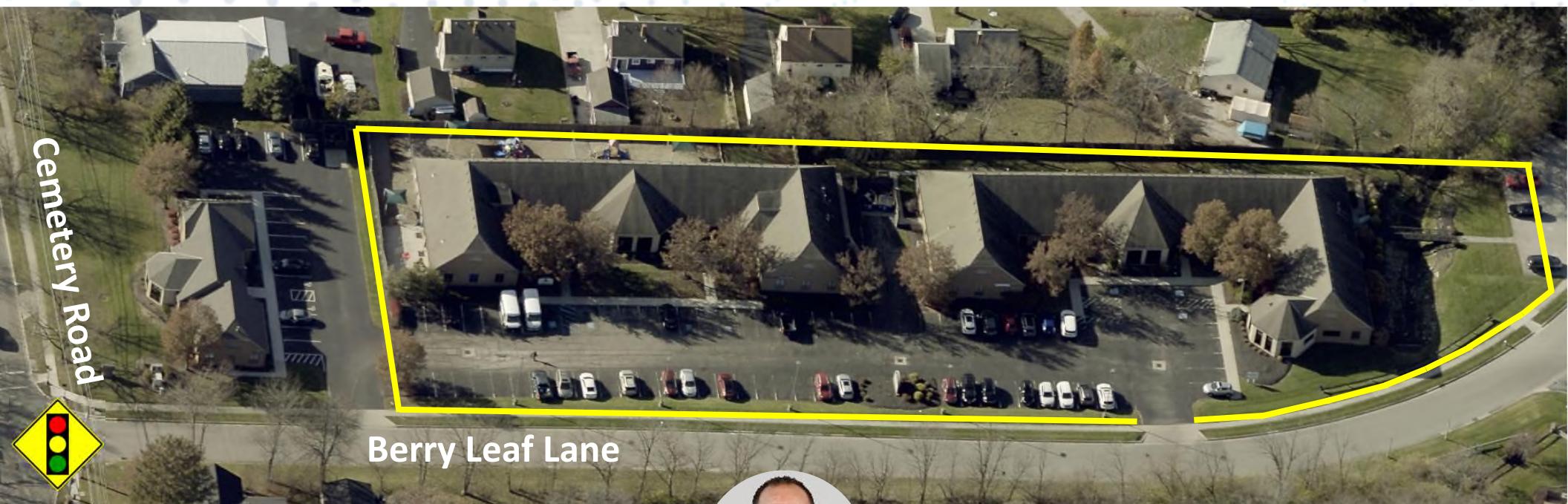


OFFERING MEMORANDUM

3 8 8 5 - 3 9 0 5 & 3 9 1 3 - 3 9 3 1 B E R R Y L E A F L A N E
H I L L I A D , O H I O 4 3 0 2 6



MATT COOPER SENIOR VICE PRESIDENT

MOBILE 614.403.4732 | DIRECT 614.334.7831
MCOOPER@EQUITY.NET

equity | brokerage

B E R R Y L E A F L A N E O F F I C E / M E D I C A L B U I L D I N G S



TABLE OF CONTENTS



**INVESTMENT
SUMMARY. PAGE 4**



**SITE
AERIAL. PAGE 5**



**CEMETERY ROAD AERIAL.
PAGE 6**



