



OFFERING MEMORANDUM

Ford Single Tenant R&D/Flex Bldg

1700-1800 Fairlane Dr, Allen Park, MI 48101

Prime Credit Rated Single Tenant Offering with Recently Extended Lease

CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence.

No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our without notice.

Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

OFFERED EXCLUSIVELY BY:

✉ LISTING BROKER

Jennifer Stein Real Estate, Inc.

Jennifer Stein

jstein@jenniferstein-

realestate.com

(213)-446-5366

Lic: 6505432092

OUT OF STATE COOPERATING BROKER:

✉ POINT OF CONTACTS

David Meir

Managing Partner

davidm@peakcommercial.com

(818)-633-5333

BRE CA: 02146622

Jack Minassian

Managing Partner

jackm@peakcommercial.com

(818)-462-3007

BRE CA: 01279434

Anvers Capital Partners & PEAK Commercial

5900 Canoga Ave | Suite 110

Woodland Hills, CA 91367

anverscp.com

SECTION 1

INVESTMENT OVERVIEW

THE OFFERING

Jennifer Stein Real Estate, Inc in association with out of state cooperating broker Anvers Peak Commercial & Capital Partners is proud to offer for sale a two building single tenant project leased to Ford Motor Company (NYSE:F) on an absolute triple net basis.

“Ford has been at the property for 33 Years, having been the only occupant of the property since its development in 1990.”

Ford has demonstrated consistent commitment to the location, which was further seen by exercising recent option in January of 2023, extending the lease for an additional 5 years.

As a worldwide diagnostic center, this location provides diagnostic and repairs solutions both nationwide and globally. Uses consist of engineering, diagnostics, and design and operations, which have been an integral and critical segment of the Companies growth. Ford Motor Company's commitment to research and development, diagnostics, and testing is exemplified by its investment in facilities such as the Ford Research and Innovation Center located in Dearborn, Michigan. This state-of-the-art facility is staffed by world-class engineers, scientists, and designers who work to develop groundbreaking technologies that have revolutionized automotive.

Through its focus on R&D and diagnostics, Ford has been able to maintain a position as a leader in the global automotive market. The company's efforts in Dearborn have resulted in the development of numerous groundbreaking technologies, including the EcoBoost engine and autonomous driving features. With its continued investment in research and development, Ford is well positioned to remain at the forefront of innovation in automotive for years to come.

RENT SCHEDULE

Period	Rent PSF	Monthly Rent	Annual Rent
1/23 – 12/23	\$7.50	\$93,728	\$1,124,756
1/24-12-24	\$7.73	\$96,541	\$1,158,487
1/25 – 12/25	\$7.96	\$99,437	\$1,193,242
1/26- 12/26	\$8.20	\$102,422	\$1,229,064
*1/27 – 12-27	\$8.44	\$105,492	\$1,265,904

**Tenant has 1 option to terminate at 1/27 with a termination fee of 6 months base rent, with 9 months prior notice to Owner.*



\$15,450,000
OFFERING PRICE



Offering Summary

Listing Price	\$15,450,000
Price Per SqFt	\$104
Lease Type	Absolute NNN
NOI	\$1,158,487 (Based on 1/24 Increase)
Initial Cap Rate	7.5%
Blended Cap Rate	7.84%
Lease Expiration	12/31/2027 (±4.5 Years)

Property Summary

Address	1700 & 1800 Fairlane Dr Allen Park MI, 48101
Sq. Footage	± 148,160 SF (Consisting of two separate properties)
Occupancy	100% Occupied
Lot Acreage	± 14.4 AC
Property Type	Flex / Industrial
Parcel ID	30 001 99 0001 709
# of Buildings	2 – Single Story
Ownership Interest	Fee Simple
Year Built	1990
Zoning	RD Research

Investment Highlights



COMMITMENT TO LOCATION

Ford has occupied the subject property for 33 years and recently exercised a 5-year option



MISSION CRITICAL USE & MARKET

Use identified as Research & Development, and Diagnostics. Centrally Located in a strong commercial/industrial Corridor



