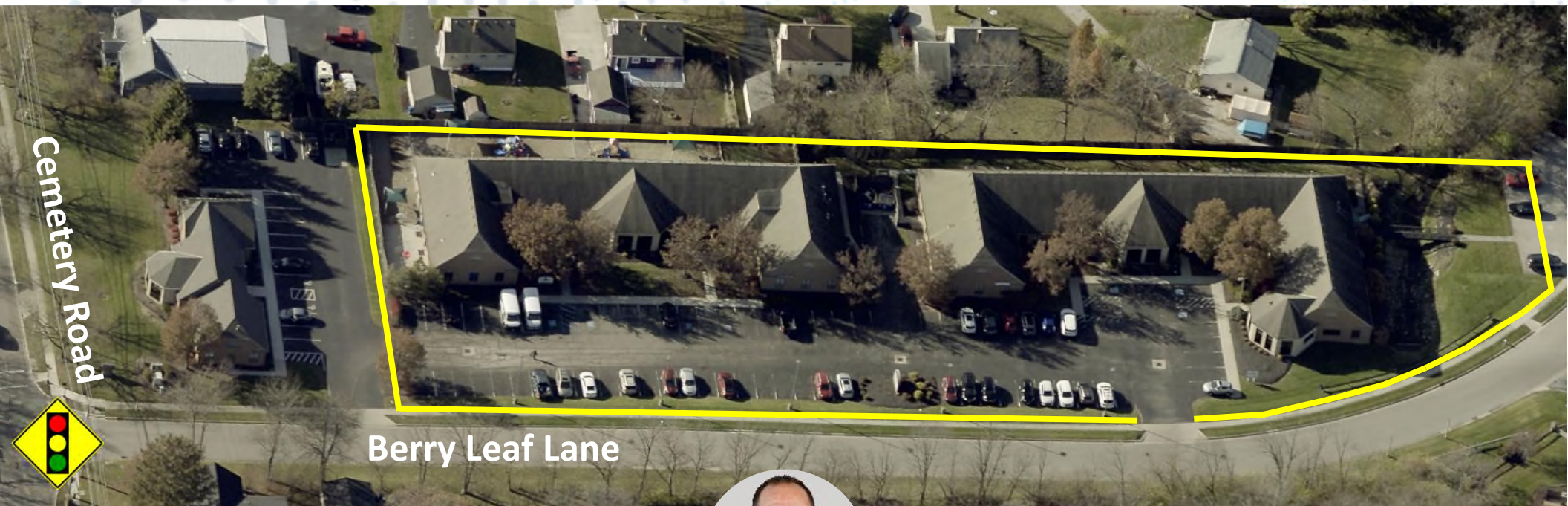


OFFERING MEMORANDUM

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



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INVESTMENT SUMMARY



LIST PRICE

\$3,195,000



ANTICIPATED
NOI

\$272,555



CAP RATE

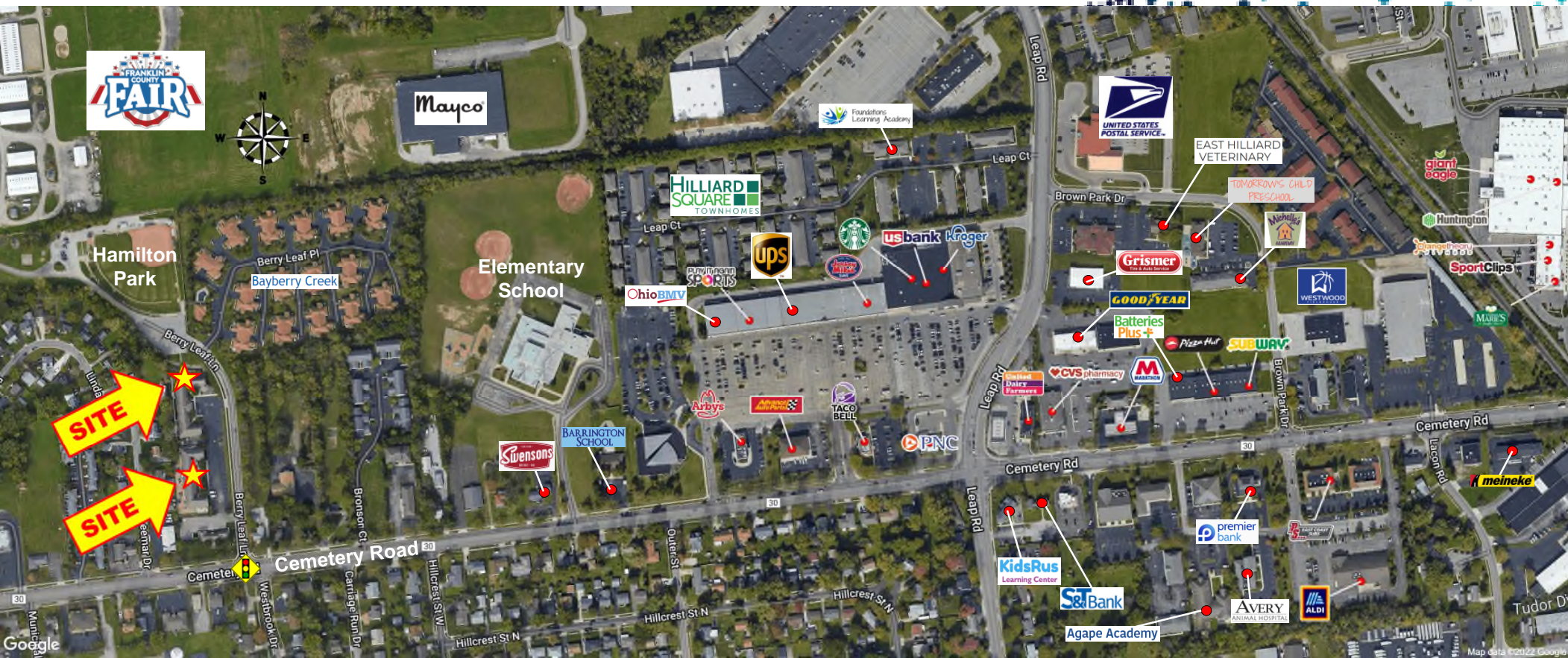
8.5%

- 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

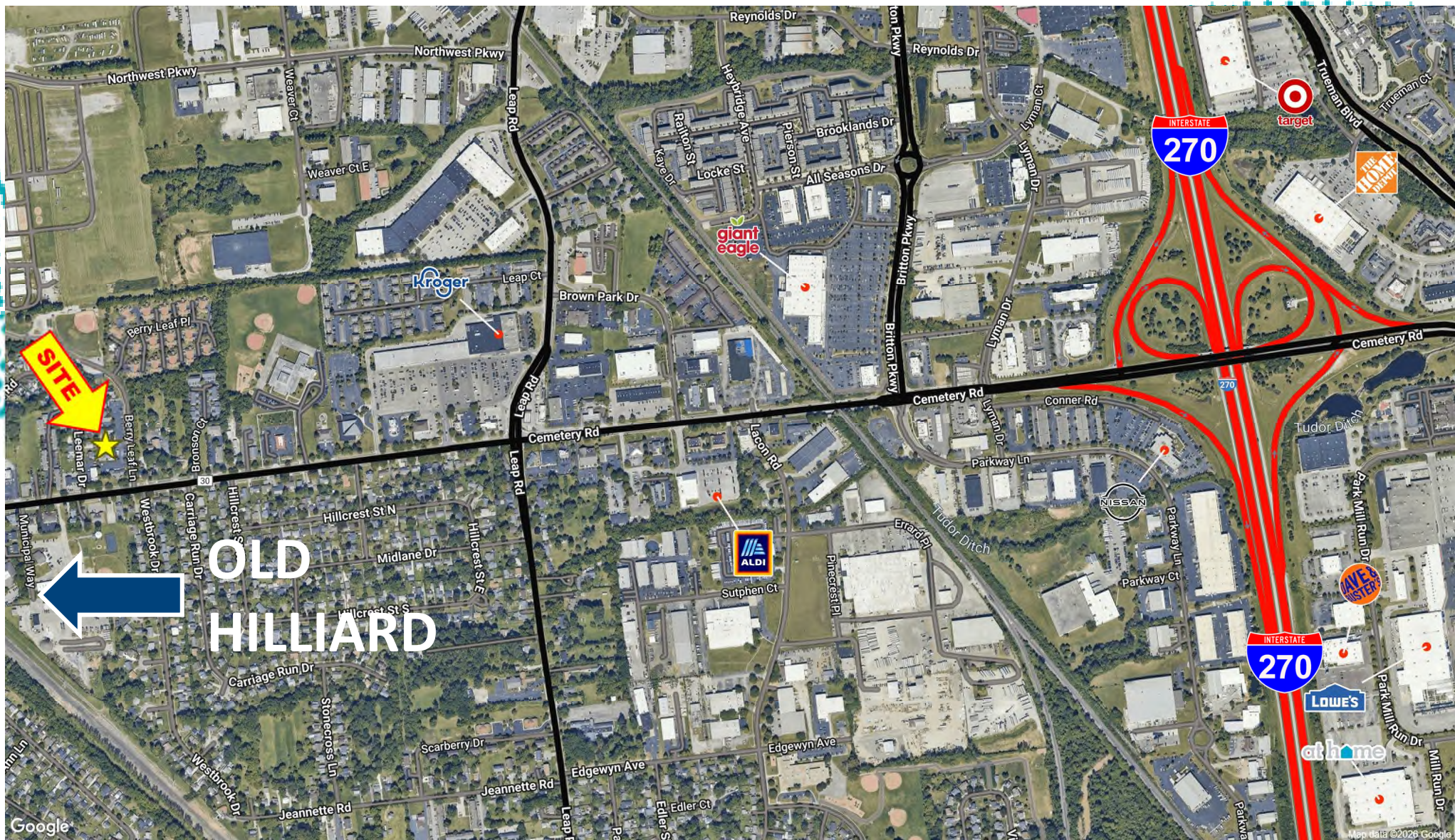
SITE AERIAL



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 |
| Lawn care 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

