



*Fayette Square*



## Retail Investment Offering Memorandum:

**Fayette Square**  
**1355 Leesburg Avenue**  
**Washington Court House, OH 43160**



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**Fayette Square**  
**1355 Leesburg Avenue**  
**Washington Courthouse, OH**  
**43160**





# Investment Summary

# Fayette Square

## INVESTMENT HIGHLIGHTS

- 100% Occupied, Walmart Supercenter Shadow Anchored Center with Nationally Named Tenants
- Smaller Price Point at Attractive 8.00% CAP Rate
- Offers a Dynamic Mix of Both National and Local, Service-Oriented Recession/Internet Resistant Users with Multiple Locations
- Below Market Rents in Trade Area with 99% Occupancy Rate!
- Potential Future Upside Through Rental Increases and Conversion of Major Tenant to NNN From Gross Lease Structure
- High Traffic Location with 26,000 Vehicles Per Day: Centrally Located at the Main Intersection of Leesburg Avenue (U.S. Route 62), Washington Court House's Primary Commercial Corridor and U.S. Route 35



## ADDITIONAL HIGHLIGHTS

- Strong Neighborhood Market with Average Household Incomes at \$95,000 Within a 1-Mile Radius
- County Seat Location Serves as Primary Retail and Service Hub for Fayette County and Surrounding Rural Communities
- Easy Access Positioned in Walmart Supercenter for Constant Steady Traffic Flow with Prominent Pylon Signage, Frontage and High Visibility
- Main Retail Corridor: Surrounded by Complimentary Retailers/ Businesses Along Major Roadway in Washington Court House
- Advantageously Located 50 Miles from Major Metro Areas like Dayton and Columbus, and 70 Miles from Cincinnati
- Strong & Diverse Employment Base: Walmart Distribution Center (5 Miles Away, 800+ Employees), YUSA Corporation (1 Mile Away, ~500+ Employees), Adena Fayette Medical Center (2.5 Miles Away, ~300+ Employees), SugarCreek Packing Co (3 Miles Away, ~1,900 Employees), and McKesson Corporation (12.5 Miles Away, ~3,000 Employees in Ohio)



## LOCATION OVERVIEW

Fayette Square is located in Washington Court House, Ohio, a well-established regional hub serving Fayette County and the surrounding south-central Ohio market. As the county seat and primary commercial center, the city provides essential retail, healthcare, educational, and employment services to both local residents and nearby rural communities. The property is strategically positioned at high traffic intersection along Leesburg Avenue (U.S. Route 62) and US. Route 35, one of the area's primary commercial corridors, offering direct connectivity through Washington Court House and to the surrounding markets. The property sees approximately 26,000 Vehicles Per Day, bringing in a constant stream of traffic. U.S. Route 62 connects to U.S. Route 35 just north of the city, a major east-west route providing efficient access to Dayton, Xenia, and Chillicothe. Interstate 71 is located approximately 25 miles east, linking the area to Columbus (approximately 45 miles northeast) and Cincinnati (approximately 70 miles southwest), while Interstate 70 is accessible within roughly 30 miles, further enhancing regional access. Regional air travel is accessible via John Glenn Columbus International Airport approximately 45 miles northeast, with Dayton International Airport roughly 60 miles west, and Cincinnati/Northern Kentucky International Airport approximately 90 miles southwest, providing additional passenger and cargo options.

Washington Court House is supported by a stable residential base and functions as a retail and service destination for Fayette County and neighboring communities. Its role as an employment and service center generates consistent daily traffic, supporting neighborhood retail and service-oriented uses, creating a truly recession-proof asset. The city's central location between Columbus, Dayton, and Cincinnati allows businesses to take advantage of regional connectivity while operating within a lower-cost, business-friendly environment.

Major employment in the area is anchored by logistics, healthcare, manufacturing, and public-sector employers that contribute to a strong daytime population. Walmart is a primary employment driver through the 845,000 square foot Walmart Distribution Center located five miles away with over 800 employees. YUSA Corporation, an automotive parts manufacturer, employs over 500 workers locally, while Courthouse Manufacturing, LLC adds to the area's industrial base through wood, window, and door production. The manufacturing sector is further supported by SugarCreek Packing Co., a major regional food processing employer located approximately three miles away with over 1,900 employees. Healthcare employment is led by the Adena HealthSystem with Adena Fayette Medical Center, one of the county's largest employers staffing over 300 healthcare professionals and support staff, while McKesson Corporation, located approximately 12.5 miles away with approximately 3,000 employees in Ohio, provides additional depth to the region's healthcare distribution and logistics sector. Public-sector employment is also significant, with Fayette County government offices, local school districts, and related services further bolstering weekday workforce activity. Collectively, this diverse set of employment anchors help sustain consistent consumer demand.

