

1

Hilliard, OH 43026



Price	\$3,024,000	Property Notes
Building Size	4,500 SF	
Cap Rate	6.28%	
Property Sub-type	Retail (Other)	
Status	Active	

Property Description

STRONG NATIONAL BRAND- 100% leased to Verizon Wireless- Corporate guaranteed lease STABILIZED INCOME & IMPROVING FUTURE CASH FLOW- Just under five years remaining on the original 10-year lease term with three (3) five (5) year options to renew- 10% rental increases every five years.

2

Norton, OH 44203



Price	\$1,450,781	Property Notes
Building Size	9,100 SF	
Cap Rate	6.40%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

- 15 Year NNN Lease with No Landlord Responsibilities - Four, Five Year Options, 10% Bumps at Each.

3

Uniontown, OH 44685



Price	\$1,460,000	Property Notes
Building Size	9,026 SF	
Cap Rate	6.40%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

- Brand New Absolute NNN Lease - Zero Landlord Responsibilities- 15 Year Term- Four (5 Yr.) Options with 10% Bumps at Each.

4

Wadsworth, OH 44281



Price	\$1,518,100	Property Notes
Building Size	9,026 SF	
Cap Rate	6.35%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

- Brand New Absolute NNN Lease - Zero Landlord Responsibilities- 15 Year Term- Four (5 Yr.) Options with 10% Bumps at Each- All Brick Construction.

5 Huber Heights, OH 45424



Price	\$3,082,000
Building Size	4,663 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Panera is located in Huber Heights (Dayton), Ohio. The subject property is a 4,663-square-foot single tenant building on +/- .69 acres of land. The property is leased on a double-net (NN) basis and the 15-year lease commenced in January 2016. The lease includes 3, 5 year options and five percent rental increases every five years. The Tenant, CAD Capital, LLC (Covelli Enterprises) is the largest Panera franchisee in the country for Panera Bread and O' Charley' s restaurants. Covelli Enterprises currently controls, owns and operates 250 Panera locations in 5 states, as well as in Southern Ontario. In addition to Panera Bread, Covelli Enterprises is also a franchisee of several Dairy Queen and O' Charley' s Restaurants. The subject property sits near the intersection of Old Troy Pike/Highway 202 and Interstate-79, visible to over 93,400 cars per day. The restaurant is directly in front of Target and situated within a prime retail corridor. Tenants in the immediate area include Dick' s Sporting Goods, Hobby Lobby, Lowe' s, Walmart Supercenter, Verizon, hhgreg, Elder-Beerman, Kohl' s, PetSmart, Marshalls, Staples, Sherwin-Williams, Chipotle, Kroger and more.

6 Massillon (Canton), OH 44646



Price	\$10,043,480
Building Size	132,394 SF
Cap Rate	5.80%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

The subject property is a 132,394 square-foot facility located in Massillon (Canton), Ohio. The Home Depot has signed a 25-year triple-net ground lease with 10 years remaining. The lease calls for rent increases throughout the lease term varying from 6-8% every 5 years. The Home Depot (NYSE: HD, S&P rated A), is the nation' s top home improvement specialty retailer and hardware chain with over 2,200 stores and sales in excess of \$83 Billion. Located along Lincoln Way East, the property features easy access and proximity to Ohio State Route 172, with great visibility, sign identity, and exposure to daily traffic counts over 27,000 vehicles per day. The Home Depot is a part of the Massillon Commons, a 245,945 square foot shopping center anchored by the subject property and Dunham' s Sports.

7 Johnstown (Columbus), OH 43031



Price	\$1,814,615
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a new construction 6,895-square foot Advance Auto Parts store located in Johnstown (Columbus), Ohio. The tenant recently signed a new 15 year lease which commenced in January of 2013. The lease calls for 5% rent increases in each of the three, five year option periods. Advance Stores Company, Inc. is the major subsidiary of Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America which is publicly traded on the New York Stock Exchange under the ticker symbol AAP. Located along West Coshocton Street (U.S. Hwy 62), the property features excellent visibility and easy access along the city' s primary thoroughfare which experiences daily traffic counts in excess of 14,270 vehicles per day. West Coshocton is the main NE-SW corridor that takes Johnstown residents to Columbus. The site sits as an outparcel to an 86,000-square foot Tractor Supply anchored shopping center.