STRONG CREDIT & GROWTH

Strong BB Credit Rating with high expected company growth



BELOW MARKET RENTS

Below Market Rental Rate as per CoStar Analytics



\$15,450,000

7.5% CAP Rate | \$104 PSF



INVESTMENT HIGHLIGHTS

COMMITMENT TO LOCATION– Ford's commitment to location is evident in its long-term occupancy of the subject property since its development (33 years). The fact that they recently exercised a 5-year option to extend their lease further showcases their dedication to staying in this location for the foreseeable future. This commitment is not only beneficial for Ford but also for the local community as it creates stability and generates employment opportunities. It also allows for continued investment in the property, which can lead to improvements and upgrades that benefit both Ford and the surrounding area.

MISSION CRITICAL USE & MARKET– The identified use of the property as research and development, as well as diagnostics, highlights its importance in fulfilling a critical mission for various industries. The centrality of the property's location within a strong commercial and industrial corridor further emphasizes its strategic significance in these sectors. This location can provide easy access to suppliers, partners, and customers, which is vital for businesses operating in these industries. Additionally, the property's proximity to other critical infrastructure such as transportation hubs, research institutions, and skilled labor pools, can also make it an attractive location for those seeking to establish a strong presence in these fields.

STRONG CREDIT & GROWTH – Ford's BB credit rating and high projected growth are positive indicators of their financial stability and future success. Their credit rating suggests they have a strong track record of meeting financial obligations, which can foster confidence among investors and lenders. Meanwhile, their projected growth can generate increased revenue and market share, leading to greater profitability and a stronger competitive position.

BELOW MARKET RENTS– At a rate of \$7.50 PSF, the subject property falls well below the Market Overall Rate of \$8.23 PSF (As Per CoStar), which is further amplified by the high demand in the area with an 824% increase in the 12 Month leasing activity within the submarket (±1,039,552 SF Absorbed in past twelve months).

Financial Highlights



\$15,450,000
7.5% CAP Rate | \$104 PSF



“Our product portfolio has never been stronger – with new vehicles that are hits with customers. We are making highly strategic capital allocation decisions to drive growth, strengthen our competitive position, and produce returns above our cost of capital.”

JOHN LAWLER, FORD CHIEF FINANCIAL OFFICER



2022 FINANCIAL HIGHLIGHTS

REVENUE:

\$158.1B

(2021: \$136.3B)

ADJUSTED EBIT²:

\$10.4B

(2021: \$10.0B)

ADJUSTED FREE CASH FLOW²:

\$9.1B

(2021: \$4.6B)

ADJUSTED EBIT MARGIN²:

6.6%

(2021: 7.3%)

ADJUSTED EARNINGS PER SHARE²:

\$1.88

(2021: \$1.59)

PEOPLE, PLAN, PRODUCTS POSITION FORD WELL FOR LONG TERM

Ford made rapid progress carrying out its ambitious Ford+ plan for growth and value creation in 2022. We have a world-class leadership team, made up of talented new and existing people that is helping us establish Ford as a leader in connected, electric vehicles. Customers made us the number two seller of electric vehicles in the U.S. during the year.

Our financial performance was below our expectations due to higher-than-expected costs and continued supply chain issues. We are investing in key technologies and capabilities – such as software, electric vehicle (EV) platforms, and EV batteries that will help us break constraints to build more must-have products for customers and grow for decades to come. We are working with urgency to improve our industrial platform, especially around quality and complexity reduction.

We generated a record \$9.1 billion in adjusted free cash flow during the year, as disciplined capital allocation, exciting enhancements to our vehicle portfolio and changes to streamline and de-risk our regional businesses together yielded higher-quality growth and improved returns. We have

incredible products – both on the road and in the pipeline. Our new vehicles are a hit with customers and our iconic nameplates remain market leaders.

In 2022, we began a complete overhaul of our industrial and quality operating system – product development, manufacturing and supply chain management – to deliver competitive cost and quality. We are already seeing an uptick in the initial quality of vehicles coming out of our plants in North America.