The property is located within the Washington Court House City School District, which includes Washington High School, Washington Middle School, and multiple elementary schools, and is also served by the Miami Trace Local School District. Nearby residents benefit from access to regional higher education institutions and workforce training programs within a short drive. These institutions included four-year universities like Cedarville University (~28 miles), Ohio University-Chillicothe (~32 miles) and Central State University (~31 miles), providing a steady pipeline of students, faculty, and workforce talent that supports the broader regional economy.

Overall, Washington Court House presents a stable, service-driven retail environment supported by essential employment anchors, healthcare facilities, educational institutions, and strong roadway connectivity. The subject property's location along a primary commercial corridor, combined with access to major highways and proximity to some of Ohio's largest metro areas, positions it to serve both local residents and the broader regional trade area while supporting consistent retail demand for investors seeking durable cash flow in a stable regional market.



WASHINGTON COURT HOUSE  
43160  
*Ohio*



## SUMMARY

Price:	\$2,076,000
Rate:	8.00%
Gross Leasable Area:	13,840 S.F.
NOI:	\$166,064
Built:	2007
Lot Size:	Approx. 6.60 Acres
Foundation:	Concrete
Parking Lot:	Restriped & Resealed in 2024
Roof:	2007



## Current Operating Data






Rental Income:	\$183,926
Tenant Reimbursements:	\$49,366
Potential Gross Income:	\$233,293
Vacancy (Actual):	0%
Effective Gross Income:	\$233,293
Expenses:	(\$67,229)
<b>NOI:</b>	<b>\$166,064</b>
Annual Debt Service:	\$112,010
Structural Reserve:	\$1,384
Cash Flow After Reserves:	\$52,671

## Anticipated New Financing

Loan Amount	\$1,556,854
Down Payment:	\$518,951
Price/S.F.:	\$149.99
Loan Type:	New
Interest Rate:	6.00%
Amortization:	30 Years
Term:	5 Years
Loan-to-Value (LTV):	75.00%



# Rent Roll

Tenant	Square Feet	% of Total	Tenant Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
	4,700	33.96%	2022	6/1/2022	7/31/2027	\$ 10.00	\$ 47,000	NNN	None	Option 1: \$11.00/SF Option 2: \$12.00/SF
	1,600	11.56%	2007	11/1/2025	10/31/2028	\$ 18.00	\$ 28,800	NNN	None	None
	1,600	11.56%	2026	1/19/2026	2/28/2031	\$ 16.00	\$ 25,600	NNN	None	Option 1: \$17.60/SF
	1,440	10.40%	2024	10/4/2024	3/31/2029	\$ 15.64	\$ 22,526	NNN	1/1/2027 - \$15.91/SF 1/1/2028 - \$16.39/SF 1/1/2029 - \$16.88/SF	3% Annual Increases
	4,500	32.51%	2022	8/1/2022	11/30/2027	\$ 13.33	\$ 60,000	Modified Gross (pays in-suite utilities)	None	Option 1: \$14.67/SF
<b>Total Property</b>	<b>13,840</b>	<b>100.00%</b>				<b>\$ 13.29</b>	<b>\$ 183,926</b>			

<b>Vacancy</b>	-	<b>0.00%</b>				<b>\$ -</b>	<b>\$ -</b>			
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Pro Forma Calendar Year: June 1, 2026 through May 31, 2027



