

48 N. SAGINAW STREET

Pontiac, Michigan

Offered for Sale by:

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THOMAS A. DUKE COMPANY

COMMERCIAL & INVESTMENT REALTORS

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INVESTMENT INFORMATION

PROPERTY: 48 N. Saginaw
Pontiac, MI 48342

DESCRIPTION: A Downtown Pontiac retail/office building with 3 floors plus a full basement. This was formerly used as an art gallery with loft apts.

LOCATION/MARKET: Located on the east side of N. Saginaw Street, just south of Huron (M-59).

SELLER'S MOTIVATION: Retiring and liquidating holdings

PARCEL ID#: 14-29-434-004

LEGAL DESCRIPTION: T3N, R10E, Sec 29 Original Plat Lot 68 S 20 FT

ZONING: Downtown Business District

SURROUNDING BUSINESSES: POH Medical Center, Bo's Brewery, Chase Bank, Pontiac Diner

SIZE: Building: 5,600 Square Feet + Basement
1st Floor: 2,800 Square Feet
(Can be divided into 1,000 and 1,800 Sq. Ft)
2nd Floor: 1,800 Square Feet
Loft Apt: 1,000 Square Feet
Basement: 2,800 Square Feet

FEATURES: ~ High Ceilings
~ New Furnaces
~ 400 amp service
~ Each area can have separate access
~ 5 bathrooms total in building
~ Shower for loft apartment
~ Elevator access to the 1st and 2nd floors and basement

CURRENT OCCUPANCY: Vacant; Except for Yoga Studio on the 2nd floor one weekend per month. They pay @ \$450.00 per month.

