



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

## INVESTMENT HIGHLIGHTS

- McDonald's corporate NNN Ground lease , Original lease signed by McDonald's founder Ray Kroc
- 58 years Continuous operation as McDonald's
- Future High Rise Development potential , 760 Unit high rise student housing was built recently next door.
- 17 years Lease remaining with 4 evergreen five years options
- Adjoining Michigan State University and its 50,344 students
- Recently remodeled with MSU Spartan athletics theme
- High store sales ; 4.25% percentage rent of gross sales in excess of \$225,178.43 monthly sales with no limit and no annual true-up



## 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's currently has 17 years remaining on its lease and has 4, 5 years evergreen options. with 4.25% monthly percentage override with no limit over \$225,178.43. In 2019 this location did over \$3m in sales and paid \$20,409 in percentage rent. McDonald's recently remodeled with MSU Spartan athletics theme. The original lease commenced November 1, 1958. The Golden Arches have a continuous 58 year operating history at this location. Original lease signed by McDonald's founder Ray Kroc. Future High Rise Development potential , 760 Unit high rise student housing was built recently next door. This McDonald's is on the going-home side of E. Grand River Ave.—also a state highway, M-43 .

Property Information			
Property	McDonald's	Latest Rebuild:	2001
Property Address	1024 E. Grand River Avenue, East Lansing, MI 48823	Cap Rate	4.6 %
Sale Price	\$2,935,000	Increase:	4.25% of every month's gross sales over \$225,178.43 with no limit or annual true-up
Land Size	0.63 Acres	Lease Start Date:	November 1, 1958
Building Size	4,305 SF	Lease End Date:	October 31, 2037
NOI	\$135,250 ( \$114,840.96Yr + \$20,409 percentage rent) Based on 2019 NOI.	Option:	4, 5-year evergreen 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**



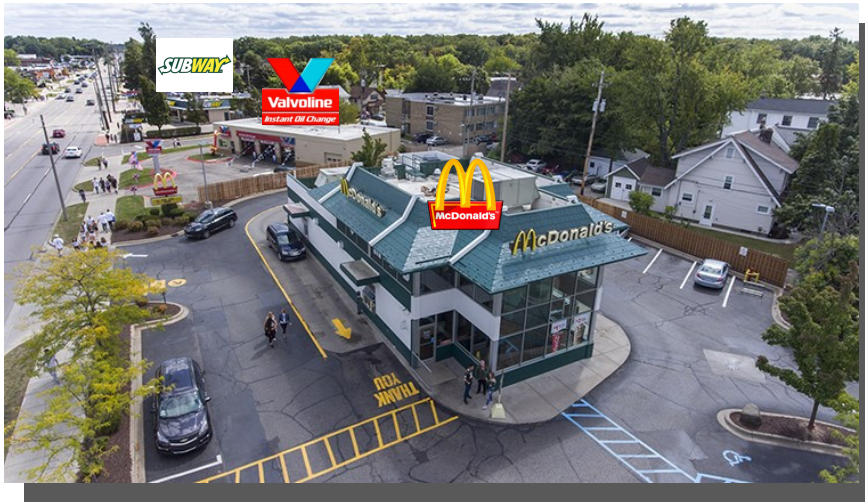
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## DEMOGRAPHICS

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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