		Pro Forma				
		2023	2024	2025	2026-2027	\$/SF
<b>INCOME:</b>						
Rental Income		\$ 175,261	\$ 145,939	\$ 163,101	\$ 183,926	\$ 13.29
<b>Tenant Reimbursements:</b>						
Real Estate Tax		18,934	15,420	15,940	10,171	0.73
Insurance		2,412	4,279	5,411	6,917	0.50
CAM		24,276	19,068	21,403	23,316	1.68
Prior Year Reconciliations		4,176	2,151	(678)	-	-
Management Fee		-	-	-	4,965	0.36
Admin. Fees		2,074	1,703	1,088	3,497	0.25
Miscellaneous Income		(6,010)	2,530	(715)	500	0.04
<b>Gross Potential Rental Income</b>		<b>\$ 221,122</b>	<b>\$ 191,090</b>	<b>\$ 205,550</b>	<b>\$ 233,293</b>	<b>\$ 16.86</b>
Vacancy (Actual)	0.00%				-	-
Vacancy For Reimbursements Lost (Actual)	0.00%				-	-
<b>Effective Gross Income</b>		<b>\$ 221,122</b>	<b>\$ 191,090</b>	<b>\$ 205,550</b>	<b>\$ 233,293</b>	<b>\$ 16.86</b>
<b>OPERATING EXPENSES:</b>						
Management Fee	4%	\$ 10,807	\$ 8,704	\$ 9,924	\$ 7,357	\$ 0.53
Real Estate Taxes		27,645	28,930	15,072	15,072	1.09
Insurance		7,785	9,865	10,210	10,250	0.74
Landscaping		5,887	5,010	5,430	5,500	0.40
Snow Removal		3,933	3,113	6,670	6,000	0.43
Utilities						
Electric		1,207	1,103	1,259	1,250	0.09
Water/Sewer (1)		60	611	-	-	-
Repairs & Maintenance (2)		8,308	4,279	6,029	6,000	0.43
Sweeping		7,079	5,706	6,135	6,000	0.43
Trash Removal		8,763	8,607	19,775	8,700	0.63
Fire Systems		643	1,166	1,049	1,100	0.08
Non-Reimbursable Utilities		384	1,282	4,388	-	-
Non-Reimbursable Repairs & Maintenance		435	551	346	-	-
<b>Total Expenses</b>		<b>\$ 82,936</b>	<b>\$ 78,927</b>	<b>\$ 86,285</b>	<b>\$ 67,229</b>	<b>\$ 4.86</b>
<b>Net Operating Income</b>		<b>\$ 138,186</b>	<b>\$ 112,163</b>	<b>\$ 119,265</b>	<b>\$ 166,064</b>	<b>\$ 12.00</b>
<b>Loan Analysis</b>						
Net Operating Income					\$ 166,064	\$ 12.00
Cash Flow Available Before Debt Service					\$ 166,064	\$ 12.00
Capitalization Rate					8.00%	8.00%
Valuation					\$ 2,075,805	\$ 149.99
Loan to Value					75.00%	75.00%
Loan Amount					\$ 1,556,854	\$ 112.49
Rate					6.00%	6.00%
Term					5	5
Amortization					30	30
Annual Debt Service					\$ 112,010	\$ 8.09
Debt Service Coverage Ratio					1.48	1.48



- (1) Per ownership, there should not be a water expense moving forward.
- (2) Includes: Lighting/Exterior Repair, Roof Repairs, Porter Services and Local Support.



