

# Lorain/ Elyria **PORTFOLIO**

3 units with 100k equity

8.78% cap rate

12.37% COC | 1.5% DSCR



**AP - Lorain**

509 Lake Ave Elyria Oh 44035



PRESENTED BY

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TABLE OF

# Contents

Introduction **01**

---

The Asset **02**

---

Financials **03**

---

Sale Comparables **04**

---

Rent Comparables **05**

---

Market Overview **06**

---

Contacts **07**

# orain/ Elyria *PORTFOLIO*

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## SECTION 2

# The Asset

Executive Summary

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Property

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Area



# Executive Summary

## PROPERTY INFO

Price	\$375,000
Units	3
Units mix	1x 3+1.5 1x 4+2 1x 5+2
Price per unit	\$125,000
Price per SF	\$81.5
YB/YR	1951/--
Building size (RSF)	4,601 SF
Bedrooms	12
Lot size	4,800 SF
Stories	2
Number of buildings	3
Last transaction date	May 13, 2016

## PARKING INFO

Garage spaces	2
Uncovered spaces	0

## METRICS

metrics	current	proforma
CAP	8.78%	10.19%
GRM	7.68	6.72
Cash-on-Cash	12.37%	30.58%
		avg.
IRR		64.81%
Equity Multiple		8.41x
ROE	15.76%	57.17%
ROI		26.14%

## ACQUISITION & SALE

Hold term	5 years
Exit cap rate	7%
Working capital	\$0
Closing costs - sale	\$0
Total cash to close	\$96,451
Acquisition date	Aug 13, 2025
Total acquisition costs	\$377,814

## PRICE ESTIMATE

Price	\$425,665 - \$470,471
Price per unit	\$141,888 - \$156,824
Price per SF	\$92.52 - \$102.25

Elyria  
FOLIO

100k equity  
cap rate  
| 1.5% DSCR





# Property

## Description

Strong Returns. Low Maintenance. Built-In Equity.

This fully occupied, professionally managed 3-property single-family portfolio in Lorain and Elyria is cash-flowing at an 8.78% cap, with a 12.37% cash-on-cash return and 1.5 DSCR at 75% LTV.

Generating \$4,070/month (\$48,480 annually) with a current NOI of \$32,927, this portfolio offers solid returns from day one with upside through future rent increases. Tenants pay all utilities, keeping owner expenses minimal.

Recent CapEx (completed):

- New hot water tanks and furnaces at 509 Lake & 1872 E 30th
- Sewer line repairs at Lake
- New roof on 509 Lake
- Full interior renovation at W 20th
- ~\$5K in additional upgrades at 1872 E 30th
- All major work done—future maintenance projected at just 5%

Property Overview:

- 1872 E 30th St, Lorain (44055) – 5 bed / 2 bath | \$1,600 | Lease through Dec 2026
- 509 Lake Ave, Elyria (44035) – 4 bed / 2 bath | \$1,200 | MTM
- 1415 W 20th St, Lorain (44052) – 3 bed / 1.5 bath | \$1,270 | Lease through Feb 2027

Located in 44052, 44055, and 44035, minutes from Lorain County Community College, University Hospitals, and Lake Erie, with over \$67M in infrastructure investment supporting future growth and tenant demand. Professionally managed at a 13% fee, with clean operations and long-term rent stability.

~~Rent~~ roll and financials included in the DD package

~~No~~ showings until accepted offer

~~Seller~~ prefers to sell as a package, with additional portfolios available

Whether you're scaling or starting strong—this portfolio checks every box. Request the full due diligence package and lock in long-term cash flow with built-in upside.

## Property highlights



- **Strong Returns:** The property portfolio offers a significant cash-on-cash return of 12.37% and a cap rate of 8.78%, providing strong investment returns from day one.
- **Low Maintenance:** Major capital expenditures have recently been completed, including new hot water tanks, furnaces, sewer line repairs, and roof replacements. Future maintenance is projected at just 5%, indicating a low maintenance investment.
- **Built-In Equity:** The properties are professionally managed and currently generating \$4,070/month (\$48,480 annually) with a NOI of \$32,927. This generates equity for investors from the outset.
- **Investor-Friendly Package:** The seller prefers to sell the portfolio as a package and offers additional portfolio options, making it a beneficial acquisition for investors looking to scale or establish a strong initial presence in the market.































**Walk score**  
Car-Dependent **29**

**Bike score**  
Somewhat Bikeable **40**

**Transit score**  
Some Transit **33**

2 nearby routes: 2 bus, 0  
rail, 0 other

# Area

## AREA DESCRIPTION

Lorain, OH

Positioned at the mouth of the Black River on Lake Erie just 25 miles west of Cleveland, Lorain is a historically industrial city now embracing revitalization and lakeside charm. Once known for its shipbuilding and steel production, the city is reshaping its identity through infrastructure investments, supportive economic development, and a growing cultural scene.

Highlights:

Lakeview Park offers a public beach, rose garden, playgrounds, and family-friendly amenities with a seasonal ice-skating rink—ideal for resident leisure and outdoor lifestyle appeal.

The Lorain Lighthouse, dubbed the “Jewel of the Port,” consistently wins Best Lighthouse on Lake Erie—an iconic local landmark and Lorain Palace Theatre, a restored historic venue from 1928 featuring Italian Renaissance architecture and a rare original Wurlitzer organ—anchors arts and entertainment downtown

The city’s Economic Development Division and broader county efforts support smart growth through infrastructure enhancements and revitalization programs

Elyria, OH

As the county seat of Lorain County, Elyria is a well-balanced city offering both small-town character and suburban connectivity. Home to key employment centers, including a major medical campus and a community college, Elyria supports stable demand for rental housing and is investing in a growing entrepreneurial ecosystem.

Highlights:

University Hospitals Elyria Medical Center is a 387-bed regional hub offering advanced cardiovascular and emergency services—making healthcare access a major community anchor

Lorain County Community College provides a reliable academic presence and adds to local educational and employment opportunities

The city fosters economic growth by offering enterprise zone tax abatements, startup loans, and workforce development programs, positioning it as supportive to new and expanding businesses

Outdoor recreation includes the Black River Reservation—a 5.5-mile paved trail linking Elyria to Lorain, favored by walkers, cyclists, and outdoor enthusiasts

Together, Lorain and Elyria combine urban revitalization, lakeside lifestyle, educational and healthcare stability, and strong economic development infrastructure—making them ideal settings for longterm rental housing and portfolio investments.

