

SINGLE-TENANT NET-LEASED OFFICE BUILDING



FOR SALE | \$850,000 | 10.59% CAP RATE | 5394 OH-48, MAINEVILLE, OH 45039



MICHAEL COSTANTINI

PRINCIPAL BROKER

513-383-8413

MIKE@3CRE.COM



TRYFON CHRISTOFOROU

MANAGING PARTNER | BROKER

513-490-6881

TRYF@3CRE.COM



5394 OH-48, MAINEVILLE, OH 45039

FOR SALE 3CRE

THE OFFERING:

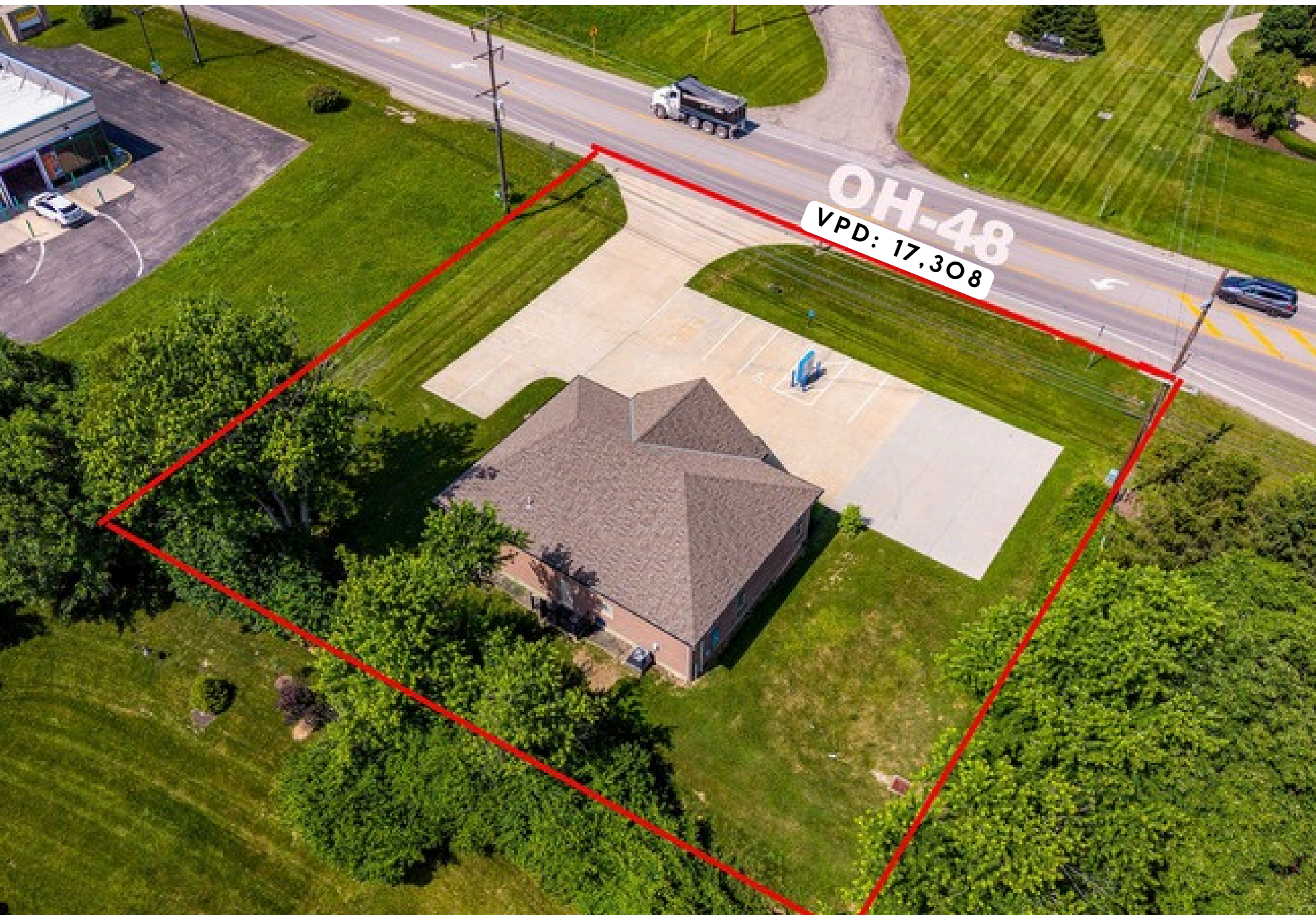
3CRE is pleased to present 5394 OH-48, a single-tenant net lease investment opportunity located in Maineville, Ohio. Constructed in 2019, the 2,158-square-foot property is leased to a corporate-backed tenant with a current lease term extending through September 2029, providing investors with stable, predictable cash flow. The asset generates an annual Net Operating Income of \$90,000 and is offered at a 10.59% cap rate, making it an attractive opportunity for investors seeking long-term income with minimal management responsibilities.