Our transition to a new operating model became effective January 1, 2023. We are now formally managing Ford according to three distinct, customer-focused business segments: Ford Blue, engineering iconic gas-powered and hybrid vehicles; Ford Model e, developing breakthrough EVs along with the digital platform and software for all our customers; and Ford Pro, helping commercial customers transform and expand their businesses with vehicles and services tailored to their needs. All three are growth businesses.

This segmentation has given us greater clarity and insight into each of the businesses and puts us on the path to building a stronger, customer-focused

Ford that generates sustainable, profitable growth and returns above our cost of capital.

Ford remains committed to making disciplined capital allocation choices about where to play and how to win, as evidenced by recent actions we have taken to restructure our operations outside of North America and divest our equity in Argo AI. This is yielding results, as reflected by the healthy performance of the South America and International Markets Group units in 2022, which both generated sustainable levels of profitability.

Our balance sheet remains strong, as we ended the year with \$32 billion of cash and \$48 billion of liquidity. This, coupled with improvement in adjusted free cash flow from our automotive operations, provides us with ample flexibility to both fund our Ford+ growth priorities and return capital to our shareholders. Going forward, we intend to target distributions of 40% to 50% of adjusted free cash flow.

This year, 2023, is pivotal for Ford, as we deploy Ford+ to execute and deliver value to all our stakeholders.

Ford at a Glance



\$15,450,000

7.5% CAP Rate | \$104 PSF



76.2%

reduction in freshwater use since 2000

\$2.3M

donated to disaster relief efforts around the globe

\$64.3M

in charitable contributions to strengthen communities worldwide

84

zero waste to landfill sites globally

450,000+

charging plugs on the BlueOval Charge Network in Europe

26,000+

charging locations (over 84,000 plugs) on the BlueOval Charge Network in North America

172,639

employees

76%

targeted reduction in Scope 1 and 2 greenhouse gas (GHG) emissions by 2035 from a 2017 base year, approved by Science Based Targets initiative (SBTi)²

50%

targeted reduction in Scope 3 GHG emissions per vehicle kilometer from use of sold products by 2035 from a 2019 base year, approved by SBTi²

\$50B+

planned investment from 2022 through 2026 in electric vehicles and the batteries that power them