#### AREA HIGHLIGHTS

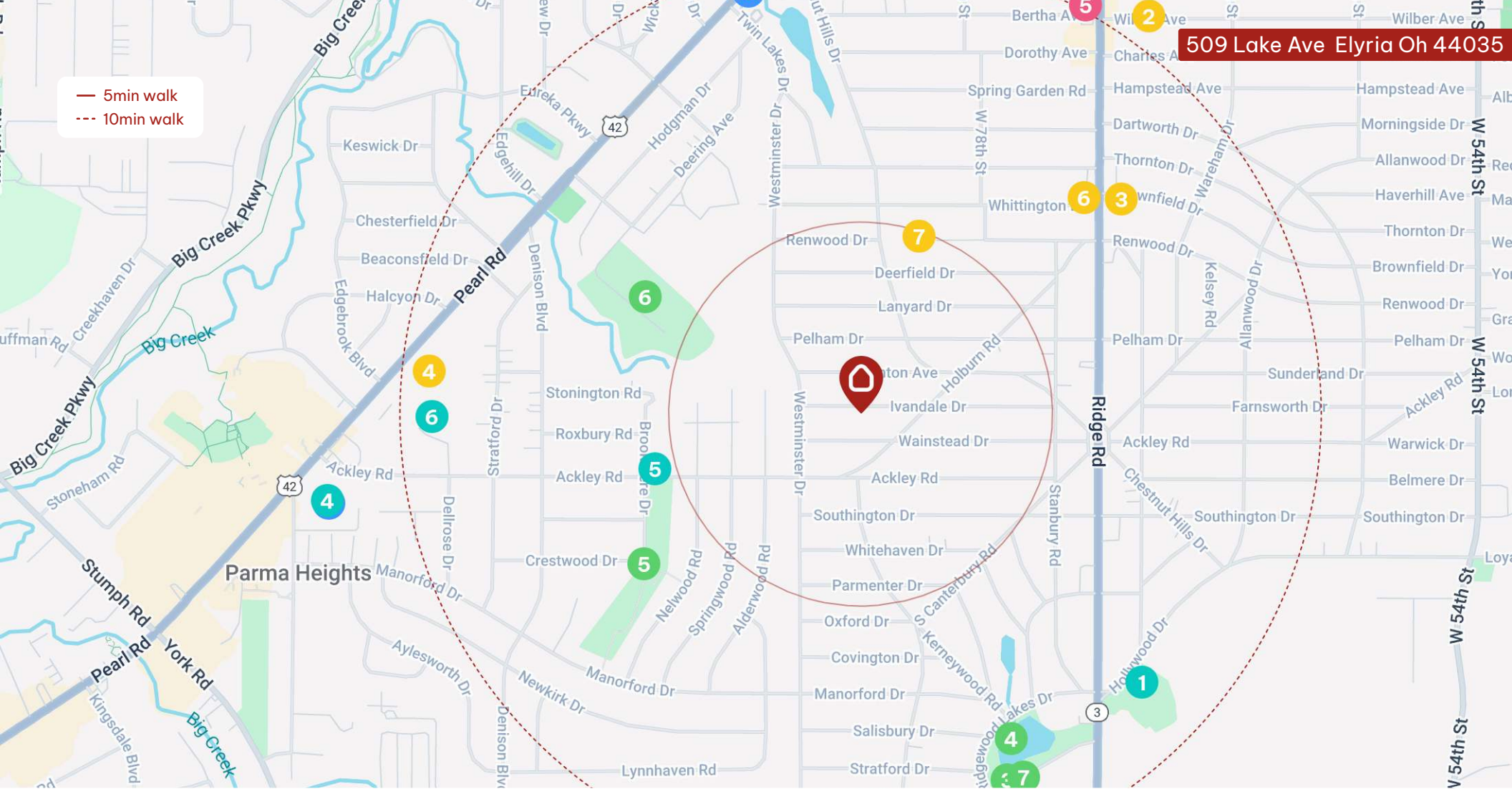
- Tenants pay ALL utilities but the process of which can be optimized.
- Fully occupied with long term leases - offering guaranteed cash flow
- Close to major highways like I-480, making it simple for commuting and traveling to and from downtown Cleveland and surrounding areas.
- Good school district with several nearby schools, offering educational opportunities for families with children.

**Walk score**  
Car-Dependent **29**

**Bike score**  
Somewhat Bikeable **40**

**Transit score**  
Some Transit **33**

2 nearby routes: 2 bus, 0 rail, 0 other



509 Lake Ave Elyria Oh 44035

#### HEALTH CLUBS/GYMS

- 1 CVS
- 2 Sunny's Foot Spa
- 3 Aspen Dental - Parma, OH
- 4 Hand & Stone Massage and...
- 5 Boyko Dental
- 6 Walmart Pharmacy
- 7 CVS Pharmacy
- 8 Marc's Pharmacy

#### RESTAURANTS

- 1 Chick-fil-A

- 2 Das Schnitzel Haus
- 3 Piada Italian Street Food
- 4 Mission BBQ
- 5 Sittoo's Lebanese Grill Par-...
- 6 Burger King
- 7 Chipotle Mexican Grill
- 8 Panera Bread

#### ENTERTAINMENT

- 1 Chuck E. Cheese
- 2 Byers Field at Robert MBoul-...
- 3 Anthony Zielinski Park...

- 4 Ridgewood Lake Park
- 5 Radlick Park
- 6 Reservoir Park
- 7 Parma Script Sign

#### SHOPPING

- 1 Walmart Supercenter
- 2 DICK'S Sporting Goods
- 3 Burlington
- 4 Sally Beauty
- 5 CVS
- 6 The Shoppes at Parma

- 7 Ulta Beauty
- 8 Ace Hardware

#### CULTURE

- 1 Parma Memorial Hall

#### EDUCATION

- 1 Parma-Powers Branch
- 2 St. Charles Borromeo School
- 3 Bethany Lutheran School
- 4 Constellation Schools: Par-...
- 5 Parma Heights Christian...

- 6 Parma Preschool
- 7 Renwood Elementary School

#### SPORTS

- 1 Ridgewood Golf Course
- 2 Byers Field at Robert MBoul-...
- 3 FITWORKS Parma
- 4 Always Fit 4 You Gym LLC
- 5 Playground
- 6 Playground



