



Retail Investment Offering Memorandum:

Sky Plaza
8283 Windham Street
Garrettsville, OH 44231



Cooper Commercial Investment Group
6120 Parkland Blvd., Suite 102
Cleveland, OH 44124
www.coopergrp.com



Bob Havasi
bhavasi@coopergrp.com
(216) 562-1981 x10



Dan Cooper
dcooper@coopergrp.com
(216) 562-1981 x12



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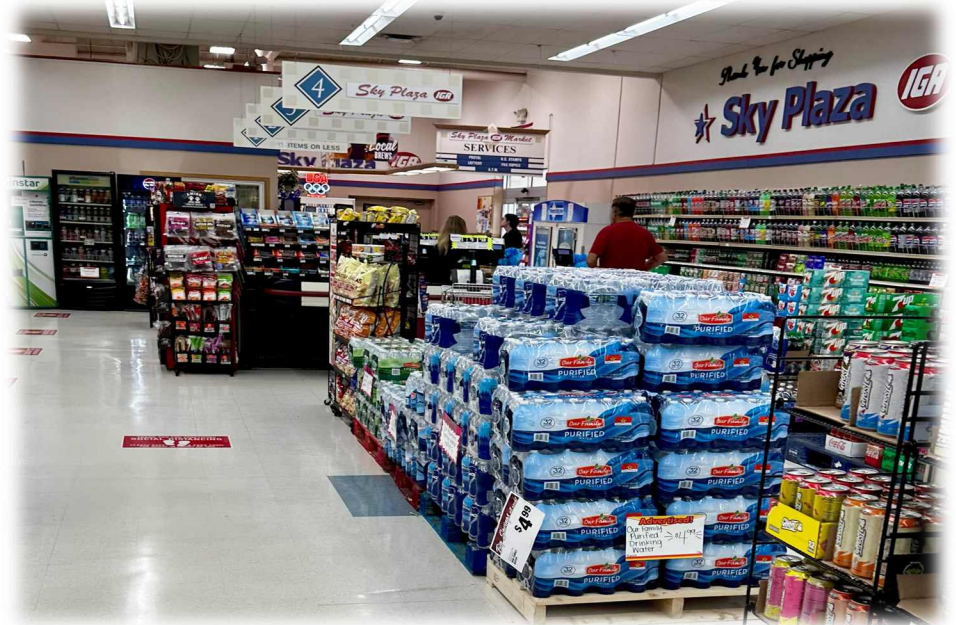
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Investment Summary



Sky Plaza

INVESTMENT HIGHLIGHTS

- **Grocery Anchored Neighborhood Center:** Attractive 8.15% CAP Rate and Low Price Point of \$95/S.F. (Below Market Sales Comparable)
- **Solid Operating History:** Grocer has Operated at this Location for 30 Years & Many Original Tenants That Have Consistently Exercised Renewals Proving Success at the Location and in the Market
- **Strong Anchor Commitments:** IGA Grocery, Family Dollar/Dollar Tree and Pride Auto Wash Making Up Almost 70% of the Center Leased to 2030 and Beyond
- **Family Dollar/Dollar Tree Expanded and Self-Funded Part of the TI in 2022**
- **Brand-New AutoZone (NAP) Built Adjacent to IGA, Drawing Complimentary Tenant Foot Traffic**
- **Future Upside:** Replaceable Below Market Rental Rates, Possible Conversion of Gross to NNN Leases and Future Developable Land of Approx. 2 Acres Facing Liberty Street
- **Anchor Store Remodels (2018):** IGA Grocery Self-Funded New LED Lighting to Interior and Exterior of Space, Including Refrigeration/Freezer Cases and Family Dollar Self-Funded New HVAC, New Shelving, Paint, Registers and Coolers