#1

commercial vehicle brand in the U.S. and Europe

300K

Mobile Service experiences delivered globally





Allen Park | Ford STNL



EXTERIOR
AERIAL
PHOTO



Allen Park | Ford STNL

EXTERIOR
PHOTOS





Allen Park | Ford STNL

EXTERIOR PHOTOS

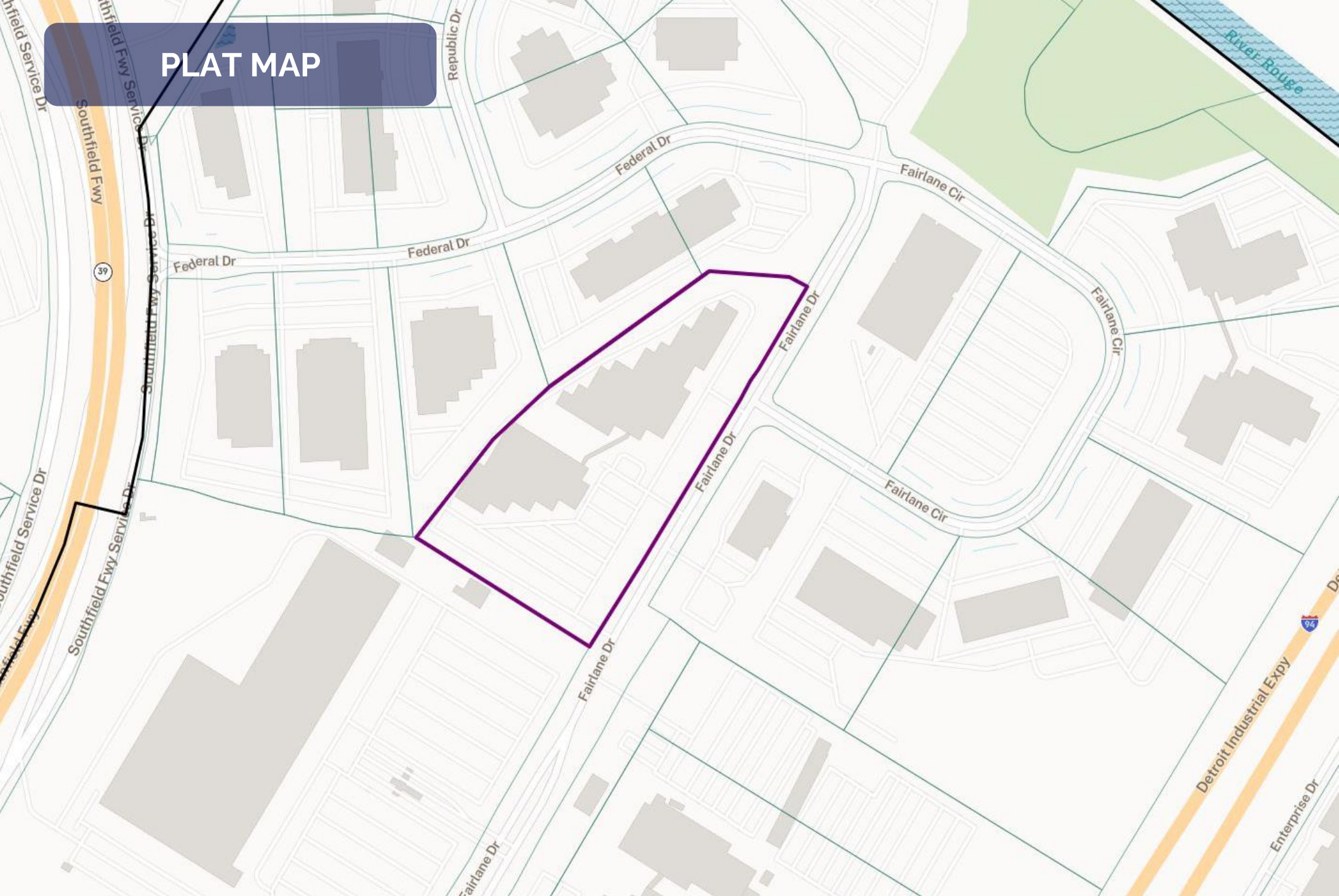


SECTION 2

AERIALS & MAPS

EXTERIOR
PROPERTY
AERIAL

PLAT MAP



ALLEN PARK



SECTION 3

LOCATION OVERVIEW

ALLEN PARK, MICHIGAN OVERVIEW



Allen Park, Michigan is home to several key facilities and operations that are critical to the success of Ford Motor Company. These include the Ford Product Development Center, which houses over 10,000 employees and serves as the company's global hub for engineering, research, and development.

In addition to the Product Development Center, Allen Park is also home to Ford's Powertrain Engineering headquarters, where the company designs and tests advanced engine and transmission technologies. This facility plays a crucial role in the development of Ford's next-generation vehicles, helping the company to stay at the forefront of automotive innovation.

The strong presence of Ford in Allen Park has also led to the development of a thriving commercial real estate industry. Many businesses have chosen to locate in the area, drawn by the city's strategic location, access to a skilled workforce, and business-friendly environment. This has resulted in the development of several large-scale commercial and industrial properties, including the Fairlane Green development, which includes office and retail space, as well as a hotel.

Many businesses have chosen to locate in the area, drawn by the city's strategic location, access to a skilled workforce, and business-friendly environment.

Overall, the combination of Ford's mission-critical operations and the strong commercial real estate industry in Allen Park has created a dynamic and prosperous business environment, with many opportunities for growth and innovation.



