COLDWELL BANKER COMMERCIAL CONFIDENTIAL OFFERING MEMORANDUM

ENTERTAINMENT / RECREATION / ADAPTIVE REUSE OPPORTUNITY

Northridge Lanes

1333 Moorefield Road · Springfield, Ohio 45503

A 24-lane bowling center with bar and full-service restaurant, offered with **approximately $800,000 of professional restoration already completed and paid for** — including whole-building cleaning and deodorization, restored pinsetter mechanicals, three new rooftop HVAC units, and a new 1,200-amp electrical service purchased and staged for installation.

THE OFFERING

ASKING PRICE

$790,000

All equipment, fixtures, furniture and bowling-related personal property included.

TERMS

As-Is, Where-Is

Sold without representation or warranty as to condition. Buyer to verify all information independently.

ALREADY INVESTED

±$800,000

Professional restoration complete since the July 2025 loss. Documentation available in due diligence.

22,764	±3.10	1,200A	24
APPROX. BUILDING SF	APPROX. ACRES	NEW ELECTRICAL SERVICE	BOWLING LANES

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CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum (the "Memorandum") has been prepared by Coldwell Banker Commercial | Heritage ("Broker") solely for the use of prospective purchasers in evaluating a possible acquisition of the property located at 1333 Moorefield Road, Springfield, Ohio 45503 (the "Property"). It is delivered subject to the terms of a confidentiality agreement and may not be reproduced or distributed, in whole or in part, without the prior written consent of Broker and Owner.

The Property is offered as-is, where-is, with all faults, and without representation or warranty of any kind, express or implied, as to its physical condition, fitness for any particular purpose, compliance with applicable building codes, zoning or land use regulations, or the presence or absence of latent defects or environmental conditions. The Property sustained fire damage in July 2025 and remains non-operational as of the date of this Memorandum.

The information contained herein has been obtained from Owner and from other sources deemed reliable, but neither Broker nor Owner makes any representation or warranty as to its accuracy or completeness. **All square footages, dimensions, acreage, parcel data, permit and license status, restoration scope, costs incurred, and estimated costs to complete are approximate and are not warranted.** Certain figures are reported by Owner and have not been independently verified by Broker. Prospective purchasers are expected to conduct their own independent investigation, inspection and analysis, and to rely solely upon the same.

Historical financial information presented herein describes the Property's operation **prior to the July 2025 loss**. The business is not currently operating. Past performance is not a representation, projection or guarantee of future results, and no assurance is given that the Property can be restored to prior levels of operation.

Nothing in this Memorandum constitutes legal, tax, accounting, insurance or investment advice. Owner reserves the right, at its sole discretion, to modify or withdraw the offering, to reject any or all offers, and to terminate discussions with any party at any time, without notice and without liability.

By accepting this Memorandum, the recipient agrees to hold its contents in strict confidence, to use it solely for the purpose of evaluating the Property, and to return or destroy it upon request.

INSURANCE

Any insurance claim arising from the July 2025 loss is a matter between Owner and Owner's carrier. Broker makes no representation whatsoever as to the existence, scope, value, status or assignability of any such claim, and no claim rights are offered or conveyed by this Memorandum. Any treatment of insurance proceeds in a transaction would be the subject of separately negotiated documentation.

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01 EXECUTIVE SUMMARY

Coldwell Banker Commercial | Heritage is pleased to present the exclusive opportunity to acquire **Northridge Lanes**, a 24-lane bowling center with an attached bar and full-service restaurant located at 1333 Moorefield Road in Springfield, Ohio.

The Property sustained an electrical fire in July 2025 and has been closed since. What distinguishes this offering is what has occurred in the period since the loss. Rather than allowing the building to deteriorate, Owner engaged licensed restoration contractors and has **invested approximately $800,000 in professional remediation and rebuilding work that is complete** — and has maintained the building under continuous climate control for thirteen months, at real monthly cost, specifically to preserve that work.

The result is uncommon in the distressed-building market: a structurally clean, fully deodorized, climate-preserved building with open interior volume and heavy three-phase power, offered to a buyer who can direct the remaining scope toward whatever concept they choose.

What has already been done

- Whole-building professional cleaning, contents cleaning and odor elimination by licensed restoration contractors
- Drop ceiling removed and roof deck exposed
- Pinsetter metal components professionally salt-blasted and restored
- Three new rooftop HVAC units installed among the six units on the roof
- New 1,200-amp Square D electrical service purchased and staged for installation — the six-month manufacturing lead time has already been absorbed
- New carpet purchased and warehoused; new bowling pins on site
- Thirteen months of continuous climate control — air conditioning in season and temporary heat through the winter

The opportunity

The Property suits two very different buyers, and is priced to be evaluated by both.

