

Business and Community Development Completed Commercial Property Renovation

1428 West Court Street, Flint, Michigan 48503



A Word about our Founder

Founded by Bernard Drew, Liberty Management is dedicated to providing a fresh approach to commercial property transactions. With a degree in Mechanical Engineering from the University of Michigan and more than 12 years in real estate, Mr. Drew has lead teams which provide effective solutions to ever changing and evolving client need.

Mr. Drew has a keen interest in identifying and establishing relationships with investors, business leaders, and key community members who share his vision to contribute to the revitalization of meaningful real estate primarily in Genesee County and the City of Flint, with a special emphasis on property development which meets the needs of the community and provides opportunity and advancement in ancillary endeavors. Our corporate sponsorship of and involvement in key community events is just one example of Liberty Management's core value of giving back.

Employing effective marketing strategies which grow sustainable and accountable real estate portfolios, Mr. Drew develops foundational relationships while strategically evaluating risk, systems and opportunities to maximize client position:

Development of Systems to acquire, finance, manage profitability and sell more than 400 residential homes through outsourcing of key services.

Direction of Business Development Campaigns increasing retail, office warehouse portfolios more than 200% in 4 years.

Closed on more than 20 commercial buildings in urban and suburban markets.

Streamlined Processes and Operations during acquisitions and mergers maximizing efforts of stakeholders of various backgrounds and vocations

Developed Faith Based Niche, capitalizing on leadership and accountability to navigate corporate and financial aspects of non-profit management.

Mr. Drew and the entire Liberty Management Team celebrate the possibilities of Flint and are dedicated to meaningful, impactful development and revitalization of the Greater Flint Community. We welcome community partners who share in these endeavors.

We are ...

Commercial Specialists – Locate, assess, negotiate, acquire, lease and sell target properties, focusing on accountability and client care. With a primary footprint in Genesee County, and the City of Flint we are proactive in delivering key property offerings within the urban zone of revitalization. Positioned to identify and present viable properties which offer a path to substantial Return On Investment, contribution to the surrounding community, employment and use of existing resources.

Project Management – Specializing in consultation and process development for existing business owners. Providing expertise and structure for acquisitions and systems implementation designed to increase cash flow, asset management or business relocation. Focusing on profitability and sustainability, we manage risk fortifying the goals of individuals and corporate owners, tax-exempt organizations, lenders and stake holders.

Construction Management– With commercial projects ranging from multi-family renovations, eateries, and churches, new construction and additions to small factories, convenience stores, schools and big box stores, we have solid relationships with established area building companies and provide full service build management through all construction phases.



Testimonials

"Bernard Drew has been an absolute asset to the growth of our organization and affiliates for over 13 years...Creative, consistent, reliable and accountable are some of the virtues that have been exhibited throughout this time frame – expressed through his oversight of asset acquisition, comprised of over 400 residential homes and over 20 commercial buildings...He passionately carries a steadfast approach for managing teams of clients, contractors, commercial lenders and support staff in successfully completing both short-term deadlines and long-term development project goals."

- CH, Business Owner & Lifelong Entrepreneur

"I have had the pleasure of working with Mr. Drew for the last 17 years in multiple capacities such as Commercial Real Estate Management, Business Development, and in various non-profit/volunteer endeavors. Mr. Drew is a man of impeccable integrity, he genuinely cares for people, is a champion for the success of others, and his salesmanship skills are impeccable. Mr. Drew understands, respects, and absolutely loves people."

- CD, Management Professional

"If you want your house sold FAST, call Bernard Drew at Keller Williams! He did exactly what he said he would do! I tried to do it myself with other agents for nearly two years – Bernard listed and sold mine in under two months. I am SO happy!"

- CF, Medical Professional

"I worked with him (Bernard) in the past dealing with a real estate issue that we had with our church. I found him to be in excellent preparation for the activities of real estate negotiations, real estate tax and laws, and appropriate knowledge base for faith based and non profit real estate purposes. In areas of acquisition and purchase management, he was knowledgeable...Bernard Drew was very professional and held the strictest of confidence of the intricate details of our circumstance."

