



BUCKEYE BANK HEADQUARTERS AND R.A.B FINANCIAL*

Avon, Ohio

OFFERING MEMORANDUM



*AKA THE 4:8 GROUP



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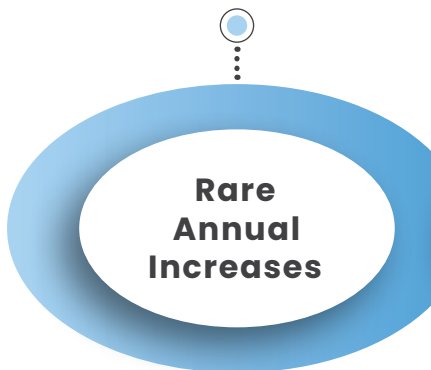
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PROPERTY: BUCKEYE COMMUNITY BANK & R.A.B. FINANCIAL

TENANTS	Buckeye Community Bank, an Ohio Corporation R.A.B. Financial, LLC <i>(The 4:8 Group)</i>
ADDRESS	36901 American Way, Suites 3-5 Avon, Ohio 44011
LOCATION TYPE	Single Tenant Condominiums
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	100% CAM, Tax, Insurance
COMMON AREA MAINTENANCE	Third Party Provides All CAM and Roadway Maintenance Duties
MARKET	Cleveland, Ohio MSA
POPULATION	2,055,612
MEDICAL ANCHORS	Cleveland Clinic Eye Institute Cleveland Clinic Family Health Center
SQUARE FOOTAGE	Buckeye Bank 4,459 SF R.A.B. Financial 2,623 SF
INITIAL TERM EXPIRATION	Buckeye Bank 12-31-2028 R.A.B. Financial 1-31-2033
NET OPERATING INCOME	\$142,359
CAP RATE	8.15%