DEARBORN, MICHIGAN OVERVIEW

Dearborn, Michigan, boasts a vibrant and thriving commercial real estate market, with a unique focus on the automotive industry, particularly Ford. As the birthplace of Ford Motor Company in 1903 and the location of its world headquarters, Dearborn has a long-standing and deep-rooted connection with the automotive sector, making it a prime location for commercial real estate opportunities.

One of the key drivers of Dearborn's commercial real estate market is Ford's significant presence in the area. Ford occupies numerous buildings throughout the city, including manufacturing facilities, research centers, and office spaces, creating a robust demand for commercial real estate properties. The Ford Rouge Complex, one of the largest manufacturing facilities in the world, produces iconic vehicles like the F-150 pickup truck, contributing to the economic vitality of the region.

Ford's continuous reinvestment in its properties in Dearborn, with regular additions of jobs and investments worth hundreds of millions of dollars into facilities, has further bolstered the local commercial real estate market. The company's ongoing plans, such as the recently announced \$2 billion investment in nine factories and a new shipping center, further solidify Dearborn's position as a hub for Ford's manufacturing operations and provide significant growth opportunities for commercial real estate investors.

Moreover, Ford's presence in Dearborn has also stimulated the local economy through tax incentives and business development, creating a positive environment for commercial real estate investments. The strong partnership between Ford and the city of Dearborn has fostered a supportive ecosystem for automotive-related businesses, suppliers, and service providers, further enhancing the commercial real estate market in the area.

Overall, the Dearborn commercial real estate market offers a promising outlook for investors, with a strong focus on the automotive industry and Ford's significant presence. The city's strategic location, long-standing connection with the automotive sector, and Ford's continuous investments provide a favorable environment for commercial real estate opportunities, making it an attractive destination for businesses seeking to capitalize on the thriving automotive industry in the region.

LOCATION HIGHLIGHTS



CRITICAL LOCATION

The Dearborn commercial real estate market is heavily influenced by the automotive industry, with major companies such as Ford and General Motors having a significant presence in the area.



IDEAL INDUSTRIAL/FLEX VECINITY

Dearborn is a hub for industrial real estate, with a variety of warehouses, factories, and distribution centers located throughout the city. These properties are often located near major highways, such as I-94 and I-75, making them easily accessible for transportation and logistics.



STRONG DEMOGRAPHICS

Dearborn is home to a highly skilled and diverse workforce, with a large population of engineers, scientists, and skilled tradespeople. This workforce is a major asset for companies in the automotive and other industries.

DEMOGRAPHICS

1700-1800 Fairlane Dr, Allen Park, MI 48101



POPULATION

3 MILE 5 MILES 10 MILES

2022 Population	91,770	330,889	989,931
Median Age	36.9	36	37.7



HOUSEHOLDS

3 MILE 5 MILES 10 MILES

2022 Households	35,053	120,281	384,228
Avg. Household Size	2.6	2.7	2.5
Total Specified Consumer Spending	\$937.4M	\$3.1B	\$9.4B



HOUSEHOLD INCOME

3 MILE 5 MILES 10 MILES

Avg Household Income	\$65,565	\$62,477	\$59,927
Median Household Income	\$51,809	\$47,192	\$44,610



1,049K+

Total Population
(10 miles)



380K+

2027 Household Proj.
(10 miles)



Listing Broker of Record:
Jennifer Stein Real Estate, Inc.

jstein@jenniferstein-realestate.com

(213)-446-5366

License # 6505432092

OUT OF STATE COOPERATING BROKER:



POINT OF CONTACTS

David Meir

Managing Partner

Davidm@peakcommercial.com

(818)-633-5333

BRE CA: 02146622

Jack Minassian

Managing Partner

jackm@peakcommercial.com

(818)-462-3007

BRE CA: 01279434

Anvers Capital Partners & PEAK Commercial
5900 Canoga Ave | Suite 110
Woodland Hills, CA 91367

anverscp.com

peakcommercial.com

The information contained herein was obtained from sources believed reliable, however, PEAK Commercial and Anvers Capital Partners makes no guaranties, warranties or representations as to the completeness thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, or withdrawal without notices.