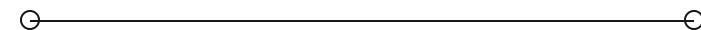


OFFERING MEMORANDUM

Creekside Centre

3747-3781 FISHCREEK RD,

Stow, OH 44224



PRESENTED BY:

GRAYDON FOX

C: 330.703.5283

graydon.fox@svn.com

BRIAN FOSTER

C: 216.327.1787

brian.foster@svn.com



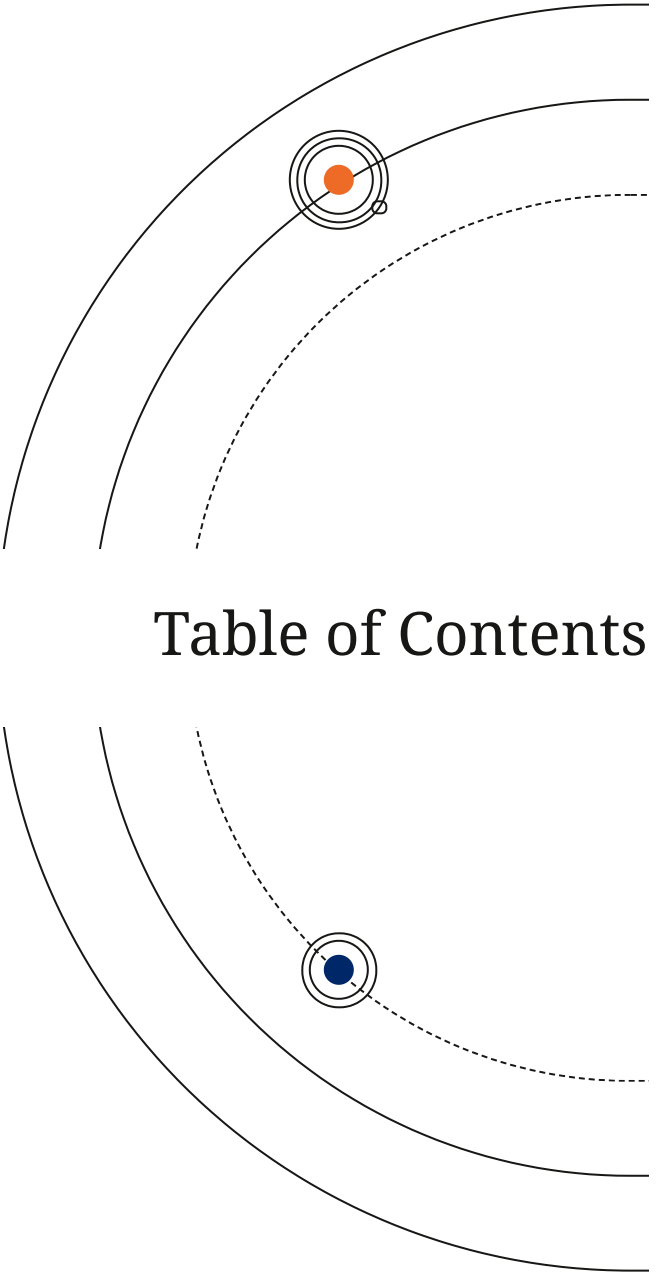


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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