Tenants Pay Annual Increases of CPI and 3%



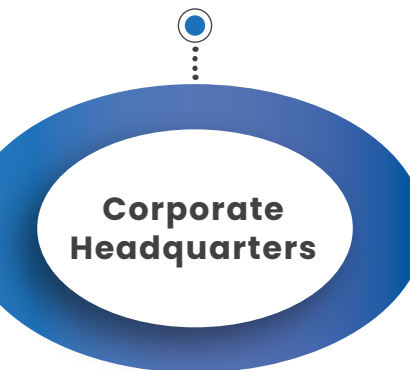
Rare Annual Increases

Blended Lease Term Remaining is Approximately 6 Years



Long-Term Leases

American Way is the Main Office Location for Both Tenants



Corporate Headquarters

INVESTMENT HIGHLIGHTS

Hands Off Lease



NNN Lease Allows Owner to Collect Passive Income

Above Market Return



8.15% Cap Rate Provides Exceptional Cash or Levered Return

Depreciable Asset



Building Lease Allows for Annual Depreciation

Excellent Co-Tenancy



Cleveland Clinic Family Health Center, Cleveland Eye Clinic, and More



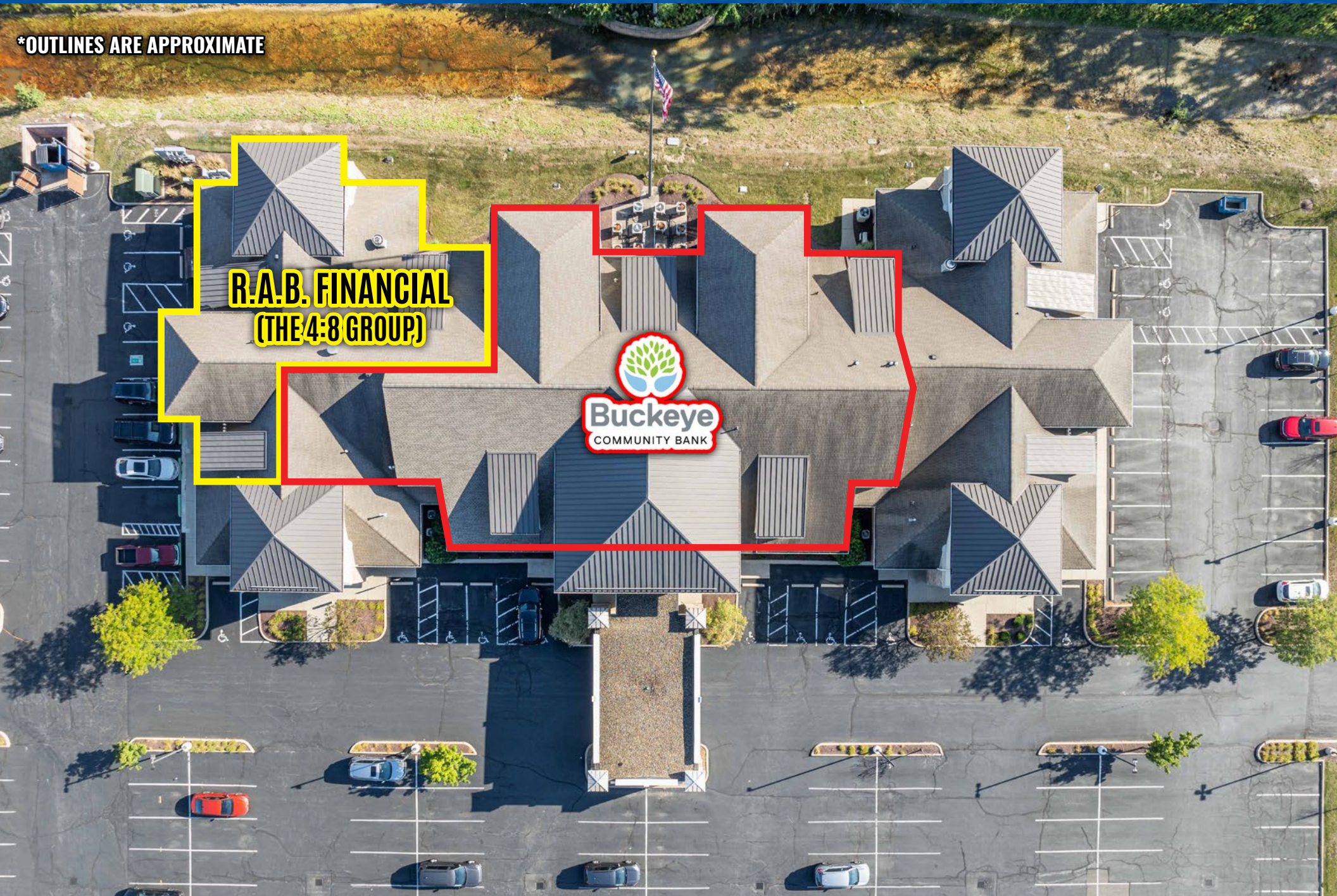
CLEVELAND, OHIO

Cleveland is a major city in the U.S. state of Ohio and the county seat of Cuyahoga County. Greater Cleveland is ranked as the 32nd largest metropolitan area in the U.S., with 2,055,612 people. The city is located on the southern shore of Lake Erie and was founded in 1796 near the mouth of the Cuyahoga River. It became a manufacturing center due to its location on both the river and lake shore, as well as being connected to numerous canals and railroad lines. As Cleveland continues to evolve and grow, the economy relies on diversified sectors such as manufacturing, financial services, healthcare, entertainment and biotechnology. Over the last 5 years, Cleveland has added over \$5 billion worth of new construction, including 1,500 hotel rooms, converting 1 million square feet of commercial space into 3,300 residential units and added 350,000 square feet of prime office space. The city is home to some of the best hospitals in the U.S., including The Cleveland Clinic, University Hospital and MetroHealth. Additionally, the city is home to Playhouse Square, the second largest performing arts center in the U.S. behind New York City's Lincoln Center.

