

GREENVILLE PLAZA



Cap Rate: 11.94%
Price: \$1,600,000

EXCLUSIVE OPPORTUNITY

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INVESTMENT OVERVIEW

Greenville Plaza is a 99,700-square-foot shopping center strategically located on Hadley Road, Greenville's primary retail corridor with direct access to downtown and proximity to Thiel College. The property offers immediate in-place cash flow and a clear path to significant NOI growth, supported by both market fundamentals and asset-level value creation strategies.

Positioned directly east of Walmart and Aldi, two of the market's highest-traffic drivers for essential goods, the center benefits from strong regional draw and limited retail competition. The next closest Walmart and Aldi locations are 13.7 to 20 miles away, expanding Greenville Plaza's effective trade area and reinforcing tenant visibility and consumer traffic. The site offers central access to key population centers, with drive times of 1.5 hours to Cleveland and Pittsburgh, 45 minutes to Youngstown, and one hour to Erie.

The center is anchored by Busy Beaver, a 19-unit regional home improvement chain occupying 43.3% of GLA. Busy Beaver has maintained tenancy since 2018 and has invested approximately \$489,000 in HVAC, roof, and interior upgrades, signaling a long-term commitment to the location. Additional tenants include a durable mix of local and service-based operators such as Bear's Furniture Outlet, a long-standing Asian restaurant, a dog grooming service, and a flea market that occupies over 40% of the center's GLA.

At a basis of \$16 per square foot, the asset trades well below replacement cost, mitigating downside risk. Under the proposed financing structure, Greenville Plaza generates a 22.32% year-one cash-on-cash return and a 26.90% total return—offering an attractive yield profile from day one. All tenants are currently on gross leases with below-market rents, presenting immediate value-creation opportunities.

Upside can be realized through three targeted strategies: (1) lease-up of the remaining 4,000 square feet at a market rate of \$11.50/SF NNN, generating \$46,000 in incremental revenue; (2) conversion of gross leases to NNN structures upon renewal, capturing an estimated \$80,822 in recoverable expenses; and (3) repositioning or replacing the flea market tenancy, which currently yields just \$0.24/SF net. Adjusting the Flea Market space to a conservative \$4/SF would add \$123,525 in potential rent upside from where rents stand today.

In aggregate, stabilization of existing vacant suites, restructuring leases without options in place, and repositioning Lisa's General Store has the potential to unlock \$180,125 in rent upside. This positions Greenville Plaza as a compelling investment with a strong yield profile for long-term value creation.



EXECUTIVE SUMMARY

Offering Price \$1,600,000







Cap Rate	11.94%
Price PSF	\$16.05
Gross Leasable Area	99,700 SF
Occupancy	96.0%
WALT	2.24 Years

Financial Summary

Net Operating Income	\$191,038
Cash Flow After Debt Service (Year 1)	\$89,262
Leveraged Cash-On-Cash Return (Year 1)	22.32%
Leveraged Total Return (Year 1)	26.90%

Proposed Financing Summary

Loan Amount	\$1,200,000
Loan-to-Value	75%
Interest Rate	7.00%
Amortization	25 Years
Term	5 Years
Annual Debt Service	\$101,776
Loan Constant	8.48%
Debt Service Coverage Ratio	1.88x

Notable Tenants	% Of GLA	Occupancy Duration	Lease Guarantor	Store Count
	40.6%	3 Years	Paul Hamill	1
	2.0%	23 Years	Tie Sen Qiu	1
	2.0%	8 Years	Debbie Householder	1
	5.0%	6 Years	Bear's Mattress 1st Greenville LLC	5
	3.0%	6 Years	Bear's Mattress 1st Greenville LLC	5
	43.3%	7 Years	Busy Beaver Building Centers, Inc	19