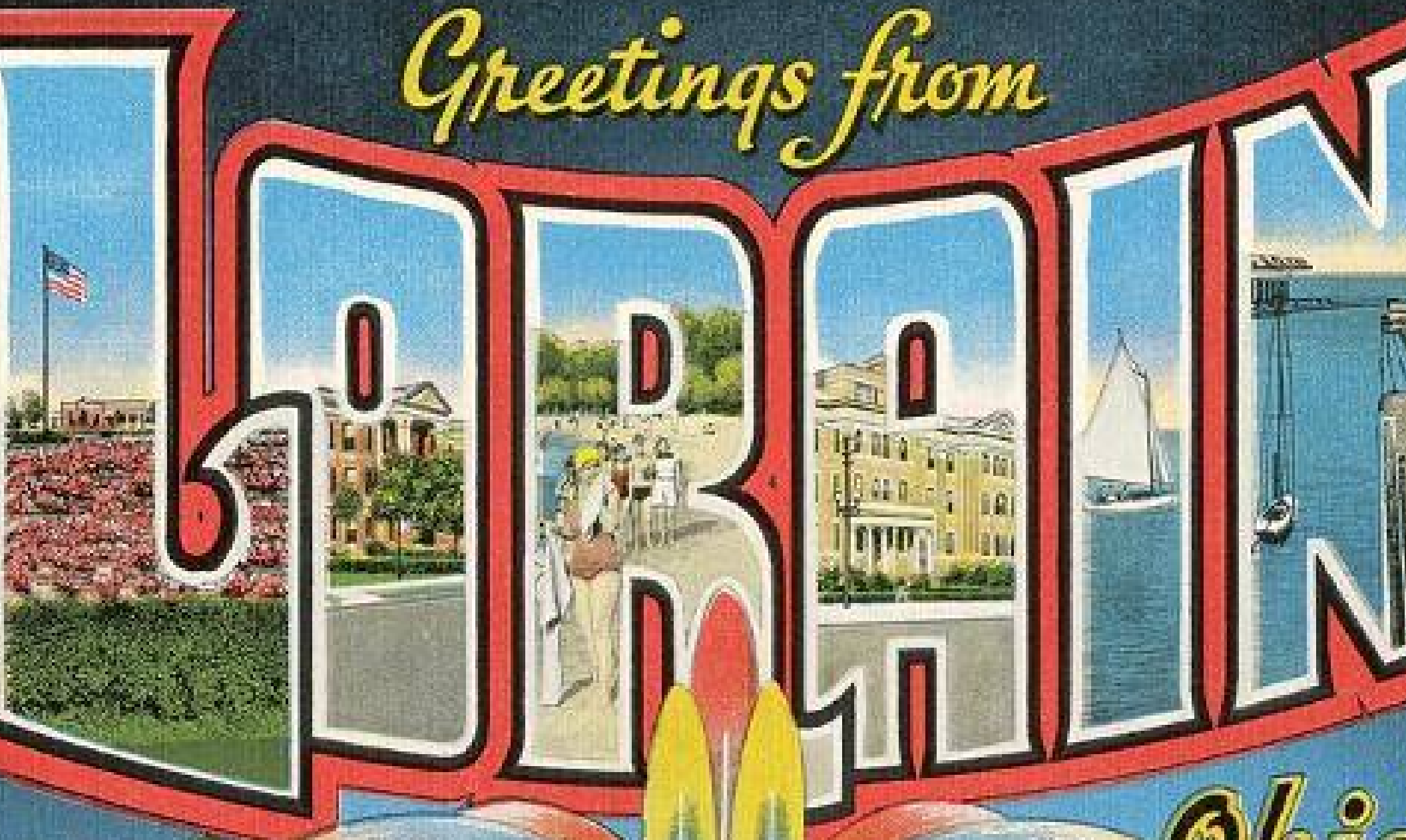


*Greetings from*



**OHIO**

*Greetings from*



*Ohio*



OHIO

HISTORICAL  
MARKER

## FOUNDING OF LORAIN, OHIO

At the mouth of the Black River in April, 1787, Moravian missionary David Zeisberger attempted a settlement of Indians but was ordered further west by unfriendly Delaware Indians.

On July 16, 1834, a plat of this site was filed by Conrad Reid, Daniel Baldwin, Quartus Gillmore and Barna Meeker. The town, Black River, was incorporated as Lorain fifty years later.

GREATER LORAIN CHAMBER OF COMMERCE  
AND

THE OHIO HISTORICAL SOCIETY

1984

4-47















University  
Hospitals





alttrekkers.com

**KW** COMMERCIAL

AP - Lorain / 23



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SECTION 3

# Financials

Rent roll

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Operating Projections

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Financing

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Price Scenarios

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Assumptions

# Rent Roll

Multifamily								
unit #	unit type	SF	current	per SF	per 12mo	proforma	per SF	per 12mo
1872 E 30th	5BR/2BA	1,595	* \$1,600	\$1.00	\$19,200	\$1,750	\$1.10	\$21,000
509 Lake	4BR/2BA	1,758	* \$1,200	\$0.68	\$14,400	\$1,400	\$0.80	\$16,800
1415 w 20	3BR/1.5BA	1,248	* \$1,270	\$1.02	\$15,240	\$1,500	\$1.20	\$18,000
AVERAGES	4BR/2BA	1,534	\$1,357	\$0.88	\$16,280	\$1,550	\$1.01	\$18,600
3 units	12- BR/5.5BA	4,601	\$4,070		\$48,840	\$4,650		\$55,800

Note: Currently vacant units are marked with \* in the current rent column.

# Operating proforma

## INCOME

### Multifamily

	Current	Per Unit 3 units	Per SF 4,601 SF		Proforma	Per Unit 3 units	Per SF 4,601 SF
<b>Gross Multifamily Rental Revenue</b>	<b>\$48,840</b>	<b>\$16,280</b>	<b>\$10.62</b>		<b>\$55,800</b>	<b>\$18,600</b>	<b>\$12.13</b>
Vacancy - 0.00% (C) 5.00% (P)	\$0	\$0	\$0.00		\$2,790	\$930	\$0.61
Bad debt - --	--	--	--		--	--	--
Additional Rental Loss	--	--	--		--	--	--
<b>Effective Multifamily Rental Revenue</b>	<b>\$48,840</b>	<b>\$16,280</b>	<b>\$10.62</b>		<b>\$53,010</b>	<b>\$17,670</b>	<b>\$11.52</b>
Other Income							
	Current	Per Unit 3 units	Per SF 4,601 SF		Proforma	Per Unit 3 units	Per SF 4,601 SF
<b>Total other income</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>
<b>Gross Operating Income</b>	<b>\$48,840</b>	<b>\$16,280</b>	<b>\$10.62</b>		<b>\$53,010</b>	<b>\$17,670</b>	<b>\$11.52</b>