I-270 AERIAL. PAGE 7



**TENANT
OVERVIEWS. PAGE 8**



**EXPECTED YEAR 1 PRO
FORMA. PAGE 9**



**DEMOGRAPHICS
OVERVIEW. PAGE 10-11
-12**

INVESTMENT SUMMARY



LIST PRICE

\$3,195,000



ANTICIPATED
NOI

\$272,555

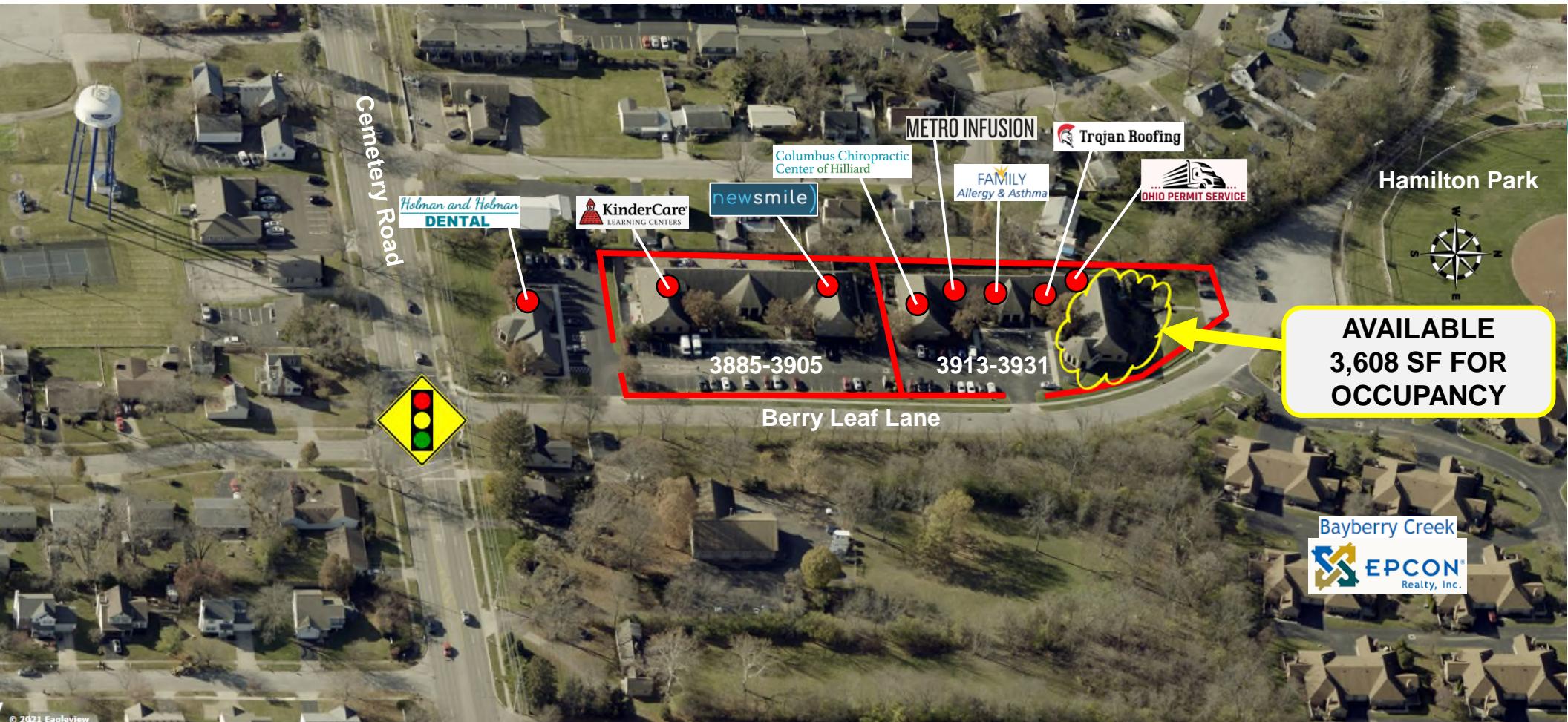


CAP RATE

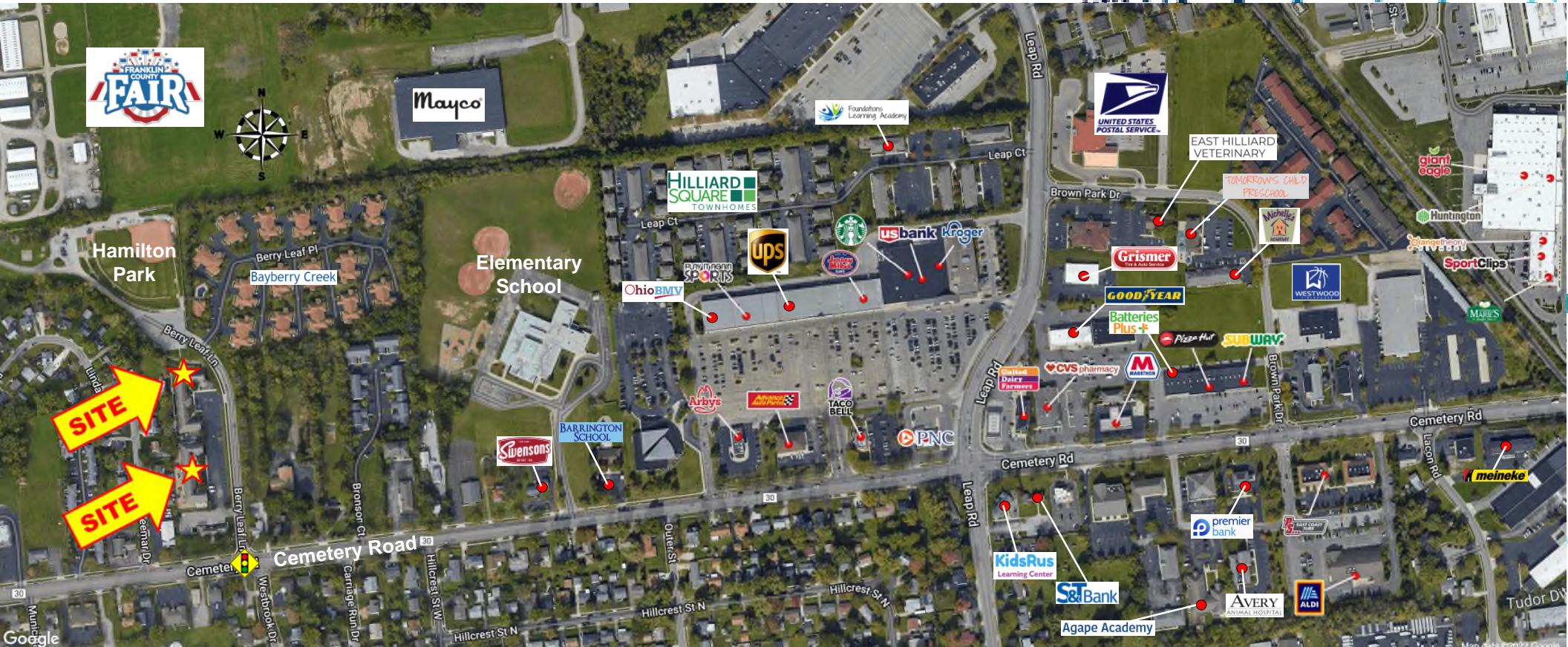
8.5%

- Fantastic real estate **positioned just off Cemetery Road**
- **3885-3905:** 11,288 SF GLA on 1.01 acres and built in 1996
- **3913-3905:** 12,968 SF GLA on 1.18 acres and built in 1995
- Signalized access to **Cemetery Road**—22,516 vehicles per day
- **Monument** signage on Cemetery Road and Berry Leaf Lane
- Parking ratio: **3.8 per 1,000 SF**
- **Weighted Average Lease Term** of over six (6) years
- **KinderCare** (in approximately 38% of total GLA) has **over 13 years remaining on its lease**
- **Low historical vacancy** and low tenant turnover
- **Owner/Occupant opportunity** in vacant 3,608 SF space