PRICE: \$369,000.00
\$65.89 per Square Foot

TERMS OF SALE: Cash or Acceptable Terms



48 N. Saginaw



IHP
Interior Home Products
248-363-4181

Thai Remix
Restaurant

OAKLEY
HEALTH CARE



1st Floor & Loft



2nd Floor

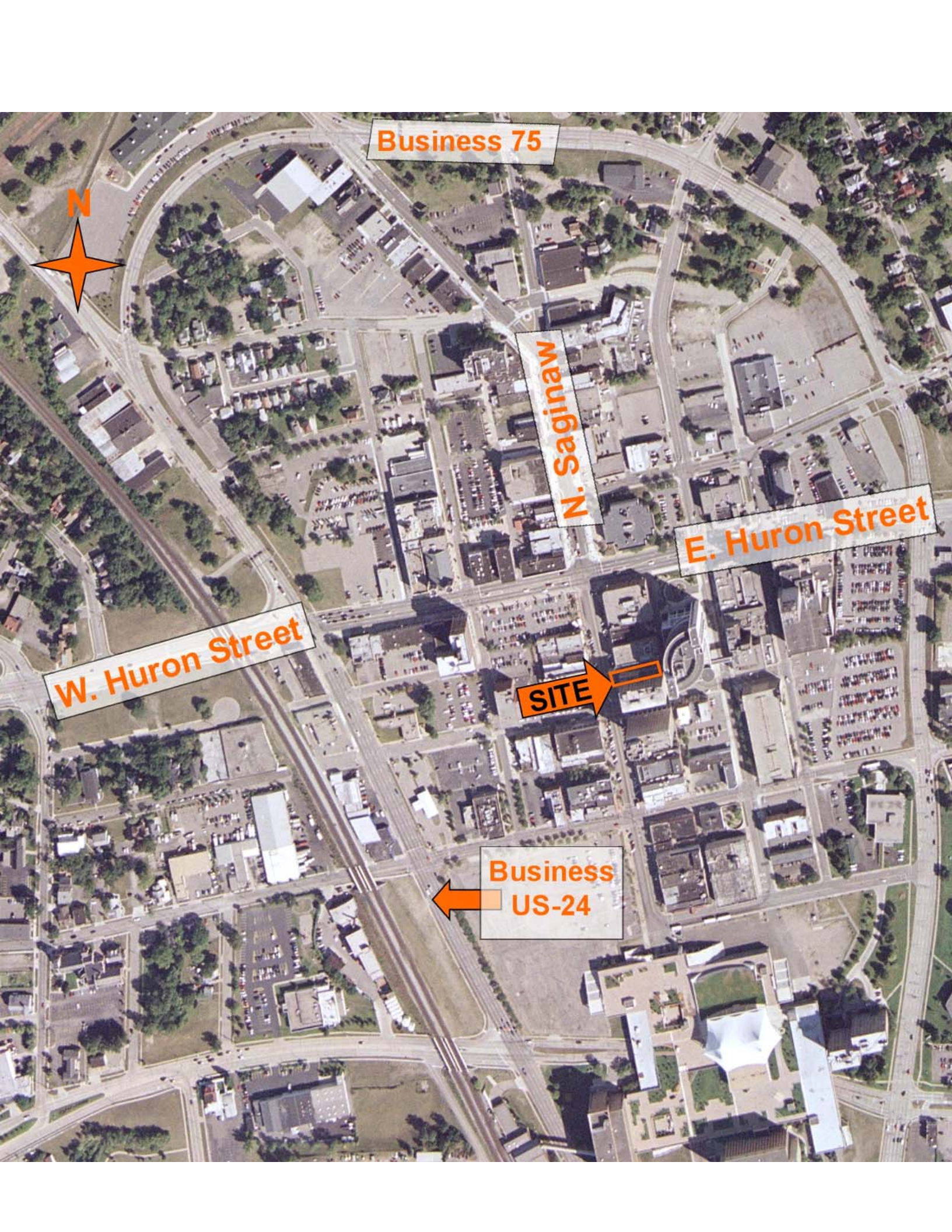
48 N. Saginaw Photos



Office/Loft Apartment



View of 1st Floor



Business 75

N

N. Saginaw

E. Huron Street

W. Huron Street

SITE

Business
US-24



Saginaw
Site Type: Radius

48 N Saginaw St
Pontiac, MI 48342
Radius: 1.0 mile

48 N Saginaw St
Pontiac, MI 48342
Radius: 3.0 mile

48 N Saginaw St
Pontiac, MI 48342
Radius: 5.0 mile

2007 Population

Total Population	14,403	80,354	160,073
Male Population	50.3%	48.9%	49.0%
Female Population	49.7%	51.1%	51.0%
Median Age	30.1	33.6	36.2

2007 Income

Median HH Income	\$32,800	\$45,390	\$60,357
Per Capita Income	\$15,881	\$24,631	\$36,708
Average HH Income	\$46,922	\$63,723	\$91,181

2007 Households

Total Households	4,658	29,672	63,461
Average Household Size	2.95	2.61	2.45
1990-2000 Annual Rate	-1.54%	-0.27%	0.52%

2007 Housing

Owner Occupied Housing Units	36.7%	54.6%	61.1%
Renter Occupied Housing Units	48.8%	37.0%	30.9%
Vacant Housing Units	14.5%	8.4%	8.0%

Population

1990 Population	16,643	85,489	157,475
2000 Population	14,606	79,963	157,699
2007 Population	14,403	80,354	160,073
2012 Population	14,316	80,219	161,236
1990-2000 Annual Rate	-1.3%	-0.67%	0.01%
2000-2007 Annual Rate	-0.22%	0.08%	0.24%
2007-2012 Annual Rate	-0.12%	-0.03%	0.14%

In the identified market area, the current year population is 160,073. In 2000, the Census count in the market area was 157,699. The rate of change since 2000 was 0.24 percent annually. The five-year projection for the population in the market area is 161,236, representing a change of 0.14 percent annually from 2007 to 2012. Currently, the population is 49.0 percent male and 51.0 percent female.

