



**Retail Investment
Offering Memorandum:**

Spring Hill Center
3100-3130 Springdale Road
Cincinnati, OH 45251



Actual Site



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Investment Summary



Spring Hill Center

INVESTMENT HIGHLIGHTS

- 100% Occupied, Dollar General (S&P BBB/Moody's Baa3) Anchored Neighborhood Center with Desirable Service Oriented and Internet Resistant Tenants
- Attractive 8.00% CAP with Low \$100/S.F. Asking Price, Far Below Replacement Costs
- Significant Upside Available: Replaceable 5,000 SF Tenant at Far Below Market Rent on a Gross Lease Structure, Coupled with NOI Growth from Rental Increases from Multiple Tenants
- Anchor Dollar General w/ 9+ Years of Term: 20,500 Locations in 48 States and Reported \$40.61 Billion in Revenue for 2025, a Increase of 5% Over Previous Year
- Strong Demographics: Approx. 173k People Within 5 Mile Radius & Average Household Incomes of \$96k
- 11 Miles to The University of Cincinnati: 53,600+ Students and 10,500+ Academic Staff/4,500+ Other Employees
- Located Directly Across Taylor Elementary School (800 Students & Faculty) Providing Stable Daily Drive-by Traffic & Easy Access to U.S. Route 27 (36,700+ Vehicles Per Day) and I-275 (82,000+ Vehicles Per Day) from Springdale Road
- Convenient Corner Location with Excellent Visibility and Two Prominent Pylon Signs
- Located in Northwest Local School District, One of the Largest Districts in Hamilton County, Serving Over 9,000 Students Across 12 Schools, and Earned Recognition for its Academic Excellence & Career-Readiness Programs
- All Four Portions of the Roof Replaced Between 2012 and 2019, with Transferrable Warranties



ADDITIONAL HIGHLIGHTS

- Located in Colerain Township, the 2nd Largest Township in the State Encompassing 42.7 Square Miles and Serving Nearly 60,000 Residents
- Surrounded by Major Employers: The Kroger Company (420,000+ Employees), University of Cincinnati (15,000 Employees), Cincinnati Children's Hospital Medical Center (19,500+ Employees), Fifth Third Bank (18,600+ Employees), and Procter & Gamble (109,000+ Employees)
- Desirable Suburban Community with Short Commute (13 Miles) to Downtown Cincinnati with Immediate Proximity to Several Colleges/Universities and Numerous Other High-Profile Companies
- Less Than 2 Miles from Walmart, Meijer, Target and Multiple Other Retailers & Hotels
- Largest Metro Area in the State and Positioned to Serve Commuters from Surrounding Suburbs and Nearby Schools

LOCATION OVERVIEW

Spring Hill Center is a well-positioned neighborhood retail center located at 3100 Springdale Road in the northwest Cincinnati submarket of Colerain Township, Ohio, which is the 2nd largest township in the state encompassing 42.7 square miles and serving nearly 60,000 residents. The property benefits from its strategic location within the Cincinnati Metropolitan Statistical Area (MSA), which is home to more than 2.2 million residents, making it the largest metro area in Ohio and the 24th largest in the United States. Cincinnati's diverse economy, which is anchored by manufacturing, logistics, healthcare, education, and financial services, creates a stable foundation for continued population and employment growth.

The property enjoys excellent accessibility and visibility along Springdale Road, a key east-west corridor that connects directly to Interstate 275, Cincinnati's primary beltway. From there, travelers have quick access to major interstates I-74, I-75, and I-71, linking the site to downtown Cincinnati, Dayton, and the broader Midwest region. According to regional traffic mapping by the Ohio-Kentucky-Indiana Regional Council of Governments, daily vehicle volumes along nearby corridors such as Springdale Road and Colerain Avenue are consistently high, providing the center with strong exposure to both local and commuter traffic. Its strategic positioning captures both local resident trips and commuter flow from surrounding suburbs, strengthening its role as a neighborhood convenience node. The site also benefits from proximity to Cincinnati/Northern Kentucky International Airport (CVG).

The trade area surrounding Spring Hill Center is characterized by strong demographics and a stable, family-oriented residential base. Within a one-mile radius, there are approximately 12,500 residents with an average household income of over \$85,000; within three miles, over 62,000 residents with an average household income of \$89,000; and within five miles, more than 172,000 residents with an average household income approaching \$96,000. These demographics reflect an established community with strong purchasing power that supports steady neighborhood retail demand.