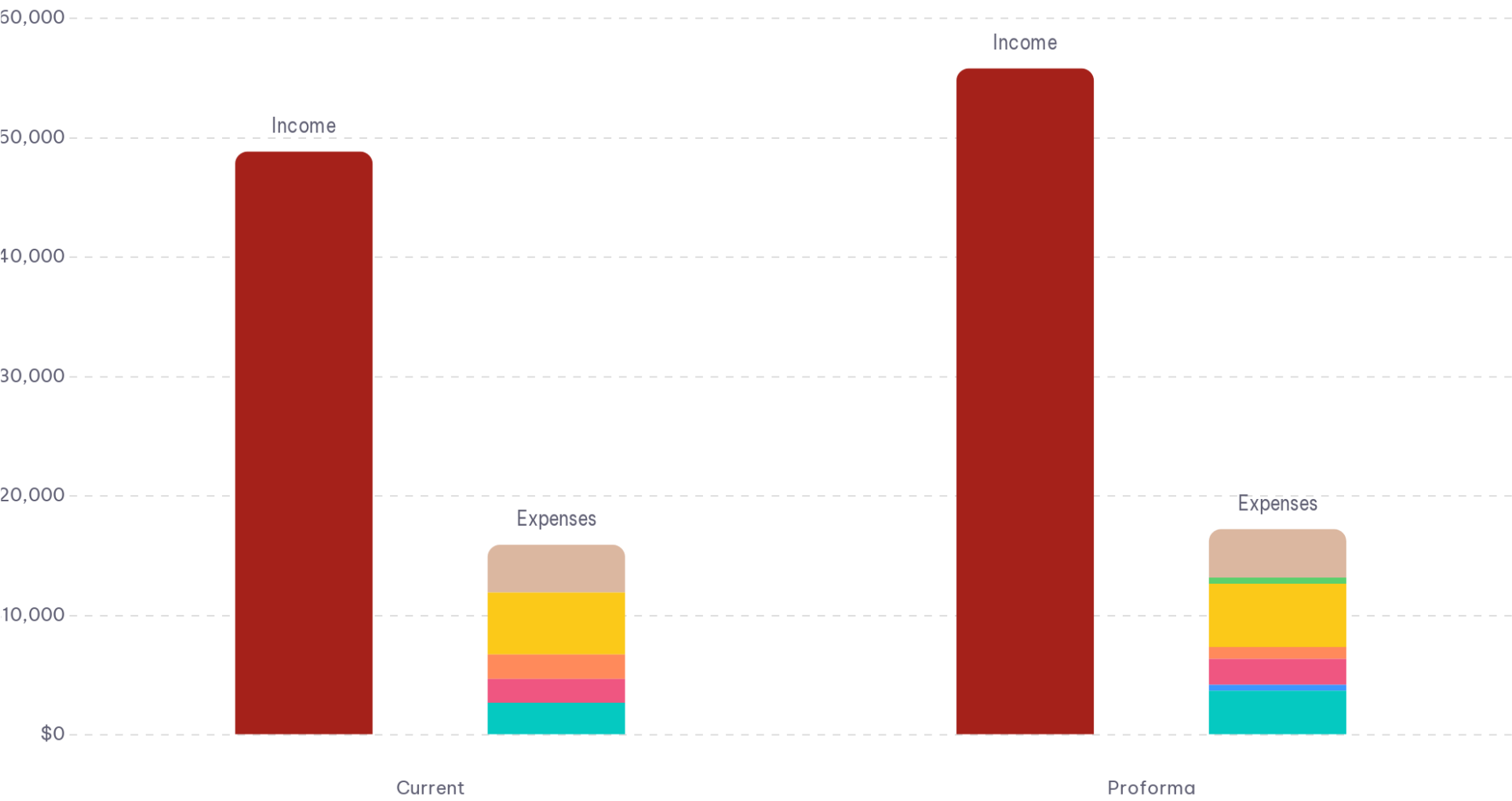
## EXPENSES

	Current	Per Unit 3 units	Per SF 4,601 SF	% GOI	Proforma	Per Unit 3 units	Per SF 4,601 SF	% GOI
Insurance	\$2,699	\$900	\$0.59	5.53%	\$3,699	\$1,233	\$0.80	6.98%
Professional Fees	\$0	\$0	\$0.00	0%	\$500	\$167	\$0.11	0.94%
Repairs	\$2,000	\$667	\$0.43	4.1%	\$2,166	\$722	\$0.47	4.09%
Utilities	\$2,042	\$681	\$0.44	4.18%	\$1,000	\$333	\$0.22	1.89%
Management	\$5,190	\$1,730	\$1.13	10.63%	\$5,301	\$1,767	\$1.15	10%



Pest Control	\$0	\$0	\$0.00	0%	\$500	\$167	\$0.11	0.94%
Property Taxes	\$3,982	\$1,327	\$0.87	8.15%	\$4,062	\$1,354	\$0.88	7.66%
<b>Total operating expenses</b>	<b>\$15,913</b>	<b>\$5,304</b>	<b>\$3.46</b>	<b>32.58%</b>	<b>\$17,228</b>	<b>\$5,743</b>	<b>\$3.74</b>	<b>32.5%</b>
<b>NET OPERATING INCOME</b>	<b>\$32,927</b>	<b>\$10,976</b>	<b>\$7.16</b>	<b>67.42%</b>	<b>\$35,782</b>	<b>\$11,927</b>	<b>\$7.78</b>	<b>67.5%</b>

# Annual operating stats



● Gross rental income ● Other income ● Insurance ● Professional Fees ● Repairs ● Utilities ● Management ● Pest Control

# Operating projections

	Current	Proforma Y1	Y2	Y3	Y4	Y5
<b>Gross Rental Revenue</b>	<b>\$48,840</b>	<b>\$58,501</b>	<b>\$64,796</b>	<b>\$71,768</b>	<b>\$79,490</b>	<b>\$88,043</b>
Total Rental Loss	\$0	\$2,925	\$3,240	\$3,588	\$3,975	\$4,402
<b>Effective Rental Revenue</b>	<b>\$48,840</b>	<b>\$55,576</b>	<b>\$61,556</b>	<b>\$68,179</b>	<b>\$75,516</b>	<b>\$83,641</b>
Total Other Income	\$0	\$0	\$0	\$0	\$0	\$0
<b>Gross Operating Income</b>	<b>\$48,840</b>	<b>\$55,576</b>	<b>\$61,556</b>	<b>\$68,179</b>	<b>\$75,516</b>	<b>\$83,641</b>
Total Operating Expenses	\$15,913	\$17,348	\$17,695	\$18,049	\$18,410	\$18,778
<b>Net Operating Income</b>	<b>\$32,927</b>	<b>\$38,228</b>	<b>\$43,861</b>	<b>\$50,131</b>	<b>\$57,106</b>	<b>\$64,863</b>
Total Capex and Renovations	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash Flow before Debt Service</b>	<b>\$32,927</b>	<b>\$38,228</b>	<b>\$43,861</b>	<b>\$50,131</b>	<b>\$57,106</b>	<b>\$64,863</b>
Debt Service	--	\$21,341	\$21,341	\$21,341	\$21,341	\$21,341
<b>Cash Flow after Debt Service</b>	<b>--</b>	<b>\$16,887</b>	<b>\$22,520</b>	<b>\$28,790</b>	<b>\$35,765</b>	<b>\$43,522</b>
Principal Reduction	--	\$3,145	\$3,355	\$3,580	\$3,820	\$4,076



# Financing

## Acquisition Financing

Loan Amount	\$281,363	Loan Term	10 years	Interest rate	6.5%
Down Payment	\$93,637	Interest only period	0 years	Interest rate spread	0%
LTV	75.03%	Amortization	30 years	Loan fee	1%
DCR	1.54				

# Price scenarios

Value scenarios	Conservative	Moderate	Aggressive	Averages
Value	\$356,250	<b>\$375,000</b>	\$393,750	\$375,000
Price/unit	\$118,750	<b>\$125,000</b>	\$131,250	\$125,000
Price/SF	\$77.43	<b>\$81.5</b>	\$85.58	\$81.5
Proforma Grm	6.38	<b>6.72</b>	7.06	6.72
Current CAP	9.24%	<b>8.78%</b>	8.36%	8.8%
Proforma CAP	10.73%	<b>10.19%</b>	9.71%	10.21%
Cash on Cash	37.96%	<b>30.58%</b>	25.6%	31.38%
Return on Equity	63.45%	<b>57.17%</b>	52.3%	57.64%
IRR	74.97%	<b>64.81%</b>	57.23%	65.67%
Down Payment	\$74,887	<b>\$93,637</b>	\$112,387	\$93,637
Loan Amount	\$281,363	<b>\$281,363</b>	\$281,363	\$281,363
LTV	78.98%	<b>75.03%</b>	71.46%	75.16%
DCR	1.54	<b>1.54</b>	1.54	1.54

# Assumptions

Income assumptions	Rent growth	Occupancy	Ol growth
Year 1	10.76%	95%	4%
Year 2	10.76%	95%	4%
Year 3	10.76%	95%	4%
Year 4	10.76%	95%	4%
Year 5	10.76%	95%	4%