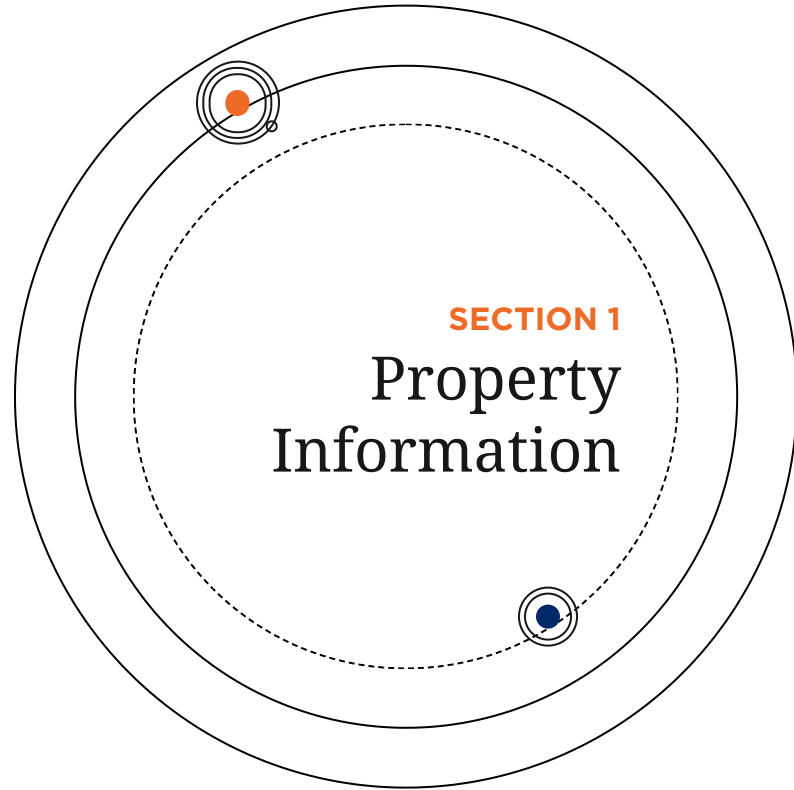
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



OFFERING SUMMARY



OFFERING SUMMARY

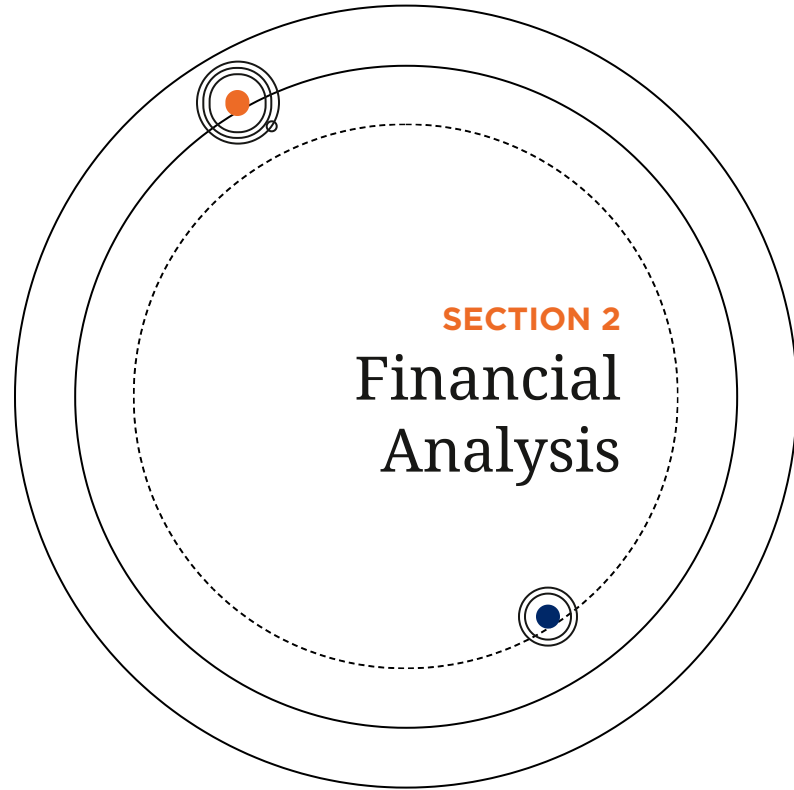
SALE PRICE:	\$1,950,000
2021 NOI:	\$126,464
2022 NOI: PF	\$129,660
2023 NOI: PF	\$137,619
CAP RATE:	7.06%
TOTAL SQUARE FOOTAGE:	21,738 SF
LOT SIZE:	4.55 Acres
PROPERTY TYPE:	Office, Flex