ADDITIONAL INVESTMENT HIGHLIGHTS

- **Highly Visible Along Garrettsville's Main Roadway Route 82 (Windham Street Within the Village):** Multiple Points of Access Producing a Constant Flurry of Activity Due to High-Traffic Generating Retailers
- **Strong Growing Community with High Average Household Incomes of \$99,500+ in the Immediate Trade Area (5-Mile Radius)** with Expected Continued Growth as Evidenced by Multiple Nearby Housing Developments Under Construction (The Reserve at Eagle Creek with 118 Brand-New Homes)
- **Limited Area Competition:** Center Supports Garrettsville Community, Along with the Surrounding Communities of Windham, Nelson, Mantua and Hiram (Next Major Full-Service Grocer is Over 12 Miles Away!)
- **Just 1 Mile from The James A. Garfield Local School District Operating (Elementary, Middle and High School):** Over 1,500 Students and Consistently Earning an 'Excellent' State Rating and 4 Miles to Hiram College Boasting 1,090 Students and Nearly 100 Staff Members
- **Significant Employment Base Being Positioned Between Akron and Youngstown:** University of Akron (Approx. 25,865 Students & 2,500 Employees), the Biomedical Corridor Featuring World-Renowned Hospitals and Nearly 17,000 Total Employees, First Energy (2,500 Employees), Along with Kent State (Approx. 39,365 Students & 9,445 Employees), Trumbull Memorial, St. Joseph Warren Hospital and Youngstown State University (Approx. 15,000 Students & 1,130 Employees)





LOCATION OVERVIEW

The Village of Garrettsville is a great place to live, work or visit. Located only 45 minutes away from most metropolitan areas in northeastern Ohio, Garrettsville offers residents and visitors rural charm and city conveniences. Garrettsville is a village in Portage County, part of the Akron Metropolitan Statistical Area (approximately 30 miles). Furthermore, the area is a short distance from the Youngstown-Warren-Boardman Metropolitan Statistical Area (18 miles) offering additional employment and conveniences.

Akron is the fifth-largest city in the State of Ohio and is the seat of Summit County. The Akron Metropolitan Statistical Area (MSA) covers Summit and Portage counties. The city is within a 500-mile radius of 57% of the U.S. population, 55% of all U.S. manufacturing plants, and 60% of the U.S. effective buying power. Additionally, Akron is home to other modes of transportation, including Akron-Canton Regional Airport, serving nearly 2 million passengers a year.

A diverse group of healthcare, banking, utilities, education, manufacturing, and distribution companies, represent the City of Akron's major employers. From medicine and hospitals, to jewelry and banking, these larger firms demonstrate the kind of corporate citizenship that would be the envy of any community. The city began the tire and rubber industry and is known as the "Rubber Capital of the World". Goodyear Tires (NASDAQ: GT), America's biggest tire manufacturer and the 4th-largest private employer in Summit County, with approximately 3,000 employees, recently built a new world headquarters in the city. Additionally, Akron is home to Fortune 500 company, FirstEnergy Corporation, who employs nearly 2,500 people. The city is the headquarters to a number of other notable companies such as Signet Jewelers (NYSE: SIG, Kay Jewelers/Jared Jewelers, 2,870 employees) and Spectrum (2,095 employees). Furthermore, the area is supported by the faculty, staff and students of The University of Akron (30 miles, 25,865 students, 2,500 employees) and Kent State (17 miles, 39,365 students, 9,445 employees).

Akron has designated an area called the Biomedical Corridor, aimed at luring health-related ventures to the region. It encompasses 1,240 acres of private and publicly owned land, bounded by Akron General on the west and Akron City on the east, and also includes Akron Children's (7,175 employees) near the district's center with Saint Thomas Hospital to the north of its northern boundaries. The corridor has added the headquarters of companies such as Akron Polymer Systems. Akron's adult hospitals are owned by two health systems, Summa Health System (approx. 5,956 employees) and world-renowned Cleveland Clinic's Akron General (approx. 3,840 employees). Summa Health System operates Akron City Hospital and St. Thomas Hospital, which have been recognized for one of "America's Best Hospitals" by U.S. News & World Report. Furthermore, just north of the city is Western Reserve Hospital, a physician-owned hospital located in Cuyahoga Falls and is comprised of more than 890 employees, which include more than 400 physicians and 220 nurses.