8 Akron, OH 44312



Price	\$1,396,000
Building Size	9,773 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject investment is a brand new 10-year lease with Dollar Tree. The free standing structure recently underwent a complete renovation and is located in the Ellet neighborhood in Akron, OH. Rent will commence on April 15th, 2016. The roof has undergone upgrades and has a 10-year transferrable warranty.

9 Blacklick, OH 43004



Price	\$4,630,000
Building Size	14,418 SF
Cap Rate	6.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreens in Blacklick, OH. The subject property consists of a 14,418 square foot building on a large 2.45 acre lot, ideally positioned at the signalized intersection of East Broad Street and Waggoner Road.

10 Huber Heights (Dayton), OH 45424



Price	\$3,082,000
Building Size	4,663 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Panera is located in Huber Heights (Dayton), Ohio. The subject property is a 4,663-square-foot single tenant building on +/- .69 acres of land. The property is leased on a double-net (NN) basis and the 15-year lease commenced in January 2016. The lease includes 3, 5 year options and five percent rental increases every five years.

11 Upper Sandusky, OH 43351



Price	\$1,070,446
Building Size	11,520 SF
Cap Rate	6.95%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant Rite Aid located in Upper Sandusky, Ohio. Rite Aid has occupied this 11,500-square foot building for the last 30 years.

12 Medina, OH 44256



Price	\$3,300,000
Building Size	8,519 SF
Cap Rate	6%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

Property Description

NNN leased 8,519 SF building on ± 2 acres, and an additional 2 acres approved for up to a 4,500 SF building with a drive-thru. The building is leased to KinderCare through July 31, 2023. Current NOI is \$201,624.00, and CAP rate of 6%, with a base rent increase of up to 7% in 2018 or potential NOI of \$221,661.20. This corporate guaranteed lease has additional four 5-year renewal options. There are no landlord responsibilities for the KinderCare location with the exception of half of land tax expense of \$5,440 plus \$96 for insurance. This applies to current NOI.

13 Mason, OH 45040



Price	\$4,892,000
Building Size	6,115 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

At closing, Outback Steakhouse will execute a new 15-year NNN lease with four 5-year options to renew. The lease will include 1% annual rent increases throughout the term.

14 Dayton, OH 45459



Price	\$1,236,925
Building Size	9,300 SF
Cap Rate	6.50%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Gerber Collision & Glass is a 9,300 square foot free-standing building located on Alex Bell Road, Dayton, Ohio. The building was constructed in 1995 and is situated 1.10 acres. Gerber Collision & Glass recently executed a ten-year triple-net (NNN) lease in October 2015. The lease contains four five-year options with five percent rent bumps every five years.

15 Huber Heights, OH 45424



Price	\$1,163,075
Building Size	10,000 SF
Cap Rate	6.50%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Gerber Collision & Glass is a 10,000 square foot free-standing building located on Executive Boulevard, Huber Heights, Ohio. The building was constructed in 1975 and is situated on 0.67 acres. Gerber Collision & Glass recently executed a ten-year triple-net (NNN) lease in October 2015. The lease contains four five-year options with five percent rent bumps every five years.

16 Canton, OH 44708



Price	\$7,255,000
Building Size	22,455 SF
Cap Rate	6.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Sale two Rite Aid Pharmacy retail properties located in Canton, Ohio and Westlake, Ohio. Each lease is 100% guaranteed by Rite Aid Corporation with +/-10 years remaining on the primary lease terms.

17 Akron, OH 44319



Price	\$6,354,545
Building Size	13,492 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Part of Five property portfolio 17+ years remaining NNN Lease - NO LL responsibilities.

