

MEN'S WELLNESS MEDICAL CLINIC

5240 SOCIALVILLE-FOSTER RD, MASON, OH 45040 (CINCINNATI MSA)



OFFERING MEMORANDUM

Marcus & Millichap



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FedEx **Starbucks** **SUBWAY**
CHASE **IHOP**
MISSION BBQ **Joella's HOT CHICKEN**
the green farm JUICERY
Walmart Supercenter **GameStop**
PNC BANK **AAA**
SEOUL BBQ **SUPERCUTS**
WOODFOREST NATIONAL BANK **Red Robin**

AVEDA WHBM **DICK'S SPORTING GOODS**
CHICO'S **sleep number**
REVIVE **LOFT** **five BELOW**
RE/MAX **LANE BRYANT CONDADO**
BED BATH & BEYOND **Talbots** **PIADA ITALIAN STREET FOOD**
Huntington Bank **ASHLEY FURNITURE HOMESTORE** **PANDA EXPRESS**
DiBella's Subs **McALISTER'S DELI** **WHOLE FOODS** **J'S. A. BANK**
BARNES & NOBLE **Qdoba MEXICAN GRILL** **Sprint**
GYMBOREE **buybuy** **CULTA**

Subject Property
LowT Center

Socialville-Foster Rd 16,150 VPD

LIFETIME
 THE HEALTHY WAY OF LIFE COMPANY

SOMERSET at Deerfield

P&G Mason Business Center - 1.3 Million SF Facility on 253 Acres

Mason Montgomery Rd 30,189 VPD

HWY 71 92,717 VPD

ups
LOWE'S

Kroger **KROGER FUEL** **Bob Evans** **Gold Star**
SMOOTHIE KING **HALF PRICE BOOKS** **Wendy's**
Firestone **PET SMART** **Walgreens**
Tide **Starbucks** **JO-ANN fabric and craft stores** **McDonald's**
SUBWAY **PALM BEACH TAN** **Sport Clips HAIRCUTS**

apex
 Supply Chain Technologies

Clopay

SONDERO
 BREWING

Anthem



Executive Summary

5240 Socialville-Foster Rd, Mason, OH 45040 (Cincinnati MSA)

FINANCIAL SUMMARY

Price	\$1,228,400
Cap Rate	7.75%
Building Size	3,602 SF
Net Cash Flow	7.75% \$95,200.92
Year Built	2006
Lot Size	Condo Interest

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	Corporate Store
Guarantor	Corporate
Lease Commencement Date	May 1, 2018
Lease Expiration Date	April 30, 2033
Lease Term Remaining	8.5 Years
Rental Increases	2% Annually, 2.5% in Options
Renewal Options	1, 5 Year Option

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
5/1/2025 – 4/30/2026	\$95,200.92	7.75%
5/1/2026 – 4/30/2027	\$97,104.94	7.90%
5/1/2027 – 4/30/2028	\$99,047.04	8.06%
5/1/2028 – 4/30/2029	\$101,027.98	8.22%
5/1/2029 – 4/30/2030	\$103,048.54	8.39%
5/1/2030 – 4/30/2031	\$105,109.51	8.56%
5/1/2031 – 4/30/2032	\$107,211.70	8.73%
5/1/2032 – 4/30/2033	\$109,355.93	8.90%

Options	Annual Rent	Cap Rate
Option 1 (5/1/2033 – 4/30/2034)	\$112,089.83	9.12%
Option 1 (5/1/2034 – 4/30/2035)	\$114,892.07	9.35%
Option 1 (5/1/2035 – 4/30/2036)	\$117,764.38	9.59%
Option 1 (5/1/2036 – 4/30/2037)	\$120,708.49	9.83%
Option 1 (5/1/2037 – 4/30/2038)	\$123,726.20	10.07%

Base Rent	\$95,200.92
Net Operating Income	\$95,200.92
Total Return	7.75% \$95,200.92