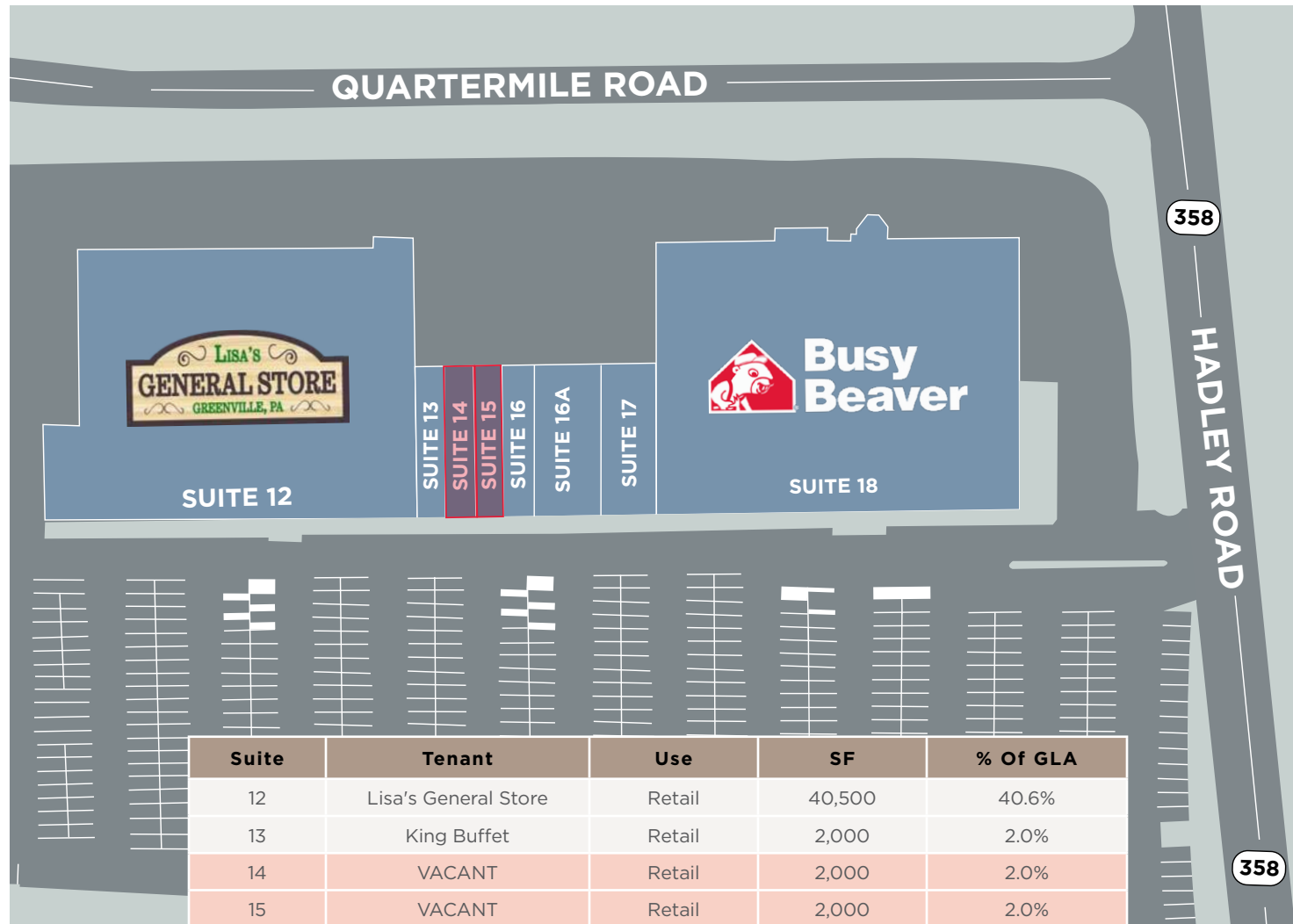


PROPERTY SUMMARY

Property Type	Community Center
Location	100 Hadley Rd, Greenville, PA 16125
County	Mercer
Number Of Suites	8 Suites
Land Size	± 10.10 AC / ± 439,956 SF
Year Built	1973
Ownership Interest	100% Fee Simple / Free & Clear
Number Of Buildings	One (1)
Shape	Rectangular
Zoning	C: Commercial: Automotive, commercial bakery, dry cleaning, eatery, funeral home, general / professional office, Kennel, Light manufacturing, public utility, retail, buffer zones, forestry, essential services, nursery / greenhouse / agricultural sales, storage
Ingress/Egress	Two (2) Points of Two-Way Ingress/Egress
Parking Spaces	330 Regular Parking Stalls
Foundation	Concrete Slab
Roof	EPDM
HVAC	Individually (14 HVAC Units), Roof-Mounted
Parking Lot	Asphalt Pavement
Electricity	Individually Metered
Exterior	Painted brick, shingled roof awning
Fire Protection & Line Safety	Fully Sprinklered
Signage	Monument Signage at Main Entrances & Individual Building-Mounted Signs



SITE PLAN



PROPERTY AERIAL



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TRADE AERIAL



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LOCATION INFORMATION

Greenville is a borough located in Mercer County in northwest Pennsylvania, strategically positioned near the Ohio border. Greenville is home to Thiel College, a private four-year liberal arts institution with a student population of roughly 874 students that contributes to the town's educational and cultural base. The town also benefits from a growing healthcare presence spearheaded by UPMC Horizon, and an evolving industrial footprint led by Greenville-Reynolds Development Corporation, a 1,200 acre industrial park, which helps diversify its local economy.