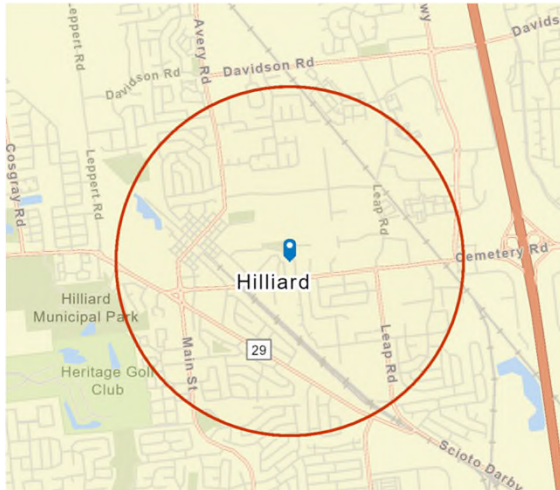
--or--

\$205,902 per year

\$66,654 annual cash flow

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

1-MILE RADIUS DEMOS



KEY FACTS

9,851
Population

2.3
Average
Household Size

36.6
Median Age

\$100,789
Median Household Income

BUSINESS

680

Total Businesses

8,517

Total Employees

EDUCATION

2%

No High School
Diploma

23%

High School
Graduate

24%

Some
College

51%

Bachelor's/Grad/Prof
Degree

INCOME

\$50,351
Per Capita
Income

\$100,789
Median