18 Zanesville, OH 43701



Price	\$1,582,875
Building Size	9,002 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Dollar General property located in Zanesville, OH. With more than 25,000 residents, the blue-collar city of Zanesville is ideal for a discount retailer such as Dollar General. The subject property is located on Greenwood Ave, adjacent from Bishop Rosecrans High School.

19 Canton, OH 44706



Price	\$1,450,708
Building Size	9,026 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Dollar General property located in Canton, OH. With more than 73,000 residents, the blue-collar city of Canton is ideal for a discount retailer such as Dollar General. The subject property is located on Navarre Road, a short distance from the Marathon Canton Refinery and Timkensteel Faircrest Steel Plant.

20 Canton, OH 44718



Price	\$2,444,000
Building Size	4,673 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

McDonald's Absolute NNN Ground Lease in Canton, Ohio. This brand new construction location is leased for twenty years with a ten percent rent increase after ten years. For each of the eight additional five-year renewal options, there is also a ten percent rent increase.

21 Dayton, OH 45417



Price	\$1,182,500
Building Size	636 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Checkers Drive-In Restaurants, Inc. with a base term expiration date of 8/31/2027. The tenant operates and franchises about 800 restaurants nationally. The property features double drive-thrus and an outdoor seating area. Tenant has occupied this site since at least 1989.

22 Athens, OH 45701



Price	\$2,000,000
Building Size	2,200 SF
Cap Rate	5.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Taco Bell located in Athens, Ohio. Taco Bell has 11 years remaining on an initial 20 year NNN lease with no landlord responsibilities or expenses. This lease boasts a 5% rental increases every 5 years, with the next increase in approximately 1 year, at which time the cap rate increases to 5.80%. The irreplaceable location, fronting on East State Street, a regional shopping hub in the area, sees traffic counts of over 11,000 vehicles per day. It is also just 2 miles from Ohio University, with 40,000 students enrolled. This lease is backed by a franchisee guarantee, a strong franchisee operator out of Tennessee with approximately 184 quick service and casual dining restaurants. The property sits on a large 1.55 acre parcel, directly in-front of a Hampton Inn, and is surrounded by numerous national retail tenants including Walmart, Lowes, McDonald' s, ALDI, Wendy' s and Big Lots.

23 Columbus, OH 43215



Price	\$1,954,000
Building Size	7,000 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is located along U.S. Highway 33, also known as Dublin Road, approximately three miles west of downtown Columbus. It benefits from excellent visibility and access, as it has ingress and egress along both Dublin Road and Fairview Avenue which intersects with Dublin Road and continues behind the subject property. Dublin Road is a major east-west thoroughfare that traverses throughout Columbus and experiences an annual average daily traffic count of approximately 20,428 vehicles in front of the site. Convenient access to Interstate 670 (87,670 AADT) is less than 2,000 feet south of the property. Interstate 670 converges into Interstate 70 (96,020) to the west and intersects with State Highway 315 (89,970 AADT) to the east. The adjacent parcel to the west of the subject property is occupied by Tim Hortons and the parcel to the east is occupied by a local law firm. Across the site is an office building tenanted by Dawson, the top recruiting agency in Columbus and throughout Central Ohio. The other co-tenant in the office building is a prestigious local law firm that specializes in corporate law.

24 Kettering, OH 45429



Price	\$2,034,560
Building Size	2,720 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single-tenant, net-leased Chipotle Mexican Grill for sale. 10 years remaining on lease term.

25 Xenia, OH 45385



Price	\$6,933,000
Building Size	14,550 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's in Xenia, Ohio. The absolute net leased property is 14,550 square feet. The lease runs to 2034 with options to renew through 2084. This twenty five year lease is backed by Walgreen Company, which has an investment grade credit rating of BBB from Standard & Poor's. The Walgreen Company had sales of \$76.392 billion in 2014 and is a subsidiary of Walgreen's Boots Alliance, which is traded on the NASDAQ under the ticker symbol WBA. The Walgreen Company has over 8,200 locations across the United States with stores in each state, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. Walgreen's is the largest drug retailing chain in the United States and is currently headquartered on Deerfield, Illinois.