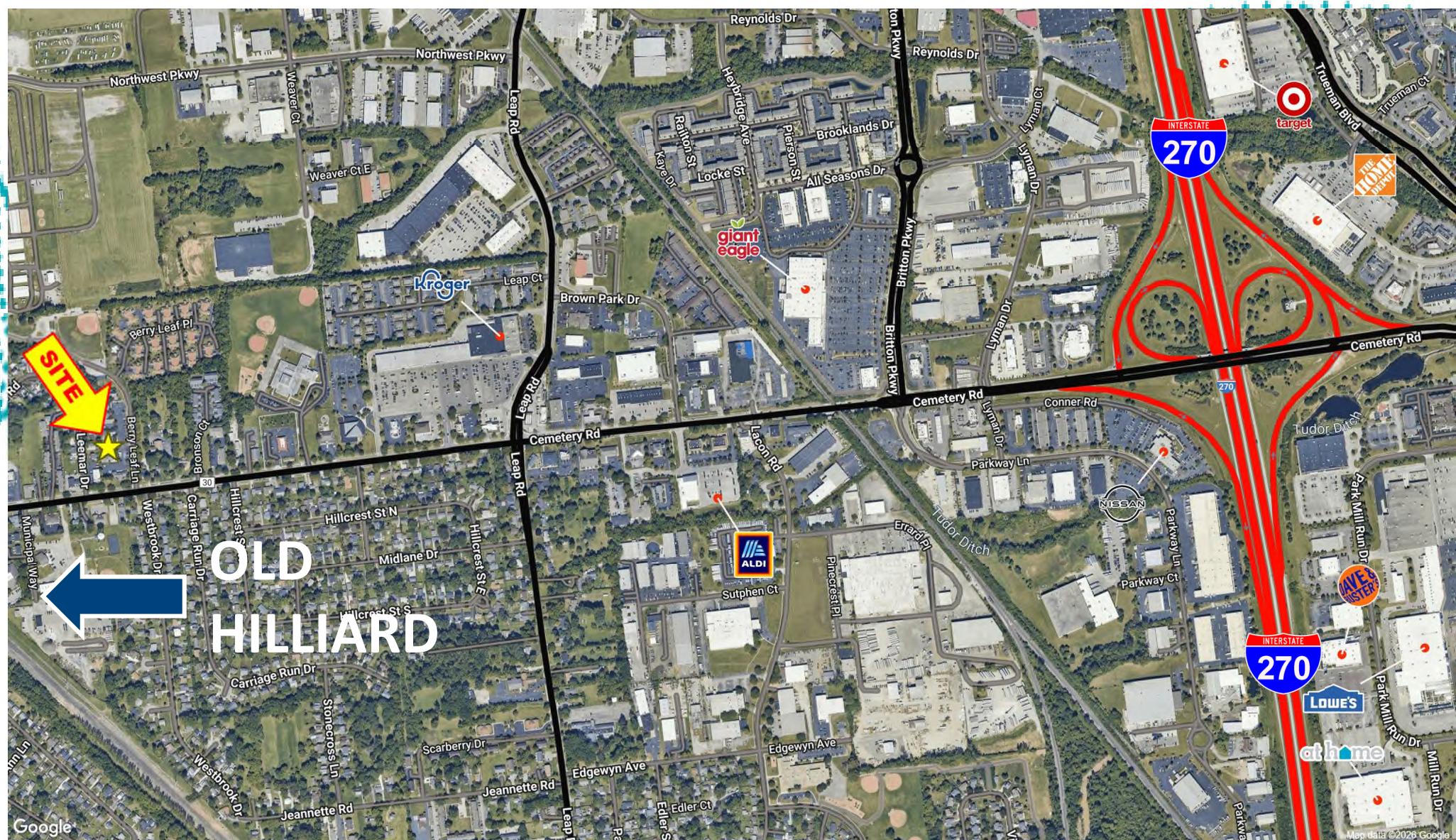
SITE AERIAL



CEMETERY ROAD AERIAL



I-270 AERIAL



TENANT OVERVIEWS



- **KinderCare** is an American operator of for-profit childcare and early childhood education facilities founded in 1969. The company provides educational programs for children from six weeks to 12 years old. Located in 39 states and the District of Columbia, KinderCare's 1,250 locations have more than 200,000 children enrolled.



- **New Smile Dental Implants** provides the perfect solution to regain your confidence and freedom while improving both your oral and overall health. Dental implants are the best way to replace failing or missing teeth and can provide many benefits like improved aesthetics, speech, eating, comfort, and self-confidence.
- **Columbus Chiropractic Center of Hilliard** offer solutions that transform lives through chiropractic care. Our approach centers on three fundamental pillars: Mobility, Balance, and Function. Through consistent care, our patients experience lasting improvements in their quality of life and overall wellbeing.



- **Metro Infusion** is a national provider of infusion therapies for complex chronic conditions including infectious diseases, neurological diseases, and multiple sclerosis. In every one of their 200+ locations, their team members go above and beyond to provide excellent patient care.



- **Family Allergy & Asthma** provides a full range of allergy, asthma, and immunology services. Their physicians provide a detailed plan to best treat allergies or asthma--whether it is through medication, environmental control, or allergy shots. They have offices in nine states.



- **Trojan Roofing** specializes in emergency roofing solutions. From replacements to repairs, their experienced teams are equipped to handle any emergency roofing challenge using top-quality materials and certified installers. Headquartered in Indianapolis.



- **Ohio Permit Service** specializes in procuring nationwide oversize and overweight hauling permits.

