$125,108 | \$117,988 |

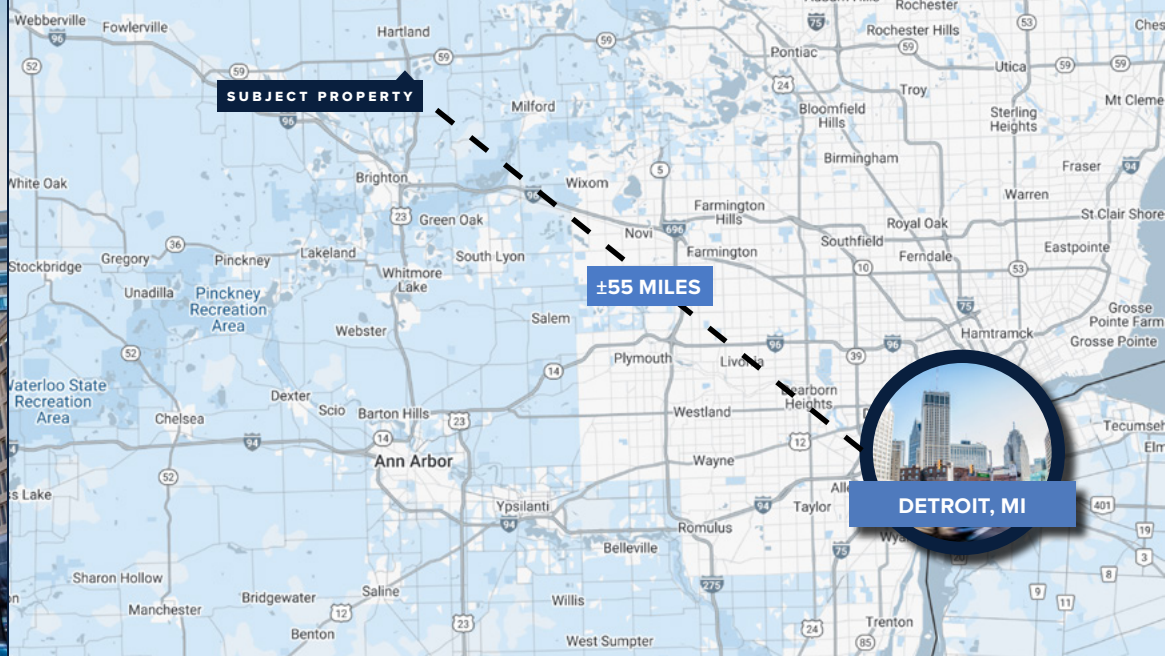
## HOWELL, MI

Howell, Michigan, is a growing city located in Livingston County, situated between Lansing and Detroit along the I-96 corridor. Howell serves as a regional hub for commerce, healthcare, and education. Its strategic location provides easy access to major cities and employment centers, attracting families and professionals seeking suburban living with convenient connectivity. Livingston County is among the fastest-growing counties in Michigan, with a steadily expanding residential and business base that supports the demand for services such as self-storage.

Howell's economy is supported by a mix of manufacturing, retail, and healthcare, with several major employers, including Thai Summit America Corporation, Cleary University, and St. Joseph Mercy Livingston Hospital. The city also hosts the annual Howell Melon Festival, which draws thousands of visitors and highlights Howell's community-oriented appeal. With continued residential growth, new housing developments, and increasing business activity, the need for flexible storage solutions continues to rise. Howell's

combination of strategic location, growing population, and economic diversity makes it an attractive market for self-storage investment.

In addition to its growing residential and business communities, Howell benefits from a strong quality of life, with access to parks, recreational amenities, and a historic downtown district. The city's proximity to both Detroit and Ann Arbor positions it as an ideal location for commuters and businesses looking for affordable yet connected opportunities. Recent infrastructure improvements and ongoing commercial developments have further enhanced Howell's appeal to both residents and businesses. These factors, along with the steady influx of new residents and a stable employment base, ensure consistent demand for self-storage solutions to support a wide range of needs, from household storage during relocations to space for small business inventory.