PROPERTY DESCRIPTION

For sale are two adjacent condos on long-term leases to the headquarters of Buckeye Community Bank and R.A.B. Financial. Located in the affluent community of Avon, Ohio, with close access to Interstate 90, the location caters to businesses desiring to capture a wide geographic area including Lorain County and Cuyahoga County. Buckeye Bank features 8+ years of remaining base term, and R.A.B. Financial features 4 years, and BOTH tenants have annual rental increases of CPI and 3%, respectively, built into their leases, for a constantly growing return on investment. Because the developer of the project maintains common areas and the lease requires the tenant to reimburse for common area maintenance, real estate taxes, and insurance, this lease is hands off to the investor. The tenants are also responsible for the interior of their space and HVAC repairs and replacements. Offered at an 8.15% cap rate, increasing annually, this offering provides a higher rate of return than most competitive commercial investments. Known as "American Way," the complex has close access to Interstate 90 just one block east and is home to numerous well-known tenants that draw clientele regionally, including the Buckeye Bank Headquarters, RAB Financial, Cleveland Eye Clinic, Cleveland Clinic Family Health Center, Weston Dental, Lake Erie Crushers, and more.

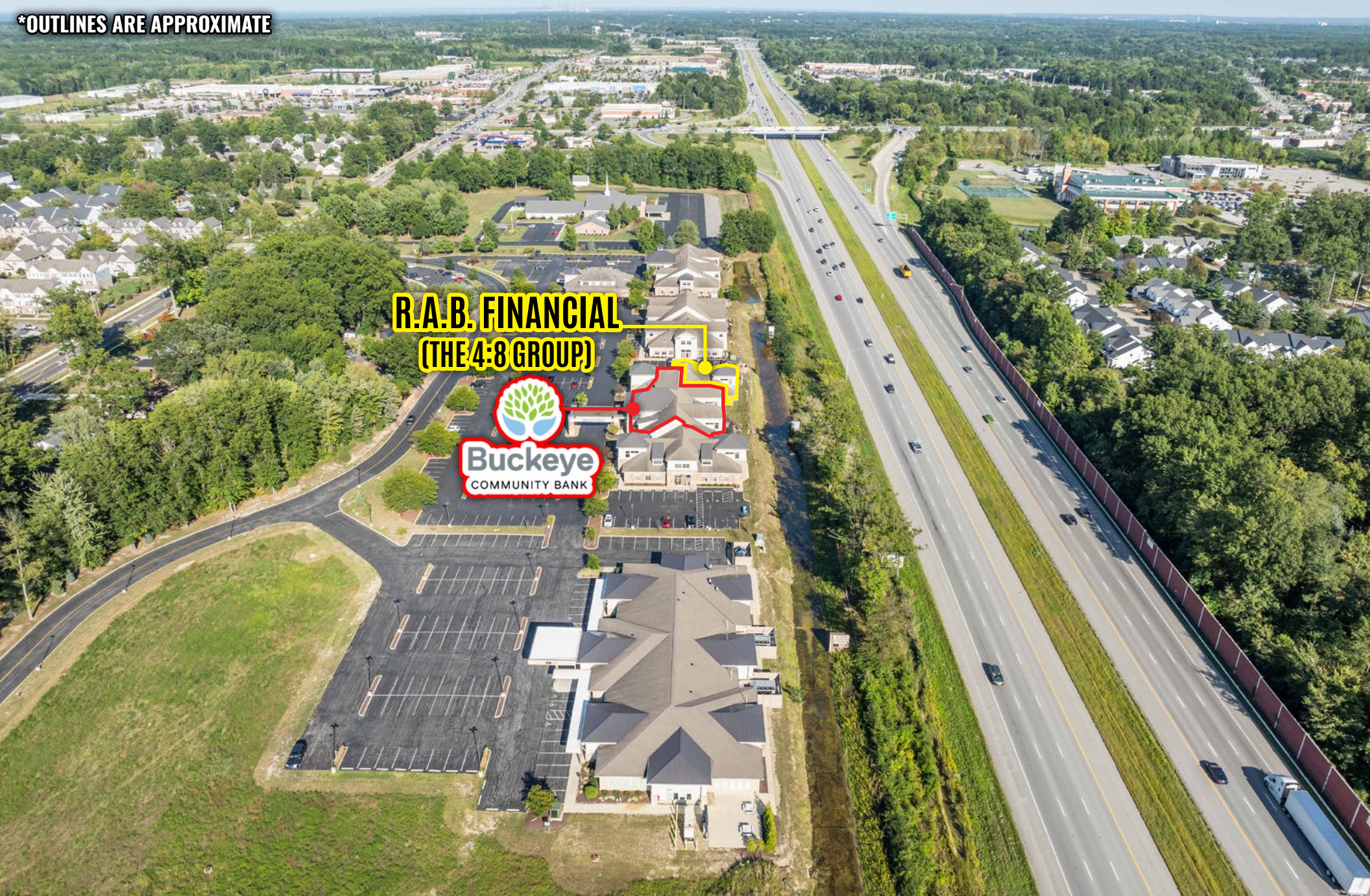
*OUTLINES ARE APPROXIMATE



**R.A.B. FINANCIAL
(THE 4:8 GROUP)**



***OUTLINES ARE APPROXIMATE**



**R.A.B. FINANCIAL
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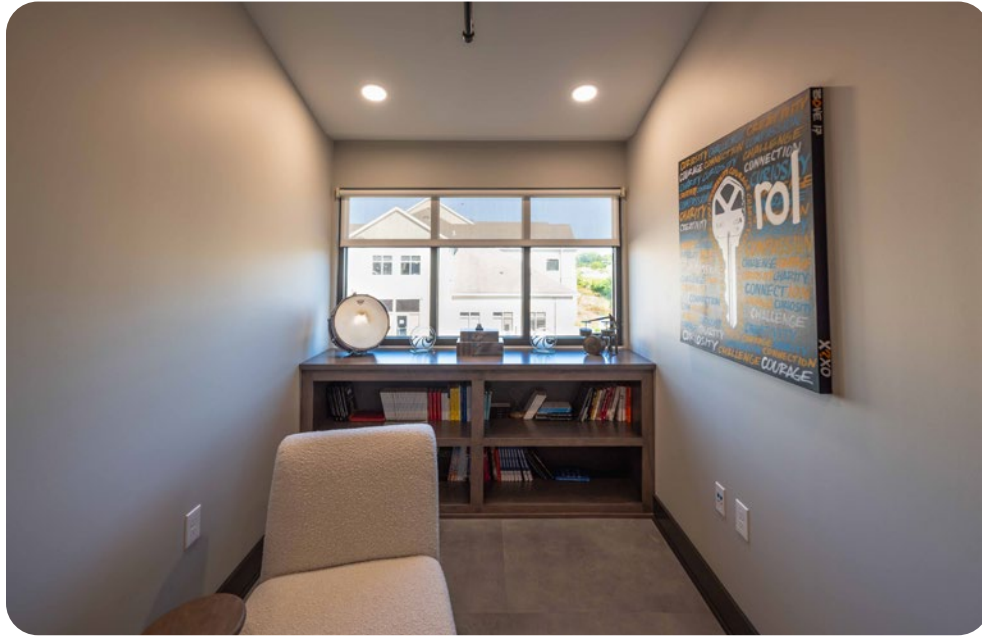


***OUTLINES ARE APPROXIMATE**



**R.A.B. FINANCIAL
(THE 4:8 GROUP)**









VALUATION SUMMARY | 2024 PROFORMA

INCOME

Occupancy: 100%

BASE RENTAL INCOME

Tenant	Size (SF)	Annual Rent	PSF
Buckeye Bank	4,459	\$96,922.00	\$21.74
R.A.B. Financial	2,623	\$54,447.00	\$20.76
Total	7,082	\$151,369.00	\$21.25

REIMBURSED EXPENSES

2023

Property Taxes	\$31,586.00
Insurance	\$2,924.00
Common Area Maintenance	\$31,133.00
Common Roadways (Campus Fee)	\$7,252.00
Total	\$72,895.00

GROSS POTENTIAL RENT \$151,369.00

EXPENSE REIMBURSEMENTS \$72,895.00

YEAR 1 EFFECTIVE GROSS INCOME \$224,264.00

OPERATING EXPENSES

2023

Common Area Maintenance	\$31,133.00
Common Roadways (Campus Fee)	\$7,252.00
Insurance	\$2,924.00
Property Tax	\$31,586.00
Management Fee	\$9,010.00
Total	\$81,905.00