The City of Warren, located approximately 18 miles from Garrettsville also offers a strong employment base, including Trumbull Memorial Hospital, St. Joseph Warren Hospital, the *Tribune Chronicle*, Seven Seventeen Credit Union, and Hillside Rehabilitation Hospital. Thomas Steel Strip is located in a milk island inside Warren. Delphi Packard Electrical and Ajax TOCCO are located outside city limits. Youngstown, just slightly further east, offers the city's largest employer with over 1,000 employees is Youngstown State University (31 miles), an urban public campus that serves about 15,000 students, just north of downtown. The largest industrial employers within the city limits are Vallourec Star Steel Company (formerly North Star Steel), in the Brier Hill district, and Exal Corporation.





SUMMARY

Price:	\$4,290,000
Down Payment:	\$1,072,500
Gross Leasable Area:	45,083 S.F.
Price/SF:	\$95.16
NOI:	\$349,600
CAP Rate:	8.15%
Year Built/Renovated:	1960/1996/2014/2022
Lot Size:	Approx. 6.81 Acres
Parking:	Approx. 188 Spaces
Exterior:	Concrete Block/Brick
Roof (s):	2014-2017
Family Dollar/DT Roof:	2022 (Partial)
Warranties:	Yes, Transferable



Operating Data

Rental Income:	\$429,177
Tenant Reimbursements:	\$3,000
Potential Gross Income:	\$432,177
Vacancy (<i>Actual</i>):	(\$0)
Effective Gross Income:	\$432,177
Expenses:	(\$82,577)
NOI:	\$349,600
Annual Debt Service:	\$252,317
Structural Reserve:	\$4,508
Cash Flow After Reserves:	<u>\$92,775</u>

Anticipated Financing

Loan Amount:	\$3,217,500
Loan Type:	New Loan
Interest Rate:	6.15%
Amortization:	25
Term:	5
Loan-to-Value (LTV):	75.00%



Financial Analysis



Rent Roll

Tenant	GLA	% of Total	Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
IGA Grocery	17,990	39.90%	1996	3/22/2022	12/1/2032	\$11.01	\$198,000	Fixed Reimbursements	N/A	(2) 5-Yr. Option 1: \$17,325.00/Month Option 2: \$18,191.25/Month
Family Dollar Dollar Tree	10,993	24.38%	2000	10/1/2022	9/30/2032	\$9.00	\$98,937	Modified Gross (Pays In-Suite Utilities)	10/1/2027 \$8,702.09/Month	(4) 5-Yr. Option 1: \$9,160.83/Month Option 2: \$9,618.88/Month Option 3: \$10,076.92/Month Option 4: \$10,534.96/Month
Snap Fitness	5,000	11.09%	2013	6/8/2022	6/7/2027	\$4.36	\$21,780	Modified Gross (Pays In-Suite Utilities)	N/A	(1) 5-Yr. Option 2: \$1,996.50/Month
Garrettsville Games	1,500	3.33%	2023	6/12/2023	6/30/2028	\$12.00	\$18,000	Modified Gross (Pays In-Suite Utilities)	N/A	(3) 5-Yr. Option 1: \$1,960.00/Month Option 2: \$2,195.20/Month Option 3: \$2,458.62/Month
Garrettsville Laundromat	2,200	4.88%	2012	6/1/2022	5/31/2037	\$8.86	\$19,500	Modified Gross (Pays In-Suite Utilities) *Possible Conversion to NNN	6/1/2027 \$1,787.50/Month 6/1/2032 \$1,996.25/Month	(2) 5-Yr. Option 1: \$1,820.00/Month Option 2: \$2,038.40/Month
Garrettsville Family Pharmacy (Dark)	1,000	2.22%	1987	2/1/2025	1/31/2029	\$18.48	\$18,480	Modified Gross (Pays In-Suite Utilities)	N/A	(2) 5-Yr. Option 1: \$1,694.00/Month Option 2: \$1,863.00/Month
Pride Auto Wash	3,200	7.10%	2015	8/1/2025	7/31/2030	\$5.78	\$18,480	Modified Gross (Pays In-Suite Utilities)	N/A	(5) 10-Yr. Option 1: \$1,500.00/Month Option 2: \$1,600.00/Month Option 3: \$1,700.00/Month Option 4: \$1,800.00/Month Option 5: \$1,900.00/Month
Cal's Family Restaurant & Pizza Express	3,200	7.10%	1983	1/1/2024	12/31/2031	\$11.25	\$36,000	Modified Gross (Pays In-Suite Utilities)	1/1/2027 \$3,000.00/Month	None
Total Property	45,083	100.00%				\$9.52	\$429,177			
Vacancy	-	0.00%				\$ -	\$ -			