The center is located within the Northwest Local School District, one of the largest districts in Hamilton County, serving roughly 9,000 students across 12 schools. The district has earned recognition for academic excellence and career-readiness programs, including its Project Lead The Way STEM curriculum and partnerships with area businesses for technical education. More specifically, the property benefits from Taylor Elementary School being located directly across the street. With approximately 800 students and faculty combined, it adds stable daily traffic for Spring Hill Center. Nearby higher education institutions strengthen the region's workforce and economic stability, most notably, the University of Cincinnati (approx. 11 miles), which ranks among the Top 100 public universities by *U.S. News & World Report* and is nationally recognized for its cooperative education program (ranked #4 in the nation).

Cincinnati's healthcare network provides another strong economic anchor for the region. The Christ Hospital Health Network (approx. 5 miles), ranked #1 hospital in Greater Cincinnati and #3 in Ohio by *U.S. News & World Report* with over 6,500 employees, operates major inpatient and outpatient facilities throughout the metro area. Other notable systems include TriHealth (approx. 17 miles, 12,000+ employees) and UC Health (approx. 16 miles, 12,000 employees), both of which maintain large campuses and employ thousands of healthcare professionals, contributing significantly to regional daytime population/commuter traffic and consumer spending.

Employment in the immediate and surrounding area is supported by several major companies and institutions. Within a five-mile radius, key employers include The Kroger Company (420,000+ employees), University of Cincinnati (15,000 employees), Cincinnati Children's Hospital Medical Center (19,500+ employees), Fifth Third Bank (18,600+ employees), and Procter & Gamble (109,000+ employees). These major employers, combined with a strong mix of education and healthcare professionals, sustain a steady flow of consumers throughout the Cincinnati MSA.

Altogether, Spring Hill Center benefits from a robust combination of population density, strong household incomes, and proximity to Cincinnati's leading employers, universities, and hospitals. Its accessibility via major roadways, stable demographics, and location within a thriving metro make it an attractive opportunity for tenants and investors seeking long-term stability in a proven neighborhood retail corridor.





SUMMARY

Price:	\$2,730,000
Gross Leasable Area:	27,299 S.F.
Price/SF:	\$100.00
NOI:	\$218,274
CAP Rate:	8.00%
Years Renovated:	2012/2018/2024
Year Built:	1964
Lot Size:	Approx. 2.16 Acres
Foundation:	Concrete
Roof:	
3100, 3104 & 3106 (4,400 SF)	2018 w/ 10-Yr. Warranty
3106 (10,600 SF)	2012 w/ 20-Yr. Warranty
3110-3114 (10,300 SF)	2019 w/ 10-Yr. Warranty
3118 (5,900 SF)	2017 w/ 10-Yr. Warranty
Parking Lot:	Approx. 101 Spaces



Current Operating Data

Rental Income:	\$236,187
Tenant Reimbursements:	\$60,169
Potential Gross Income:	\$296,357
Vacancy (Actual):	(\$0)
Vacancy for Reimbursements Lost:	(\$0)
Effective Gross Income:	\$296,357
Expenses:	(\$78,083)
NOI:	\$218,274
Annual Debt Service:	\$162,081
Structural Reserve (\$0.10/S.F.):	\$2,730
Cash Flow After Reserves:	<u>\$53,464</u>








Anticipated New Financing

Loan Amount:	\$2,047,500
Down Payment:	\$682,500
Loan Type:	New Loan
Interest Rate:	6.25%
Amortization:	25 Years
Term:	5 Years
Loan-to-Value (LTV):	75.00%