LOCATION OVERVIEW

SVN Summit Commercial Real Estate Advisors are pleased to present the Creekside Centre a multi-tenant office complex located on Fishcreek Road in Stow. Located at the corner of Fishcreek Road and Greenlawn Drive. The property is in close proximity to State Routes 59, SR-91, and approximately 10 minutes from SR- 8 highway leading to all major interchanges throughout northeast Ohio

HIGHLIGHTS

- Value-add opportunity
- Built in 1989 with new roofs in 2012
- Approx. 6 minutes to downtown Kent
- Next to new Stow-Kent Summa Hospital
- Across from national retail outlets/restaurants
- Traffic Count: 16,998 vehicles per day



CASH FLOW

The Creekside Centre
3747-3781 Fishcreek Rd, Stow, OH, 44224

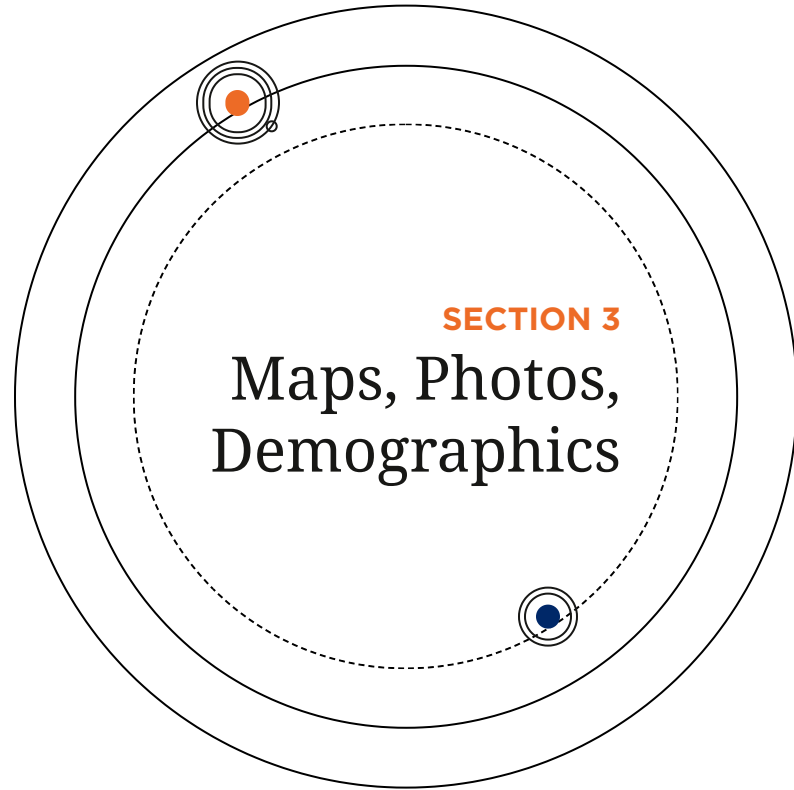


	Actual 2021	Proj. Annual 2022	Pro-Forma 2023	Pro-Forma 2024
Income:				
Rent:	\$ 163,578	\$ 162,674	\$ 202,681	\$ 226,997
CAM/Taxes:	\$ 24,584	\$ 29,165	\$ 37,732	\$ 37,532
Gross Income:	\$ 188,162	\$ 191,840	\$ 240,413	\$ 264,529
5% Vacancy			\$ (12,021)	\$ (13,226)
Effective Gross Income:	\$ 188,162	\$ 191,840	\$ 228,392	\$ 251,303
Expenses:				
Real Estate Taxes:	\$ 37,430	\$ 37,430	\$ 45,872	\$ 45,872
Building Maintenance: (Snow, Lawn, & Trash)	\$ 18,979	\$ 19,500	\$ 20,670	\$ 21,910
Utilities:	\$ 5,289	\$ 850	\$ 1,000	\$ 1,100
Property and Casualty Ins	\$ -	\$ 4,400	\$ 4,600	\$ 4,700
5% Management Fee:	\$ -		\$ 11,420	\$ 12,565
Total Operating Expenses:	\$ 61,698	\$ 62,180	\$ 83,561	\$ 86,147
3% Replacement Reserves			\$ 7,212	\$ 7,936
Total Expenses:	\$ 61,698	\$ 62,180	\$ 90,774	\$ 94,083
Net Operating Income:	\$ 126,464	\$ 129,660	\$ 137,619	\$ 157,220