Strategically positioned along State Route 48, one of the area's primary north-south thoroughfares, the property benefits from strong visibility and consistent traffic within the rapidly growing Maineville market. Located in the affluent northeast Cincinnati suburbs, the asset is surrounded by expanding residential developments, established retail corridors, and a strong consumer base. Its proximity to major regional destinations and continued population growth supports long-term tenant performance and enhances the property's investment appeal.

PROPERTY HIGHLIGHTS:

- **Annual Net Operating Income:** \$90,000
- **Cap Rate:** 10.59%
- **Remaining Lease Term:** Through September 2029
- **Lease Structure:** Single-Tenant Net Lease
- **Tenant Credit:** Subsidiary of *OMNIA Exterior Solutions*
- **Parcel ID:** 1606276002
- **Building Size:** 2,158 Square Feet
- **Year Built:** 2019
- **Location:** Maineville, Ohio
- **Modern Construction:** Recently developed asset with limited near-term capital expenditure requirements
- **High-Visibility Site:** Positioned along State Route 48, a major commercial corridor





OH-48
VPD: 17,308

| 2025 Profit & Loss | | |
|-----------------------------|------------|--------------|
| Account | Monthly | Annual |
| Base Rental Income | \$7,500.00 | \$90,000.00 |
| Total Base Income | \$7,500.00 | \$90,000.00 |
| CAM Recoverable | \$1,203.67 | \$14,444.00 |
| Total Gross Income | \$8,582.73 | \$102,992.76 |
| Recoverable Expenses | | |
| Real Estate Taxes | \$996.31 | \$11,956 |
| Insurance | \$206.50 | \$2,478 |

| Account | Monthly | Annual |
|---------------------------------|-------------------|--------------------|
| Electricity | Tenant Paid | Tenant Paid |
| Water & Sewer | Tenant Paid | Tenant Paid |
| Trash | Tenant Paid | Tenant Paid |
| Landscaping & Snow Removal | Tenant Paid | Tenant Paid |
| General Maint. & Repair | Tenant Paid | Tenant Paid |
| Internet/Cable | Tenant Paid | Tenant Paid |
| Total Operating Expenses | \$1,203.67 | \$14,444.00 |
| Net Operating Income | \$7,500.00 | \$90,000.00 |

INVESTMENT OVERVIEW

| | | |
|-----------------------|--|-----------|
| Price | | \$850,000 |
| Price Per Square Foot | | \$393.88 |
| Cap Rate | | 10.59% |
| Debt Coverage Ratio | | 1.74 |

OPERATING DATA

| | | |
|------------------------|--|-------------|
| Gross Scheduled Income | | \$102,993 |
| Base Rent | | \$90,000 |
| CAM Charges | | \$12,992.76 |
| Operating Expenses | | \$12,992.76 |
| Net Operating Income | | \$90,000 |
| Debt Service | | \$51,653 |

LOAN BREAKDOWN (6.50% Interest, 25% Down, 25 Year Amorization)

| | | |
|----------------------------|--|-------------|
| Down Payment | | \$212,500 |
| Loan Amount | | \$637,500 |
| Debt Service Annual | | \$51,653.40 |
| Debt Service Monthly | | \$4,303.45 |
| Principle Reduction (YR 1) | | \$10,215.84 |



Company Overview:

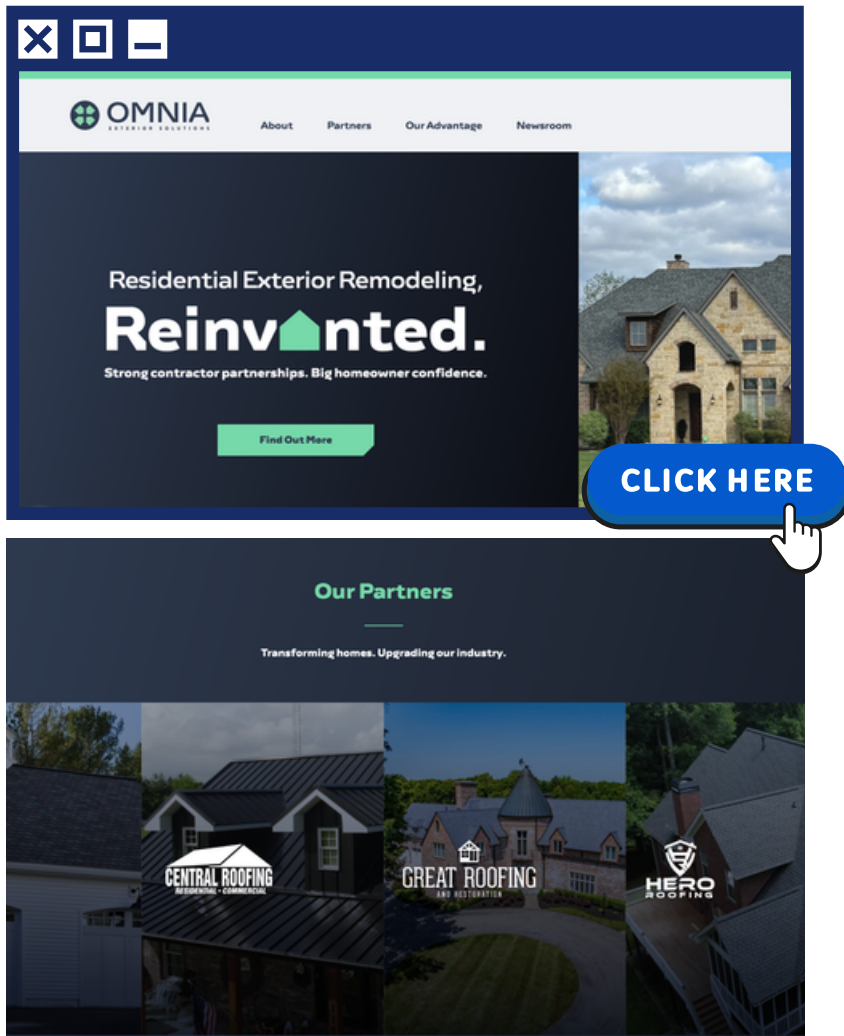
Great Roofing & Restoration is a full-service general contractor serving residential, commercial, and multi-family clients since 2008. While operating in multiple regions across the United States, including Ohio and Minnesota, Colorado remains a key market for the company.

Core Services:

Great Roofing & Restoration specializes in exterior construction and restoration services, including:

- *Roofing & Solar:* Installation, replacement, repair, and maintenance services.
- *Storm Damage Restoration:* Hail and severe weather repairs, including insurance claim and HOA coordination.
- *Exterior Services:* Siding, gutters, and exterior painting.

| Term | Lease Start | Lease End | Monthly Base Rate | Annual Base Rate |
|--------------------------------|-------------|--------------|-------------------|------------------|
| <i>Original Term</i> | Oct 1, 2024 | Sep 30, 2029 | \$7,500 | \$90,000 |
| <i>First Extension Option</i> | Oct 1, 2029 | Sep 30, 2031 | \$7,650 | \$91,800 |
| <i>Second Extension Option</i> | Oct 1, 2031 | Sep 30, 2033 | \$7,803 | \$93,636 |



In August 2024, Omnia Exterior Solutions expanded its national footprint by partnering with and acquiring Great Roofing & Restoration. The acquisition was structured as a growth partnership where Great Roofing's local leadership remained intact, while both Omnia Exterior Solutions and Great Roofing & Restoration were added to the local lease agreements to reflect Omnia's corporate financial backing.

Omnia Exterior Solutions is a national provider of residential roofing solutions and exterior remodeling services, launched in May 2023 as a portfolio company of the private equity firm CCMP Growth Advisors. Operating on a partnership model rather than a traditional roll-up, Omnia acquires highly successful local brands and empowers them to maintain their local identity while supporting them with national infrastructure, centralized digital marketing, administrative back-office systems, and growth capital.