Rent Roll

Tenant	GLA	% of Total	Tenant Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
	9,899	36.26%	2024	12/11/2024	12/31/2034	\$ 8.08	\$ 80,000	NNN	1/1/2030 - \$8.80/SF	Option 1: \$8,000.00/Month Option 2: \$8,873.33/Month Option 3: \$9,760.67/Month
(1) 	5,000	18.32%	2024	1/1/2025	12/31/2026	\$ 5.52	\$ 27,600	Modified Gross (Pays In-Suite Utilities)	None	None
(2) 	2,500	9.16%	2025	6/1/2025	5/30/2030	\$ 12.30	\$ 30,750	NNN	6/1/2026 - \$12.36/SF 6/1/2027 - \$12.73/SF 6/1/2028 - \$13.11/SF 6/1/2029 - \$13.51/SF	None
(3) 	2,500	9.16%	2011	2/1/2025	1/31/2032	\$ 7.17	\$ 17,917	NNN	2/1/2027 - \$8.00/SF 2/1/2028 - \$9.00/SF 2/1/2029 - \$10.00/SF 2/1/2030 - \$10.30/SF 2/1/2031 - \$10.61/SF	None
(4) 	1,850	6.78%	2005	10/1/2024	9/30/2029	\$ 10.75	\$ 19,887	NNN	10/1/2026 - \$11.00/SF	None
(5)  (AUTOMATIC 1-YR. RENEWALS)	1,850	6.78%	2015	2/1/2026	1/31/2026	\$ 10.00	\$ 18,500	NNN	See Annual Extensions	3% Annual Increases
	900	3.30%	2021	11/1/2021	10/31/2026	\$ 11.67	\$ 10,500	Modified Gross (Pays In-Suite Utilities)	None	Option 1: Years 1-3 - \$925.00/Month Years 4-5 - \$950.00/Month
(6) 	2,800	10.26%	2020	3/1/2025	2/28/2030	\$ 11.08	\$ 31,033	NNN	3/1/2027 - \$12.00/SF 3/1/2028 - \$12.36/SF 3/1/2029 - \$12.73/SF	None
Total Property	27,299	100.00%				\$ 8.65	\$ 236,187			

Vacancy	-	0.00%				\$ -	\$ -			
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Pro Forma Calendar Year: April 1, 2026 through March 31, 2027

- (1) Potential Upside: Possible replacement of tenant at market rent and NNN lease structure
- (2) Blended rental rate for increase effective 6/1/2026.
- (3) Blended rental rate for increase effective 2/1/2027.
- (4) Blended rental rate for increase effective 10/1/2026.
- (5) Tenant has 1-Yr. automatic renewals. Anticipating to be exercised.
- (6) Blended rental rate for increase effective 3/1/2027.

		Pro Forma 2026-2027	
		2026-2027	\$/SF
INCOME:			
Rental Income		\$ 236,187	\$ 8.65
Tenant Reimbursements:			
Real Estate Tax		24,175	0.89
Insurance		4,390	0.16
CAM		25,237	0.92
Management Fee		3,980	0.15
Admin. Fees		2,388	0.09
Gross Potential Rental Income		\$ 296,357	\$ 10.86
Vacancy (Actual)	0.00%		
Effective Gross Income		\$ 296,357	\$ 10.86
OPERATING EXPENSES:			
Management Fee	4%	\$ 9,447	\$ 0.35
Real Estate Taxes		30,840	1.13
Insurance		5,600	0.21
Landscaping		2,700	0.10
Snow Removal		8,600	0.32
Utilities			
Electric		1,650	0.06
Water/Sewer		75	0.00
Repairs & Maintenance		6,500	0.24
Parking Lot Repairs & Maintenance		6,250	0.23
Trash Removal		4,320	0.16
Fire Systems/Life Safety		500	0.02
HVAC Repairs & Maintenance		100	0.00
Roof Repairs & Maintenance		1,500	0.05
Total Expenses		\$ 78,083	\$ 2.86
Net Operating Income		\$ 218,274	\$ 8.00
Loan Analysis			
Net Operating Income		\$ 218,274	\$ 8.00
Cash Flow Available Before Debt Service		\$ 218,274	\$ 8.00
Capitalization Rate		8.00%	8.00%
Valuation		\$ 2,730,000	\$ 100.00
Loan to Value		75.00%	75.00%
Loan Amount		\$ 2,047,500	\$ 75.00
Rate		6.25%	6.25%
Term		5	5
Amortization		25	25
Annual Debt Service		\$ 162,081	\$ 5.94
Debt Service Coverage Ratio		1.35	1.35