## Expense assumptions

OE growth	2%
Management fee	9.79% of GOI
Proforma OE offset	no

## Loan assumptions

Loan Term	10 years
LTV	75.03%
Interest rate	6.5%
Amortization	30 years
I/O	no

## Property tax assumptions

Current assessed value	\$300,000
Effective tax rate	1.33%
Reassess on sale	no
Property tax growth rate	2%



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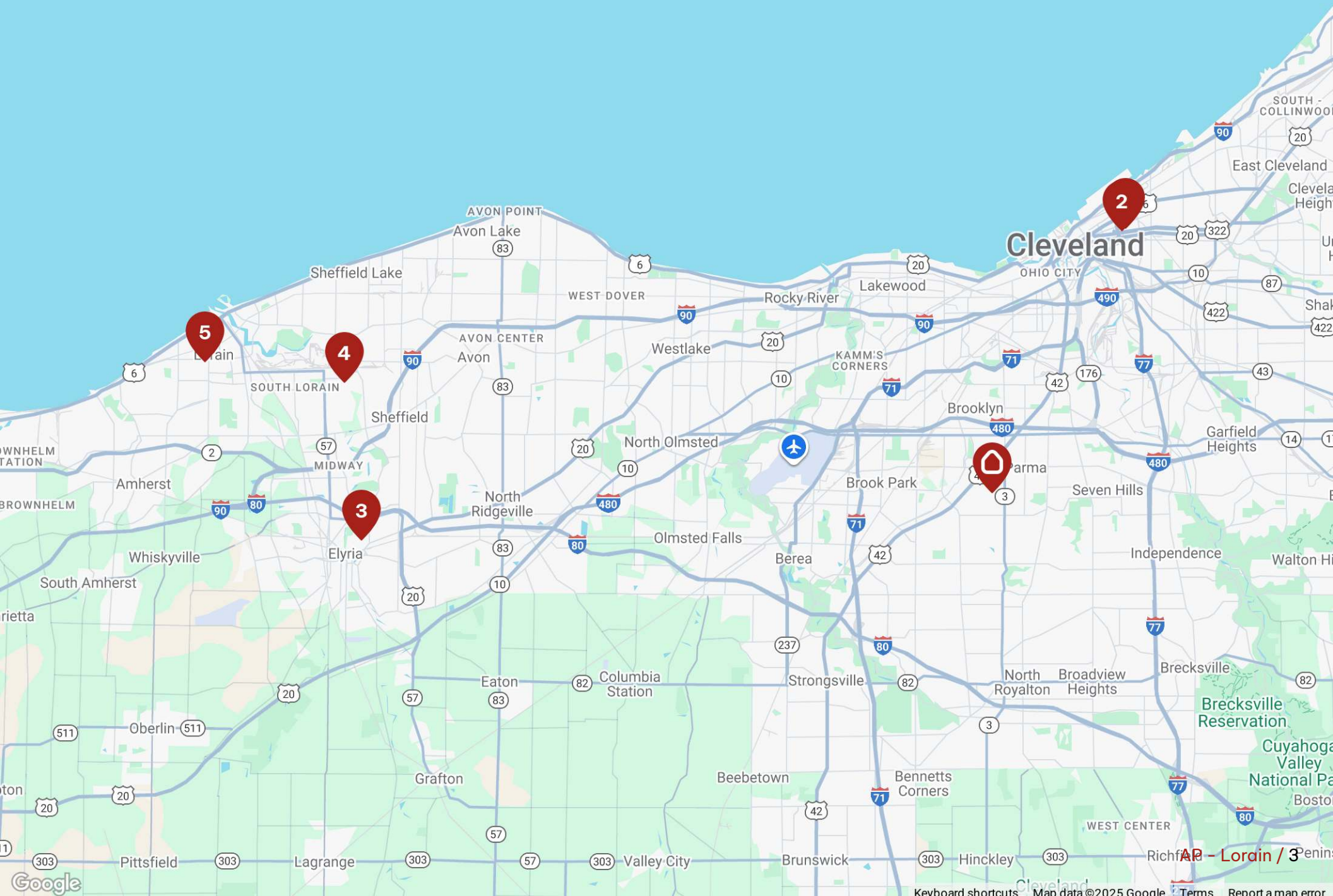
SECTION 4

# Sale comparables

# Sale comparables

property		built /renovated	units	sale price /date	\$/unit	RSF	\$/SF	avg SF	CAP	GRM
 1	<b>E 30th comp</b> 1866 E 32nd St, Cleveland, OH 44114, USA	1900	1	<b>\$175,000</b> 12/16/2024	\$175,000	--	--	--	--	--
 2	<b>E 30th comp</b> 1840 E 30th St, Cleveland, OH 44114, USA	1900	1	<b>\$201,000</b> 07/16/2025	\$201,000	1,800	\$111.67	1,800	--	--
 3	<b>323 Columbus St, Elyria, OH</b> 44035, USA	1930	1	<b>\$215,000</b> 04/04/2024	\$215,000	1,848	\$116.34	1,848	--	--
 4	<b>3246 Norfolk Ave, Lorain, OH</b> 44055, USA	1900	1	<b>\$170,000</b> 10/16/2024	\$170,000	1,871	\$90.86	1,871	--	--
 5	<b>w 20th comp</b> 1310 W 23rd St, Lorain, OH 44052, USA	1952	1	<b>\$148,500</b> 02/10/2025	\$148,500	--	--	--	--	--
<b>Averages</b>		1916	1	<b>\$181,900</b>	\$181,900	1,840	\$106.29	1,840	--	--
<b>Subject</b>		1951	3	<b>\$375,000</b> <small>+106.16%</small>	<b>\$125,000</b> <small>-31.28%</small>	<b>4,601</b> <small>+150.10%</small>	<b>\$81.50</b> <small>-23.32%</small>	<b>1,534</b> <small>-16.63%</small>	<b>8.78%</b>	<b>7.68</b>

