



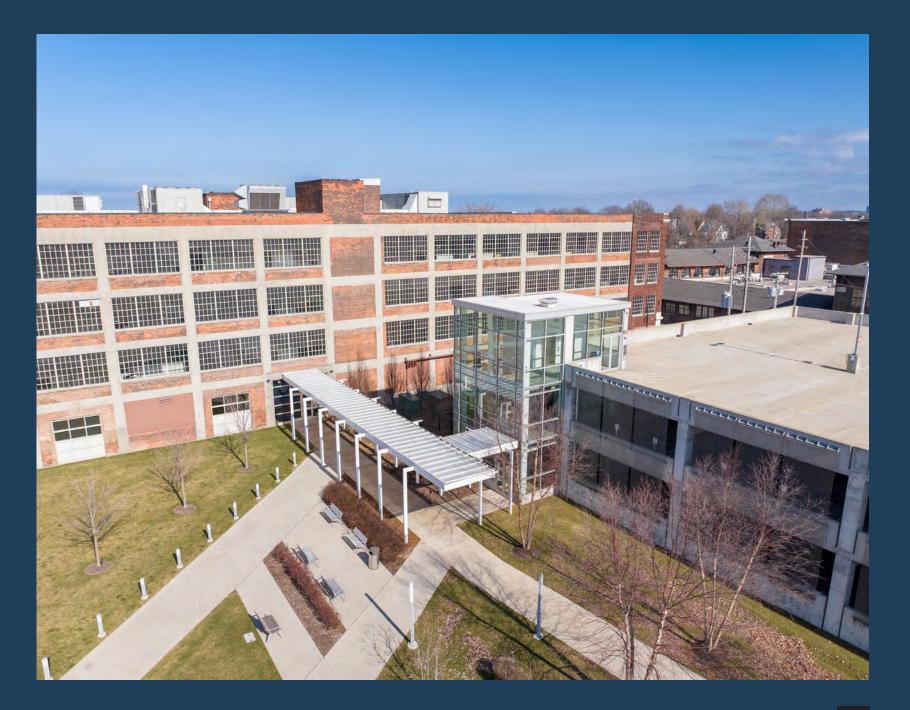


7012 EUCLID AVE CLEVELAND, OHIO

DEALER TIRE

| EXIT CAP RATE | 9.00% |
|---------------|-------------|
| OCCUPANCY | 100% LEASED |
| GOING IN NOI | \$2,115,426 |

The subject is an existing fully-renovated office building containing 165,965 square feet of rentable area. It was originally constructed in 1917 and then fully renovated in 2017. In addition, there is a 650 space multi-level parking garage on-site that was constructed in 2017. The building and parking garage have long-term coterminous leases in place to Dealer Tire as of the effective appraisal date. The site area is 5.24 acres or 228,321 square feet.



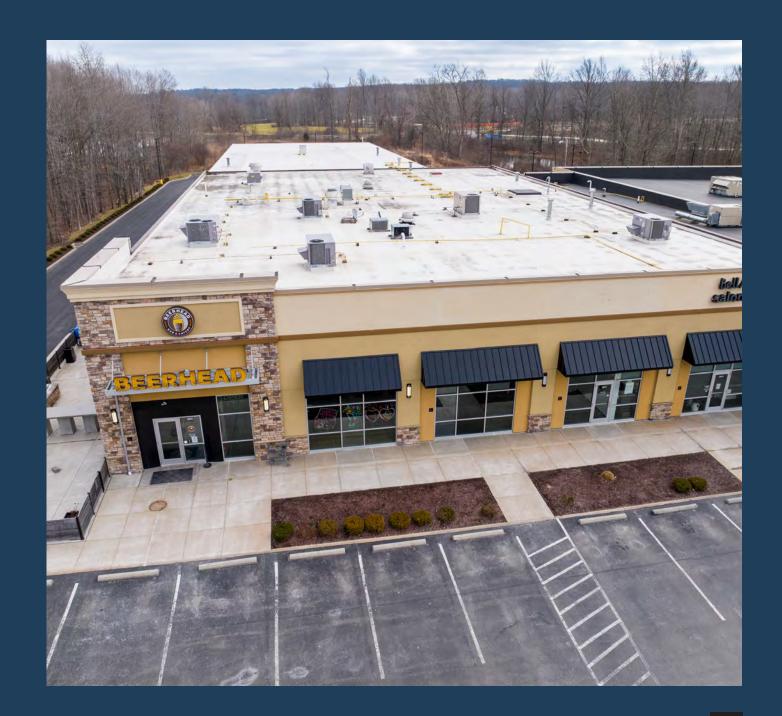
7012 EUCLID AVE, CLEVELAND

8003-8023 CRILE ROAD CONCORD TOWNSHIP

DRUG MART PLAZA

| EXIT CAP RATE | 9.00% |
|---------------|------------|
| OCCUPANCY | 62% LEASED |
| GOING IN NOI | \$509,686 |

The subject is an existing Discount Drug Mart anchored multi-tenant retail shopping center property containing 57,257 square feet of gross leasable area. The subject consists of 28,000 square feet of anchor space, 9,002 square feet of inline retail space and 20,255 square feet of office/warehouse space at rear of the facility. The improvements were originally constructed in 1971, expanded and completely renovated in 2018 and are 76% leased as of the effective appraisal date. The site area is 9.48 acres or 413,005 square feet.



8003-8023 Crile Road, Concord Township

210 S. DEPEYSTER STREET KENT, OHIO

COLLEGE TOWN

| EXIT CAP RATE | 8.25% |
|---------------|-------------|
| OCCUPANCY | 95% LEASED |
| GOING IN NOI | \$2,085,870 |

The subject contains a total of four (4) existing mixed-use properties containing a total of 84 apartment units and a combined total of 116,241 square feet of retail and office space. The improvements were constructed in 2016. The apartments are 100% leased, and the retail space is 92% leased. The site area is 2.00 acres or 87,164 square feet.



210 S. Depeyster Street, Kent

8001-8173 EAST BROAD STREET REYNOLDSBURG

SHOPPES AT EAST BROAD

| EXIT CAP RATE | 9.00% |
|---------------|-------------|
| OCCUPANCY | 90% LEASED |
| GOING IN NOI | \$1,656,333 |

The subject is a community shopping center property containing 204,466 square feet of gross leasable area. Construction of the improvements began in 2016 and finished in mid-2017. As of the effective appraisal date, the improvements were 90% leased. The site area is 24.94 acres.



8001-8173 East Broad Street, Reynoldsburg





