



HENRY FORD OPTIMEYES (CORPORATE HEADQUARTERS)

735 John R Road | Troy (Detroit MSA), Michigan 48083

NET LEASE PROPERTY GROUP – MIDWEST



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square

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THE OFFERING

CBRE's Net Lease Property Group is pleased to exclusively present the tremendous opportunity to acquire fee interest in a 25,983 square foot Henry Ford OptimEyes. The asset is located in Troy, a north suburb of Detroit, Michigan. Henry Ford OptimEyes has been at this location since 2009 and executed an early ten-year renewal option. Further demonstrating their commitment to the site and the trade area, OptimEyes relocated their headquarters to this location and occupies ±13,483 SF in the back portion of the building which was previously warehouse space. The lease currently has 10 years and 7 months of term remaining with a strong rental increase in September 2022.

Henry Ford OptimEyes is located in the heart of the dense Troy retail corridor, which is one of the most highly trafficked, well-established, and sought-after retailer trade areas in metro Detroit. With approximately 7 million square feet of retail GLA, the Troy retail corridor is one of metro Detroit's largest. The corridor is anchored by Oakland Mall, a 1.5 square foot regional mall anchored by Macy's, JCPenney, and Dick's Sporting Goods. Additional retailers within the corridor include Kohl's, Target, TJ Maxx, Michaels, Pier 1 Imports, DSW, Ulta Beauty, Bed Bath & Beyond, and Party City among others.

The Property is well positioned on the ring road of Oakland Mall and is highly visible and easily accessible from John R Road, a primary north-south thoroughfare. With 158,500 cars per day on I-75, 47,650 cars on 14 Mile Road, and 32,000 cars on John R Road, Oakland Mall and the surrounding retailers enjoy unparalleled traffic. Oakland Mall is the only regional mall in metro Detroit with interstate highway visibility and adjacent access, creating a tremendous draw to the area.

Henry Ford OptimEyes provides a range of eye care as well as quality eye-wear. Henry Ford OptimEyes is part of the Henry Ford Health System, a Michigan not-for-profit corporation and one of the nation's leading health care providers. Henry Ford Health System was founded in 1915 and today, is the fourth-largest employer in the Detroit MSA employing more than 30,000 people.



FINANCIAL OVERVIEW

Offering Price:	\$4,627,000
Cap Rate:	7.25%
Current Annual Rent:	\$335,440.53
Lease Structure:	NN
Lot Size:	±2.788
Building Size:	25,983 Square Feet
Tenant:	Henry Ford OptimEyes
Guarantor:	P-COR, L.L.C., a Michigan Limited Liability Company
Lease Commencement:	September 1, 2009
Lease Expiration:	August 31, 2029
Lease Term Remaining:	10 Years, 7 Months
Rental Increases:	8% in year six of the current option period.
Landlord Responsibilities:	Roof, structure, and parking
Insurance:	Tenant
Utilities:	Tenant
Taxes:	Tenant pays direct
HVAC repair/replacement:	Tenant

CAM:	Landlord shall clean, maintain, and repair the Common Areas on the parcel. Tenant Reimbursed LL \$2,509 in 2017 which shall increase at a capped amount of 5% yearly. Snow removal is not capped.
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RENT SCHEDULE

Lease Year	Lease Dates			Monthly Rent	Annual Rent
1 - 5	9/1/2017	to	8/31/2022	\$27,953.38	\$335,440.53
6 - 12	9/1/2022	to	8/31/2029	\$30,253.37	\$363,040.39

INVESTMENT HIGHLIGHTS

TREMENDOUS OPPORTUNITY:

The opportunity to acquire fee interest in a Henry Ford OptimEyes located in Troy, Michigan, a northern Detroit suburb. Henry Ford OptimEyes provides a full continuum of eye care services and is part of Henry Ford Health System, one of the nation's leading health care providers and the fourth largest employer in the Detroit MSA.