BUYER	THE CASE
Bowling / entertainment operator	24 lanes with restored pinsetter mechanicals, a lane structure Owner believes is salvageable, new pins, a furnished outdoor patio, and a bowling identity established in this community over decades. Pre-loss the operation generated approximately $1.16 million in annual revenue.
Adaptive reuse / owner-user	A clean, conditioned building with open interior volume and exposed deck, 1,200 amps of three-phase power, a large surface parking field and outdoor seating — one of only two commercial anchors at the Northridge node. Suited to indoor sports, family entertainment, event and assembly use, contractor, light industrial or storage conversion.

OFFERED AT $790,000, AS-IS, WHERE-IS

Inclusive of all equipment, fixtures, furniture and bowling-related personal property. Restoration invoices, vendor quotations and three years of pre-loss financial statements are available to qualified purchasers under confidentiality agreement.

02 INVESTMENT HIGHLIGHTS

±$800,000 of work already complete

The expensive, unglamorous half of a fire restoration — cleaning, deodorization, demolition and decontamination — is finished and documented. A buyer inherits it rather than funding it.

New 1,200-amp service, lead time absorbed

Purchased from Square D and staged. Service gear of this capacity typically carries a six-month lead; Owner paid an expedite fee to compress it. Heavy three-phase power opens uses well beyond bowling.

Whole-building odor elimination complete

Professional treatment of the entire building volume. Smoke odor is the single most common reason fire buildings trade at land value; here it has been addressed.

Thirteen months of climate control

Air conditioning in season and temporary heat through the winter, at meaningful monthly cost, to protect the completed work from freeze damage and moisture. A verifiable indicator of how the asset has been managed.

Two buyer paths, one price

The Property is credible both as a bowling center to be finished and as an open-volume building to be repositioned. That optionality is unusual at this price point.

Adjoining vacant parcel included

A separate 0.41-acre commercial lot with 100′ of Moorefield Road frontage conveys with the improved parcel — expansion, outdoor use, added parking, or a future division.

All equipment conveys

Pinsetters, lanes, pins, carpet, patio furniture and televisions, and bowling-related personal property are included — assets a reuse buyer can monetize rather than pay to remove.

Established revenue history

Approximately $1.16 million of annual revenue pre-loss across bowling, bar and food service. Three years of returns available under confidentiality agreement.

Anchor position in its trade area

One of only two commercial anchors at the Northridge node, directly opposite Northridge Shopping Center, on the I-70 corridor between Dayton and Columbus.

STATED PLAINLY

This is a fire building sold as-is. Real work and real capital remain, and the buyer assumes condition risk in full. The offering is priced with that in mind. What is different here is that the work already completed is substantial, professional and documented — and available for inspection during due diligence.

03 PROPERTY DESCRIPTION

ITEM	DETAIL
Address	1333 Moorefield Road, Springfield, Ohio 45503
Parcel numbers	2200300027214001 (improved) and 2200300027214002 (vacant), Clark County
Auditor land use	(464) Bowling Alleys / (400) Commercial Vacant Land
2025 appraised value	$592,670 combined ($572,510 improved parcel, $20,160 vacant parcel)
2025 real estate taxes	$11,682.50 combined; taxes paid current. Effective tax rate 56.32 mills. *Buyer should evaluate the post-sale tax position independently.*
Jurisdiction	Moorefield Township, Clark County; Northeastern Local School District
Gross building area	**22,764 SF** per Clark County Auditor commercial record card (2025) — buyer to verify by measurement
Land area	**±3.10 acres** total across two parcels — 2.69 AC improved (…4001) plus 0.41 AC adjoining vacant commercial land (…4002) with 100′ of Moorefield Road frontage. Auditor records show an internal acreage discrepancy on the improved parcel; buyer to verify by survey.
Construction	Single-story recreation building, **wood frame** construction, built 1960; 14′ wall height; 672′ perimeter; 55,000 SF asphalt-paved parking field
Configuration	24 bowling lanes, pro shop, King Pin bar and full-service restaurant, party and event rooms, mechanics office, back-of-house mechanical alley, furnished outdoor patio
Ceiling	Drop ceiling removed; roof deck exposed throughout
HVAC	Six rooftop units; three replaced new since the loss and installed, pending final connection
Electrical	New 1,200-amp Square D service purchased and staged; installation not yet performed
Zoning	Moorefield Township — buyer to independently confirm zoning classification and permitted uses for its intended occupancy
Liquor permit	Reported held by Owner. **Class, standing and transferability to be independently verified by buyer** with the Ohio Division of Liquor Control.
Current status	Closed and non-operating since July 2025; building maintained under continuous climate control
Ownership	Real estate held by SGB Enterprises LLC; operating business formerly conducted by an affiliated entity

The loss

An electrical fire occurred in early July 2025. Emergency board-up, debris removal and dry-out began immediately, followed by a sustained professional remediation program described in the following section. The fire was concentrated in the lane and mechanical area; smoke and odor effects were addressed on a whole-building basis.