YEAR 1 EFFECTIVE GROSS INCOME \$224,264.00

LESS EXPENSES \$81,905.00

NET OPERATING INCOME \$142,359.00

PRICING AT 8.15% CAP RATE \$1,746,736.20



TENANT NAME	LEASE TERM	RENTAL RATES		SQ FEET				
 <p>Buckeye COMMUNITY BANK</p> <p><i>Buckeye Community Bank, an Ohio Corporation</i></p>	<p>BEGIN 4-4-2023</p> <p>END 12-31-2028</p>	<table border="1"> <thead> <tr> <th data-bbox="1234 613 1436 651">LEASE YEAR</th> <th data-bbox="1478 613 1659 651">ANNUALLY</th> </tr> </thead> <tbody> <tr> <td data-bbox="1268 672 1402 709">Current</td> <td data-bbox="1478 672 1659 709">\$96,922.00</td> </tr> </tbody> </table>		LEASE YEAR	ANNUALLY	Current	\$96,922.00	<p>4,459</p>
LEASE YEAR	ANNUALLY							
Current	\$96,922.00							
<p>COMMENTS/OPTIONS</p> <p>Tenant reimburses its pro rata share of common area maintenance, real estate taxes, and insurance.</p> <p>Annual Increases: Rent increases annually by CPI</p> <p>Options: Two 5-year options to renew with 180 days notice, with annual rental increases based on CPI</p> <p>HVAC: Tenant's responsibility</p>				<p>RECOVERY TYPE</p> <p>NNN</p>				
				<p>PRO RATA</p> <p>100%</p>				

TENANT NAME

R.A.B.
Financial,
LLC



LEASE TERM

BEGIN 7-26-2022
END 1-31-2033

RENTAL RATES

LEASE YEAR	ANNUALLY
Current	\$54,447.00
2025	\$56,080.41
2026	\$57,762.82
2027	\$59,495.70
2028	\$61,280.58
2029	\$63,118.99
2030	\$65,012.56
2031	\$66,962.94
2032	\$68,971.83

SQ FEET

2,623

COMMENTS/OPTIONS

Tenant reimburses its pro rata share of common area maintenance, real estate taxes, and insurance.

Annual Increases: Rent increases annually by 3% over the previous year.

Options: Two 5-year options to be exercised with 120 days notice. The first year's option rent shall be \$71,214.12 and shall increase by 3% annually during both option periods

HVAC: Tenant's responsibility

RECOVERY TYPE

NNN

PRO RATA

100%



Buckeye Bank was founded when local businessman Billy S. Rowland led a team that recognized the real need and remarkable opportunity to serve the small and mid-sized businesses with a community-minded bank. The bank works to fulfill the founders' vision of a bank that supports Cleveland's local economy, gives back to the community and builds solid relationships through expert service and knowledge. As Buckeye celebrates more than 20 years of operation, and while other locally owned financial institutions that served Lorain County have succumbed to mergers and acquisitions by out-of-town institutions, Buckeye continues to stand strong serving the area by ensuring that there is a real community bank available to the local businesses. Buckeye Bank offers its customers lines of credit, home loans, term loans, commercial real estate loans, letters of credit, SBA loans, and much more. The bank has over 45 trained relationship managers and staff allowing them to make and service loans throughout a wide geographic region surrounding Avon, Ohio.

BUCKEYEBANK.COM





R.A.B. FINANCIAL



R.A.B. Financial's goal is to help the affluent make smart decisions with their money so they can enjoy their life to the fullest. They demonstrate how, through evidence-based-investing, their clients can increase the probability of achieving their goals. The company uses a comprehensive process to help clients address each of their five key concerns: making smart decisions about their money, mitigating their taxes, taking care of their heirs, making sure their assets are not unjustly taken and magnifying their charitable gifts. S.A.B. works with a network of professional advisors to help their clients maximize the probability of achieving everything that is most important to them. Bob Bove is the founder and owner of R.A.B. financial and has been helping clients since 1998.