LONG TERM COMMITMENT:

Henry Ford OptimEyes has been a tenant at this location since 2009 and with two years still remaining on their lease, recently signed a ten-year option extending their lease through August 2029. This early lease renewal demonstrates their strong commitment to the site and desirability of the location. Further demonstrating their commitment to the site and the trade area, OptimEyes relocated their headquarters to this location and occupies ±13,483 SF in the back portion of the building which was previously warehouse space.

IRREPLACEABLE LOCATION:

Henry Ford OptimEyes is located just north of Oakland Mall, a 1.5 million square foot regional mall anchored by Macy's, JCPenney, and Dick's Sporting Goods. Oakland Mall has a long, successful operating history since its original development in the mid-1960s.

DOMINANT REGIONAL RETAIL CORRIDOR:

Henry Ford OptimEyes is located in the heart of one of metro Detroit's largest and most dominant retail corridors. Troy encompasses approximately 7 million square feet of retail GLA and is home to prominent tenants including Kohl's, Target, TJ Maxx, Michaels, Pier 1 Imports, DSW, Ulta Beauty, Bed Bath & Beyond, and Party City among others.

EXCELLENT ACCESS AND VISIBILITY:

Located on the ring road of Oakland Mall, Henry Ford OptimEyes is easily accessible via two highly trafficked local roads: 14 Mile Road (47,650 VPD) and John R Road (32,000 VPD). In addition, Oakland Mall is the only Detroit area mall located directly along Interstate 75 (158,500 VPD) and features extensive frontage and excellent visibility.

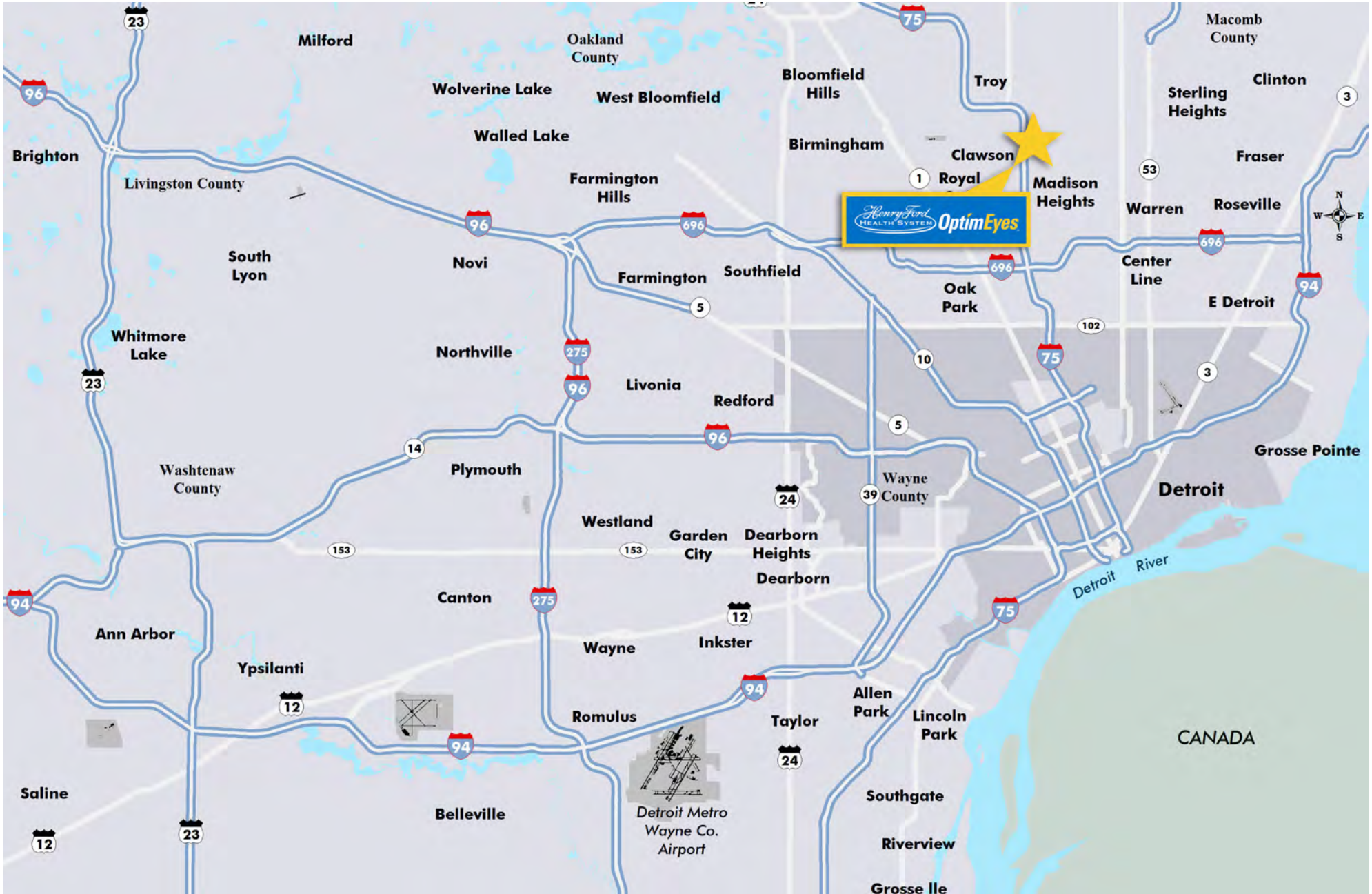
OUTSTANDING TRADE AREA DEMOGRAPHICS:

Henry Ford OptimEyes serves a primary trade area that extends three-miles in all directions. Within this trade area is an estimated population of 111,877 people earning an average household income of \$73,832. When extended to a five-mile radius from the Property, the population swells to 292,500 residents with an average household income of \$ 82,932.

EAST AERIAL VIEW



REGIONAL MAP





Henry Ford OptimEyes provides comprehensive primary eye care as well as quality eye-wear. Henry Ford OptimEyes

has a team of highly skilled doctors and health care professionals dedicated to providing the full spectrum of comprehensive, coordinated, and quality eye care for the whole family at every stage of life. From annual well-vision exams, diabetic eye exams, glasses and contacts, to the diagnosis and treatment of complex eye disease such as cataracts, glaucoma, and macular degeneration, Henry Ford OptimEyes is dedicated in providing excellent service close to home. They have 19 locations in the Detroit MSA including eight Super Vision Centers.

Henry Ford OptimEyes is part of the Henry Ford Health System, a Michigan not-for-profit corporation and one of the nation's leading health care providers. Henry Ford Health System is managed by CEO

Wright L. Lassiter, III and governed by a 17-member Board of Trustees, with volunteer-led advisory and affiliate boards providing additional leadership. Henry Ford Health System was founded in 1915 and today, is the fourth-largest employer in the Detroit MSA employing more than 30,000 people.

Henry Ford Health System is comprised of hospitals, medical centers, and one of the nation's largest group practices, the Henry Ford Medical Group, which includes more than 1,200 physicians practicing in over 40 specialties. The system provides health insurance and health care delivery, including acute, specialty, primary, and preventive care services. Henry Ford Health Systems flagship is the Henry Ford Hospital located in Detroit. Henry Ford Hospital is a Level 1 Trauma Center that has been recognized for clinical excellence in cardiology, cardiovascular surgery, neurology and neurosurgery, orthopedics, sports medicine, multi-organ transplants, and cancer treatment.



SITE PLAN



PROPERTY DESCRIPTION

Property Name	Henry Ford OptimEyes
Location	735 John R Road Troy (Oakland County), MI 48083
GLA	25,983 Square Feet
Site Size	± 2.788 Acres
Year Built	1993
Site Shape	Rectangular
Parking	133 spaces including 8 handicap spaces
PIN	20-35-400-027
Zoning	The parcel is zoned GB, General Business, by the City of Troy
Access	Direct ingress/egress to the Site is provided by Elliott Street. Elliott Street is connected to John R and 14 Mile Road, two major thoroughfares.
Frontage/Visibility	± 245 feet of frontage on John R Road and ± 530 feet on Elliott Street.
Flood Zone	According to the flood hazard maps published by the FEMA, the site is within Zone X as indicated on Community Map Panel No. 26125C0561G dated January 16, 2009. Zone X, an area that is determined to be outside the 100-and 500-yearflood plains.
Surrounding Land Uses	A mix of retail, office and industrial buildings surround the property as well as residential subdivisions.
Topography	The site is generally level and at street grade.
Utilities	All standard utilities such as gas, water, sewer, and electricity are available to the Site.



