

Investment Summary: Mercantile

Property Overview

Location: 168 S Broadway St, Blanchester, OH 45107

Property Type: Retail (Storefront with upstairs potential for apartment or office)

Square Footage: Estimated 2,000 sqft on 0.0810 acres

Current Occupancy: 100% (Month-to-month lease)

Income & Expense Analysis

Monthly Income (Retail Tenant): \$1,300

Annual Income: \$15,600

Estimated Annual Expenses: \$3,385

Net Operating Income (NOI): \$12,215

Cap Rate (At \$250,000): 4.89%

Financing Snapshot (Assuming \$250K Loan @ 7.5%)

Estimated Monthly Debt Service: \$1,748

DSCR: 0.74 (Still below financing thresholds, but improved with increased rent)

Suggested Strategy

With the updated rent of \$1,300/month, the property now performs at a 4.89% cap rate. This still underperforms for financing

but is more favorable than before. Converting the upstairs to an additional income stream (rental or office) could push this over the top.

At \$250,000, it remains a smart buy for owner-users or long-term repositioning investors.

Summary

Mercantile is a charming, fully leased retail space with upside potential. At \$250,000, the property produces a 4.89% cap rate with current income.

While DSCR is still below financeable thresholds, additional rental income from the second floor would solve this.

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It is a strategic asset in a growing downtown area.