- H.C., Senior Pastor & Retired Government Official

Liberty Management highlights the renovation of 1428 West Court Street as an example of commitment to the revitalization of the commercial business sector in Flint.

Acquired in 2017 as a targeted renovation property, Court Street is a multi-use property offering 2,441 sq. ft. first floor private offices, reception area and basement storage. The second level may be utilized as additional office space, or renovated as a 2 room residence with a private bath. The property includes ample parking and basement storage.

The property is one mile from Saginaw Street downtown Flint and directly across the Street from Powers Catholic High School and the Michigan School for the Deaf. Reknowned Kettering University is within walking distance. 1428 Court Street offers easy access to all highways and is less than 5 miles from Bishop International Airport

Several prominent organizations have solidified commitments to relocate their presence to Flint including Huntington National Bank, C3 Venture Manufacturing, SkyPoint Ventures, Comprehensive Coating and the restoration of the Capitol Theater complex in the heart of downtown Flint.

Liberty Management is committed to spearheading small to medium business revitalization in select corridors surrounding downtown Flint. Utilizing existing viable properties, Liberty Management partners with an assembled team of architects, builders, general contractors and design professionals offering renovation options and a variety of terms for lease or ownership. Liberty Management is positioned to provide property management and maintenance services to potential owners and lessees.

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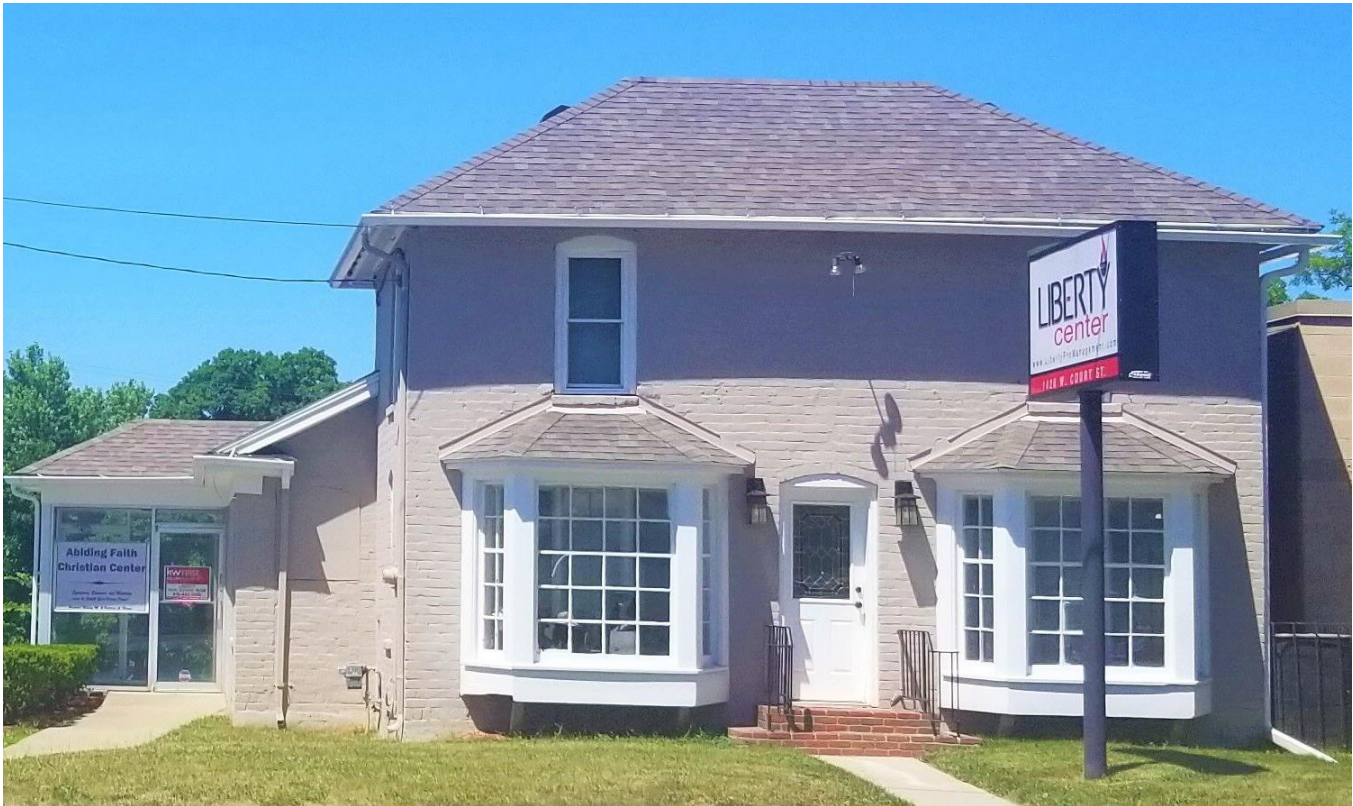
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Property Description