MARKET OVERVIEW

TROY, MICHIGAN

Troy is located in the heart of Detroit's northern suburbs in Oakland County. With over 84,521 residents, Troy is the 11th largest city in Detroit and the largest city in Oakland County. The city comprises strong neighborhoods, top ranked schools, low property tax rates, and outstanding city services. Troy's dynamic and diverse business environment has a strong mix of major corporations and small local businesses. With over 5,900 businesses employing approximately 118,000 people, Troy has become a primary business and shopping destination within the Detroit MSA. Troy is home to 7 million square feet of retail space, 21 million square feet of office and engineering space, and 16 million square feet of manufacturing space.

Troy is nationally recognized and has received many accolades in recent years. In 2016, Troy was ranked as the Safest Michigan City and 23rd overall Safest City in the United States. NerdWallet named Troy the 4th best small city in the U.S. to start a business (2015) and #1 among the best cities in Michigan for young families after assessing the city's cost of living, education system and economic growth. Niche Rankings designated Troy the #1 best town in Michigan to raise a family (2015). In 2014, 24/7 Wall Street named Troy the 7th best city to live in the U.S.

Neighboring communities Sterling Heights, Warren, Center Line, Madison Heights, Royal Oak, Berkley, Clawson, and Birmingham.

Troy has the following characteristics:

- Troy's population has experienced steady growth of 4.4% since 2010, a trend that is projected to continue through 2022.
- The average household income is \$121,991, which is well above the national, state, and Detroit MSA averages. 47% of homes have an average household income above \$100,000.
- The average household size is 2.62 and the median age is 43.7.
- Troy's average housing value is \$284,510 and the median housing value is \$260,360.
- Troy residents are highly educated. 59% of residents age 25 and over have a Bachelor's degree or higher, as compared to the US average of 31%. 28.6% have a Graduate or Professional degree, as compared to the U.S. average of 12%.

The primary & extended trade area has the following characteristics:

- The Property's primary three-mile trade area has an estimated population of 118,877. When extended to the five-mile trade area, the population swells to 292,500.
- The average household income in the primary and extended trade area is \$73,832 and \$82,932, respectively.
- Over 63% of the households in the primary and extended trade area are owner occupied. Average home values are \$164,572 and \$189,391, respectively.
- Residents are highly educated. In the primary and extended trade area, 37% and 42% of residents age 25 and over have a Bachelor's degree or higher, and 13% and 17% have a Graduate or Professional degree, respectively.

SOUTH AERIAL VIEW





DETROIT, MICHIGAN MSA

Detroit is the largest city in the state of Michigan and the 23th largest city in the nation. The metropolitan statistical area is comprised of Lapeer, Livingston, Macomb, Oakland, St. Clair, and Wayne County. The city is located in Wayne County on the Detroit River, north of Windsor, Ontario, Canada in southeast Michigan. Internationally known for automobile manufacturing and trade, Detroit is also home to many of the nation's largest corporations including ten Fortune 500 companies. In addition, the Detroit Metropolitan area is in the top fifteen best "Opportunity Cities" in the United States, according to Sperling's Best Places.

TRANSPORTATION

The Detroit MSA is connected through an airport, freeways, and transit services. Detroit is home to the Detroit Metropolitan Airport (DTW), which serviced more than 34 million passengers in 2016 according to the Wayne County Airport Authority. As the 18th busiest airport in the United States, the Detroit Metropolitan Airport offers passengers over 140 nonstop destinations through 13 passenger carriers.