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LOOKING EAST

LOOKING EAST

JCPenney, Lowe's, MENARDS, HOBBY LOBBY, Petco, ALDI, 32,083 VPD (24), Walmart*, BEST BUY, 30,333 VPD (24), getGo, Perkins, GH CHRISTIAN HERITAGE, Ashley Furniture, Duluth Trading, City Barbeque, Freddy's, Charley's, Main Event, Cabela's

AVON COMMONS

Target, Kohl's, HomeGoods, Five Below, Heinen's, Marshalls, PetSmart, Carter's, Michaels, Costco Wholesale, Red Robin, Zeeats

CHESTER ROAD SQUARE

Bubba's Burgers, Fujiyama, edible

AVON CROSSING

O'Reilly Auto Parts, Discount Tire, Arby's, Panda Express, The Salvation Army, Wendy's, Firestone, Calver's, Dollar Bank, Swensons

FRENCH CREEK SQUARE

Tropical Smoothie Cafe, Moe's, Penn Station, Great Clips, Bank of America, Palm Beach Tan, Bibibop, GameStop, Verizon

Starbucks, Chipotle Mexican Grill, Jimmy John's, Hengels, Nothing Bundt Cakes, Sport Clips Haircuts, AT&T

AVON POINTE PROFESSIONAL CAMPUS

SITE

Buckeye
COMMUNITY BANK

THE 4:8 GROUP

CLEVELAND EYE CLINIC
By Midwest Vision Partners



66,636 VPD (24)

LOOKING WEST

66,636 VPD (24)

DN KN' **MIDNIGHT'S PUB & GRILL**

Crushers **the Y** **extended STAY AMERICA** **the great escape**

AJ ROSE **University Hospitals**

B.Y'S WHOLESALE CLUB **CHEVROLET** **GMC** **BUICK**

CLEVELAND EYE CLINIC
By Midwest Vision Partners

APEX SKIN
MEDICAL / SURGICAL / AESTHETIC
Dermatology and Skin Surgery Center

DERMATOLOGY PARTNERS, INC.