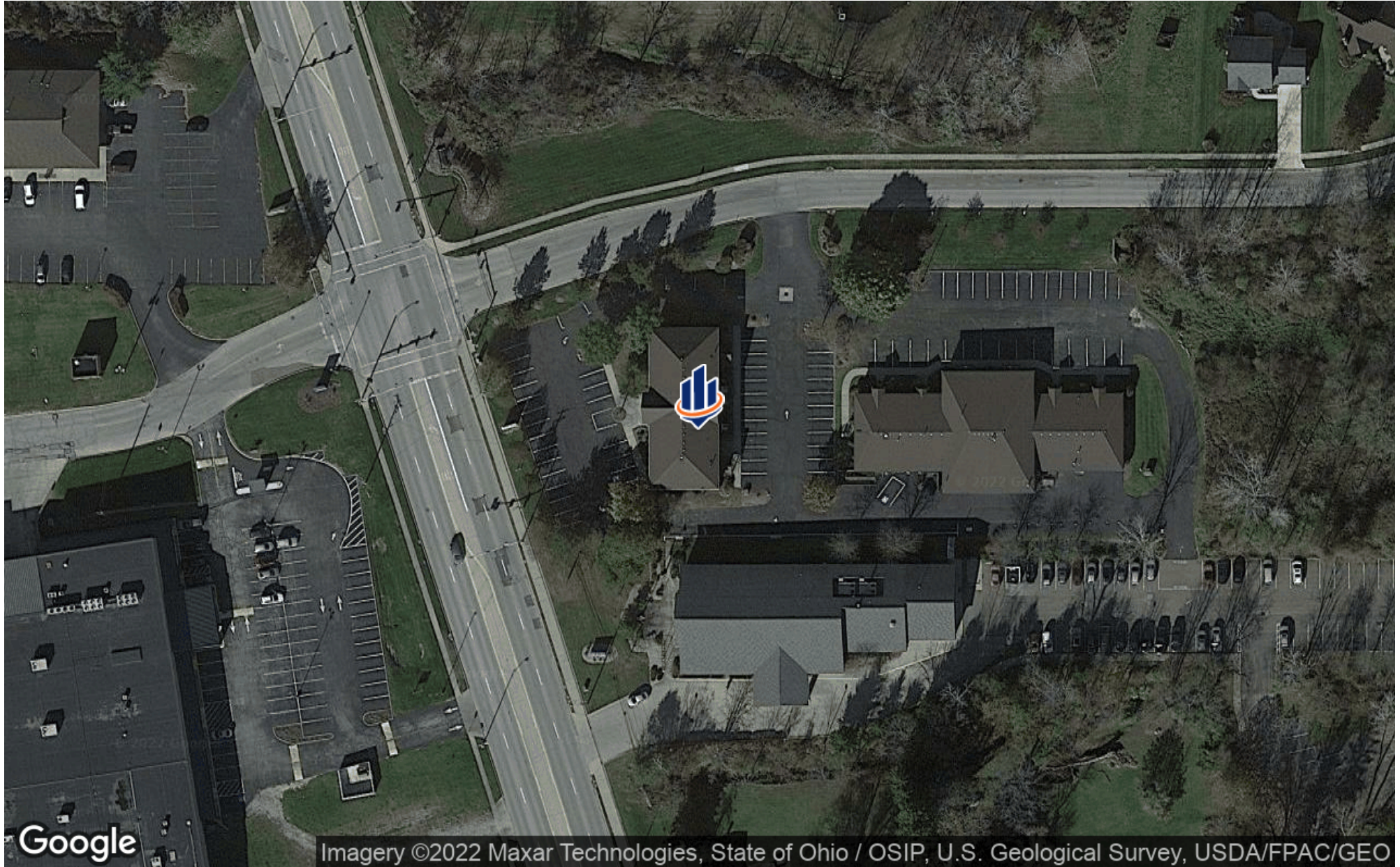
RENT ROLL

Pro Forma 2023 Rent Roll - Creekside Centre							
Suite/Address	Tenant Name	Unit S/F	S/F Weight	Rent/Monthly	Rent/YR	Rent/SF	CAM/Annual
Front Building							
3747	SFR X Holdings, LLC	9540	44%	\$ 9,750	\$ 117,000.00	\$ 12.26	\$ 20,131.39
Rear Building							
3749	RWS Financial Group	1360	6%	\$ 1,530	\$ 18,354.60	\$ 13.50	\$ 2,300.00
3751	New Tenant	1580	7%	\$ 1,250	\$ 15,000.00	\$ 9.49	\$ 3,334.13
3753,	Hallrich Incorporated	1451	7%	\$ 726	\$ 8,706.00	\$ 6.00	\$ 3,061.91
3757B, 3757C	SFR X Holdings, LLC	1969	9%	\$ 985	\$ 11,820.00	\$ 6.00	\$ 4,155.00
3757	Navigate Counseling LLC	2400	11%	\$ 1,500	\$ 18,000.00	\$ 7.50	\$ 2,250.00
3759	Rowdy Beans Coffee Roasters	2015	9%	\$ 500	\$ 6,000.00	\$ 2.98	\$ 1,500.00
3761(a)	Donald Mitchell	750	3%	\$ 450	\$ 5,400.00	\$ 7.20	\$ 1,000.00
3761(b)	Szamecki Vehicle Storage	673	3%	\$ 200	\$ 2,400.00	\$ 3.57	\$ -
Totals:		21,738	100%	\$ 16,890	\$ 202,681		\$ 37,732.43