Several major interconnected expressways and freeways pass through the Detroit MSA. Interstate-75 is a major north-south route that runs through the U.S. Interstate-75 runs through downtown Detroit and extends through northern communities in the MSA. Interstate 94 primarily runs east-west through Detroit and Ann Arbor and extends northeast through Port Huron. Interstate 96 also runs through downtown Detroit and extends northwest through Lansing and Grand Rapids, MI. Additional major freeways serving the Detroit MSA include Interstates 275, 375, and 696.

Bus service is provided by the Detroit Department of Transportation and the Suburban Mobility Authority for Regional Transportation. Detroit's elevated rail system, People Mover, provides daily service throughout the city. The Regional Transit Authority is a public transportation system for a four-county region that allows passengers to easily travel throughout Detroit and southeast Michigan.



MARKET OVERVIEW

POPULATION

The Detroit metropolitan statistical area is home to 4.33 million residents, making it the 14th most populous MSA in the nation. Population has shown steady growth since 2010 and is projected to grow 0.79% over the next five years to 4.36 million. Residents earn an average household income of \$77,855 which is in line with the national average of \$80,675 and above the Michigan average of \$71,379.

EDUCATION

Metropolitan Detroit universities provide a source of top talent for the region. The University of Michigan in Ann Arbor is one of the world's leading research institutions and is among the highly ranked institutions in the United States. The University of Michigan schools of Engineering, Medicine, Business and Law are consistently among the top ranked in the United States. Additionally, the area is home to many post-secondary institutions of higher learning and research, including Baker College, Eastern Michigan University, Michigan State University, Oakland University, Walsh College, Rochester College, and Wayne State University.

ECONOMIC OVERVIEW

The Detroit MSA economy has stabilized and is beginning to show positive trends. Detroit's economy is driven by manufacturing, healthcare systems, and logistics. The MSA employs more than two million people with approximately 143,380 businesses. Top employers include Ford Motor Co., Chrysler Group LLC, General Motors Corp., Henry Ford Health System, and CHE Trinity Health. In May 2017, Detroit's unemployment reached a 16-year low of 7.5%. Job growth in the Detroit MSA year-over-year has been outpacing the Michigan and U.S. averages. As the economy continues to recover, business owners and residents are attracted to the area due to its low business costs, cost of living and high housing affordability.

TOP EMPLOYERS

COMPANY	TOTAL EMPLOYEES
Ford Motor Co.....	43,977
Chrysler Group LLC	32,106
General Motors Corp.....	30,570
Henry Ford Health System.....	17,492
CHE Trinity Health	14,341
Detroit Medical Center	13,458
Beaumont Health System	13,223
Rock Ventures	11,563
St. John Providence Health System.....	11,337
Quicken Loans	9,423
Blue Cross Blue Shield of Michigan.....	6,664
DTE Energy Co.	6,329
Oakwood Healthcare Inc.	6,260
Wayne State University.....	6,010
Comerica Bank.....	4,808
Johnson Controls Inc.....	2,825
MGM Grand Detroit LLC.....	2,494
U.S. Steel	2,132
MotorCity Casino-Hotel	1,929
Compuware Corp.....	1,912

Source: Moody's Analytics, Precis U.S., Detroit MSA, June 2017

NORTH AERIAL VIEW



WEST AERIAL VIEW



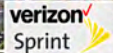
14 MILE ROAD
47,650 VPD



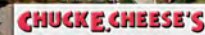
INTERSTATE 75
158,500 VPD

OAKLAND MALL
★ macy's JCPenney DICK'S SPORTING GOODS
VICTORIA'S SECRET Bath & Body Works at home
EXPRESS FOREVER 21 H&M