Cleveland Clinic

AMERICAN WAY

CHESTER RD

Young Explorers
MONTESSORI SCHOOLS

INTERSTATE 90

SITE

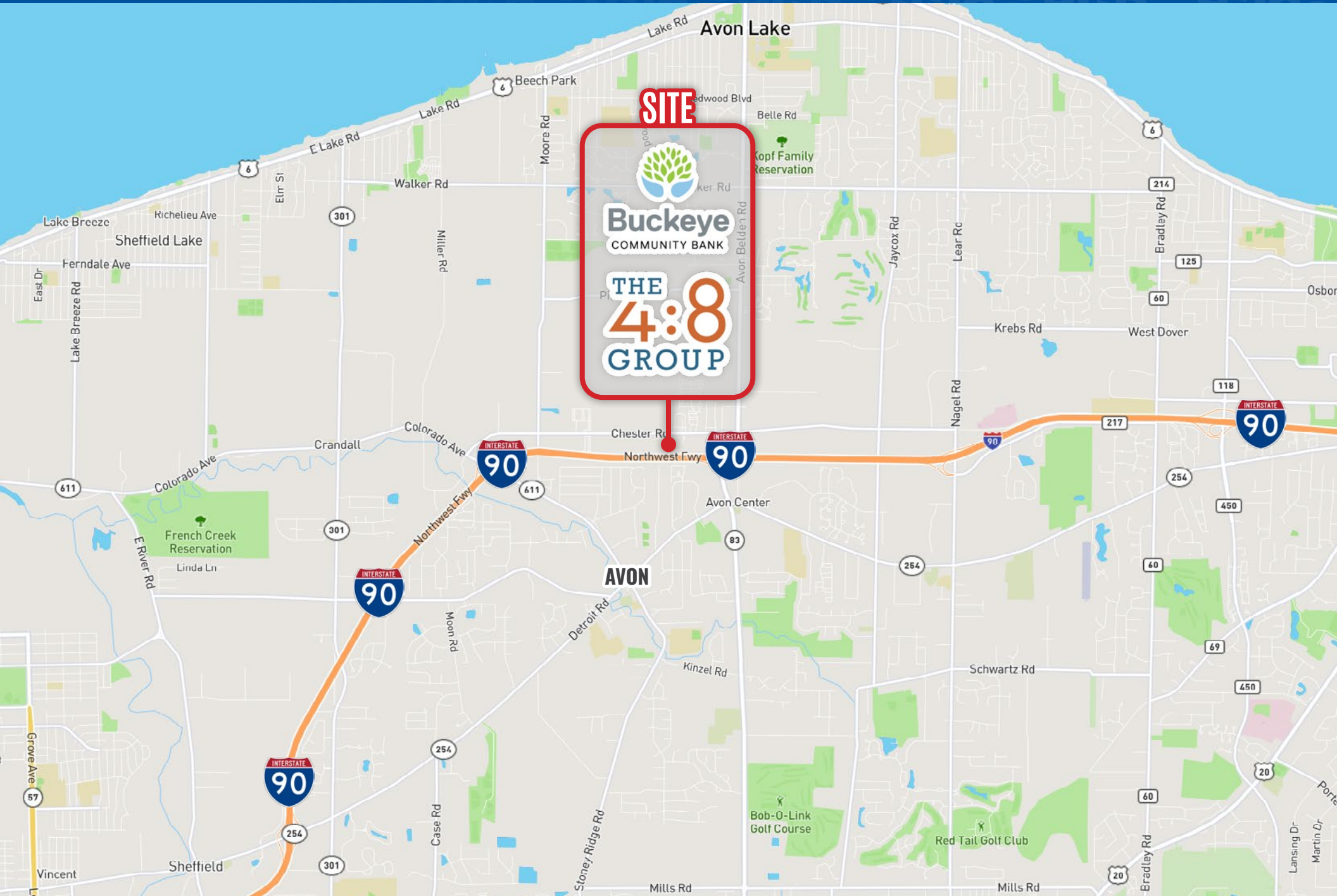
Buckeye
COMMUNITY BANK

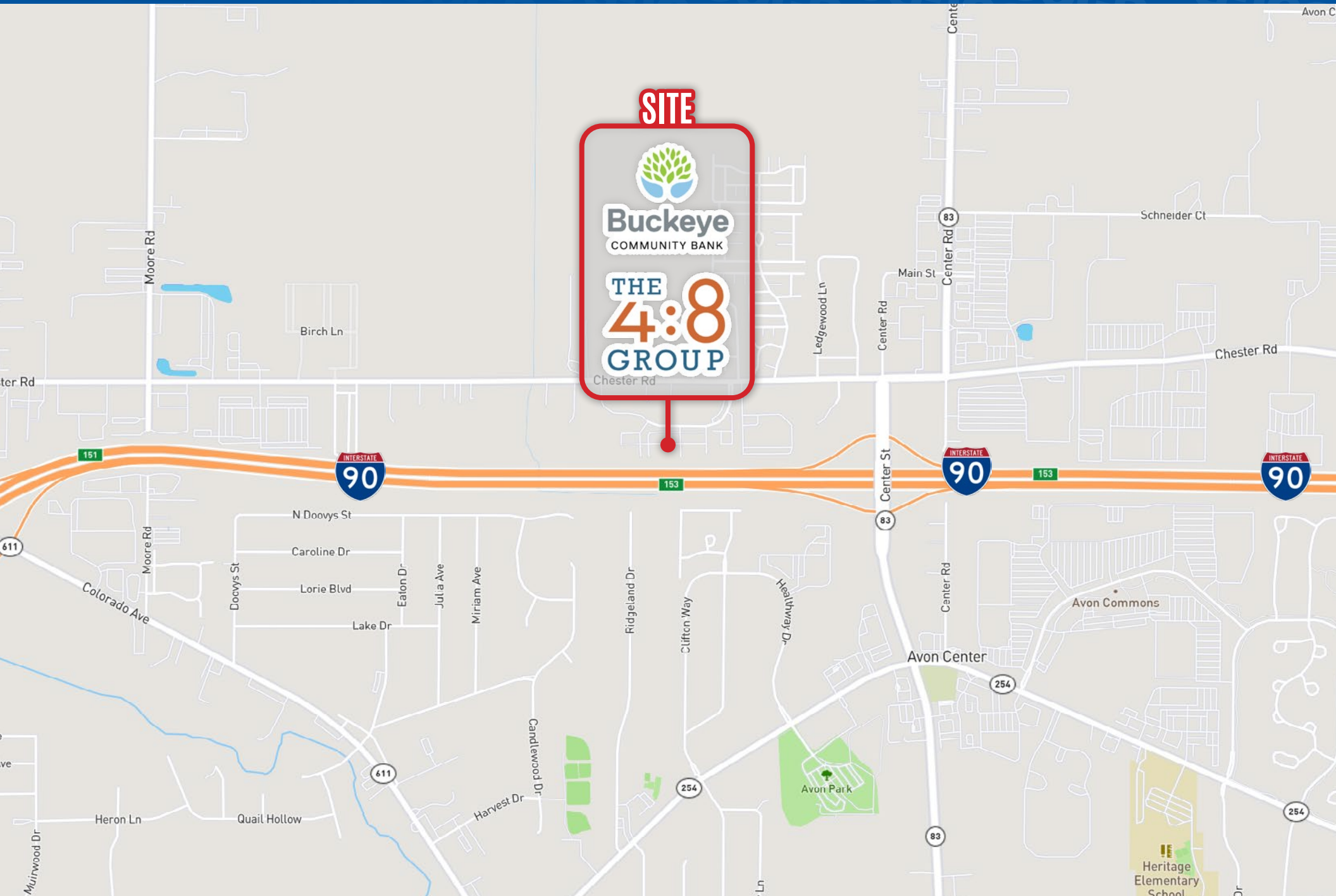
THE 4:8
GROUP

AVON POINTE PROFESSIONAL CAMPUS

TIMBER LAKE
TOWNHOMES

252 UNITS





POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Population	4,435	40,246	112,086	194,977
5 Year Projected Population	4,573	40,699	113,926	196,260
2020 Census Population	4,230	39,812	109,068	191,143

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Households	1,822	15,544	44,277	78,699
5 Year Projected Households	1,885	15,783	45,053	79,248
2020 Census Households	1,758	15,272	43,009	77,120

AGE	1 MILE	3 MILE	5 MILE	7 MILE
Est. Population Under 10 Years	12.1%	11.1%	10.9%	10.9%
Est. Population 10-19	14.2%	14.9%	13.4%	12.7%
Est. Population 20-30	11.8%	10.3%	10.6%	10.9%
Est. Population 30-44	18.2%	15.6%	16.6%	17.1%
Est. Population 45-59	17.9%	21.6%	20.6%	19.8%