# Property Analysis





# Site Plan



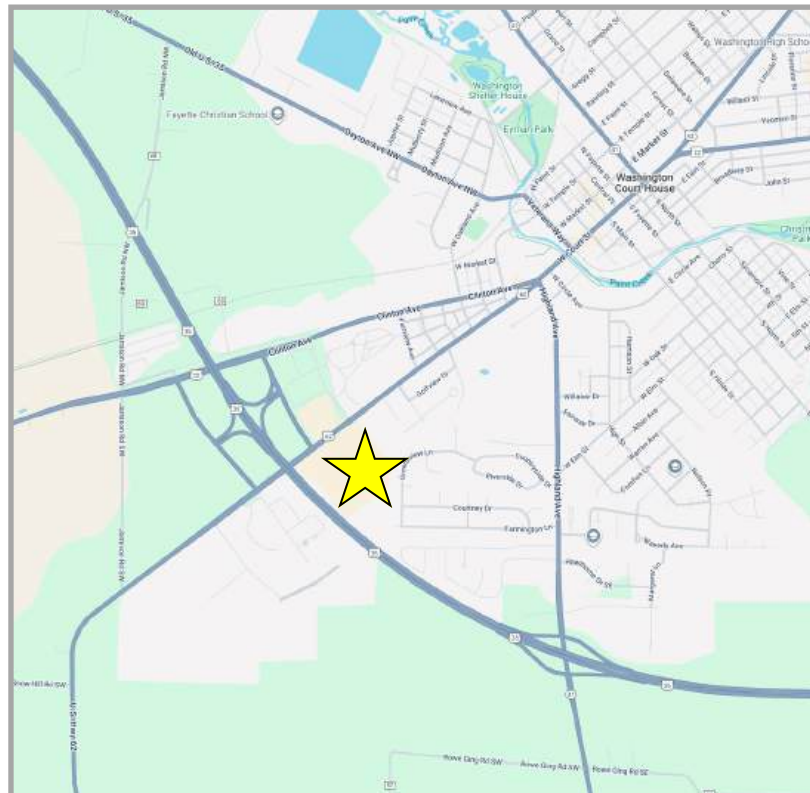
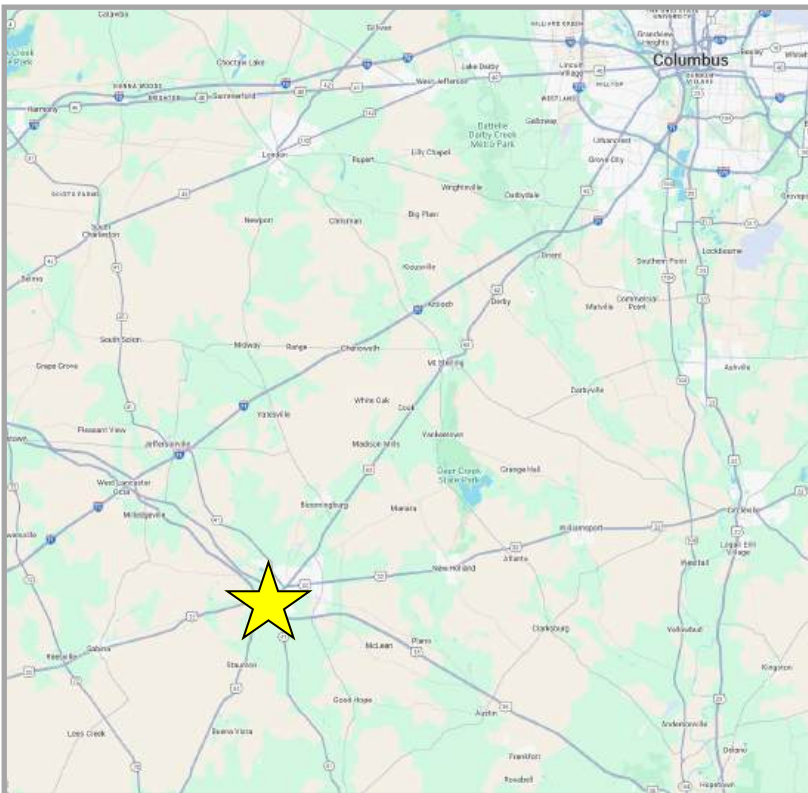
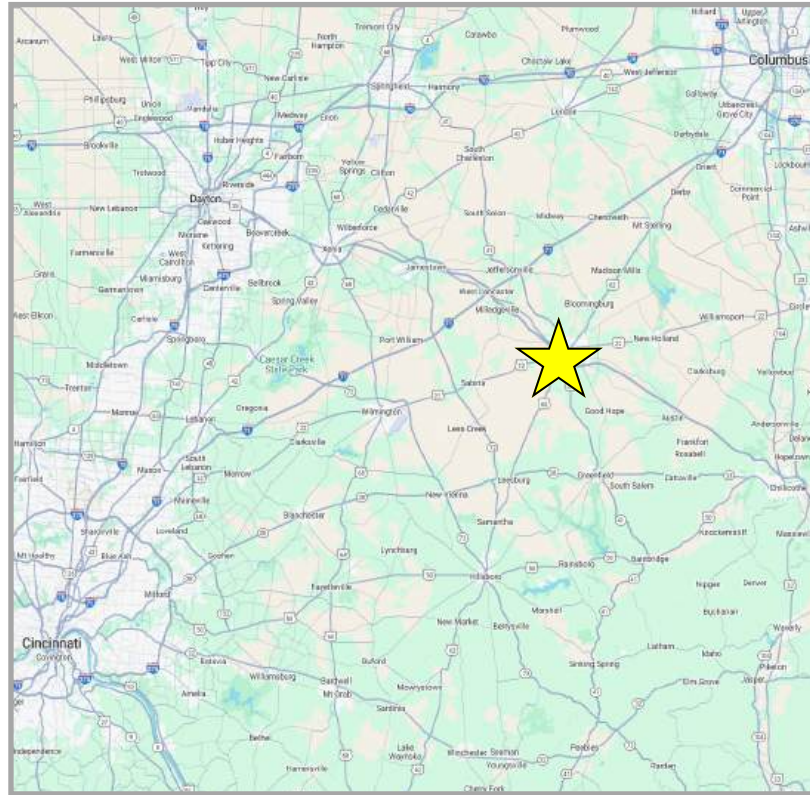
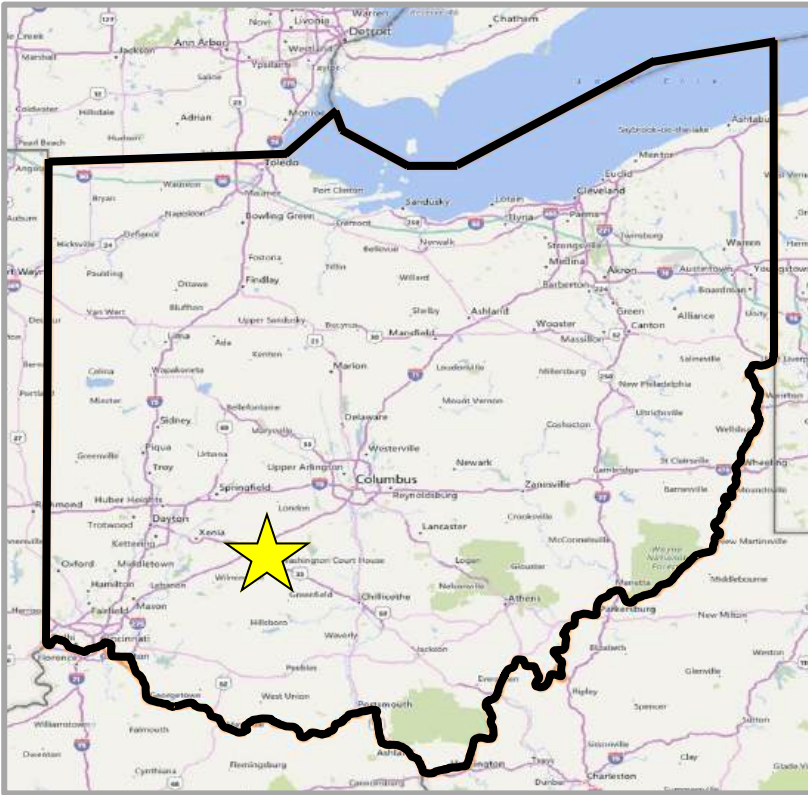