Households

1990 Households	5,480	30,025	58,027
2000 Households	4,691	29,216	61,146
2007 Households	4,658	29,672	63,461
2012 Households	4,649	29,864	64,524
1990-2000 Annual Rate	-1.54%	-0.27%	0.52%
2000-2007 Annual Rate	-0.11%	0.25%	0.6%
2007-2012 Annual Rate	-0.04%	0.13%	0.33%

The household count in this market area has changed from 61,146 in 2000 to 63,461 in the current year, a change of 0.6 percent annually. The five-year projection of households is 64,524, a change of 0.33 percent annually from the current year total. Average household size is currently 2.45, compared to 2.50 in the year 2000. The number of families in the current year is 39,181 in the market area.

Housing

Currently, 61.1 percent of the 68,977 housing units in the market area are owner occupied; 30.9 percent, renter occupied; and 8.0 percent are vacant. In 2000, there were 65,167 housing units— 61.9 percent owner occupied, 31.9 percent renter occupied and 6.2 percent vacant. The rate of change in housing units since 2000 is 0.91 percent. Median home value in the market area is \$170,290, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 2.07 percent annually to \$188,651. From 2000 to the current year, median home value changed by 3.93 percent annually.



Saginaw Site Type: Radius	48 N Saginaw St Pontiac, MI 48342 Radius: 1.0 mile	48 N Saginaw St Pontiac, MI 48342 Radius: 3.0 mile	48 N Saginaw St Pontiac, MI 48342 Radius: 5.0 mile
Median Household Income			
1990 Median HH Income	\$13,637	\$25,258	\$34,829
2000 Median HH Income	\$25,656	\$36,207	\$48,472
2007 Median HH Income	\$32,800	\$45,390	\$60,357
2012 Median HH Income	\$38,622	\$53,060	\$69,521
1990-2000 Annual Rate	6.52%	3.67%	3.36%
2000-2007 Annual Rate	4.01%	3.68%	3.57%
2007-2012 Annual Rate	3.32%	3.17%	2.87%
Per Capita Income			
1990 Per Capita Income	\$7,399	\$12,229	\$19,630
2000 Per Capita Income	\$12,415	\$19,543	\$29,819
2007 Per Capita Income	\$15,881	\$24,631	\$36,708
2012 Per Capita Income	\$19,173	\$29,675	\$44,602
1990-2000 Annual Rate	5.31%	4.8%	4.27%
2000-2007 Annual Rate	4.02%	3.77%	3.38%
2007-2012 Annual Rate	3.84%	3.8%	3.97%
Average Household Income			
1990 Average Household Income	\$21,648	\$33,029	\$52,649
2000 Average Household Income	\$37,089	\$51,024	\$75,269
2007 Average HH Income	\$46,922	\$63,723	\$91,181
2012 Average HH Income	\$56,549	\$76,253	\$109,777
1990-2000 Annual Rate	5.53%	4.44%	3.64%
2000-2007 Annual Rate	3.83%	3.62%	3.12%
2007-2012 Annual Rate	3.8%	3.66%	3.78%

Households by Income

Current median household income is \$60,357 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$69,521 in five years. In 2000, median household income was \$48,472, compared to \$34,829 in 1990.

Current average household income is \$91,181 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$109,777 in five years. In 2000, average household income was \$75,269, compared to \$52,649 in 1990.

Current per capita income is \$36,708 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$44,602 in five years. In 2000, the per capita income was \$29,819, compared to \$19,630 in 1990.

Population by Employment

Total Businesses	515	2,736	5,762
Total Employees	2,351	23,555	73,770

Currently, 87.9 percent of the civilian labor force in the identified market area is employed and 12.1 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 88.0 percent of the civilian labor force, and unemployment will be 12.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 64.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 62.4 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 16.3 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 21.3 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 84.7 percent of the market area population drove alone to work, and 2.4 percent worked at home. The average travel time to work in 2000 was 24.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 17.8 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 25.9 percent were high school graduates only (28.6 percent in the U.S.)
- 5.8 percent had completed an Associate degree (6.3 percent in the U.S.)
- 17.7 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 11.5 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)