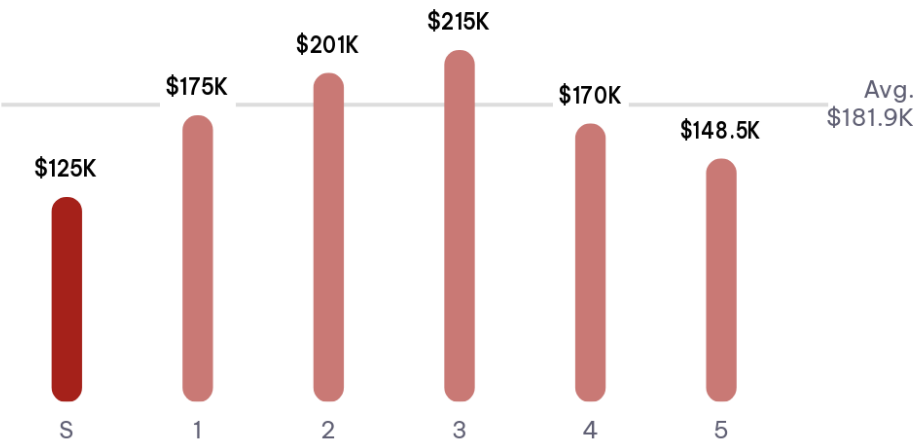
509 Lake Ave Elyria Oh 44035



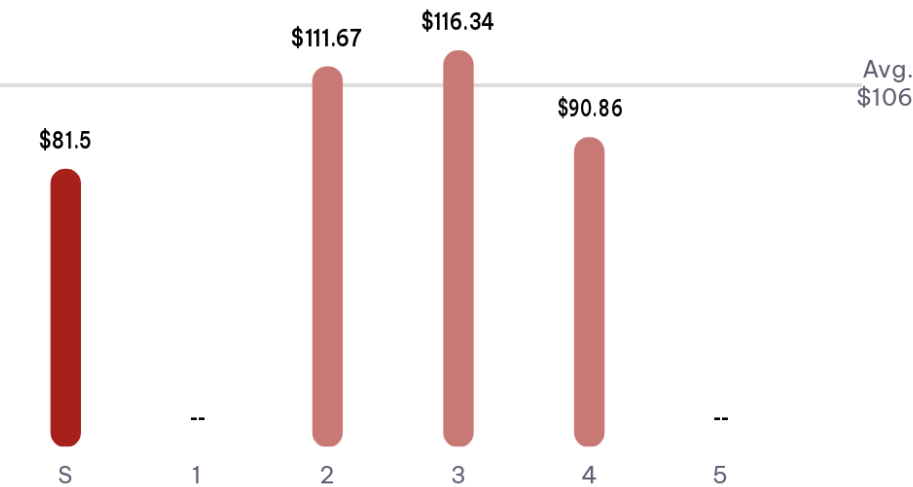


# Sale comparables

Price per Unit



Price per SF

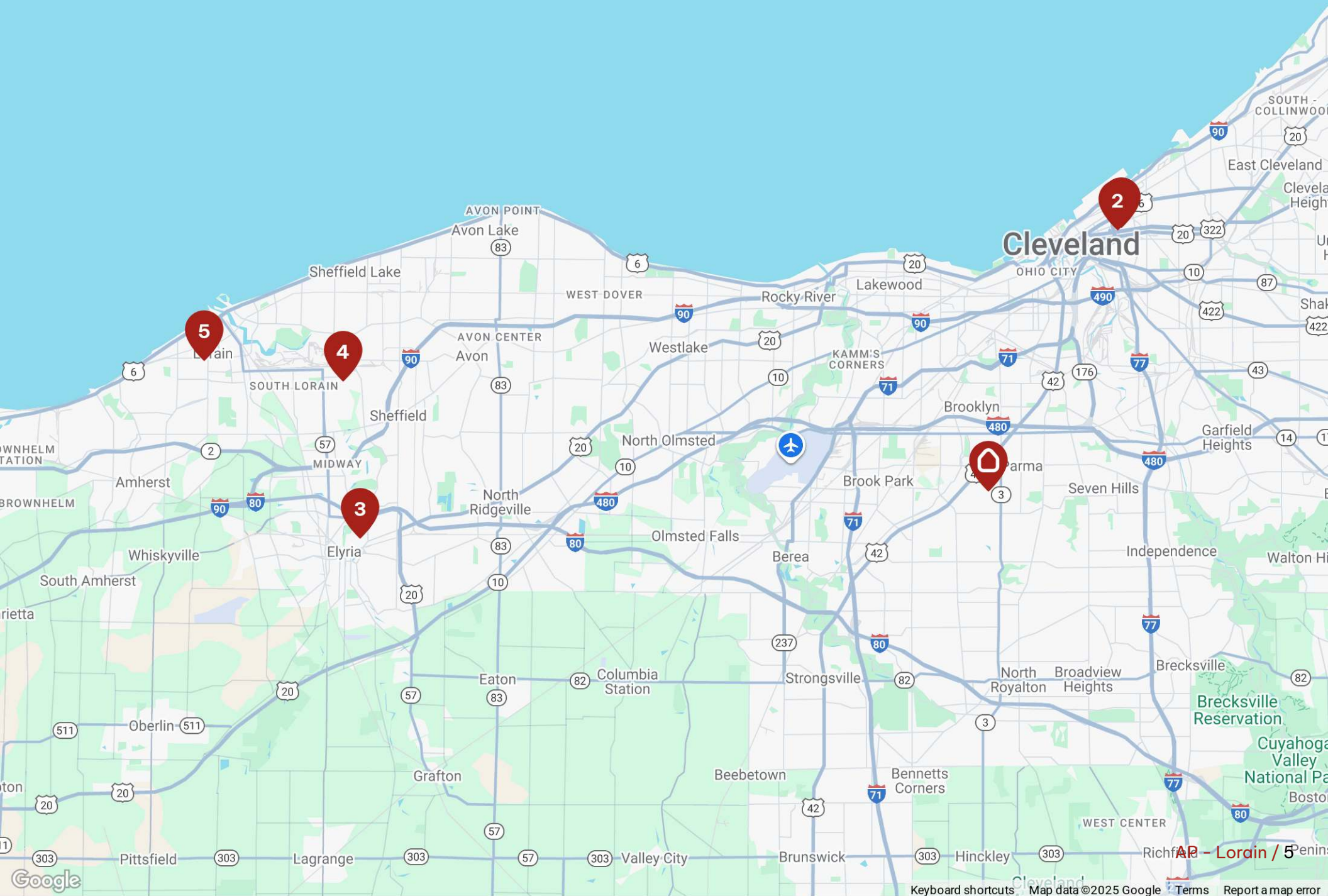


Cap rate



Gross Rent Multiplier





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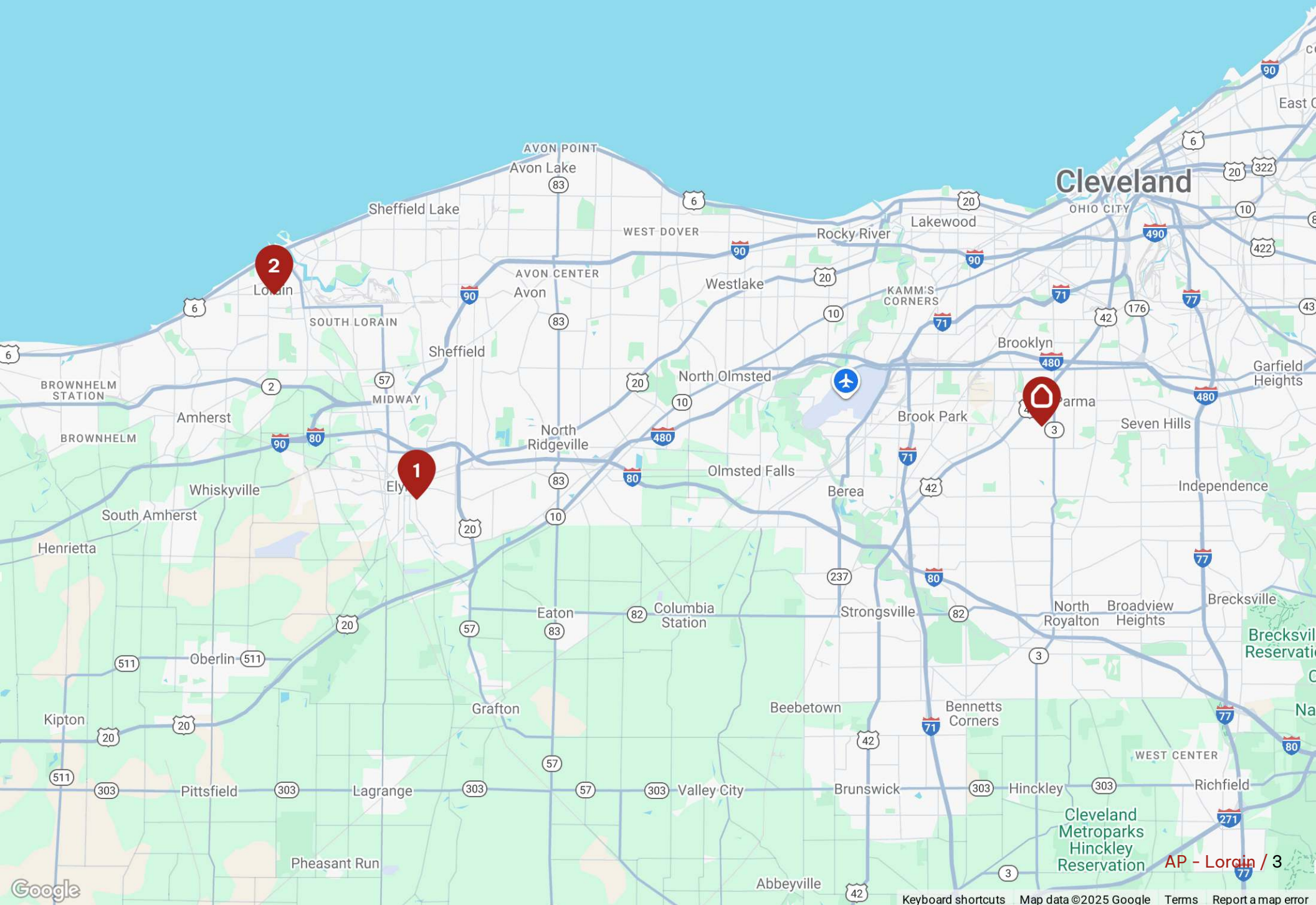
SECTION 5

# Rent comparables



# Rent comparables

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 <b>1</b> <b>509 lake comp</b> 120 Harvard Ave #A, Elyria, OH 44035, USA	1900	1	3BR/1BA	\$1,350	1,263	\$1.07
 <b>2</b> <b>w 20 &amp; Lake comp</b> 1063 W 21st St, Lorain, OH 44052, USA	1974	1	3BR/1BA	\$1,500	1,300	\$1.15
Averages	1937	1	3BR/1BA	\$1,425	1,282	\$1.11
			All types	\$1,425	1,282	\$1.11
Subject	1951	3	3BR/1.5BA	\$1,500	1,248	\$1.20
			4BR/2BA	\$1,400	1,758	\$0.80
			5BR/2BA	\$1,750	1,595	\$1.10
			All types	\$1,550 +8.77%	1,534 +19.68%	\$1.01 -9.11%



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SECTION 6

# Market Overview

City Overview

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Demographics

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Top Employers

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Employment



