

At Home

Loveland, OH

Long-Term Abs NNN Lease

Annual Rent Increases

\$ | Price:
\$9,361,578

% | Cap Rate:
9.25%

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OFFERED EXCLUSIVELY BY



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THE OFFERING

Northmarq is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the At Home property located in Loveland, OH (the "Property"). The Property consists of a 128,506-square-foot freestanding retail building on a 13.74-acre parcel of land. At Home is operating under an absolute NNN lease with zero landlord responsibilities whatsoever and around 13 years of lease term remaining, offering a truly passive investment asset with long-term cash flows. The lease provides for 2.00% annual rent escalations throughout the base term and four option periods, boosting the overall investment yield of the asset. See the lease abstract for full details.

The Property benefits from being located within the **Loveland-Madeira Road** corridor, which extends from West Loveland Avenue to Kemper Road near I-275, and is Loveland's primary retail corridor. It is adjacent to a Meijer grocery store along with other nearby retailers including Menard's, Target, Costco, Walgreens, Kohl's, Best Buy, Chase Bank, Raising Canes, La-Z-Boy Furniture, Ross, Old Navy, and many more. The surrounding areas of the Property feature a dense and affluent demographic environment with **over 139,000 residents** and an **average household incomes of over \$148,000** within 5-mile radius.

The Property presents investors with the opportunity to purchase highly sought-after land at a below-market basis with an incredible residual value of \$71.42. Additionally, the asset features a low rent \$6.74/SF, providing for additional residual value.



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