



CEDAR VILLAGE SHOPPING CENTER



OFFERING MEMORANDUM PRESENTED BY: OAR Realty Partners

TENANT SUMMARY

CEDAR VILLAGE SHOPPING CENTER

May-2025

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates			Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type	Expense Reimbursements
TOTAL from Verizon	A	2,400	23.5%	6/1/25	5/31/28		\$0.73	\$1,752	\$21,024	NNN	\$8,316
Kenneth Limbscombe	B	2,000	19.6%	7/1/23	4/30/26		\$0.93	\$1,850	\$22,200	Gross	\$0
GMET Communications	C	1,000	9.8%	7/1/23	9/30/26		\$1.25	\$1,250	\$15,000	Gross	\$0
Jan Dornak	D	2,200	21.6%	7/1/23	8/31/25		\$0.43	\$950	\$11,400	Gross	\$0
Cristal Malek	E	1,300	12.7%	7/1/23	8/31/25		\$0.69	\$900	\$10,800	Gross	\$0
Pharmacy	F	1,300	12.7%	11/1/24	6/30/28		\$1.23	\$1,599	\$19,188	NNN	\$4,504
Total		10,200					\$0.81	\$8,301	\$99,612		\$12,820

FINANCIAL ANALYSIS

CEDAR VILLAGE SHOPPING CENTER

Income	Year 1	Per SF	Year 2	Per SF
Scheduled Base Rental Income	99,612	9.77	99,612	9.77
Expense Reimbursement Income				
CAM	8,735	0.86	8,735	0.86
Insurance	4,085	0.40	4,085	0.40
Total Reimbursement Income	\$12,820	36.3%	\$12,820	36.3%
		\$1.26		\$1.26
Potential Gross Revenue	112,432	11.02	112,432	11.02
General Vacancy	(2,988)	3.0%	(0.29)	0.00
Effective Gross Revenue	\$109,444	\$10.73	\$112,432	\$11.02
Operating Expenses	Year 1	Per SF	Year 2	Per SF
Common Area Maintenance (CAM)				
Utilities	780	0.08	780	0.08
Repairs & Maintenance	1,365	0.13	1,365	0.13
Real Estate Taxes	16,234	1.59	16,234	1.59
Landscaping	900	0.09	900	0.09
Property Management	4,800	0.47	4,800	0.47
Insurance	11,263	1.10	11,263	1.10
Total Expenses	\$35,342	\$3.46	\$35,342	\$3.46
Expenses as % of EGR	32.3%		31.4%	
Net Operating Income	\$74,102	\$7.26	\$77,090	\$7.56

CEDAR VILLAGE SHOPPING CENTER



PRICE
\$1,000,000.00



CAP RATE
7.41 %



NOI
\$74,102



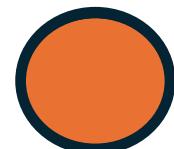
PRICE PER SF
\$ 98.04



GLA | LAND AREA
10,150 SF



TERMS
Value-Add
Opportunity



OCCUPANCY
100%

TENANT SUMMARY PRO-FORMA

CEDAR VILLAGE SHOPPING CENTER

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type	Expense Reimbursements
TOTAL from Verizon	A	2,400	23.5%	6/1/25		\$0.73	\$1,752	\$21,024	NNN	\$8,316
Kenneth Limbscombe	B	2,000	19.6%	7/1/23		\$1.00	\$2,000	\$24,000	NNN	\$6,929
GMET Communications	C	1,000	9.8%	7/1/23		\$1.25	\$1,250	\$15,000	NNN	\$3,465
Jan Dornak	D	2,200	21.6%	7/1/23		\$1.00	\$2,200	\$26,400	NNN	\$7,623
Cristal Malek	E	1,300	12.7%	7/1/23		\$1.00	\$1,300	\$15,600	NNN	\$4,504
Pharmacy	F	1,300	12.7%	11/1/24		\$1.23	\$1,599	\$19,188	NNN	\$4,504
Total		10,200				\$0.99	\$10,101	\$121,212		\$35,341

FINANCIAL ANALYSIS Pro-Forma

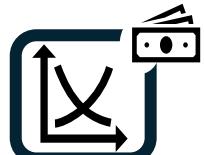
CEDAR VILLAGE SHOPPING CENTER

Income	Year 1	Per SF	Year 2	Per SF
Scheduled Base Rental Income	121,212	11.88	121,212	11.88
Expense Reimbursement Income				
CAM	24,080	2.36	24,080	2.36
Insurance	11,261	1.10	11,261	1.10
Total Reimbursement Income	\$35,341	100.0%	\$35,341	100.0%
		\$3.46		\$3.46
Potential Gross Revenue	156,553	15.35	156,553	15.35
General Vacancy	(3,636)	3.0%	(0.36)	0.00
Effective Gross Revenue	\$152,917		\$156,553	
		\$14.99		\$15.35
Operating Expenses	Year 1	Per SF	Year 2	Per SF
Common Area Maintenance (CAM)				
Utilities	780	0.08	780	0.08
Repairs & Maintenance	1,365	0.13	1,365	0.13
Real Estate Taxes	16,234	1.59	16,234	1.59
Landscaping	900	0.09	900	0.09
Property Management	4,800	0.47	4,800	0.47
Insurance	11,263	1.10	11,263	1.10
Total Expenses	\$35,342		\$35,342	
Expenses as % of EGR	23.1%		22.6%	
Net Operating Income	\$117,575		\$121,211	
		\$11.53		\$11.88

CEDAR VILLAGE SHOPPING CENTER



PRICE
\$1,000,000



PRICE PER SF
\$ 98.04



GLA | LAND AREA
10,150 SF



**CAP RATE
PRO-FORMA**
11.76%



**NOI
PRO-FORMA**
\$117,575.00



TERMS
Value-Add
Opportunity



OCCUPANCY
100%

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