# Parma, OH

Parma, OH, nestled in Cuyahoga County, is a vibrant suburb located just south of Cleveland. Renowned for its rich cultural blend and robust community spirit, Parma boasts a population of over 81,000 residents. The city's unique neighborhoods, farmlands turned urban areas, and historic sites weave a tapestry that reflects its diverse heritage. Parma is home to Ohio's largest Ukrainian community and is celebrated for its welcoming nature and commitment to preserving its historical sites, such as the Henninger House. This dynamic city delivers an array of recreational, culinary, and educational experiences, making it an attractive destination for families and young professionals alike.

## Recreational Delights

Parma offers a wealth of recreational opportunities, from lush parks to well-maintained sports facilities. The city's parks include:

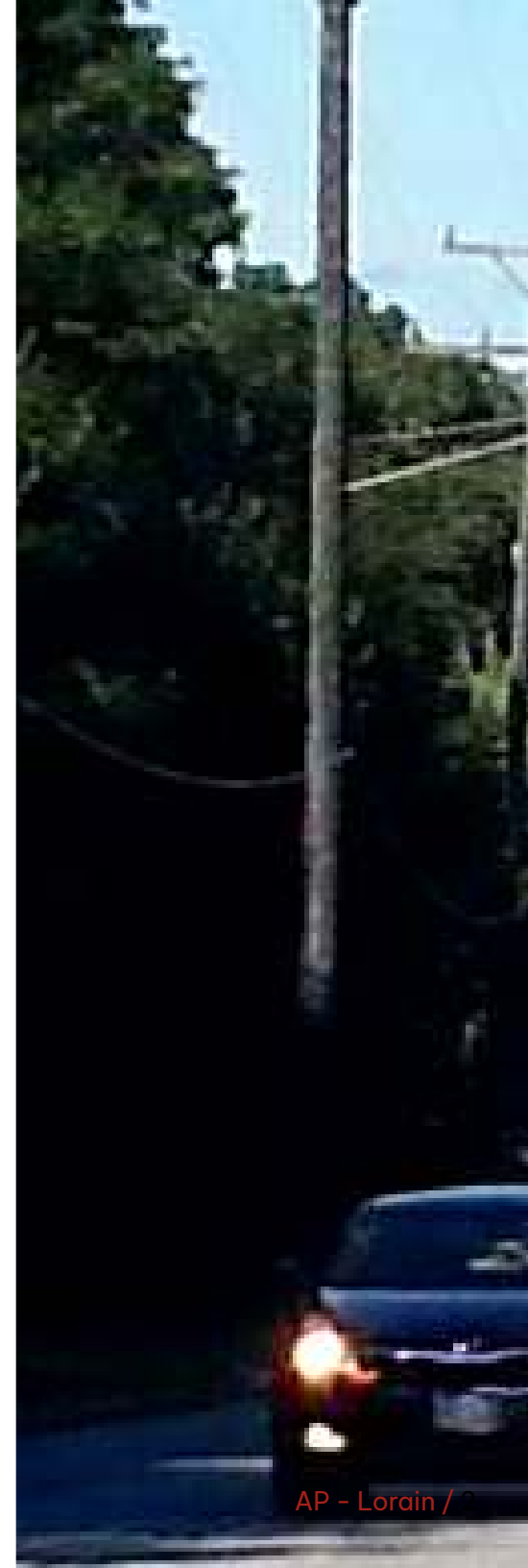
- Cleveland Metroparks - Access to hiking trails, picnic areas, and scenic views of nature.
- Parma Town Square Park - A local hub featuring playgrounds, exercise areas, and walking paths.
- Ridgewood Lake - A serene location perfect for fishing and enjoying the outdoors.
- West Creek Reservation - A part of the Cleveland Metroparks system, featuring trails that wind through picturesque landscapes.

Outdoor enthusiasts can enjoy year-round activities such as walking, cycling, skating, and seasonal sports such as soccer and baseball. Seasonal events and festivals also take place in several parks throughout the year, promoting community engagement and fun.