## DETROIT, MI

Detroit, also known as the Motor City, is a historically significant city located in the state of Michigan, in the United States. With a rich cultural and industrial heritage, Detroit has played a prominent role in the development of the automotive industry and has been a hub for innovation and creativity. The city is renowned for its iconic Motown sound, giving birth to legendary musicians such as Stevie Wonder and Aretha Franklin. However, Detroit has faced significant economic challenges over the years, including the decline of its manufacturing sector and population loss. Despite these hardships, Detroit has been undergoing a revitalization in recent years, with ongoing efforts to diversify its economy and attract investments. The city boasts a diverse range of architectural styles, ranging from classic Art Deco to contemporary designs, making it a fascinating destination for architecture enthusiasts.

Additionally, Detroit is home to numerous cultural attractions, including world-class museums, theaters, and sports teams. The Detroit Institute of Arts, the Detroit Symphony Orchestra, and professional teams like the Detroit Tigers and Detroit Pistons contribute to the city's vibrant arts and sports scene. Moreover, the city is proud of its vibrant culinary landscape, showcasing a mix of local flavors and international cuisines. From its bustling downtown area to its charming neighborhoods, Detroit offers visitors a dynamic blend of history, culture, and innovation.





## ECONOMY

While Detroit is the world's epicenter of mobility and advanced transportation solutions, today's Detroit is so much more than just Motor City. With a diverse offering of competitive advantages, Detroit is a smart choice for businesses looking to expand, relocate, and invest. The city is home to major companies in the financial, technology, education, and health care sectors.

Detroit offers a suite of incentive programs designed to help businesses thrive with a talented workforce, innovative educational institutions, successful private/public partnerships attracting international attention, and affordable, unique real estate.

Within Detroit beats the heart of a major metropolitan city featuring a thriving downtown district and vibrant neighborhood communities. Detroit has world-class hospital systems and rich history of art, theater, music, and culture.

## TOURISM

Tourism in Detroit, Michigan is a significant factor for the region's culture and economy, comprising nine percent of the area's two million jobs. About 15.9 million people visit Metro Detroit annually, spending an estimated \$4.8 billion. Detroit is one of the largest American cities and metropolitan regions to offer casino resort hotels. Leading multiday events throughout Metro Detroit attract super-sized crowds of hundreds of thousands to over three million people.

More than fifteen million people cross the highly traveled nexus of the Ambassador Bridge and the Detroit-Windsor Tunnel annually. Detroit is at the center of an emerging Great Lakes Megalopolis. An estimated 46 million people live within a 300-mile radius of Metro Detroit. Detroit's unique culture, distinctive architecture, and revitalization and urban renewal efforts in the 21st century have given Detroit increased prominence as a tourist destination in recent years.

# ATTRACTIONS

## FORD FIELD

Located in downtown Detroit, Ford Field is the home of the Detroit Lions. The football stadium has a seating capacity of approximately 65,000 people but is expandable with up to 70,000 seats for football fans and up to 80,000 seats for basketball fans.

## COMERICA PARK

Located in downtown Detroit, Comerica Park is the home of the Detroit Tigers. The ballpark has a seating capacity of over 41,000 people.

## LITTLE CAESARS ARENA

Located in Midtown Detroit, Little Caesars Arena is a mixed-use arena. It is the home of the Detroit Pistons and the Detroit Red Wings. The arena has a seating capacity of around 20,000 people for sporting events and around 22,000 people for concerts.

# SPORTS

**DETROIT LIONS – NFL:** Average attendance: 64,843  
(Statista, 2023)

**DETROIT TIGERS – MLB :** Average attendance: 22,871  
(Baseball America, 2023)

**DETROIT PISTONS – NBA :** Average attendance: 18,159  
(ESPN, 2023)

**DETROIT RED WINGS – NHL:** Average attendance: 18,819  
(Statista, 2023)





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1428 N Old US 23, Howell, MI 48843** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

# OLD US 23 RV, BOAT & SELF-STORAGE DEVELOPMENT

1428 N OLD US 23 | HOWELL, MI 48843

EXCLUSIVELY LISTED BY:

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OFFERING MEMORANDUM