



**1024 E. Grand River Avenue  
East Lansing, MI 48823**



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

## INVESTMENT HIGHLIGHTS

- Original lease signed by McDonald's founder Ray Kroc
- 59 years Continuous operation as McDonald's
- 20 years lease extension with 4.25% percentage override
- Adjoining Michigan State University and its 50,344 students
- McDonald's corporate NNN lease
- Recently remodeled with MSU Spartan athletics theme
- High store sales plus 4.25% percentage rent
- Rare, 2-story McDonald's with elevator and 2nd floor seating



## PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase a NNN Ground lease McDonald's located in East Lansing, MI 48823. McDonald recently signed a new 20 years lease extension with 4.25% percentage override and 4, 5 years options. McDonald recently remodeled with MSU Spartan athletics theme .

The original lease commenced November 1, 1958. The Golden Arches have a continuous 59-year operating history at this location. 2016 store sales has been about \$2.7m and McDonald breakpoint to pay 4.25% percentage rent is at \$2,702,141.16/year . 2017 gross sales up 10% YTD over 2016. Original lease signed by McDonald's founder Ray Kroc.



<b>Property Information</b>	
Property	McDonald's
Property Address	1024 E. Grand River Avenue, East Lansing, MI 48823
Sale Price	\$2,870,000
Land Size	0.63 Acres
Building Size	4,305 SF
NOI	\$114,841 Yr / NNN plus the 4.25 % percentage override

Year Built:	2001
Cap Rate	4 %
Lease Start Date:	November 1, 1958
Lease End Date:	October 31, 2037
Option:	4, 5-year renewal terms
Lease Type:	Triple Net Ground Lease
Base Rent	\$114,840.96/year, NNN

## About the Tenant

The McDonald's in East Lansing is on Grand River Avenue a 2 blocks from the campus of Michigan State University. Ray Kroc who personally selected this site and signed the lease wanted to build a restaurant system that would be famous for providing food of consistently high quality and uniform methods of preparation. He wanted to serve burgers, buns, fries and beverages that tasted just the same in Alaska as they did in Alabama. McDonald's passion for quality meant that every single ingredient was tested, tasted and perfected to fit the operating system.

From humble beginnings as a small restaurant, McDonald is proud to have become one of the world's leading food service brands with more than 36,000 restaurants in more than 100 countries.

## About the Area

Lansing, located in south central Michigan, is the state capital and a cultural, industrial and educational center and one of the largest home to insurance companies in the Midwest and auto-manufacturing hub, with General Motor's 2 newest assembly plants in the U.S.

Downtown Lansing has plenty to see and do and ensures you're close to the center of the action. While the area has numerous students, it also has a number of regeneration and revitalization projects happening within its boundaries to keep the city alive. The capitol building, however, truly stands out thanks to its glass rotunda.





**MICHIGAN STATE  
UNIVERSITY**



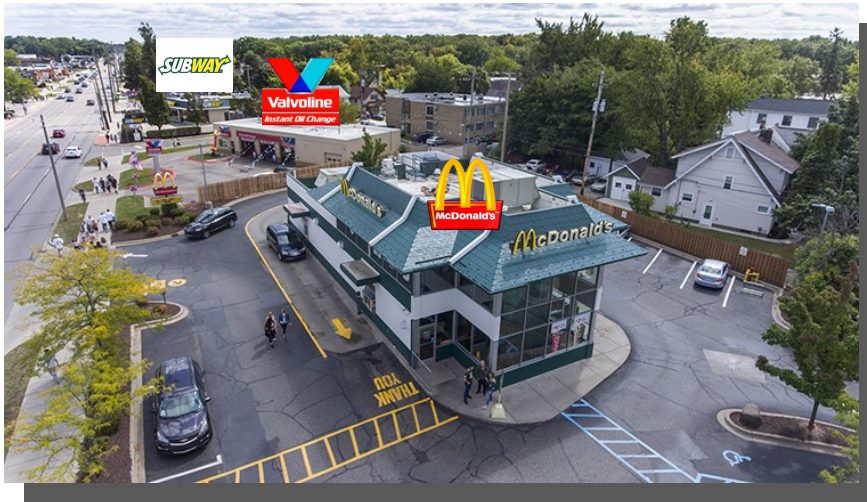
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## DEMOGRAPHICS

Demographics	1 Mi	3 Mi	5 Mi
2015 Male Population	12,084	39,336	76,312
2015 Female Population	12,413	42,319	81,017
% 2015 Male Population	49.33%	48.17%	48.50%
% 2015 Female Population	50.67%	51.83%	51.50%
2015 Total Population: Adult	23,536	72,052	131,717
2015 Total Daytime Population	31,340	89,328	227,771
2015 White alone	19,725	62,772	116,940
2015 Black or African American alone	1,326	6,173	15,740
2015 American Indian and Alaska Native alone	79	312	856
2015 Asian alone	2,476	8,454	13,040
2015 Native Hawaiian and OPI alone	13	54	92
2015 Household Income: Median	\$21,630	\$41,296	\$41,760
2015 Household Income: Average	\$48,411	\$66,553	\$63,565

\* Population noted here reflects permanent residents only and 50,433 students “temporary residents” are not included in population for most of the year!





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**Robert Gamzeh, Managing Director**  
Triple Net Investment Group Inc.  
100 North Washington Street Suite #210  
Falls Church, VA 22046  
Tel: (202)361-3050  
Email: [info@nning.com](mailto:info@nning.com)

**In association with:**

**Doug Passon | Managing Partner |  
Fortis Net Lease**