		2023	2024	Pro Forma 2025-2026	
				2025-2026	\$/SF
INCOME:					
Rental Income		\$ 405,679	\$ 412,592	\$ 429,177	\$ 9.52
Reimbursements		3,000	3,000	3,000	0.07
Gross Potential Rental Income		\$ 408,679	\$ 415,592	\$ 432,177	\$ 9.59
Vacancy (Actual)	0.00%				
Effective Gross Income		\$ 408,679	\$ 415,592	\$ 432,177	\$ 9.59
OPERATING EXPENSES:					
Management Fee	3.50%	\$ -	\$ -	\$ 15,021	\$ 0.33
Real Estate Taxes***		30,776	30,243	33,104	0.73
Insurance		12,036	11,718	13,250	0.29
Snow Plow & Landscaping		13,780	14,684	15,000	0.33
Roof Repairs		-	8,238	3,000	0.07
Tool Rental (One time)		-	795	-	-
Asphalt Repairs (Every other year expense)		-	2,504	1,252	0.03
Handrail Repairs (One time expense)		3,400	-	-	-
HVAC (One time expense)		399	-	-	-
Exterior Repairs (One time expense -façade pharmacy)		3,784	-	-	-
Backflow Testing (Every other year expense)		1,350	-	675	0.01
Utilities - CAM Lights		3,753	1,198	1,275	0.03
Total Expenses		\$ 69,278	\$ 69,380	\$ 82,577	\$ 1.83
Net Operating Income		\$ 339,401	\$ 346,212	\$ 349,600	\$ 7.75
Loan Analysis					
Net Operating Income				\$ 349,600	\$ 7.75
Cash Flow Available Before Debt Service				\$ 349,600	\$ 7.75
Capitalization Rate				8.15%	8.15%
Valuation (Reduced)				\$ 4,290,000	\$ 95.16
Loan to Value				75.00%	75.00%
Loan Amount				\$ 3,217,500	\$ 71.37
Rate				6.15%	6.15%
Term				5	5
Amortization				25	25
Annual Debt Service				\$ 252,317	\$ 5.60
Debt Service Coverage Ratio				1.39	1.39

*** The AutoZone parcel used to be owned by LL. The taxes have not been assessed yet removing the AutoZone parcel from the main shopping center parcel. We have lowered the tax bill by \$1,500 to anticipate the impact of the AutoZone parcel being split off.