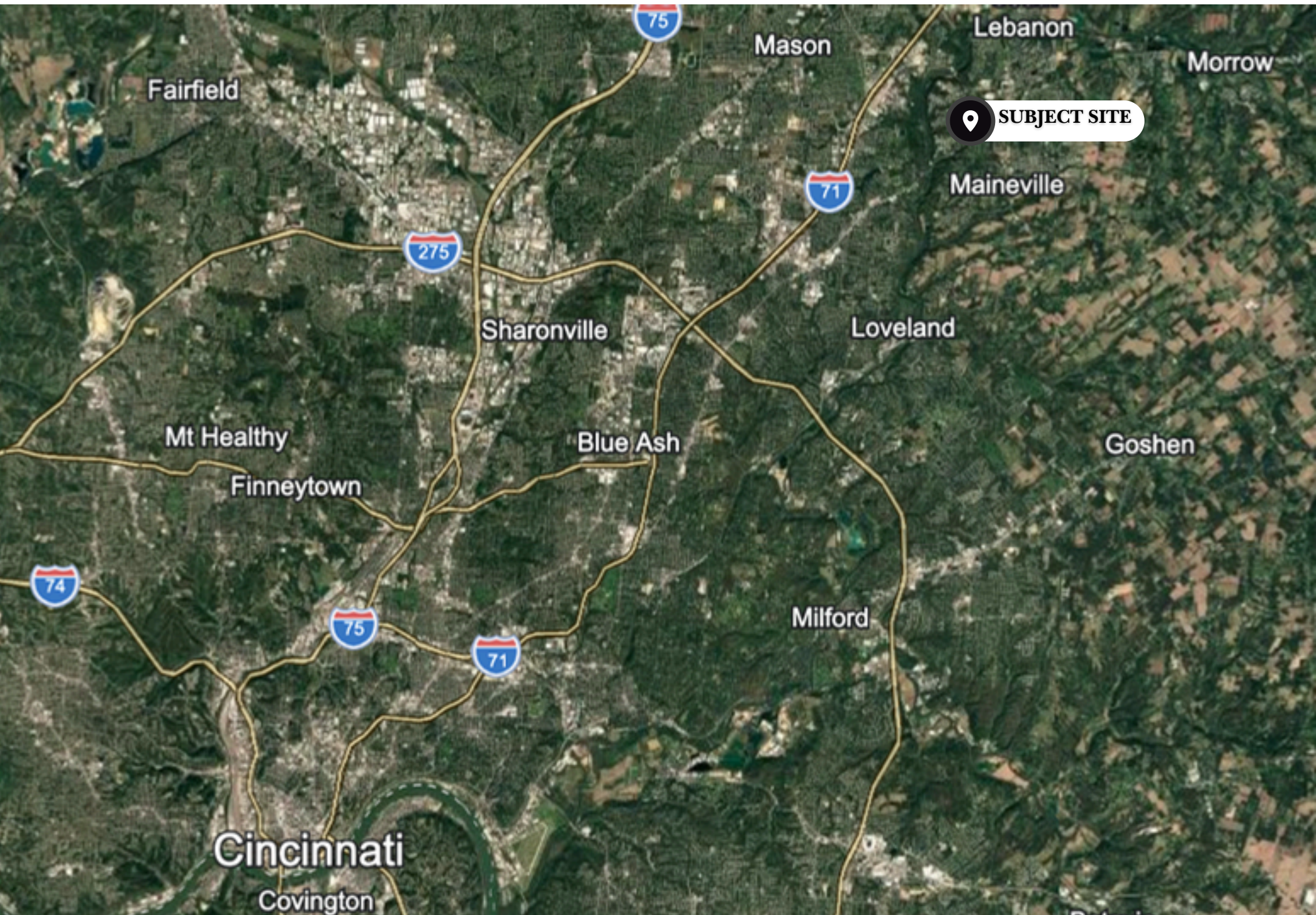
5394 OH-48, Maineville, OH



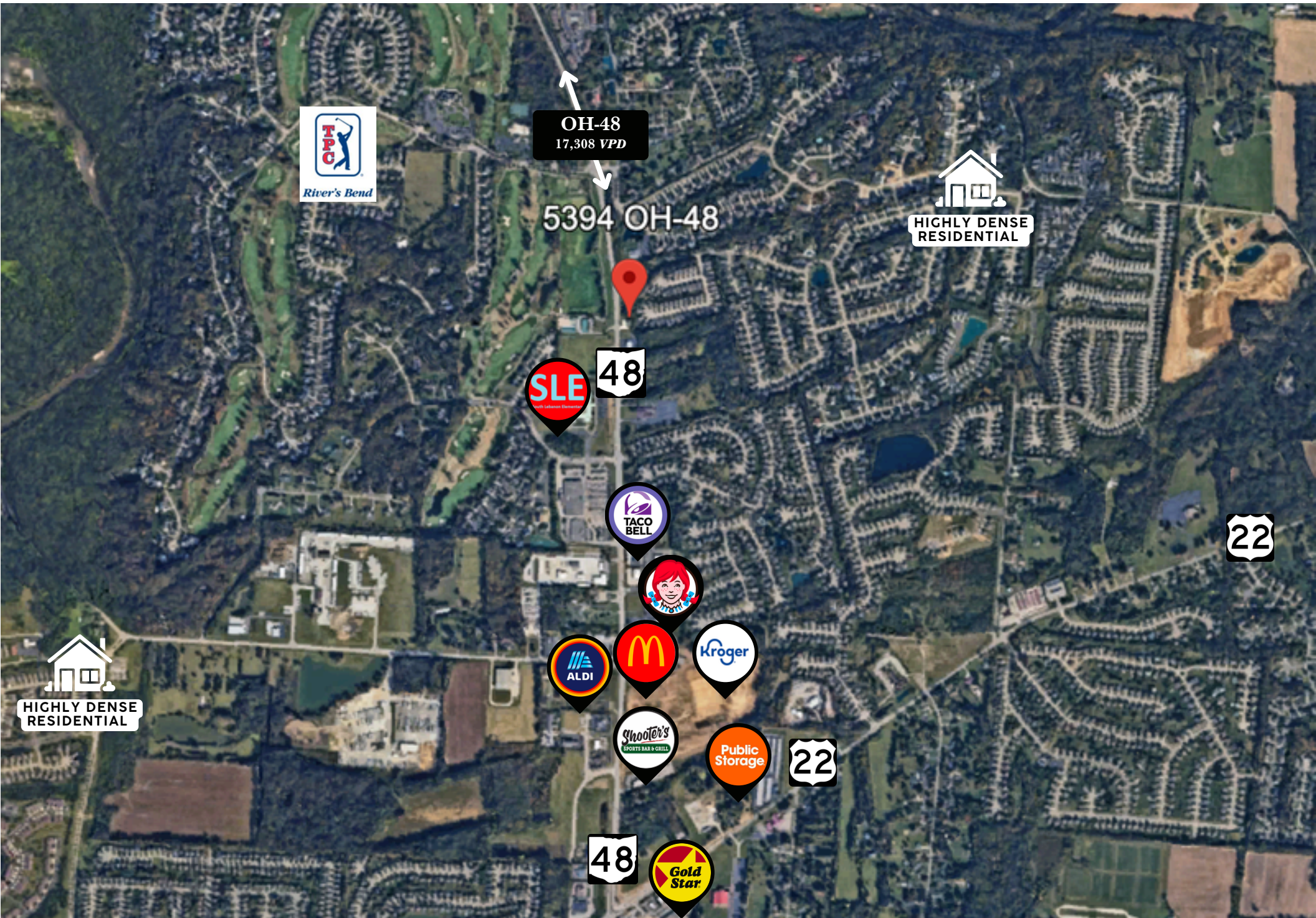
Total Square Footage: 2026 sqft







📍 SUBJECT SITE



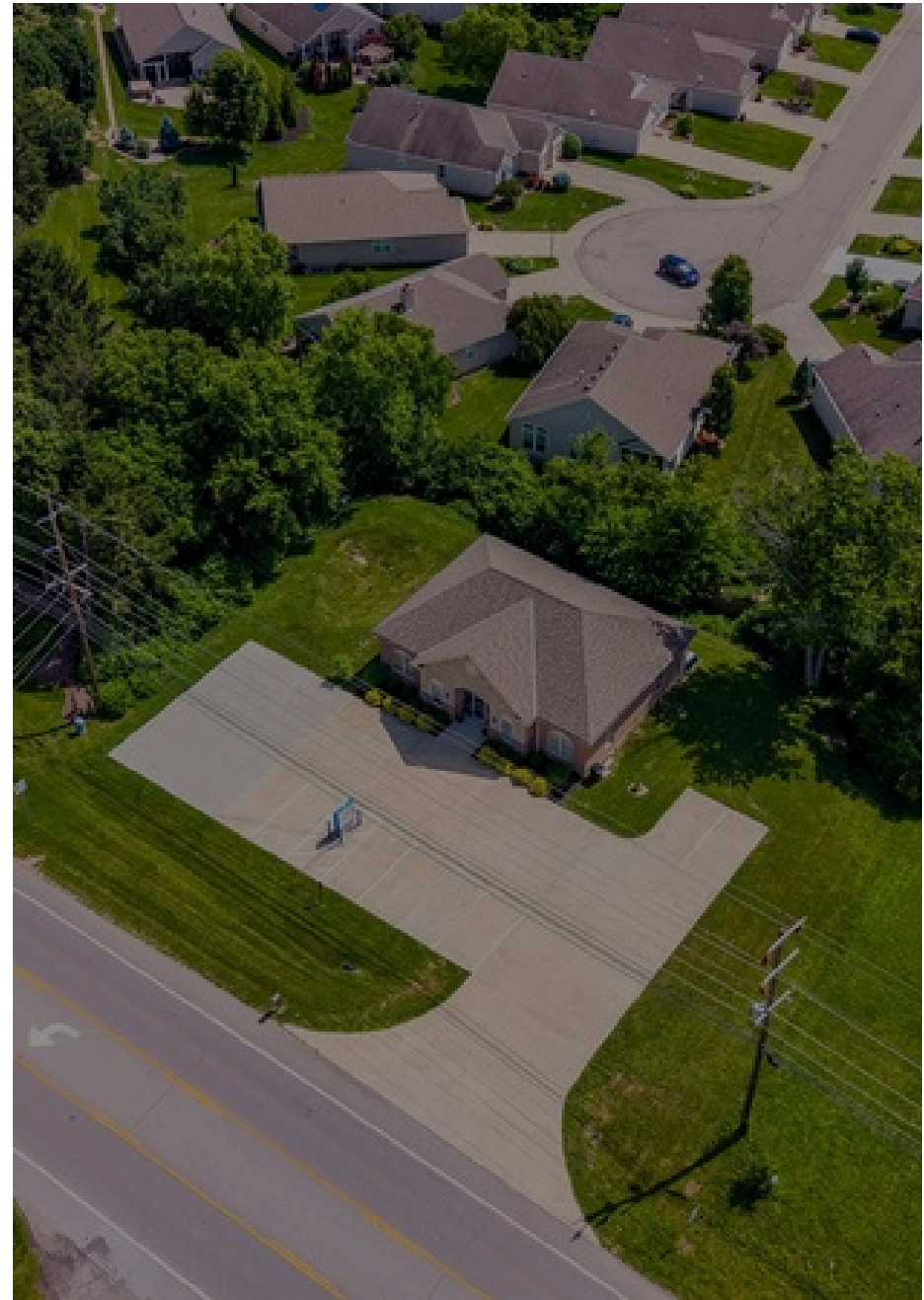
3CRE CAPITAL MARKETS



3CRE Capital Markets is a commercial mortgage banking firm focused on delivering tailored debt solutions for real estate investors. The firm provides capital advisory services across a range of asset classes, including multifamily, industrial, retail, office, hospitality, and special-use properties. With an extensive network of underwriters, 3CRE Capital structures financing aligned with each client's strategy, including acquisition financing, refinancing, construction loans, bridge financing, and permanent debt placement.

The firm differentiates itself through a relationship-driven approach, combining market expertise with disciplined underwriting. Working closely with clients from initial analysis through closing, 3CRE Capital ensures a seamless transaction experience while serving as a trusted partner for both new investors and those growing their portfolios.

Please contact our team for acquisition financing at capitalmarkets@3cre.com or (513) 745-9333





MICHAEL COSTANTINI

PRINCIPAL BROKER

513-383-8413

MIKE@3CRE.COM

TRYFON CHRISTOFOROU

MANAGING PARTNER | BROKER

513-490-6881

TRYF@3CRE.COM