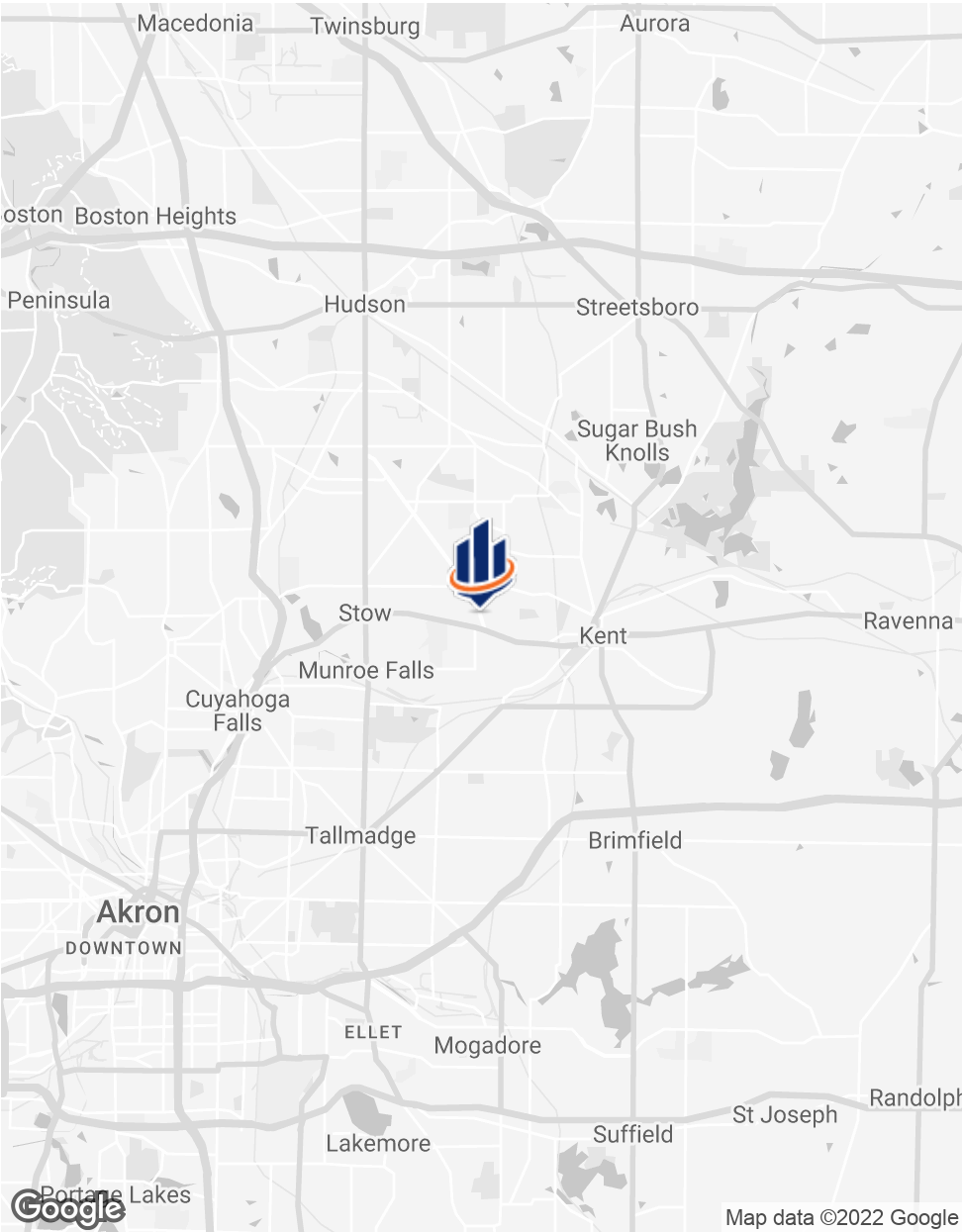
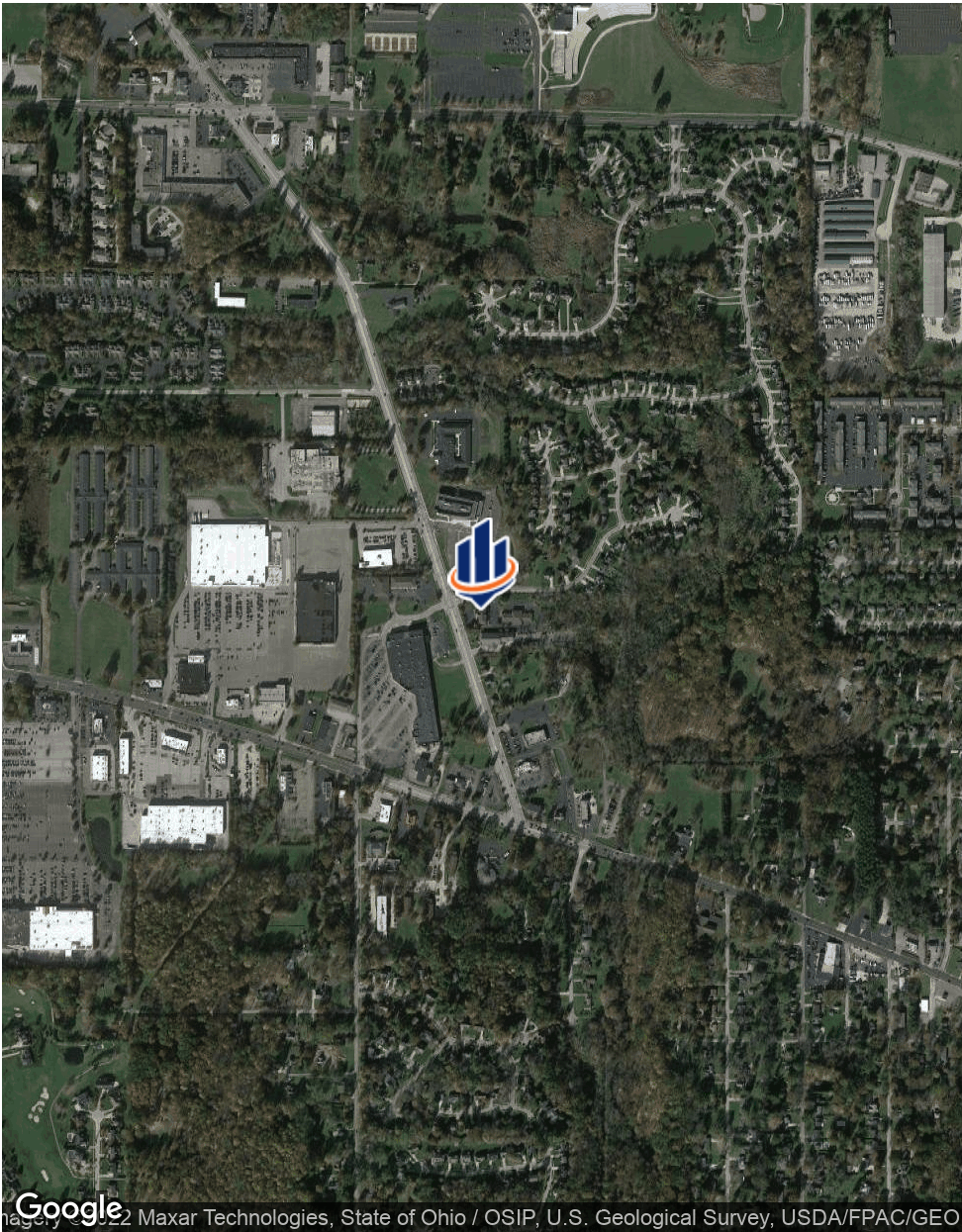
Pro Forma 2023 Rent Roll - Creekside Centre						
Suite/Address	Tenant Name	Lease Executed	Lease Expires	Term	Renewals	Notes
Front Building						
3747	SFR X Holdings, LLC	2/2/2022	2/22/2024	2 years	20	20-one year options, annual rate negotiation
Rear Building						
3749	RWS Financial Group	1/15/2020	1/31/2024	4 years	4	Five-year options
3751	New Tenant	N/A	N/A	N/A	N/A	Brubakers Storage - RWS Financial has option to expand.
3753,	Hallrich Incorporated	10/20/2021	MTM	N/A	N/A	5-Year Options
3757B, 3757C	SFR X Holdings, LLC	N/A	N/A	N/A	N/A	Hallrich Assigned to SFR X Holdings
3757	Navigate Counseling LLC	12/1/2021	11/30/2026	5	1	1-five year options
3759	Rowdy Beans Coffee Roasters	5/1/2021	4/30/2022	1	1	1-one year option exercised for 2022
3761(a)	Donald Mitchell	9/21/2004	MTM	N/A	N/A	Month to month
3761(b)	Szamecki Vehicle Storage	N/A	N/A	N/A	N/A	Owner Vehicle storage. No Lease. Pays Utilities



AERIAL



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,589	49,427	124,486
AVERAGE AGE	39.2	38.0	36.4
AVERAGE AGE (MALE)	37.9	37.3	35.7
AVERAGE AGE (FEMALE)	39.6	38.7	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,742	19,878	48,785
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$68,309	\$70,503	\$67,852
AVERAGE HOUSE VALUE	\$196,960	\$178,491	\$195,388

TRAFFIC COUNTS

16,988/day

* Demographic data derived from 2020 ACS - US Census