Property Analysis



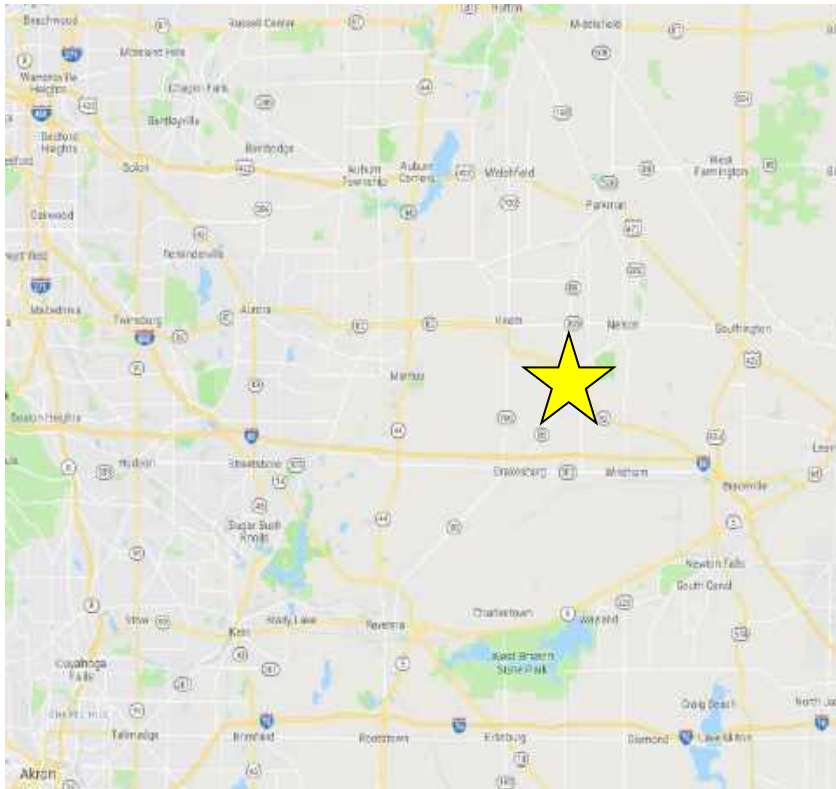


Aerial Map Surrounding Area





Location Maps





8283 Windham St Garrettsville, OH 44231	3 mi radius	5 mi radius	10 mi radius	15 mi radius
Population				
2025 Estimated Population	6,390	13,718	48,553	194,341
2030 Projected Population	6,417	13,788	48,490	193,112
2020 Census Population	6,159	13,186	48,144	192,842
2010 Census Population	6,266	14,294	50,067	195,660
2025 Median Age	43.1	42.1	41.9	41.4
Households				
2025 Estimated Households	2,573	5,380	18,937	78,121
2030 Projected Households	2,661	5,574	19,212	78,928
2020 Census Households	2,498	5,156	18,628	76,680
2010 Census Households	2,439	5,193	18,319	74,850
Projected Annual Growth 2025 to 2030	0.7%	0.7%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.2%	0.3%
Race and Ethnicity				
2025 Estimated White	95.1%	93.3%	94.7%	88.2%
2025 Estimated Black or African American	1.2%	2.7%	1.8%	7.0%
2025 Estimated Asian or Pacific Islander	0.6%	0.5%	0.4%	1.2%
2025 Estimated American Indian or Native Alaskan	-	-	-	-
2025 Estimated Other Races	3.2%	3.5%	3.0%	3.4%
2025 Estimated Hispanic	1.2%	1.6%	1.4%	2.0%
Income				
2025 Estimated Average Household Income	\$94,160	\$99,508	\$99,127	\$103,671
2025 Estimated Median Household Income	\$75,711	\$76,052	\$72,984	\$77,945
2025 Estimated Per Capita Income	\$37,921	\$39,200	\$38,767	\$41,776
Education (Age 25+)				
2025 Estimated High School Graduate	43.6%	43.6%	41.8%	38.0%
2025 Estimated Some College	16.6%	16.1%	16.4%	16.8%
2025 Estimated Associates Degree Only	5.2%	5.2%	7.5%	7.8%
2025 Estimated Bachelors Degree Only	16.3%	14.9%	14.4%	16.7%
2025 Estimated Graduate Degree	8.6%	8.7%	6.3%	9.5%
Business				
2025 Estimated Total Businesses	180	323	1,043	5,654
2025 Estimated Total Employees	1,648	2,931	9,158	72,235
2025 Estimated Employee Population per Business	9.1	9.1	8.8	12.8
2025 Estimated Residential Population per Business	35.4	42.5	46.5	34.4



Tenant Analysis



iga.com

The Independent Grocers Alliance (IGA) was founded in 1926 to bring family-owned, local grocery stores together under the IGA brand. IGA is the largest independent grocery chain in the world. The IGA brand has 6,200 stores under its name in 25 countries and \$40 billion in global sales. The support of a nationally known brand is still giving IGA grocers the ability to better compete, while at the same time, allowing them to stay true to who they are - hometown store owners in a position to meet the needs of their unique communities.

Source: iga.com

Tenant Lease Abstract

Corp. Headquarter:	Chicago, IL
# of Total Locations:	6,200
Guaranty:	Personal
GLA:	17,990
Tenant Since:	1996
Current Term Start:	3/22/2022
Lease Expiration:	12/1/2032
Rental Bump(s):	None
Options:	(2) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$198,000.00	\$16,500.00	\$11.01
Option 1:	\$207,900.00	\$17,325.00	\$11.55
Option 2:	\$218,295.00	\$18,191.25	\$12.13

Tenant Recapture

Common Area Maintenance*:	Fixed Reimbursement
Insurance*:	Fixed Reimbursement
Real Estate Taxes*:	Fixed Reimbursement
Admin. Fee	None
Mgmt. Fee*:	Fixed Reimbursement

* Tenant's lease is supposed to be on a NNN PRS Structure. LL has just collected \$3,000 per year for reimbursements rather than reconciling and billing tenant.



familydollar.com
dollartree.com

One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget. Family Dollar is now owned by Dollar Tree, Inc., a Fortune 200 company, and a leading operator of discount variety stores. The company operates 16,000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 200,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. The company achieved net sales of \$8.26 billion in 2024.