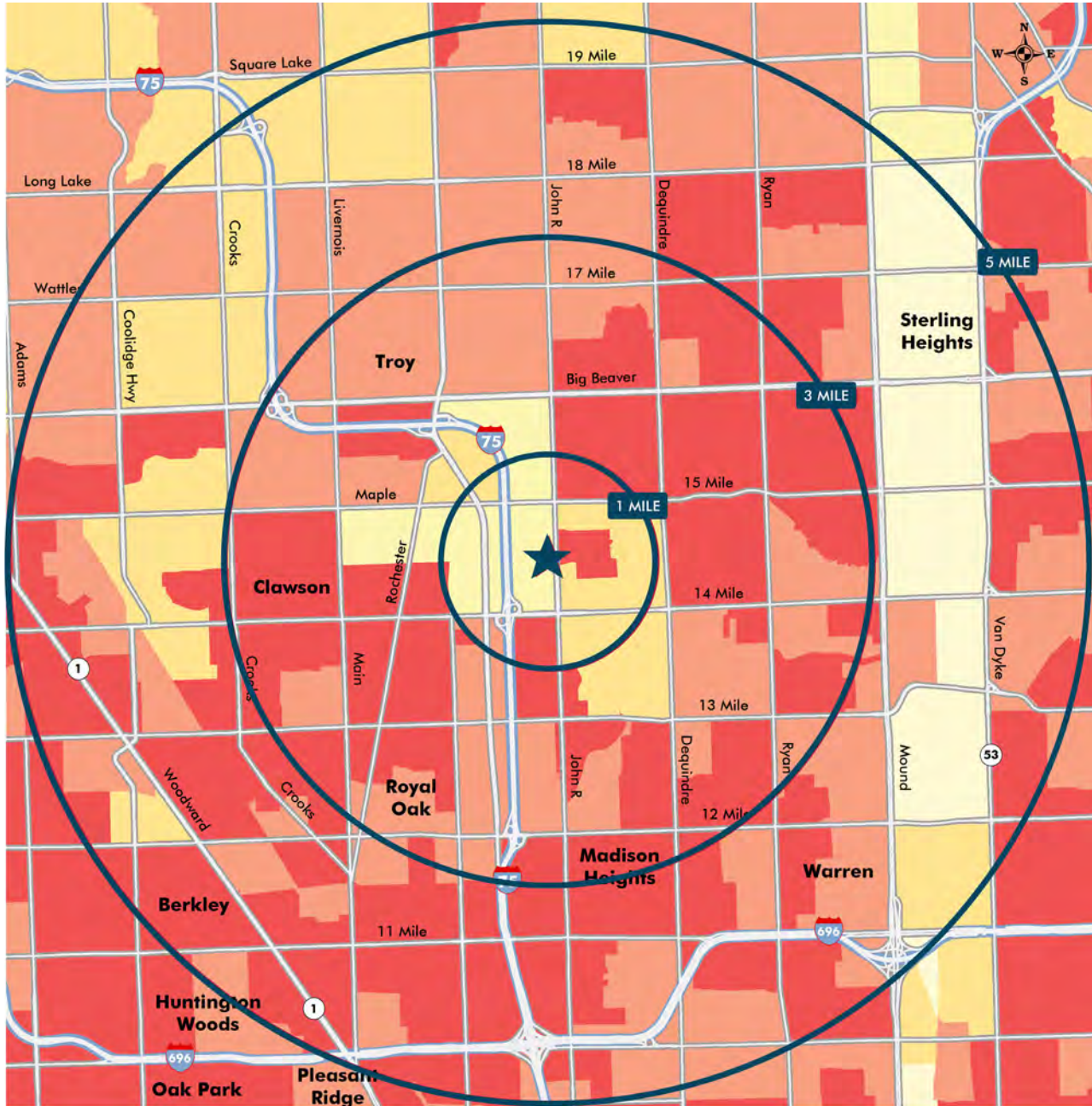
MICRO CENTER



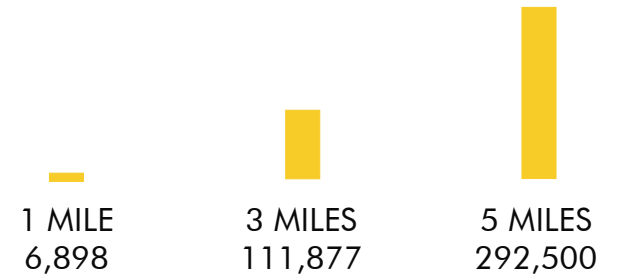
JOHN R ROAD
32,000 VPD



POPULATION CONCENTRATION



2017 TOTAL POPULATION



DAYTIME POPULATION

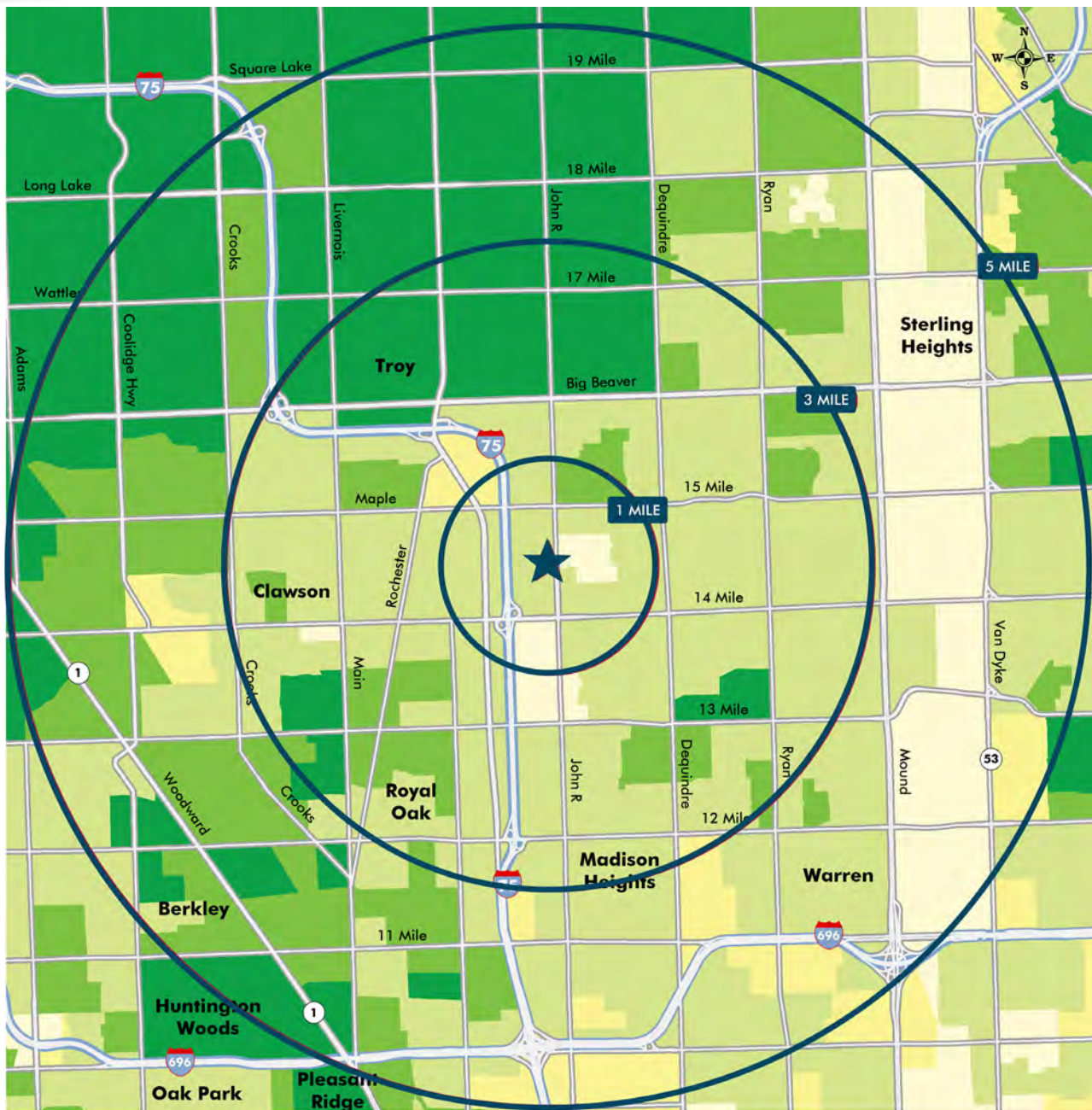


5 MILE
239,131

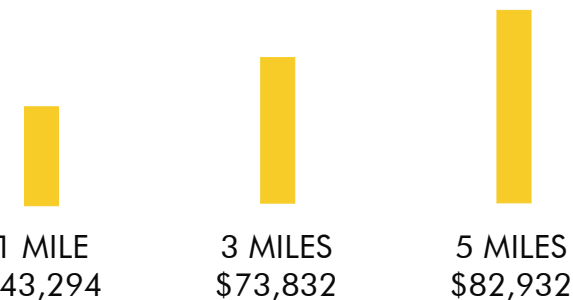
POPULATION PER SQUARE MILE — 2017