1428 West Court Street, Flint, Michigan 48503



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Property Description

Summary

1428 West Court Street, Flint, Michigan 48503

Property

Parcel Number

40-13-331-021

Zoning

B

Site Description

Number of Units

1

Number of Buildings

1

Number of Stories

2

Year Built/Renovated

1967/2018

Rentable Square Feet

2,441

Lot Size

0.42 AC

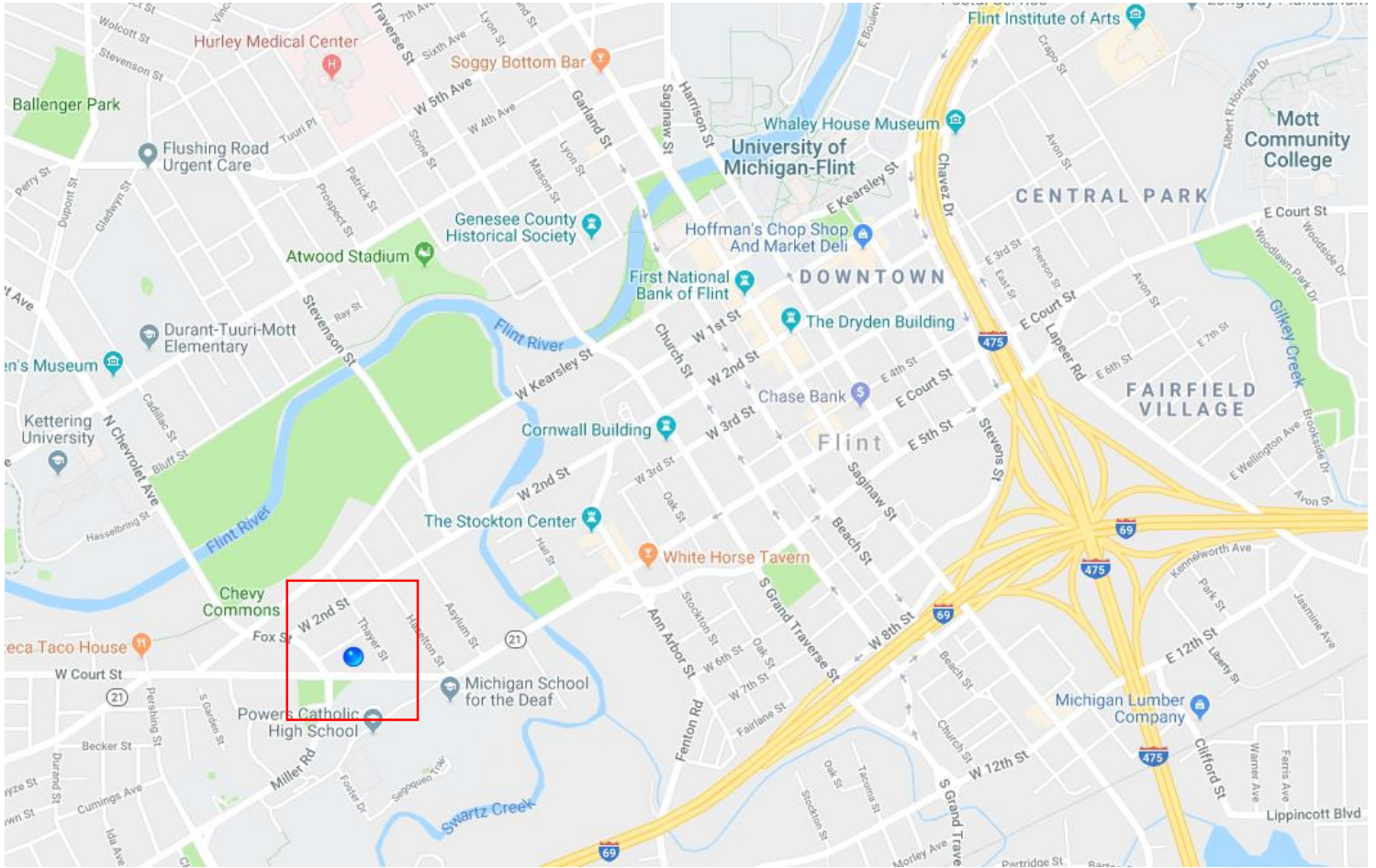
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Property Description