HARBOUR WATCH



ARCTIC BLAST CRYO

THE Dermatology GROUP

Subject Property
LowT Center

OrthoCincy
Orthopaedics & Sports Medicine

Dermatology Skin Care ASSOCIATES



AVEDA WHBM **DICK'S SPORTING GOODS** **DiBella's Subs** **WHOLE FOODS** **PIZZA STUFF**
CHICO'S sleep & number **five BELOW** **McALISTER'S DELI** **ASHLEY FURNITURE** **P.S. A. BANK**
REVIVE FITNESS SYSTEMS **LOFT** **BARNES & NOBLE** **Qdoba MEXICAN GRILL** **Sprint**
RE/MAX **LANE BRYANT CONDADO** **Talbots** **PIADA ITALIAN STREET FOOD** **GYMBOREE** **buy buy BABY** **ULTA BEAUTY** **Panera BREAD**
Huntington Bank

FedEx **Starbucks** **SUBWAY**
CHASE **MISSION BBQ** **the green farm JUICERY** **Joella's HOT CHICKEN**
Walmart Supercenter **GameStop**
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WOODFOREST NATIONAL BANK **Red Robin**

P&G Mason Business Center - 1.3 Million SF Facility on 253 Acres

Mason Montgomery Rd 30,189 VPD

Childrens Learning Adventure Childcare Center Coming Soon

Socialville-Foster Rd 16,150 VPD

Subject Property



SUBWAY **PALM BEACH TAN**
SALE PRICE BOOKS **Starbucks** **Kroger**
SportClips HAIRCUTS



Property Description



INVESTMENT HIGHLIGHTS

- » **8.5 Years Remaining on Triple-Net (NNN) Corporate Lease**
- » Strong Performing Location
- » **2% Annual Increases, 2.5% Increases in Options**
- » Low T Center Operates 40 Locations Across 10 States
- » **1.3 Miles to Deerfield Towne Center - 460,000 SF of Retail and More than 50 National Brands**
- » Excellent Access and Visibility on Social-Foster Rd (16,100+ Cars per Day)
- » **Average Household Income Exceeds \$145,700 within Immediate Area**
- » Condominium Interest in a 2.05 Acre Medical Office Condominium Development
- » **156,344 Residents within a 5-Mile Radius**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2028 Projection	8,524	71,365	160,192
2023 Estimate	8,307	69,401	156,344
Growth 2023 - 2028	2.62%	2.83%	2.46%

Households

2028 Projections	3,123	28,255	61,703
2023 Estimate	3,037	27,422	60,131
Growth 2023 - 2028	2.84%	3.04%	2.61%

Income

2023 Est. Average Household Income	\$145,781	\$142,100	\$149,326
2023 Est. Median Household Income	\$112,483	\$104,111	\$107,133

