

Troy-Somerset Gazette



Choice Properties Is Building Its Real Estate Portfolio

If you're looking for the Troy headquarters of the Choice Group, you can find it at 2265 Livernois at the corner of Kirts Blvd. Just look for the American flag that the company's founder and CEO Kamal Shouhayib proudly flies. It's the biggest flag in our city.

The Choice Group is a family owned business that Kamal operates with his wife Yasmine and sons Rob and Omar.

While many of us may live in wonderful subdivisions developed by Choice Properties, in recent years they have turned some of their attention to the commercial arena. Their first Troy building was their own headquarters on the corner of Livernois and Kirts. That was six years ago when they saw the potential for a convenient location for businesses in the city. It was only 50% occupied when they took over, but a complete renovation has changed that into full occupancy today. Choice Group soon added a Big Beaver office building and invested heavily in revamping the property to ensure happy tenants.

But the location of their headquarters prompted the Shouhayib family to look across the street and soon they were not only the owners of the "Kirts on the Blvd" plaza, which we know as the home of CJ Mahoney's, but also the landlords to the four office buildings on Kirts to its rear.

Those office buildings were not considered a prime location until the Choice Group invested in extensive renovations that have led to 93% occupancy, which includes the busy students at the Chamberlain College of Nursing-Michigan.

Shouhayib says his sons, Rob and Omar, have spent a lot of time on curb appeal in their renovation plans, which is important to Troy professionals when their

clients call. "We love Troy and Oakland County, and we're aggressively looking for other investments," Shouhayib stresses. That includes office, commercial and industrial buildings. "We took underperforming properties, and with good management and capital investments, we turned them around." He notes with a smile that the Choice Group has better occupancy rates than the city of Troy as a whole.

Not all of the Choice Groups investments are in Michigan. The company owns and manages properties in four states, including several in the Houston, Texas area.

One of the finds they are most proud of is in Rockford, Illinois. This handsome building was "built to last" in 1988, Shouhayib observes. With beautiful grounds and underground parking for the Midwest winters, he adds that it is "more than a five-star building."

The Choice Group was at yet another closing last Tuesday, and Shouhayib says that Rob and Omar are always on the lookout for opportunities to expand the company's portfolio.

Equally important to this family is to support the communities where they do business.

Kamal experienced firsthand the impact of giving as a young boy back in 1956 when his hometown of Aley, Lebanon was devastated by an earthquake. He vividly remembers the gifts of cookies and personal items from the United States. It was this generous American spirit that Kamal sought to generate in his personal and business life. He has partnered with the Troy School District for many years for

the middle school essay contest titled "Proud to Be an American." To date, more than 15,000 students have participated.

Kamal is also a passionate Rotarian of more than 35 years, leveraging his Rotary membership to do good in places near and far. With the help of fellow districts and Lebanese Rotarians, he helped bring clean drinking water to students in Lebanon's 1,200 public schools, along with many other health and welfare projects.

He was instrumental in bringing his birth city of Aley, Lebanon and his adopted city of Troy together as sister cities. As a testament to this bond, there stands a hand-carved rock statue in front of Troy City Hall. He has also served the community on several boards, including the Boys & Girls Club of Troy and the Troy Chamber of Commerce.

In recognition of his commitment to the Troy community, Kamal Shouhayib is one of Troy's Distinguished Citizens, a yearly award to those who work to make this a better community in which to live, work and play.



**Your #1 Choice for Real Estate
Investment & Management**



The Choice Group

The Choice Group Portfolio spans over 4 states & includes:

- Office Complexes in Troy, the Heart of Oakland County, MI
- Apartment Communities
- Shopping Centers
- Industrial Buildings
- Manufactured Housing Communities



KAMAL SHOUHAYIB
Chairman and Founder

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