# Aerial Map Surrounding Area





# Location Maps





1355 Leesburg Ave Washington Court House, OH 43160		1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>					
2025 Estimated Population		3,291	16,007	19,326	26,764
2020 Census Population		3,110	15,900	19,328	26,796
2010 Census Population		3,038	15,836	19,264	26,888
2025 Median Age		42.5	39.3	39.3	39.6
<b>Households</b>					
2025 Estimated Households		1,426	6,707	8,047	10,906
2020 Census Households		1,356	6,672	8,057	10,929
2010 Census Households		1,291	6,373	7,736	10,616
Historical Annual Growth 2010 to 2025		0.7%	0.3%	0.3%	0.2%
<b>Race and Ethnicity</b>					
2025 Estimated White		92.5%	91.2%	91.6%	92.4%
2025 Estimated Black or African American		2.7%	3.1%	2.9%	2.5%
2025 Estimated Asian or Pacific Islander		1.7%	1.7%	1.5%	1.3%
2025 Estimated American Indian or Native Alaskan		0.1%	0.1%	0.1%	0.1%
2025 Estimated Other Races		3.0%	3.9%	3.8%	3.7%
2025 Estimated Hispanic		2.3%	2.5%	2.4%	2.4%
<b>Income</b>					
2025 Estimated Average Household Income		\$94,630	\$78,849	\$80,303	\$82,027
2025 Estimated Median Household Income		\$71,161	\$59,596	\$60,455	\$61,564
2025 Estimated Per Capita Income		\$41,130	\$33,147	\$33,532	\$33,509
<b>Education (Age 25+)</b>					
2025 Estimated Elementary (Grade Level 0 to 8)		2.4%	4.3%	4.0%	3.5%
2025 Estimated Some High School (Grade Level 9 to 11)		10.6%	11.4%	11.2%	10.7%
2025 Estimated High School Graduate		43.3%	46.9%	47.3%	47.8%
2025 Estimated Some College		19.8%	15.6%	15.2%	15.9%
2025 Estimated Associates Degree Only		6.1%	8.3%	8.3%	8.3%
2025 Estimated Bachelors Degree Only		13.7%	9.6%	9.8%	9.3%
2025 Estimated Graduate Degree		4.1%	3.9%	4.2%	4.5%
<b>Business</b>					
2025 Estimated Total Businesses		102	541	611	731
2025 Estimated Total Employees		1,822	6,482	7,468	8,972
2025 Estimated Employee Population per Business		17.9	12.0	12.2	12.3
2025 Estimated Residential Population per Business		32.4	29.6	31.6	36.6