Tenant Overview



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Locations



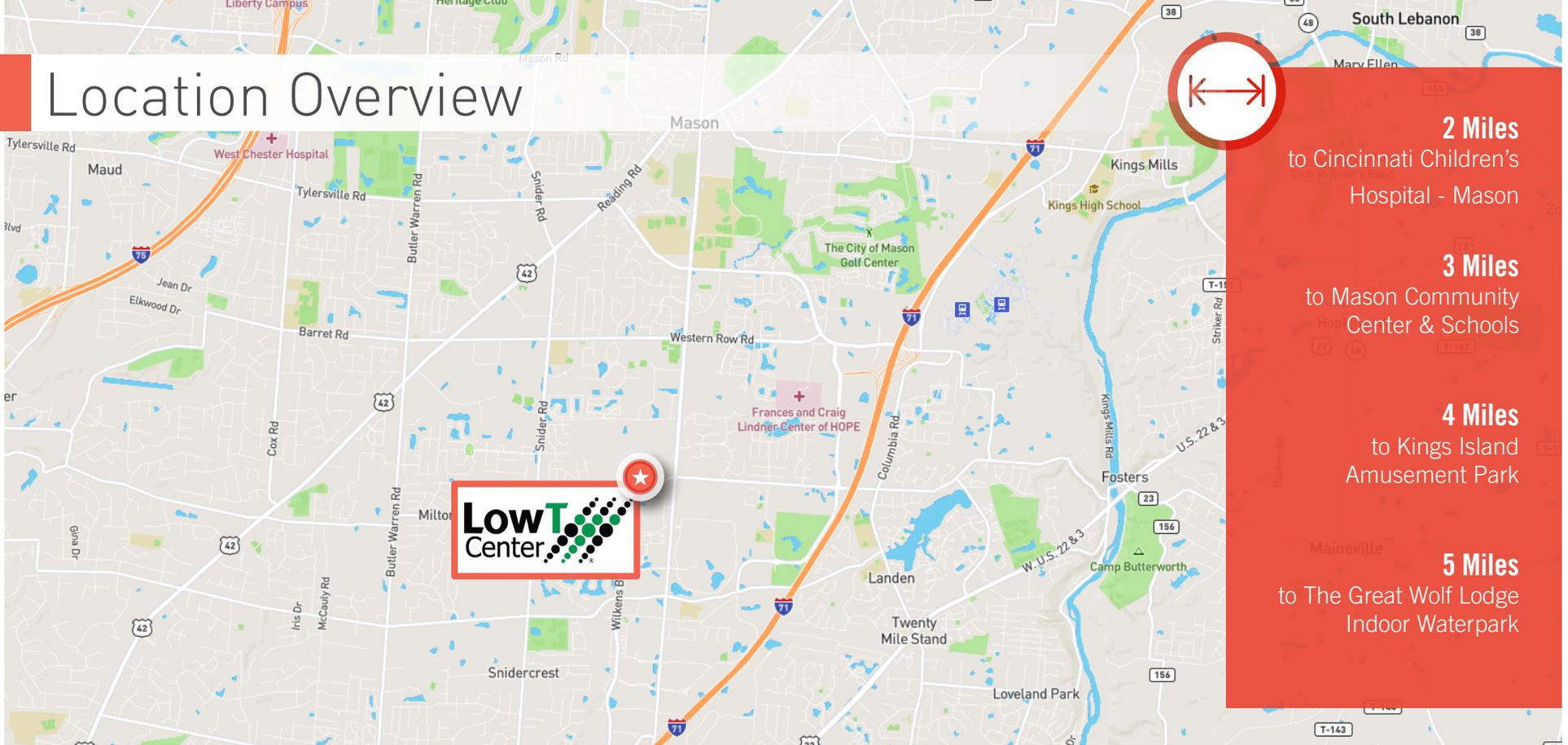
WWW.LOWTCENTER.COM
Website



TOMBALL, TX
Headquarters

Low T Center is a leader in the provision of physician led diagnosis and treatment of low testosterone in men. Studies indicate testosterone deficiency has been linked to diabetes, metabolic syndrome, obesity, and high blood pressure. Low T Center was designed so men can walk in, take a simple blood test, and know within 45 minutes if they are a candidate for Testosterone Replacement Therapy. Low T Center primarily serves men, typically aged 30 and older, who may be experiencing the effects of Low T or other age-related health issues. The services cater to individuals seeking solutions to improve their energy levels, physical fitness, and overall well-being. The company offers lab testing to assess testosterone levels and other important health markers. This allows for a personalized treatment plan for each patient. Experience shows testosterone injections may lead to improved energy, strength, and libido, as well as decreases in body fat, irritability, and depression. Low T Center operates nationwide with a network of clinics across the United States. Many of their locations offer convenient hours and a comfortable, private setting for patients to receive care.

Location Overview



Mason, the largest city in Warren County, Ohio is situated 22 miles northeast of Cincinnati. Characterized as family-oriented, affluent, progressive, innovative, and well-educated, the Mason community has both a state-wide and nationally renowned public education system, and features an impressive array of sports, recreation, tourist attractions, performing arts, and a wide range of retail options. Mason's twenty-four business parks are home to 150 corporations in high-income sectors including advanced manufacturing, aerospace, automotive, medical device, logistics, headquarters and bio and digital technologies.

Among the numerous sports and recreational attractions in Mason is a family favorite destination since its founding in 1972: Kings Island, which features top ranked roller coasters that attract roughly three and a half million average

visitors annually. Other events that draw crowds to the area are the international Western & Southern Tennis Open, which is hosted in Mason, and the Great Wolf Lodge indoor waterpark.

Mason is part of the Cincinnati, OH metropolitan area. This MSA accommodates nine Fortune 500 corporate headquarters and fifteen Fortune 1000 companies. In addition to Fortune 500 headquarters, 400 Fortune 500 companies have a presence in the greater Cincinnati Area. Major employers include Kroger, Procter & Gamble, Macy's, Fifth Third Bancorp, Western & Southern Financial Group, American Financial Group, Cintas, and Ohio National Mutual. In addition to numerous corporate and regional headquarters, more than 700 businesses which employ an estimated 23,800 people are located in Mason, Ohio.

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