Household
Income

\$116,558
Average
Household
Income

EMPLOYMENT

75.0
White
Collar %

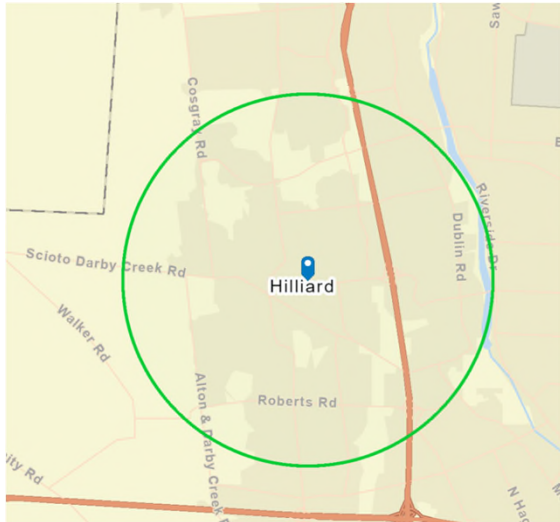
14.9
Blue
Collar %

10.2
Services
%

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.

3-MILE RADIUS DEMOS



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 %

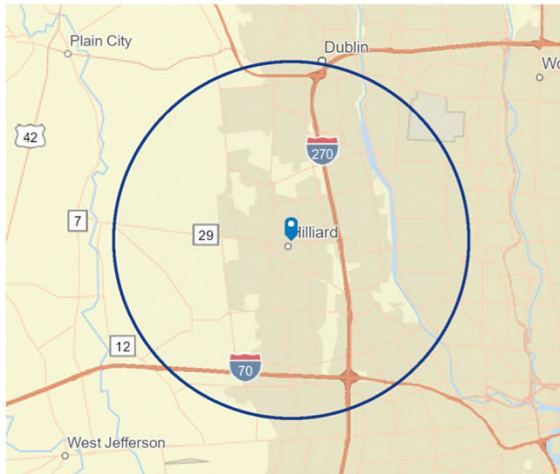
13.3
Blue
Collar %

9.8
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

187,762

Population



Average
Household Size



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
%