# Tenant Analysis

# Walmart

## Supercenter

### Shadow Anchor Tenant

Website: [www.walmart.com](http://www.walmart.com)  
 Headquartered: Bentonville, AR  
 # of Locations: 10,800+  
 Ticker Symbol: NASDAQ: "WMT"  
 Credit Rating: S&P "AA"  
 Moody's "Aa2"

Walmart Stores, Inc. operates retail stores in various formats worldwide. The company operates in three segments: Walmart U.S., Walmart International, and Sam's Club. The company operates retail stores, restaurants, discount stores, grocery, supercenters, hypermarkets, warehouse clubs, apparel stores, Sam's Clubs, neighborhood markets, and other small formats. The company's stores offer groceries, floral, health and beauty aids, baby products, home supplies, electronics, toys, photo processing services, cellular phones and services, automotive accessories, hardware and paint, pharmacy and optical services, along with apparel for women, girls, men, boys, and infants.

\*Source: [www.walmart.com](http://www.walmart.com)





T-Mobile.com

T-Mobile (NASDAQ: TMUS) is a nationwide wireless carrier known for its customer-first approach, innovative offerings, and expansive 5G network. As one of the largest mobile service providers in the United States, T-Mobile delivers postpaid and prepaid wireless plans with no annual service contracts, transparent pricing, and competitive features designed for individuals, families, and businesses alike.

T-Mobile retail stores offer a modern, interactive shopping experience, featuring the latest smartphones, tablets, accessories, and connected devices. Locations typically provide on-site device activation, upgrades, trade-in programs, bill payment services, and personalized support from trained mobile experts. Backed by America's largest 5G network, T-Mobile's focus on simplicity, value, and reliable nationwide coverage continues to drive strong brand loyalty and consistent customer growth across its retail footprint.

Source: t-mobile.com

### Tenant Lease Abstract

Headquarters:	Bellevue, WA
# of Total Locations:	6,000+
# Operated by This Tenant:	3
Type:	NNN
Ticker Symbol:	NASDAQ: TMUS
GLA:	4,700
Tenant Since:	2022
Current Term Start:	6/1/2022
Lease Expiration:	7/31/2027
Rental Bumps:	None
Options:	(2) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None

### Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$47,000.00	\$3,916.67	\$10.00
Option 1:	\$51,700.00	\$4,308.33	\$11.00
Option 2:	\$56,400.00	\$4,700.00	\$12.00

### Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM
Mgmt. Fee:	Pro Rata Share



# Jackson Hewitt<sup>®</sup>

## TAX SERVICES

Jacksonhewitt.com

Jackson Hewitt Tax Service is a nationwide provider of professional tax preparation services, offering convenient, affordable solutions for individual and small business taxpayers. Founded in 1982, the company has grown into one of the largest tax preparation firms in the United States, serving millions of clients each year through a broad network of retail offices and in-store locations.

Jackson Hewitt offices deliver a straightforward, customer-focused experience, providing services such as federal and state tax return preparation, electronic filing, refund options, and year-round tax assistance. Many locations feature walk-in availability and extended hours during tax season, supported by trained tax professionals who guide clients through the filing process with accuracy and care. Jackson Hewitt's emphasis on accessibility, transparency, and trusted service continues to make it a leading choice for value-conscious taxpayers nationwide.