Source: familydollar.com; mdollartree.com

Tenant Lease Abstract

Corp. Headquarter:	Chesapeake, VA
# of Total Locations:	16,000+
Guaranty:	Corporate
Ticker:	FDO/DLTR
Moody's Credit Rating:	Baa2
S&P Credit Rating:	BBB
GLA*:	10,993
Tenant Since:	2000
Current Term Start*:	10/1/2022
Lease Expiration:	9/30/2032
Rental Bump(s):	Yes, 2027
Options:	(4) 5-Yr.
Exclusive Use:	Variety Discount
Co-Tenancy:	None
Other Termination Clause:	None

* Expanded in 2022.

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$98,937.00	\$8,244.75	\$9.00
Bump 2027:	\$104,425.08	\$8,702.09	\$9.50
Option 1:	\$109,929.96	\$9,160.83	\$10.00
Option 2:	\$115,426.56	\$9,618.88	\$10.50
Option 3:	\$120,923.04	\$10,076.92	\$11.00
Option 4:	\$126,419.52	\$10,534.96	\$11.50

Tenant Recapture

Common Area Maintenance:	Modified Gross (Pays In-Suite Utilities)
Insurance:	Gross
Real Estate Taxes	Gross
Admin. Fee	None
Mgmt. Fee:	None



snapfitness.com

Snap Fitness has grown over these past 15 years to become a well-respected international brand, boasting over one million members around the world. Snap Fitness franchise owners and gym members have inspired and supported the brand through hard work and a steadfast commitment to improving lives. The company remains committed to growing the business and continuing to evolve as a leader in the fitness industry. Snap Fitness has 2,000 clubs open or in development in 18 countries. Snap delivers unique, innovative and affordable workouts to inspire members around the world. Featuring wearable tech for smarter exercise habits, personal trainers to provide expertise and encouragement, and dynamic workouts like High Intensity Interval Training (HIIT), the fitness facility challenges and engages everyone who walks through their doors.

Source: snapfitness.com

Tenant Lease Abstract

Corp. Headquarter:	Chanhassen, MN
# of Total Locations:	2,000+
Guaranty:	Personal
GLA:	5,000
Tenant Since:	2013
Current Term Start:	6/8/2022
Lease Expiration:	6/7/2027
Rental Bump(s):	None
Options:	(1) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$21,780.00	\$1,815.00	\$4.36
Option 1:	\$23,958.00	\$1,996.50	\$4.79

Tenant Recapture

Common Area Maintenance:	Modified Gross (Pays In-Suite Utilities)
Insurance:	Gross
Real Estate Taxes	Gross
Admin. Fee	None
Mgmt. Fee:	None



Garrettville Family Pharmacy (DARK)



Good Neighbor Pharmacy® is a family of locally owned, locally loved, independent pharmacies who provide exactly that every day. Each store is as unique as the communities they serve and that's what local business is all about. The owners and staff at every Garrettville Family Pharmacy understand that patient care is more than just quick prescription fills. The pharmacy will provide each customer with tailored care to help manage overall wellness from head to toe.

Source: mygnp.com

Tenant Lease Abstract

Headquarter:	Garrettville, OH
# of Locations:	1
Guaranty:	Personal
GLA:	1,000
Tenant Since:	1987
Current Term Start:	02/01/2025
Lease Expiration*:	01/31/2029
Rental Bump(s):	None
Options:	(2) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Other Termination Clause:	None

* Tenant is currently dark. The Rite Aid in town closed as part of their corporate bankruptcy and Garrettville Family Pharmacy received a large part of their pharmacy customers creating a need for more space in the market. They have relocated to a larger space but will continue to pay rent until their expiration.