Buyer is encouraged to engage its own structural, mechanical, electrical, roofing and environmental consultants. Owner will make the building available for inspection and will provide access to restoration documentation during due diligence.

04 RESTORATION COMPLETED TO DATE

The following work has been performed since the July 2025 loss. Items marked *invoiced* are supported by contractor invoices available for buyer's review; items marked *reported* are as stated by Owner and are subject to buyer's independent verification.

SCOPE	DESCRIPTION	BASIS	APPROX.
Structural cleaning	Interior clean-out, drop ceiling removal, structural wipe-down with specialty cleaning agents, water and contents cleaning	*invoiced*	$341,000
Odor elimination	Whole-building smoke odor treatment across the full interior volume, with mobilization, power distribution and site security	*invoiced*	$88,000
Equipment restoration	Salt-blasting of pinsetter metal components to remove surface rust; specialty decontamination of 77 electronic items	*invoiced*	$41,000
Emergency response	After-hours board-up, debris removal, extraction and six-day dry-out	*invoiced*	$9,000
Subtotal — remediation and cleaning			**$479,000**
HVAC	Three new rooftop units installed, ductwork, air devices, duct smoke detectors and controls (permitted work)	*invoiced*	$100,000
Electrical service	New 1,200-amp Square D service purchased and staged, including expedite fee to compress a six-month lead time	*reported*	$90,000
Carpet	New carpet purchased and warehoused	*reported*	$40,000
Building preservation	Thirteen months of continuous climate control — air conditioning and temporary winter heat	*reported*	$40,000
Bowling pins	Approximately 40 boxes of new pins on site	*reported*	$10,000
Approximate total invested since the loss			**$759,000 – $800,000**

Figures are approximate and are provided for information only. Neither Broker nor Owner warrants the accuracy, completeness or sufficiency of the work described. Buyer to verify independently.

WHY THE CLIMATE CONTROL MATTERS

A cleaned, opened building left unconditioned through an Ohio winter takes on freeze damage, condensation and mold growth — and the remediation already performed would have to be repeated. Owner elected to carry the monthly cost of heating and cooling a vacant building for thirteen months to protect the work. Buyer should confirm building condition through its own inspection, but the maintenance history is a matter of record and Owner will make it available.

05 PATH TO REOPENING

For a purchaser intending to complete the building as a bowling center, Owner has identified the following remaining scope, together with Owner's estimate of cost. **These are Owner's figures, provided for information only.** They are not a bid, not a guaranteed maximum, and have not been verified by Broker. Several underlying quotations have expired and would require re-pricing. Buyer must develop its own budget from its own contractors.

REMAINING SCOPE	OWNER'S ESTIMATE
Scoring, controls and point-of-sale system	$250,000 – $300,000
Installation of the purchased 1,200-amp service	Not yet quoted
New lane machine	$40,000
Mechanics office rebuild; truss and roof work above	$30,000 – $40,000
Insulation (Owner's elected option)	$29,000
Lane leveling and refinishing — *Owner believes lanes are salvageable*	$20,000 – $30,000
Final connection of the three new rooftop HVAC units	$20,000
Carpet balance and installation	$16,000 – $21,000
Owner's estimated total remaining	**$550,000 – $700,000**

Owner estimates total remaining cost of approximately $550,000 to $700,000 depending on the extent to which the buyer self-performs versus contracts the work. Scope not itemized below — including ceiling replacement, interior finishes, lighting, permits and general contractor overhead — is not reflected in Owner's estimate and should be independently budgeted by buyer.

TWO ITEMS REQUIRING BUYER'S PARTICULAR ATTENTION

Lane condition. Owner believes the existing lanes can be saved with leveling work. This has not been confirmed by a lane contractor, and the difference between salvage and full replacement is material to any budget. Buyer should obtain its own lane inspection.