Est. Population 60-74	17.2%	17.3%	18.7%	19.3%
Est. Population 75 Years or Over	8.6%	9.2%	9.2%	9.3%

INCOME	1 MILE	3 MILE	5 MILE	7 MILE
Est. HH Inc \$200,000 or more	3.7%	11.0%	8.7%	7.3%
Est. HH Inc \$150,000 to \$199,999	9.0%	15.6%	14.3%	11.1%
Est. HH Inc \$100,000 to \$149,999	18.8%	21.2%	19.9%	17.8%
Est. HH Inc \$75,000 to \$99,999	15.8%	13.2%	13.7%	14.0%
Est. HH Inc \$50,000 to 74,999	11.3%	13.3%	16.1%	16.8%
Est. HH Inc \$35,000 to \$49,999	5.7%	8.1%	10.9%	11.6%
Est. HH Inc \$25,000 to \$34,999	12.3%	7.0%	6.1%	7.8%
Est. HH Inc \$15,000 to \$24,999	3.0%	3.8%	5.1%	6.6%
Est. HH Inc Under \$15,000	20.3%	6.7%	5.2%	7.0%
Est. Average Household Income	\$87,589	\$116,788	\$114,273	\$101,783
Est. Median Household Income	\$67,398	\$94,969	\$86,135	\$75,255
Est. Per Capita Income	\$35,984	\$45,107	\$45,141	\$41,083

5 MILE RADIUS DEMOGRAPHICS

112,086
Population

44
Median Age

2.50
Avg. HH Size

AVERAGE HOUSEHOLD INCOME

1 Mile	\$87,589
3 Mile	\$116,788
5 Mile	\$114,273