STRATEGIC LOCATION & REGIONAL ACCESS

Greenville sits within close proximity to several major metropolitan areas, offering convenient access for commerce, logistics, and workforce mobility:

- Pittsburgh, PA – 85 miles southeast (1 hour 30 minutes)
- Cleveland, OH – 90 miles northwest (1 hour 30 minutes)
- Youngstown, OH – 30 miles southwest (45 minutes)
- Erie, PA – 60 miles north (1 hour)

This strategic location places Greenville within a two-hour drive of over 6 million people, making it an accessible hub for retail, industrial, and distribution-related users.

TRANSPORTATION & INFRASTRUCTURE

The borough is well-connected by key transportation corridors that support freight, distribution, and commuting:

- U.S. Route 19 - North-south route that enters Pennsylvania from West Virginia and continues north to Erie.
- Interstate 79 - Major north-south corridor linking Erie to Pittsburgh
- Interstate 80 - A critical east-west freight route just south of town
- State Route 18 - Running directly through the region north & south

These transportation arteries make Greenville especially attractive for logistics, manufacturing, and distribution users, with direct access to both Midwest and East Coast markets. The attractiveness for industrial use indirectly contributes positively to the overall vitality of the shopping center and retail trade area.

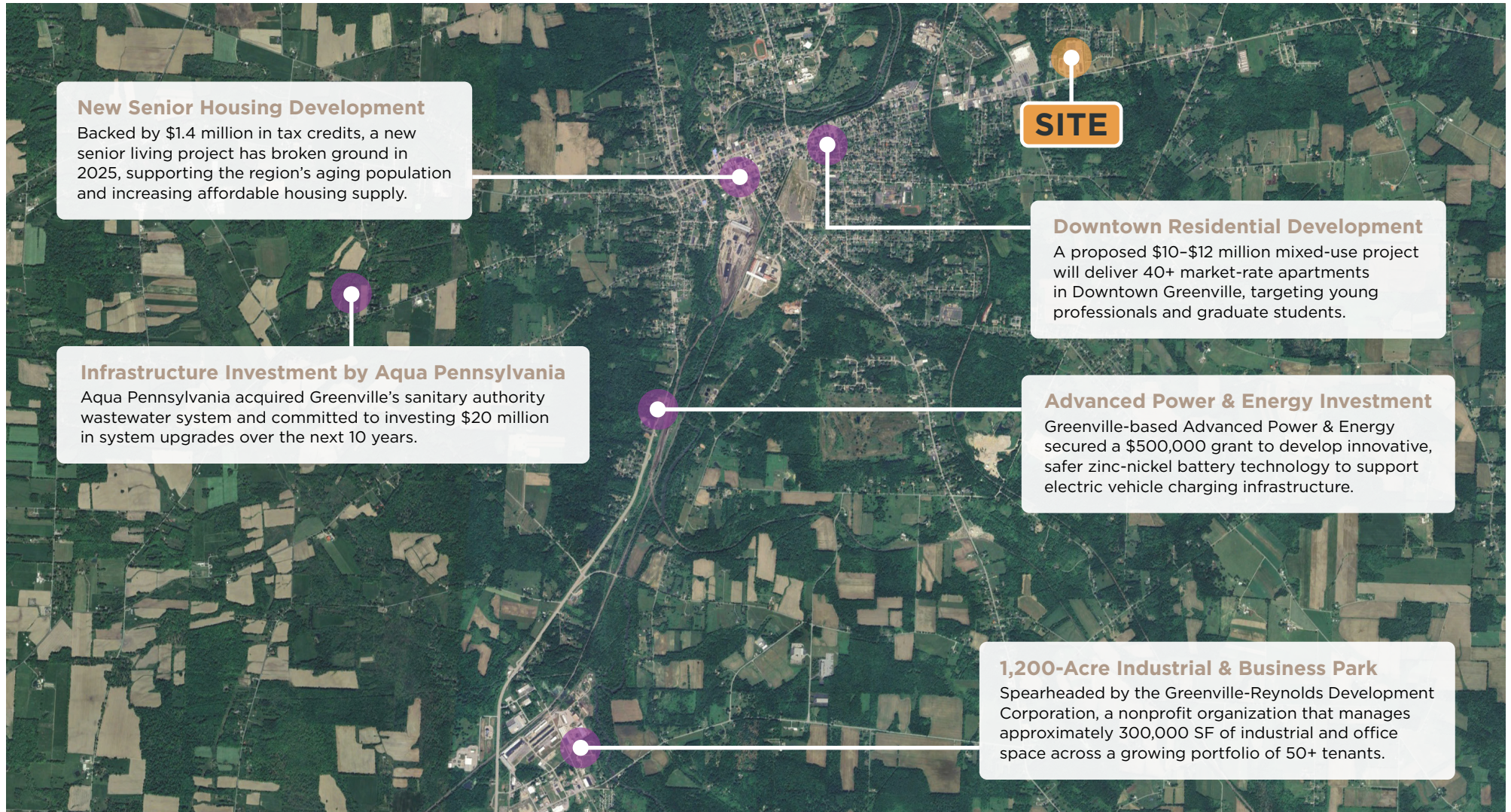
DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2025 Estimate	10,525	13,847	29,925
2030 Projection	10,179	13,441	29,331
Households	3 Mile	5 Mile	10 Mile
2025 Estimated Households	4,356	5,747	12,427
2030 Projected Households	4,185	5,545	12,138
Income	3 Mile	5 Mile	10 Mile
2025 Estimated Average Household Income	\$74,142	\$74,639	\$79,266
2025 Estimated Median Household Income	\$56,509	\$56,478	\$59,119