Scope not itemized above. Owner's estimate does not include acoustical ceiling replacement, interior finishes and lighting, permits and design fees, or general contractor overhead and profit. Buyer should budget these separately. A buyer intending to reopen should also plan for working capital, pre-opening marketing, staff recruitment and opening inventory, none of which are included.

A purchaser repositioning the building for a non-bowling use would face a substantially different scope, and would need to budget removal and infill of the lane pits and substructure. The bowling equipment conveys and may be sold or salvaged by such a buyer.

06 EQUIPMENT & PERSONAL PROPERTY INCLUDED

The following personal property is included in the offering. A detailed inventory will be provided during due diligence. Certain items are stored off-site and their location, custody and condition should be confirmed by buyer.

ASSET	NOTES
Pinsetter fleet — 24 lanes	Metal components professionally salt-blasted to remove surface rust following the loss
Bowling lanes and approaches	Owner believes salvageable subject to leveling; buyer to inspect
1,200-amp Square D service gear	New, uninstalled; stored off-site — location and custody to be confirmed in due diligence
Three rooftop HVAC units	New, installed, pending final connection
Carpet	New, purchased, stored off-site; balance payable to supplier — buyer to confirm
Bowling pins	Approximately 40 boxes, new, on site
Outdoor patio package	Patio furniture plus two commercial anti-glare outdoor televisions, not yet mounted
Bar, kitchen and pro shop equipment	Remaining fixtures and equipment in current condition; buyer to inspect and inventory
Liquor permit	Reported held by Owner; class, standing and transferability to be verified by buyer with the Ohio Division of Liquor Control

NOTE ON CONVEYANCE

Certain personal property may be titled in an entity affiliated with, but separate from, the record owner of the real estate. Owner will deliver all necessary joinders and bills of sale at closing to convey the included personal property. Buyer's counsel should confirm the conveyance structure during due diligence.

All personal property is conveyed **as-is, where-is, with all faults**, without warranty of condition, merchantability or fitness, and subject to buyer's verification of location, custody, title and any outstanding balances, storage charges or security interests.

07 PRE-LOSS OPERATING HISTORY

The business described below is not currently operating. The following summarizes the Property's performance in the three full calendar years preceding the July 2025 fire, per federal income tax returns prepared for the operating entity. These figures are historical, describe an operation that has been closed since July 2025, and are **not a projection, representation or guarantee** of results achievable by any purchaser. Complete returns are available to qualified purchasers under confidentiality agreement.

PRE-LOSS SUMMARY	2022	2023	2024
Net revenue	1,119,532	1,153,280	1,165,407
Cost of goods sold	(247,098)	(226,572)	(246,777)
Gross profit	**872,434**	**926,708**	**918,630**
Ordinary business income	82,144	92,898	49,401
Add: depreciation	67,482	62,899	41,182
Add: interest	18,375	15,662	12,849
Add: related-party rent	52,000	48,000	53,000
Combined EBITDA — real estate and business	**220,001**	**219,459**	**156,432**
Revenue per lane	46,647	48,053	48,559
Combined EBITDA margin	19.7%	19.0%	13.4%

Per Forms 1120-S for the operating entity. Rent shown was paid to an affiliate of Owner under a related-party arrangement and is not an indication of market rent. A purchaser acquiring both the real estate and the business would not incur this expense.

Notes a purchaser should weigh

- **Revenue was stable rather than growing** across the three years, at roughly $1.12 to $1.17 million on 24 lanes with bar and food service.
- **2024 earnings declined on flat revenue**, driven principally by a significant increase in repairs and maintenance and higher payroll. The completed building would carry substantially new plant — scoring, carpet, electrical service, rooftop units, insulation and pins — which changes that cost profile.
- **The building has been closed since July 2025 — approximately thirteen months.** League bowling was the revenue backbone of this operation, and league participants relocate during extended closures. Any purchaser should underwrite a period of rebuilding at less than prior volume, and should form its own view on the pace and cost of that recovery.

08 REUSE & REPOSITIONING ANALYSIS

The building's physical attributes support a wide range of occupancies. The work already completed has meaningfully broadened that range relative to its pre-loss condition.