EXPECTED YEAR 1 PRO FORMA

Building 1	
Annual Rent	\$ 158,251.60
RE Tax reimb.	\$ 49,454.22
Building 2	
Annual Rent	\$ 191,472.33
RE Tax reimb.	\$ 14,649.40
Total Income	\$ 413,827.56
2026 Expenses:	
Mgmt Fees (3% gross income)	\$ 12,415
HVAC	\$ 500
Roof & Gutters	\$ 1,200
Repairs and Maintenance	\$ 1,200
Lawncare and Grounds	\$ 2,089
Snow Removal	\$ 1,785
Common area Electric	\$ 1,500
Trash Removal	\$ 8,500
Submetering Fee	\$ 900
Property Insurance	\$ 5,665
Total CAM	\$ 35,754
RE taxes	\$ 105,518
Total Op Exp	\$ 141,272
NOI	\$ 272,555.89
Sale price (8.53% cap)	\$ 3,195,000.00
Expected NOI w/o 3,600 sq. ft.	\$ 222,043.89
Cap Rate at above sale price	6.95%

Mortgage payment (P & I) @ 6.0% interest rate with 20-year amortization:

\$17,150 per month

--or--

\$205,902 per year

\$66,654 annual cash flow

\$16,142 annual cash flow as Owner/Occupant

1-MILE RADIUS DEMOS



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

KEY FACTS

9,851

Population



2.3

Average Household Size

36.6

Median Age

\$100,789

Median Household Income

BUSINESS



Total Businesses

680



Total Employees

8,517

INCOME



\$50,351

Per Capita Income



\$100,789

Median Household Income



\$116,558

Average Household Income

EDUCATION



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/Prof Degree

EMPLOYMENT



75.0

White Collar %



14.9

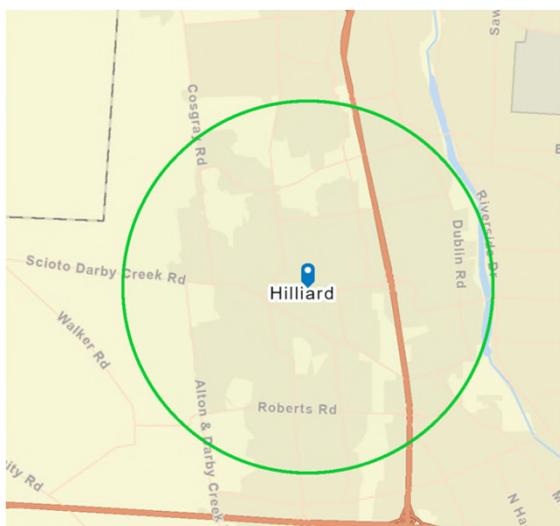
Blue Collar %



10.2

Services %

3-MILE RADIUS DEMOS



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

KEY FACTS

88,601

Population



2.4
Average Household Size

36.4

Median Age

\$103,471

Median Household Income

BUSINESS



2,264

Total Businesses



30,585

Total Employees

EDUCATION



4%

No High School Diploma



15%

High School Graduate



22%

Some College



60%

Bachelor's/Grad/Prof Degree

INCOME



\$56,642

Per Capita Income



\$103,471

Median Household Income



\$135,626

Average Household Income

EMPLOYMENT



76.9

White Collar %



13.3

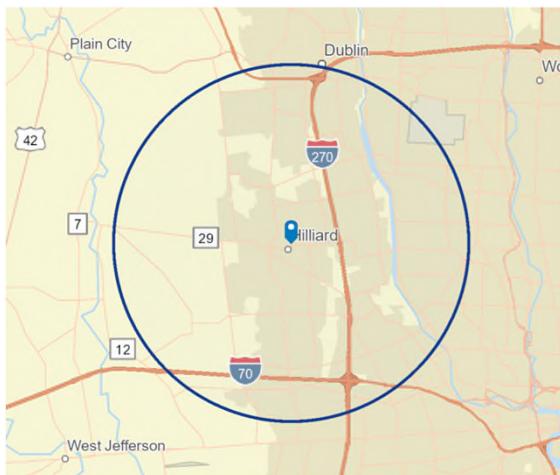
Blue Collar %



9.8

Services %

5-MILE RADIUS DEMOS



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

KEY FACTS

187,762

Population



Average Household Size

36.8

Median Age

\$102,699

Median Household Income

BUSINESS



6,889

Total Businesses



94,413

Total Employees

EDUCATION



4%

No High School Diploma



15%

High School Graduate



21%

Some College



61%

Bachelor's/Grad/Prof Degree

INCOME



\$58,479

Per Capita Income



\$102,699

Median Household Income



\$138,027

Average Household Income

EMPLOYMENT



76.6

White Collar %



12.7

Blue Collar %



10.7

Services %