Financial Analysis



Taylor Elementary: 800 Students & Faculty Combined



OCCUPANCY: 100%

TENANT LIST SQUARE FEET

3100	The Office Club	1,900 SF
3104	The Office Lounge	900 SF
3106	Angilo's Pizza	900 SF
3110	Oasis Styling & Nails	1,850 SF
3112	Springhill Laundry	1,850 SF
3114	Peb's Smokes & Things	2,500 SF
3116	Teeny Scholars	2,500 SF
3118	Haute Air Balloons	5,000 SF
3130	Dollar General	10,000 SF
TOTAL GLA		27,350 SF



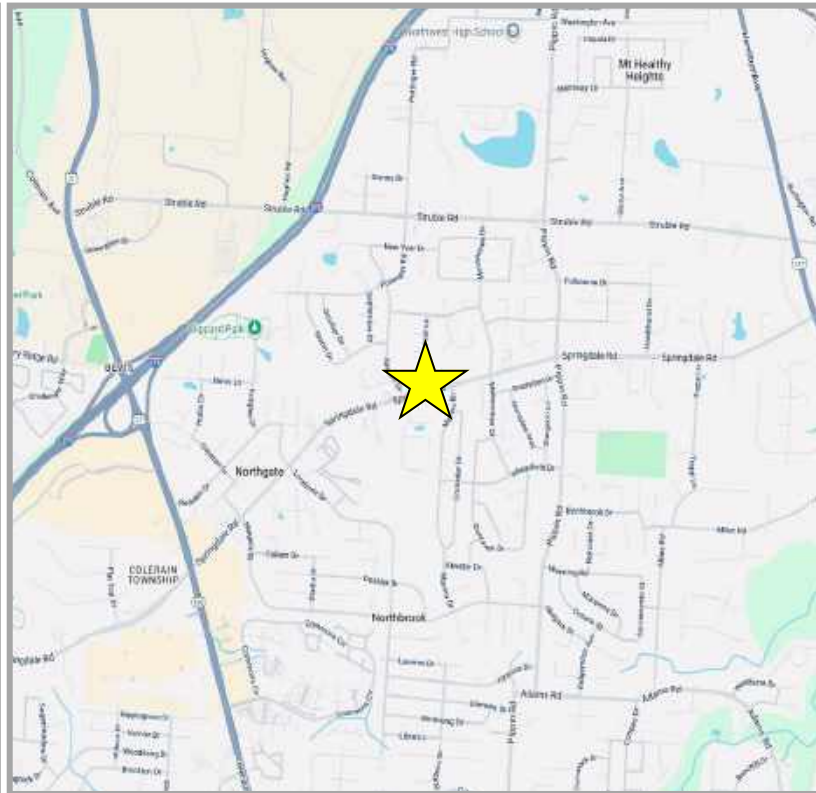
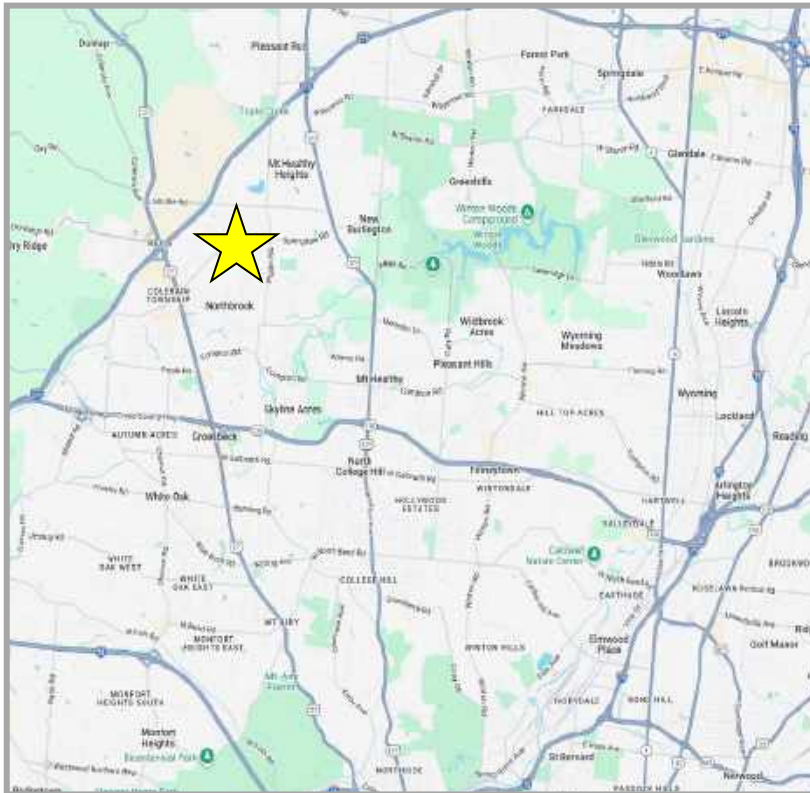