ATTRIBUTE	WHAT IT ENABLES
New 1,200-amp three-phase service	Power capacity well beyond typical retail or recreation demand — supports light manufacturing, food production, brewing, esports, ice or refrigeration loads, and high-intensity lighting
Open interior volume, exposed deck	Open floor plate with exposed structure above; wood frame construction, 14′ wall height — buyer to verify structural system and condition; simplifies mechanical, electrical and sprinkler routing for a new fit-out
Professionally cleaned and deodorized	Removes the principal obstacle to reuse of a fire building, particularly for food service and recreation occupancies
Three new rooftop HVAC units	Defers a substantial capital item for the next user
55,000 SF asphalt parking field	Approximately 2.4 SF of paving for every SF of building — supports assembly, event and high-turnover recreation uses
777 SF concrete patio, furnished	Outdoor seating with commercial anti-glare televisions — revenue-generating area outside the building envelope, recorded on the Auditor’s card
Anchor position at the Northridge node	One of only two commercial anchors, opposite Northridge Shopping Center, in a community with limited competing commercial frontage
Lane pits and substructure in place	**The principal consideration for a non-bowling user** — removal and infill should be budgeted. The bowling equipment conveys and may be sold or salvaged to offset that cost.

Candidate uses

· Bowling center, completed and reopened
· Family entertainment center
· Indoor pickleball and racquet sports
· Axe throwing, golf simulators, arcade
· Esports and gaming venue
· Event, banquet and wedding venue
· Church and assembly use
· Indoor youth sports and training
· Contractor operations with office
· Light manufacturing or assembly
· Food production or commissary
· Climate-controlled self-storage conversion

Candidate uses are illustrative only. Buyer is solely responsible for confirming zoning, permitted use, occupancy classification, parking requirements, and any variance or conditional use approvals required for its intended occupancy.

09 LOCATION & MARKET

The Property occupies a prominent position on Moorefield Road in the Northridge community, immediately north of Springfield in Moorefield Township, Clark County, Ohio. It sits directly opposite Northridge Shopping Center and is one of only two commercial anchors serving this community — a scarcity of competing commercial frontage that has historically supported the Property's role as a local gathering point.

Regional position

- **I-70 corridor.** Springfield sits on Interstate 70 between Dayton and Columbus, with access to I-675 and US-68.
- **Drive times.** Approximately 30 minutes to downtown Dayton, approximately 45 minutes to downtown Columbus, and roughly 70 minutes to Cincinnati.
- **Trade area.** Springfield and Clark County form the primary trade area, with the Northridge and northern Springfield neighborhoods constituting the immediate draw for a recreation and food service use.
- **Regional economy.** Clark County's economy includes manufacturing, logistics and distribution, agriculture, healthcare and higher education, benefiting from its position between two major metropolitan markets.

Competitive context

Northridge Lanes operated for decades as an established bowling destination serving Springfield and the surrounding communities, with league play forming the core of its business. Since the July 2025 closure, league activity has relocated to other houses in the region. A purchaser intending to reopen as a bowling center should evaluate the competitive landscape and the effort required to recruit league participation, and should form its own conclusions regarding achievable volumes and timing.

Buyer is encouraged to conduct its own market study and competitive review. Neither Broker nor Owner makes any representation as to market conditions, demand, or the performance of any contemplated use.

10 OFFERING TERMS & PROCESS

TERM	DETAIL
Asking price	**$790,000**
Included	Real estate, improvements, and all equipment, fixtures, furniture and bowling-related personal property described herein
Condition of sale	**As-is, where-is, with all faults**, without representation or warranty as to condition
Title	General warranty deed; marketable title to be conveyed free of liens other than those assumed by agreement
Due diligence	To be negotiated. Owner will provide access for buyer's inspections and consultants
Documentation available	Restoration invoices and vendor quotations; three years of pre-loss federal tax returns; permit records; equipment inventory — all subject to confidentiality agreement
Financing	Buyer's responsibility. Given the condition of the improvements, purchasers should confirm lender appetite early in the process
Insurance claim	Not offered or conveyed hereby. See the Confidentiality & Disclaimer section

Offer submission

Offers should be submitted in writing to Coldwell Banker Commercial | Heritage and should include:

- Purchase price and proposed structure, including any allocation between real estate and personal property
- Earnest money deposit and escrow terms
- Due diligence and closing timelines
- Source of funds and evidence of financial capability; financing contingency, if any
- Identity of the purchasing entity and its principals
- Intended use and any contingencies relating to zoning, permitting or licensure

Owner reserves the right to accept or reject any offer, to negotiate with one or more parties simultaneously, and to withdraw the Property from the market at any time without notice.

Tours and inquiries

All inquiries, tour requests and communications regarding the Property must be directed exclusively to Coldwell Banker Commercial | Heritage. **Prospective purchasers are asked not to contact Owner, Owner's employees, contractors, vendors or neighboring businesses directly.** The building is non-operational; tours are by appointment only and must be accompanied.

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Ranked #1 CBC broker in Ohio, 2023–2025 · Top 2% of Coldwell Banker Commercial brokers nationally

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