## Culinary scene

The culinary landscape in Parma is as diverse as its residents. The city is famous for its rich Eastern European cuisine, particularly in areas like the designated Ukrainian Village and Polish Village districts. Some highlights include:

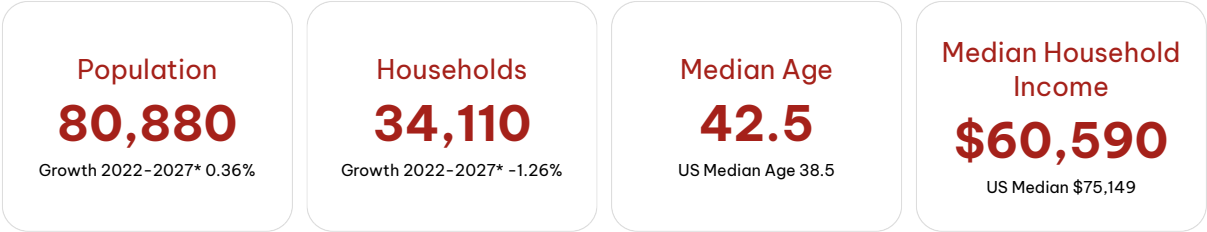
- Ukrainian Dishes - Restaurants serving hearty traditional fare, including borscht and pierogi that reflect the city's Ukrainian heritage.
- Polish Cuisine - Family-owned eateries offering kielbasa and golumpki showcase the area's Polish influence.
- Italian Restaurants - Featuring pizza parlors and pasta houses, where longtime family recipes are the norm.
- Diverse Food Scene - Parma has embraced global offerings with increasing options of Asian, Mediterranean, and American cuisines. The city's food trucks and farmers' markets further enrich its culinary offerings with fresh local produce. Each neighborhood contributes its unique flavors, ensuring there is something to satisfy every palate.





# Demographics

- Population: Approximately 81,880 residents.
- Median Age: 42.5 years, higher than the U.S. median of 38.5 years.
- Median Household Income: \$60,590, compared to the U.S. median of \$75,149.



## 2022 POPULATION BY AGE



## Quality of Life

Parma provides an excellent quality of life, characterized by affordable housing, vital community programs, and accessible amenities. The city boasts a strong public safety record and a range of recreational activities, which contribute to a family-friendly atmosphere.

## Education

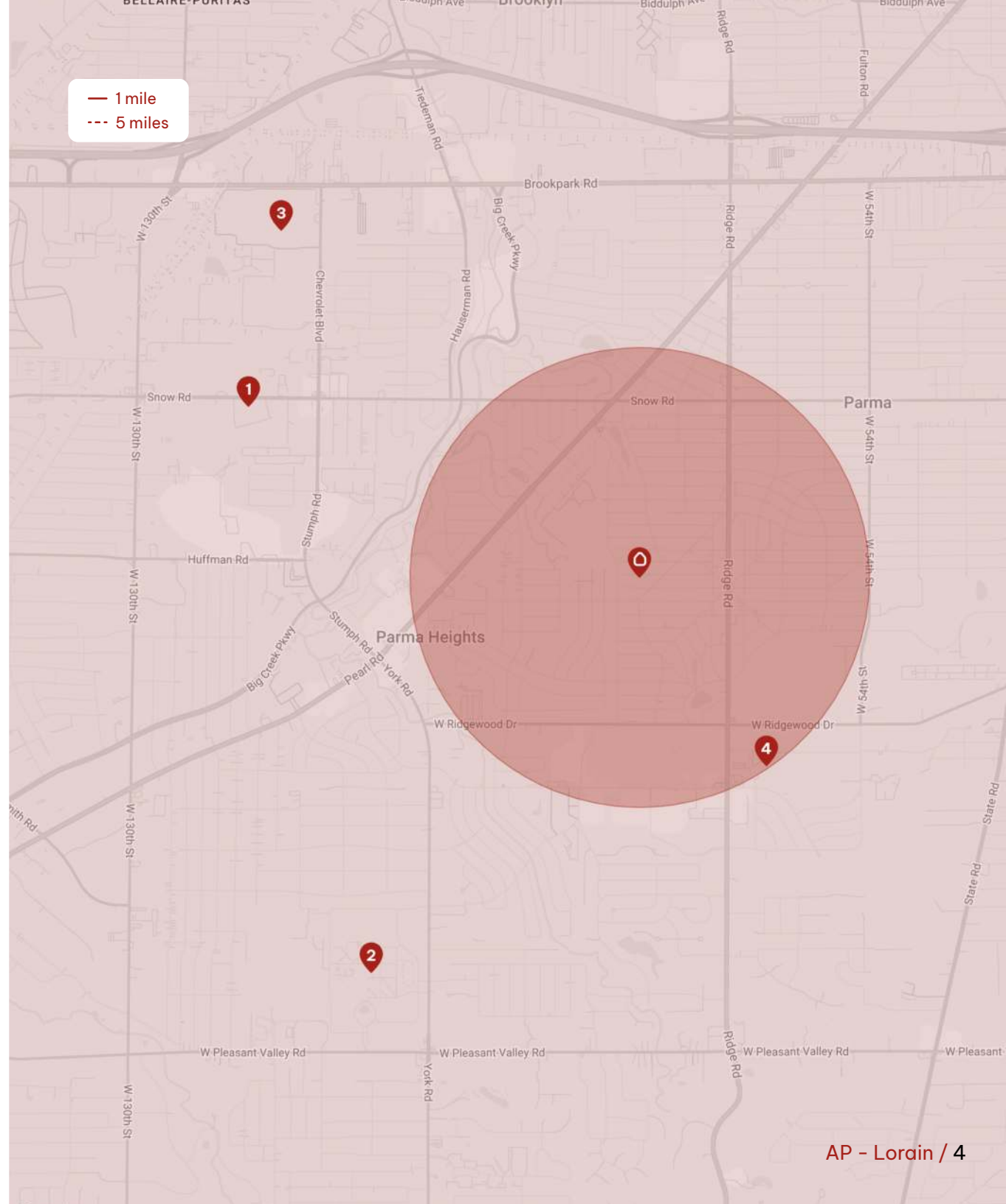
Parma City School District  
Normandy High School  
Valley Forge High School  
Cuyahoga Community College

## Arts & Entertainment

The Parma Area Fine Arts Council  
The Shoppes at Parma  
Cleveland Metroparks West Creek Reservation  
The Cleveland Ukrainian Village

# Employers

- 1 MetroHealth Parma Medical Center
- 2 Cuyahoga Community College Western Campus
- 3 GM Metal Fabrication Division
- 4 UH Parma Medical Center





# Employment

6.19%

Unemployment rate

Health Care and Social Assistance	15.61%
Retail Trade	15.13%
Manufacturing	12.85%
Accommodation and Food Services	7.84%
Transportation and Warehousing	6.74%
Educational Services	6.61%
Finance and Insurance	6.36%
Construction	5.92%
Professional, Scientific, and Technical Services	5.36%
Administrative and Support and Waste Management Ser-..	5.27%
Wholesale Trade	4.11%
Public Administration	2.51%
Other	5.69%

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable. However, we make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. We deny any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. DO NOT WALK ON PROPERTY, TALK OR CONTACT ANY TENANTS OR MANAGEMENT WITHOUT WRITTEN PERMISSION OF SELLER OR SELLER'S AGENTS.

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Inc.

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