Aerial Map Surrounding Area





Location Maps





3100 Springdale Rd Cincinnati, OH 45251	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population & Households				
2025 Estimated Population	12,243	62,367	172,553	616,202
2025 Median Age	36.4	38.7	39.3	36.9
2025 Estimated Households	4,558	24,668	69,058	252,265
2010 Census Households	4,551	24,482	67,958	239,546
Income				
2025 Estimated Average Household Income	\$85,339	\$88,680	\$95,644	\$92,329
2025 Estimated Median Household Income	\$69,256	\$66,057	\$73,141	\$70,135
2025 Estimated Per Capita Income	\$31,886	\$35,195	\$38,373	\$38,024
Education (Age 25+)				
2025 Estimated High School Graduate	39.5%	34.7%	30.8%	29.2%
2025 Estimated Some College	15.7%	18.9%	18.9%	18.0%
2025 Estimated Associates Degree Only	10.1%	10.5%	10.1%	9.4%
2025 Estimated Bachelors Degree Only	18.0%	18.5%	21.5%	21.1%
2025 Estimated Graduate Degree	7.3%	8.2%	11.2%	13.6%
Business				
2025 Estimated Total Businesses	262	1,804	4,696	21,722
2025 Estimated Total Employees	2,342	16,672	40,844	278,322
2025 Estimated Employee Population per Business	8.9	9.2	8.7	12.8
2025 Estimated Residential Population per Business	46.7	34.6	36.7	28.4



Tenant Analysis



Dollar General Corporation (NYSE: DG) was founded in 1939 on a simple idea: provide customers with value and convenience by offering everyday essentials at low prices. The company operates small-box neighborhood stores that make shopping for basic household needs quick, easy, and affordable, especially in underserved rural and suburban communities.

Dollar General's product mix includes leading brands and private-label merchandise across categories such as consumables, seasonal items, home products, and apparel. The company's efficient store format and focus on value-driven retailing have made it one of the fastest-growing and most resilient discount retailers in the United States.

Headquartered in Goodlettsville, Tennessee, Dollar General operates more than 20,000 stores across 48 states, serving millions of customers each week. In 2025, the company reported net sales of approximately \$40.6 billion. Dollar General continues to expand its footprint and enhance its digital and supply chain capabilities to better meet the needs of value-conscious consumers nationwide.

Source: dollargeneral.com

Tenant Lease Abstract

Headquarter:	Goodlettsville, TN
# of Total Locations:	20,000+
Moody's Credit Rating:	Baa3
S&P:	BBB
GLA:	9,899
Tenant Since:	2024
Current Term Start:	12/11/2024
Lease Expiration:	12/31/2034
Rental Bumps:	2030
Options:	(3) 5-yr
Exclusive:	Dollar Store Concept
Co-Tenancy:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$80,000.00	\$6,666.67	\$8.08
Bump 2030:	\$87,111.20	\$7,259.27	\$8.80
Option 1:	\$96,000.00	\$8,000.00	\$9.69
Option 2:	\$106,749.96	\$8,873.33	\$10.78
Option 3:	\$117,128.04	\$9,760.67	\$11.83

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	Not to exceed 102% of controllable CAM for the immediately Preceding lease year, excludes security, utilities, snow/ice removal
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	None
Admin. Fee:	None





Located in Cincinnati, Haute Air Balloons is a luxury balloon and event décor/rental company specializing in large scale, organic and unique balloon installations and décor. The company is known for transforming celebrations into unforgettable events, offering fully customizable décor options such as custom backdrops, neon signs, dessert stands, floral arrangements, and more. Clients rave about Haute Air Balloons saying it's the "perfect addition to any celebration" and highly recommended for its stunning designs and exceptional service.