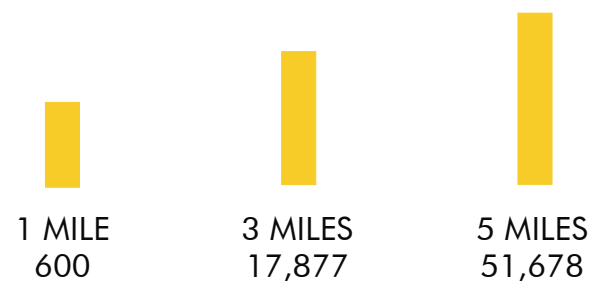
HOUSEHOLD INCOME



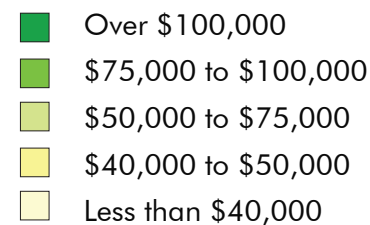
AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS EARNING OVER \$75,000 ANNUALLY



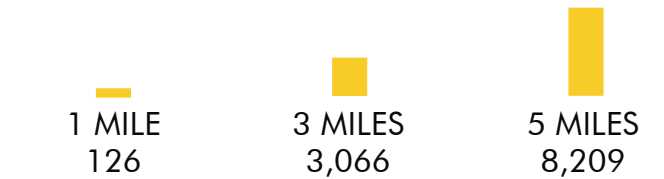
AVERAGE HOUSEHOLD INCOME — 2017



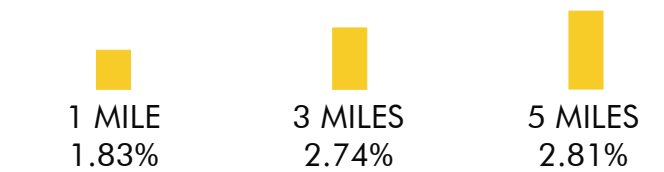
POPULATION GROWTH



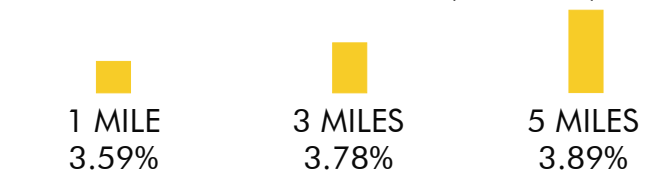
PROJECTED POPULATION GROWTH 2017-2022 (POPULATION)



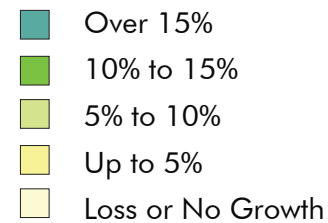
PROJECTED POPULATION GROWTH 2017-2022 (PERCENT)



HISTORICAL POPULATION GROWTH 2010-2017 (PERCENT)



POPULATION GROWTH 2010 — 2017



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