26 Gnadenhutten, OH 44629



Price	\$1,388,000
Building Size	8,320 SF
Cap Rate	6.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar Store (the Property) located at 145 East Main Street, Gnadenhutten, Ohio 44629. Family Dollar recently signed a brand new 15-year lease for the 8,320 square foot free-standing store on a 0.95 acre parcel. This brand new store had a rent commencement date of April, 2015 (with 14.25 years remaining). Family Dollar is on an absolute NNN lease in which the tenant is responsible for procuring and paying for all operating expenses including common area maintenance, property insurance as well as paying real estate taxes directly. Family Dollar is also responsible for all maintenance, repairs and replacements to the roof and structure throughout the lease term. The lease also calls for rental escalations every three years based on cumulative CPI (not to exceed 6.0% and the rent will not be lower than the previous fixed rent). The lease is equipped with six, five-year automatic renewal options unless Family Dollar provides notification at least 180 days before extended term is scheduled to begin.

27 Loveland, OH 45140



Price	\$23,700,000
Building Size	140,315 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Portfolio of eight free standing La-Z-Boy stores on a net lease basis. Locations include preferred retail areas of Cincinnati, Northern Kentucky, Dayton and Columbus. All stores were built by the current owner and have been in service anywhere from eight to thirty years. La-Z-Boy is an international company in business for over 50 years and listed on the New York Stock Exchange with sales in 2014 of 1.4 billion. All leases are guaranteed by the La-Z-Boy Corporation and all eight stores are operated by La-Z-Boy. Lease term varies by asset. Call for details. See attached for a property flyer and a C/A. A C/A is required to receive a property Offering Memorandum.

28 Heath, OH 43056



Price	\$1,035,000
Building Size	7,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

-New lease extension with reduced rent through 12/31/2025-A well-established store with an 18 year operating history in the current location-Prototypical 7,000 SF building with remodeled/re-imaged look in 2011-In the heart of the regional retail hub of the Newark/Heath market that has over 1.5 million square feet of retail within ½ mile of the site.-Strong traffic counts in excess of 34,000 CPD on Hebron Rd (SR 79) according to Google Earth revised post construction estimates-Strong Rent To Sales ratio of under 4%-Limited Landlord responsibilities-One of two Advance Auto stores in the market-Over 67,000 people reside within 5 miles of this store.



Price	\$6,514,000
Building Size	14,910 SF
Cap Rate	5.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Unique, above standard architecture and curb appeal help this Walgreen's stand out from the ordinary, standard prototype. This store was completed just over one year ago, and has opened strong from all indications. Located at a Main & Main intersection in the heart of downtown Massillon, the store will benefit from the retail synergy of nearby national tenants including: McDonald's, Chase Bank, Hampton Inn, Rite Aid Pharmacy, First Merit Bank, Buffalo Wild Wings, Domino's Pizza, etc.



Price	\$3,024,000
Building Size	11,355 SF
Cap Rate	6.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Rite Aid investment opportunity located in Wadsworth, Ohio. The subject property is a freestanding, 11,335-square foot building situated on a 1.68-acre lot with Rite Aid as the current tenant. Rite Aid is operating on a double-net (NN) lease in which the landlord is responsible for the roof and structure of the building. There are 13 years left, with six five-year options to renew. Rite Aid recently agreed to a 10-year lease extension which represents both viability of site and also Rite Aid's long term commitment to this site. Rite Aid benefits from a signalized intersection location, with traffic counts over 22,000 vehicles per day. Surrounding retailers in the immediate area include Chase Bank, AutoZone, Advance Auto Parts, Dunkin' Donuts, Walmart, The Home Depot and Starbucks.