Source: hauteairballoons.com

Tenant Lease Abstract

Headquarter:	Cincinnati, OH
# of Total Locations:	1
GLA:	5,000
Tenant Since:	2024
Current Term Start:	1/1/2025
Lease Expiration:	12/31/2026
Rental Bumps:	None
Options:	None
Exclusive:	None
Co-Tenancy:	None
Other Termination:	If Tenant is no longer able to operate its business in the center for reasons outside of Tenant's control, Tenant may terminate the lease with 30 days' notice (no penalty).

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$27,600.00	\$2,300.00	\$5.52

Tenant Recapture

Common Area Maintenance:	Gross (Plus Utilities)
Cap:	None
Insurance:	Gross
Real Estate Taxes:	Gross
Management Fee:	None
Admin. Fee:	None



Teeney Scholars

Teeney Scholars Learning Center is a licensed childcare provider located in Cincinnati, Ohio, committed to creating a nurturing and educational environment for young children. The center emphasizes early childhood development through structured learning and compassionate care, supporting the growth and well-being of each child. With a focus on quality care and a supportive atmosphere, Teeney Scholars Learning Center is a trusted choice for families seeking dependable early childhood education in the Cincinnati area.

Tenant Lease Abstract

Headquarter:	Cincinnati, OH
# of Total Locations:	1
GLA:	2,500
Tenant Since:	2025
Current Term Start:	6/1/2025
Lease Expiration:	5/30/2030
Rental Bumps:	Annual
Options:	None
Exclusive:	None
Co-Tenancy:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
*Current:	\$30,750.00	\$2,562.50	\$12.30
Bump 2026:	\$30,900.00	\$2,575.00	\$12.36
Bump 2027:	\$31,825.00	\$2,652.08	\$12.73
Bump 2028:	\$32,775.00	\$2,731.25	\$13.11

**Pro Forma Calendar Year: April 1, 2026 through March 31, 2027
Blended rental rate for increase effective 6/1/2026*

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	15% on CAMINS



Source: facebook.com/Peb'sTooSmokesThings

Peb's Smokes and Things is a one-stop shop for all your smoking and lifestyle needs, proudly serving the community and surrounding areas. With a wide selection of smoking and lifestyle related products, Peb's offers a comprehensive smoking experience. But its more than just a tobacco shop, it's also an authorized Boost Mobile Wireless dealer and a full-service convenience hub. Customers can pay bills, purchase lottery tickets, and access a variety of tobacco accessories all in one place. Known for its dedication to convenience and quality, Peb's Smokes and Things remains a trusted destination for customers.

Tenant Lease Abstract

Headquarter:	Cincinnati, OH
# of Total Locations:	1
GLA:	2,500
Tenant Since:	2011
Current Term Start:	2/1/2025
Lease Expiration:	1/31/2032
Rental Bumps:	Annual
Options:	None
Exclusive:	None
Co-Tenancy:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
*Current:	\$17,917.00	\$1,493.08	\$7.17
Bump 2027:	\$20,000.00	\$1,666.67	\$8.00
Bump 2028:	\$22,500.00	\$1,875.00	\$9.00
Bump 2029:	\$25,000.00	\$2,083.33	\$10.00
Bump 2030:	\$25,750.00	\$2,145.83	\$10.30
Bump 2031:	\$26,525.00	\$2,210.42	\$10.61

**Pro Forma Calendar Year: April 1, 2026 through March 31, 2027
Blended rental rate for increase effective 2/1/2027*

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	15% on CAM/INS



Springhill Laundry

Springhill Laundry is your go-to destination for fast, reliable, and convenient laundry services. Proudly serving the community, Springhill Laundry offers a clean, welcoming environment where customers can take care of their laundry needs with ease and comfort, while being open 24 hours a day to fit your schedule, no matter how busy life gets. Whether you're washing a week's worth of clothes or tackling bulky bedding, the facility is equipped with modern machines designed for efficiency and performance. With a focus on convenience, cleanliness, and customer satisfaction, Springhill Laundry is more than just a laundromat, it's a dependable part of the neighborhood, committed to making laundry day a lot easier.