Map

1428 West Court Street, Flint, Michigan 48503

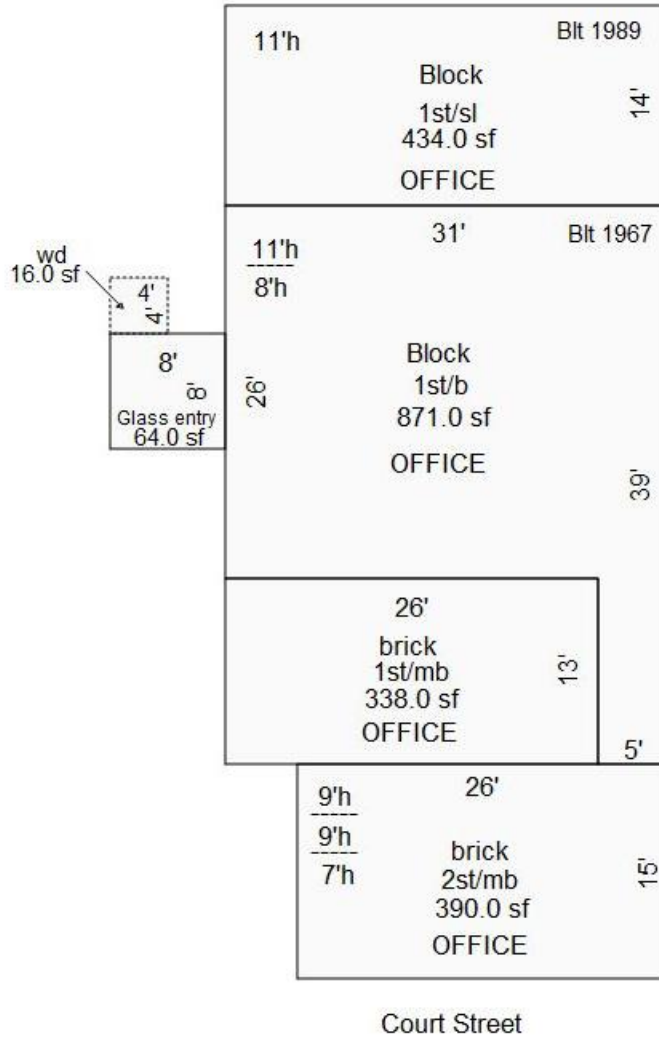


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Property Description

Plans

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Property Description

Exterior Renovation

1428 West Court Street, Flint, Michigan 48503

Before



After



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Property Description

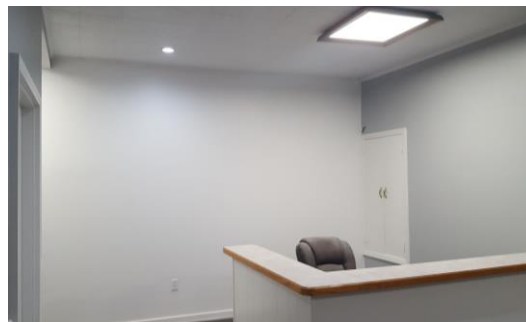
Interior Renovation

1428 West Court Street, Flint, Michigan 48503

Before



After



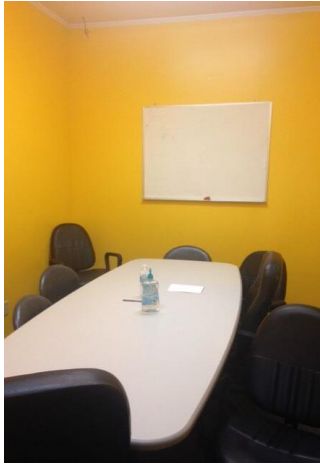
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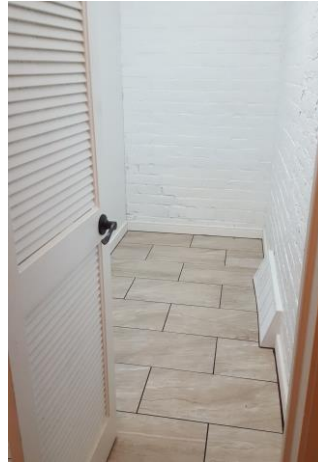
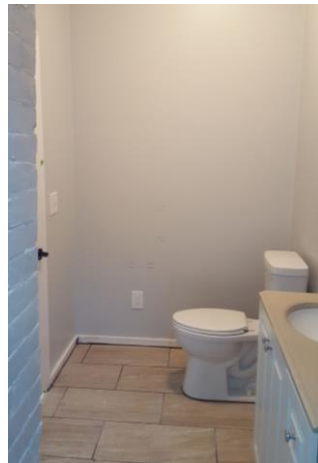
Interior Renovation