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$18,480.00	\$1,540.00	\$18.48
Option 1:	\$20,328.00	\$1,694.00	\$20.32
Option 2:	\$22,356.00	\$1,863.00	\$22.36

Tenant Recapture

Common Area Maintenance:	Modified Gross (Pays In-Suite Utilities)
Insurance:	Gross
Real Estate Taxes	Gross
Admin. Fee	None
Mgmt. Fee:	None



garrettsvillegames.com

Tenant Lease Abstract

Headquarter:	Garrettsville, OH
# of Locations:	1
Guaranty:	Personal
GLA:	1,500
Tenant Since:	2023
Current Term Start:	6/12/2023
Lease Expiration:	6/30/2028
Rental Bump(s):	None
Options:	(3) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$18,000.00	\$1,500.00	\$12.00
Option 1:	\$23,520.00	\$1,960.00	\$15.68
Option 2:	\$26,342.40	\$2,195.20	\$17.56
Option 3:	\$29,503.44	\$2,458.62	\$19.67

Tenant Recapture

Common Area Maintenance:	Modified Gross (Pays In-Suite Utilities)
Insurance:	Gross
Real Estate Taxes	Gross
Admin. Fee	None
Mgmt. Fee:	None



calsfamilyrestaurant.com



Tenant Lease Abstract

Headquarter:	Garrettsville, OH
# of Locations:	1
GLA:	3,200
Tenant Since:	1983
Current Term Start:	1/1/2024
Lease Expiration:	12/31/2031
Rental Bump(s):	None
Options:	None
Exclusive Use:	None
Co-Tenancy:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$36,000.00	\$2,750.00	\$11.25

Tenant Recapture

Common Area Maintenance:	Modified Gross (Pays In-Suite Utilities)
Insurance:	Gross
Real Estate Taxes	Gross
Admin. Fee	None
Mgmt. Fee:	None

Sky Plaza Laundromat



Tenant Lease Abstract

Headquarter:	Garrettsville, OH
# of Locations:	1
GLA:	2,200
Tenant Since:	2012
Current Term Start:	6/1/2022
Lease Expiration:	5/31/2037
Rental Bump(s):	Yes, 2027 & 2032
Options:	(2) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Other Termination Clause:	After 10th Year

* Conversion to NNN lease structure may be possible through real estate tax clause in lease.

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$19,500.00	\$1,625.00	\$8.86
Bump 2027:	\$21,450.00	\$1,787.50	\$9.75
Bump 2032:	\$23,595.00	\$1,966.25	\$10.73
Option 1:	\$25,954.44	\$2,162.87	\$11.79
Option 2:	\$28,549.80	\$2,379.15	\$12.98

Tenant Recapture

Common Area Maintenance*:	Modified Gross (Pays In-Suite Utilities)
Insurance:	Gross
Real Estate Taxes	Gross
Admin. Fee	None
Mgmt. Fee:	None

Pride Auto Wash



Tenant Lease Abstract

Headquarter:	Garrettsville, OH
# of Locations:	1
GLA:	3,200
Tenant Since:	2015
Current Term Start:	8/1/2025
Lease Expiration:	7/31/2030
Rental Bump(s):	None
Options:	(5) 10-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$18,480.00	\$1,540.00	\$5.78
Option 1:	\$18,000.00	\$1,500.00	\$5.63
Option 2:	\$19,200.00	\$1,600.00	\$6.00
Option 3:	\$20,400.00	\$1,700.00	\$6.38
Option 4:	\$21,600.00	\$1,800.00	\$6.75
Option 5:	\$22,800.00	\$1,900.00	\$7.13

Tenant Recapture

Common Area Maintenance:	Modified Gross (Pays In-Suite Utilities)
Insurance:	Gross
Real Estate Taxes	Gross
Admin. Fee	None
Mgmt. Fee:	None



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



Cooper Commercial Investment Group
6120 Parkland Blvd., Suite 206
Cleveland, OH 44124
www.coopergrp.com

Retail Investment Offering Memorandum



Bob Havasi
bhavasi@coopergrp.com
(216) 562-1981 x10



Dan Cooper
dcooper@coopergrp.com
(216) 562-1981 x12