Source: jacksonhewitt.com

### Tenant Lease Abstract

Headquarters:	Sarasota, FL
# of Total Locations:	275
# Operated by This Tenant:	2
Type:	NNN
GLA:	1,440
Tenant Since:	2024
Current Term Start:	10/4/2024
Lease Expiration:	3/31/2029
Rental Bumps:	Annually
Options:	(2) 3-Yr.
Exclusive Use:	Tax Services
Co-Tenancy:	None
Termination Clause:	Tenant shall have the right with 180 days written notice to terminate if tenant has prepared less than 175 tax returns in any tax season. Tenant to pay entirety of TI, Broker Commissions if notice is given in first 2 years and any unamortized portion after.

### Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$22,526.00	\$1,877.17	\$15.64
Bump 1/1/2027:	\$22,910.40	\$1,909.20	\$15.91
Bump 1/1/2028:	\$23,601.60	\$1,966.80	\$16.39
Bump 1/1/2029:	\$24,307.20	\$2,025.60	\$16.88
Option 1:	3% Annual Increases		
Option 2:	3% Annual Increases		

### Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	5%, excluding snow removal
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM
Mgmt. Fee:	Pro Rata Share



[facebook.com/topnailswch01/](https://facebook.com/topnailswch01/)

Top Nails is a professional nail care salon for ladies and gentleman. They have been located in Washington Court House for over 20 years and pride themselves on their loyal customer base. Some of their services include manicures and pedicures, nail fill-ins, nail polish changes, nail repair, and more!

Source: [facebook.com/topnailswch01/](https://facebook.com/topnailswch01/)

### Tenant Lease Abstract

Headquarters:	Washington Court House, OH
# of Total Locations:	1
# Operated by This Tenant:	10
Type:	NNN
GLA:	1,600
Tenant Since:	2007
Current Term Start:	11/1/2025
Lease Expiration:	10/31/2028
Rental Bumps:	None
Options:	None
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

### Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$28,800.00	\$2,400.00	\$18.00

### Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM
Mgmt. Fee:	Pro Rata Share



Boostmobile.com

Boost Mobile is a nationwide prepaid wireless provider offering affordable, no-contract mobile plans designed for value-focused consumers. With a strong emphasis on flexibility and accessibility, Boost Mobile delivers reliable wireless service supported by a robust nationwide network, making it an attractive option for individuals and families seeking cost-effective connectivity.

Boost Mobile retail stores provide a straightforward, customer-friendly experience, offering a full selection of smartphones, accessories, and prepaid service plans. Many locations feature on-site device activation, upgrades, bill payment services, and hands-on support from knowledgeable wireless specialists. Boost Mobile's focus on simple pricing, convenience, and dependable nationwide coverage continues to drive strong customer demand across its expanding retail footprint.

Source: boostmobile.com

### Tenant Lease Abstract

Headquarters:	Englewood, CO
# of Total Locations:	8,000+
# Operated by This Tenant:	3
Type:	NNN
GLA:	1,600
Tenant Since:	2026
Current Term Start:	1/19/2026
Lease Expiration:	2/28/2031
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

### Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$25,600.00	\$2,133.33	\$16.00
Option 1:	\$28,160.00	\$2,346.67	\$17.60

### Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM
Mgmt. Fee:	Pro Rata Share



thevipsmokeshop.com

VIP Smoke Shop is a leading chain of specialty stores based in the United States, offering a wide range of premium smoking products and vaping supplies. With over 100 locations nationwide, we provide an extensive selection of tobacco, cigars, e-cigarettes, vaporizers, and accessories to meet the diverse needs of our customers. Our stores are dedicated to offering top-quality products, exceptional customer service, and an experience tailored to both seasoned smokers and newcomers to the vaping world. Whether you're seeking the latest vape mods or premium cigars, VIP Smoke Shop is your go-to destination for all things smoke and vape

Source: thevipsmokeshop.com

### Tenant Lease Abstract

Headquarters:	Washington Court House, OH
# of Total Locations:	100+
Type:	Modified Gross
GLA:	4,500
Tenant Since:	2022
Current Term Start:	8/1/2022
Lease Expiration:	11/30/2027
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

### Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$60,000.00	\$5,000.00	\$13.33
Option 1:	\$66,015.00	\$5,501.25	\$14.67

### Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
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, confidentially, 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.



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## Retail Investment Offering Memorandum



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