1428 West Court Street, Flint, Michigan 48503

Before



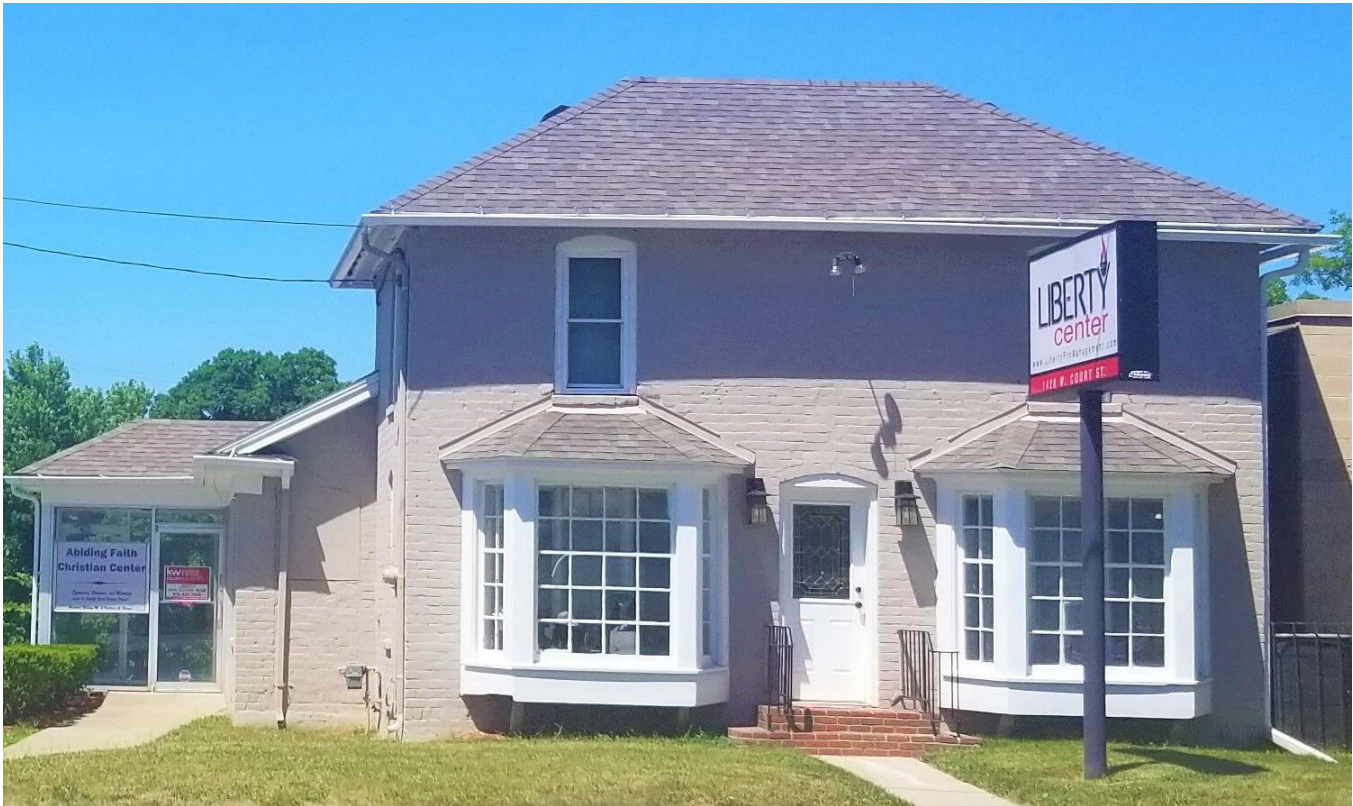
After



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Pricing and Financial Analysis

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Property Financials

Lease Summary

1428 West Court Street, Flint, Michigan 48503

Property

Parcel Number 40-13-331-021
Zoning B

Site Description

Number of Units 1
Number of Buildings 1
Number of Stories 2
Year Built/Renovated 1967/2018
Rentable Square Feet 2,441
Lot Size 0.42 AC

1 Site Available

Rental Rate \$12.00-\$15.00 Per Sq Ft
Date Available 30 Days
Service Type Modified Gross
Space Available 0.06 AC
Clear Ceiling Height 8 Ft-9 Ft
Space Use Office
Fits 6-20 People
Floor First Floor
Second Floor Apartment Space
Space Type Relet
Lease Term 1-3 Years

Amenities

Recessed Lighting Natural Light
Private Restrooms Conference Rooms
Security and Storage Reception
Print and Copy Room

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Rent Comparables

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Rent Comparables

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2340-2352 Stonebridge Drive, Flint, Michigan 48532

Rental Rate \$14.00 Per Sq Ft

Space Available 2,100 Sq Ft

Medical Office Space, 44 Exam Rooms, Physician Office, Reception Area, Staff

Working Areas, Cubicles for 6 people, Fits 5-17 people.

Air Conditioning, Central Heat, Security System and Wi Fi.

Signage



3442-3458 South Linden Road, Flint, Michigan 48507

Rental Rate \$10.00 Per Sq Ft

Space Available 900 – 2,900 Sq Ft

Strip Mall with existing leased spaces.

Signage.



2255 South Linden Road, Flint, Michigan 48532

Rental Rate \$16.00 Per Sq Ft

Space Available 2,000 Sq Ft

First Floor Space Available.

Office Space Build Out Existing.



6060 Torrey Road, Flint, Michigan 48507

Rental Rate \$9.75 Per Sq Ft

Space Available 1,526 Sq Ft

First Floor Space Available.

Office Space/Medical Build Out Existing.

Lease Term 3-5 Years

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Demographic Analysis

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