Tenant Lease Abstract

Headquarter:	Cincinnati, OH
# of Total Locations:	1
GLA:	1,850
Tenant Since:	2005
Current Term Start:	10/1/2024
Lease Expiration:	9/30/2029
Rental Bumps:	2026
Options:	None
Exclusive:	None
Co-Tenancy:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
*Current:	\$19,887.00	\$1,657.25	\$10.75
Bump 2026:	\$20,350.00	\$1,695.83	\$11.00

**Pro Forma Calendar Year: April 1, 2026 through March 31, 2027
Blended rental rate for increase effective 10/1/2026*

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	15% on CAM/INS



Oasis Hair Styling and Nails is a warm, welcoming salon dedicated to helping clients look and feel their best while serving the local community with pride and care. Known for its friendly atmosphere and personalized service, Oasis has become a trusted beauty destination where clients feel right at home. The salon offers expert haircuts, styling, and nail services, all delivered with a smile and a commitment to quality. Whether you're in for a quick trim or a full pampering session, Oasis Hair Styling and Nails is your neighborhood haven for style, relaxation, and genuine care.

Tenant Lease Abstract

Headquarter:	Cincinnati, OH
# of Total Locations:	1
GLA:	1,850
Tenant Since:	2015
Current Term Start:	2/1/2026
Lease Expiration:	1/31/2026
Rental Bumps:	Annual Extensions
Options:	Automatic 1-yr.
Exclusive:	None
Co-Tenancy:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$18,500.00	\$1,541.00	\$10.00

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	15% on CAM/INS



Angilo's Pizza is a cherished regional pizzeria chain has been serving the Cincinnati area with its signature pizzas and hoagies since 1958. Known for its hearty menu featuring pizza, wings, hoagies, and pasta, Angilo's delivers the same classic flavors that generations have come to love, using original recipes that continue to satisfy today. Each location is individually owned and operated, giving every restaurant a unique neighborhood feel while maintaining the brand's commitment to quality and tradition. While menu items and pricing may vary slightly, all Angilo's locations proudly serve the iconic pizzas and hoagie sandwiches that define the brand. Whether you're a lifelong fan or trying it for the first time, Angilo's offers a warm, welcoming experience and a delicious taste of Cincinnati's culinary heritage.

Source: angilospizza.com

Tenant Lease Abstract

Headquarter:	Cincinnati, OH
# of Total Locations:	13
GLA:	900
Tenant Since:	2021
Current Term Start:	11/1/2021
Lease Expiration:	10/31/2026
Rental Bumps:	None
Options:	(1) 5-yr.
Exclusive:	None
Co-Tenancy:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$10,500.00	\$875.00	\$11.67
<u>Option 1</u>			
Years 1-3:	\$11,100.00	\$925.00	\$12.33
Years 4-5:	\$11,400.00	\$950.00	\$12.66

Tenant Recapture

Common Area Maintenance:	Gross (Plus Utilities)
Cap:	None
Insurance:	Gross
Real Estate Taxes:	Gross
Management Fee:	Gross
Admin. Fee:	None





The Office Club and The Office Lounge Springdale is a beloved neighborhood spot known for its vibrant atmosphere, great music, and welcoming vibe. Whether you're in the mood for good drinks, lively conversation, or a night of dancing, this local hotspot delivers it all. It's the perfect place to unwind with its wide selection of beers, delicious cocktails, and fast, friendly service. The club features fun entertainment like karaoke nights, pool tables, and sports on TV, making it a great destination for casual hangouts or energetic evenings out. Whether you're a regular or a first-timer, The Office Club Springdale offers a laid-back yet lively experience that keeps the good times rolling.

Source: facebook.com/p/The-Office-Club-100046975218184

Tenant Lease Abstract

Headquarter:	Cincinnati, OH
# of Total Locations:	1
GLA:	2,800
Tenant Since:	2020
Current Term Start:	3/1/2025
Lease Expiration:	2/28/2030
Rental Bumps:	Annual Starting 2027
Options:	None
Exclusive:	None
Co-Tenancy:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
*Current:	\$31,033.00	\$2,586.08	\$11.08
Bump 2027:	\$33,600.00	\$2,800.00	\$12.00
Bump 2028:	\$34,608.00	\$2,884.00	\$12.36
Bump 2029:	\$35,644.00	\$2,970.33	\$12.73

**Pro Forma Calendar Year: April 1, 2026 through March 31, 2027
Blended rental rate for increase effective 3/1/2027*

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	15% on CAM/INS



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property ("Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



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Retail Investment Offering Memorandum



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