Price	\$5,230,769
Building Size	28,954 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

JD Equipment was incorporated in 1982 in Plain City, OH and has since grown to 8 locations throughout Central Ohio. The company can be compared to an automotive dealership as they sell new and used equipment, accept trade-ins, and sell parts and service work. Agricultural equipment is the dominant sales sector for JD Equipment, who sells new John Deere equipment in 26 counties in Ohio and has no restrictions on where they sell used equipment. In addition to John Deere products JD Equipment sells items produced by a number of manufacturers including Honda generators and Stihl hand held equipment. JD Equipments total sales in 2014 surpassed the \$257MM mark. The property is encumbered by a 20-year absolute net lease that has a 10% increase in year 11 and 10% increases in both of the two 10-year options. The tenant bought 9 acres to expand in 2006 and also built a new garage in 2010. The rent-to-sales ratio at the Wilmington location is an extremely healthy 1.26%, suggesting a long run for the tenant in this store.

32 Whitehall, OH 43213



Price	\$1,225,000
Building Size	6,844 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This offering represents the opportunity to own a fee simple interest in a property leased to Advance Auto Parts, Inc. Built in 1998, this 6,844 SF freestanding building is strategically located along Hamilton Road just North of Interstate 70 and just West of Interstate 270 via the Main St. exit. Advance Auto Parts is one of America's leading automotive part retailers with over 3,500 stores nationwide.

33 Cuyahoga Falls, OH 44221



Price	\$1,700,000
Building Size	8,353 SF
Cap Rate	6.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar recently signed a brand new 15-year lease for the 8,353 square foot free-standing store on a 1.76 acre parcel. This brand new store had a rent commencement date of May 13, 2015. Family Dollar is on a NNN lease in which the tenant is responsible for procuring and paying for all operating expenses including common area maintenance, property insurance as well as paying real estate taxes directly. Family Dollar is also responsible for all maintenance, repairs and replacements throughout the lease term. The lease also calls for rental escalations every three years based on cumulative CPI (not to exceed 6.0%). The lease is equipped with six, five-year automatic renewal options unless Family Dollar provides notification at least 180 days before extended term is scheduled to begin. The renewal options call for the same rental increases based on CPI.

34 Columbus, OH 43204



Price	\$2,095,000
Building Size	9,180 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

100% fee simple interest in Family Dollar situated on W. Broad Street, a high traffic area in Columbus, Ohio just 11 minutes from downtown Columbus and 13 minutes from Port Columbus Airport. Family Dollar is situated one of the largest neighborhoods in Columbus. We are asking investors to submit offers with their best price for a quick closing.

35 Mansfield, OH 44907



Price	\$3,964,000
Building Size	3,640 SF
Cap Rate	5.25%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

7-Eleven gas station and convenient store fee simple interest investment opportunity.

36 Wadsworth, OH 44281



Price	\$2,900,000
Building Size	11,335 SF
Cap Rate	6.77%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Rite Aid investment opportunity located on High Street in Ohio offers a lease term with 12 years remaining. This is a great opportunity for an investor looking to purchase a passive income property with minimal landlord responsibilities.

37 Brooksville, KY 41004



Price	\$3,172,500
Building Size	55,825 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

7-Store Dollar General Portfolio For Sale Investment grade tenant with an S&P rating of BBB Stores are mainly located in parts of rural Kentucky along well traveled corridors- dominant retailer in small communities Portfolio is offered collectively at a 7% Cap Properties can be purchased individually or as a portfolio Notes: Net charges range from NNN to gross modified within the portfolio. This is a bank-foreclosed property. The information provided is believed to be accurate but not guaranteed.

38 Canton, OH 44707



Price	\$5,499,612
Building Size	11,157 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The lease structure is triple net (NNN), with zero Landlord responsibilities. Tenant is responsible for maintaining, repairing, and replacing all aspects of the property, as well as all required insurances, taxes, and utilities. The lease is brand new with twenty (20) years on term, and six (6), five (5) year options. The lease provides for a 10% rental increase in Year 11, 5% at Options 1 & 3, and FMV at Option 5 & 6. The lease is corporately guaranteed by Rite Aid Corporation (NYSE: RAD). Moody's upgraded their opinion of Rite Aid's credit one notch to B2 in February 2014, indicating increased security of the lease and investor's income. There is limited competition in the area with no Walgreen's within 5 miles. The subject property is a Relocation Store; Already an above average performing location, the new construction and drive thru addition will significantly increase the customer base. The building is currently under construction, and will be brand new when Rite Aid opens in February 2016. There are over 75,000 residents and over 31,000 households located in the five (5) mile demographic ring.

39 Springfield, OH 45504



Price	\$2,583,237
Building Size	5,498 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 1898 West First Street in Springfield, Ohio. The property is roughly 5,498 square feet and is situated on approximately 1.71 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$148,536. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

40 Newark, OH 43055



Price	\$2,100,000
Building Size	3,320 SF
Cap Rate	5.70%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Built in 2007, 3,320 SF freestanding restaurant, sitting on approx. 2.3 acres.

41 Windham, OH 44288



Price	\$1,363,060
Building Size	9,100 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Windham, OH is part of the Akron MSA, located 30 miles East of Akron and 30 miles West of Youngstown, OH. 15 Year Absolute NNN Corporate Guaranty Lease. Investment Grade Credit BBB- from S&P. Structured Rent Increases in Options. Newer Construction 2013. Lease Expiration 10/31/2028. Median House hold income of \$54K within 5 miles.

42 McComb, OH 45858



Price	\$1,253,227
Building Size	9,026 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

15 Year Absolute NNN Corporate Guarantee Lease. No Landlord Responsibilities. Investment Grade Credit BBB- from S&P. Structured Rent Increases in Options.

43 Ashley, OH 43003



Price	\$1,398,757
Building Size	9,026 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NNN 15 Year Corporate Guaranty Investment Grade Credit BBB-Newer Construction/ Built 2013Structured 10% Rent Increases in Three, 5-year Options Lease Expiration 10/31/2028.

44 Loveland, OH 45140



Price	\$2,453,000
Building Size	5,978 SF
Cap Rate	6.25%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility15-Year Primary Term with Options up to 50 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee5 Mile Population Exceeds 90,000 People - 10% Increase Since 2000Average Household Income is 1.38 More Than National Average Traffic Counts Exceed 7,000 Vehicles Per Day.

45 Powell, OH 43065



Price	\$7,570,000
Building Size	14,820 SF
Cap Rate	5.35%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Walgreens NNN Lease, 19 Years Remaining along with 10, 5 Year Options, Located In Powell, Ohio, Powell,Ohio is a High End Suburb of Columbus, Ohio.

46 Marysville, OH 43040



Price	Price Not Disclosed
Building Size	18,750 SF
Cap Rate	6.21%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Located in one of Ohio' s fastest growing corridors on the Northwest quadrant of Columbus, Marysville has a 50 million dollar annual agricultural base. The Honda of America manufacturing plant and its ancillary manufacturing plants add impetus to the overall health of the economy. Five interchanges provide easy access to the area which is also serviced by the Union County Airport. Wal-Mart and several chain restaurants adjoin the subject. A rapidly growing region with 15% population growth over the past five (5) years, offers the ideal dynamic for credit tenant triple net income. Offered at first term 6.21 Cap Rate with escalators over the balance of 20 years to achieve a proforma effective 8.2 Cap over the term. All information is believed to be accurate, but is not warranted.



Price	Price Not Disclosed	Property Notes
Building Size	6,690 SF	
Cap Rate	6%	
Property Sub-type	Restaurant	
Status	Active	

Property Description

Existing building approx. 6,690 sq.ft., built 2000, well maintained, beautiful oak bar, restaurant, kitchen area, over 110 parking spaces, on prime location 1.18 acre lot. Possible lease available.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.