GREENVILLE MARKET HIGHLIGHTS & ECONOMIC GROWTH

Over the past five years, the City of Greenville has experienced meaningful capital investment aimed at supporting long-term community and economic growth. These initiatives position Greenville for continued expansion as new businesses and residents are drawn to the area. Notable developments include:



RETAIL MARKET SUMMARY

As of Q3 2025, the **Mercer County retail submarket** has a healthy vacancy rate of 2.3%.

- 1. Approximately **150,000 SF** of retail space is listed as available, translating to an **availability rate of 3.0%**.
- 2. No new retail construction is underway as of Q3 2025, compared to a **10-year historical average of 13,000 SF** under construction annually.

The submarket consists of **roughly 5.2 million SF of total inventory**. Market rents in Mercer County average **\$11.50/SF**.

This shows there is a healthy balance of vacancy and very limited new construction inventory in the pipeline. This allows an investor to capitalize on focusing their efforts towards leasing existing vacant suites and benefiting from limited retail competition coming to the market.

In conclusion, the Mercer County retail submarket's low 2.3% vacancy rate, limited available space, and lack of new construction signals steady tenant demand and limited supply. This creates a favorable environment for rent growth and reliability of long-term cash flow and financial performance.

Availability	Property	Submarket
Market Rent/SF	\$7.61	\$11.52
Vacancy Rate	4%	2.3%
Vacant SF	4,000 SF	119K SF
Availability Rate	4%	3.0%
Available SF Direct	4,000 SF	155K SF



INVESTMENT HIGHLIGHTS

CORE PLUS WITH MODERATE VALUE-ADD

- 1. Attractive Basis:** Priced significantly below replacement cost at \$16 per SF
- 2. Immediate Leasing Upside:** Opportunity to lease up existing 4,000 SF of vacancy potentially adding \$46,000 of NOI.
- 3. Lease Structure Conversion:** As leases roll or tenants leave, this presents a new owner the opportunity to convert gross leases to NNN, which would add roughly \$70,822 to the bottom line.
- 4. Below-Market Rents:** Tenants are currently leasing at below market rents, with smaller spaces (2,000-5,000 SF) leasing for approximately \$3.50/SF below market, and larger spaces (40,000+ SF) below market by \$2-\$3 / SF. This presents opportunity for value-add investors to increase returns through rent growth, while still offering attractive lease rates for investors focused on stable cash flow.
- 5. Lease Rollover and Repositioning:** Lisa's General Store occupies 40% of the GLA with their lease expiring in 2027, offering value-add potential through lease restructuring, re-tenanting, or owner-user repositioning.

LOCATION & ACCESSIBILITY HIGHLIGHTS

Prime Retail Location: Positioned along Greenville's main retail corridor, just 5 minutes east of downtown Greenville, PA.

Nearby Demand Drivers: Only 2 miles from Thiel College and 6 miles from Reynolds Industrial Park.

Regional Connectivity: Located approximately 1 hour and 30 minutes from both Cleveland, OH and Pittsburgh, PA, providing convenient access to two major metros.

Strong Retail Synergy: Nearby national retails on Main St / Hadley Road includes Walmart, Aldi, McDonald's, Tractor Supply, AutoZone, among many others

Local Workforce in Mercer County: Thiel College, UPMC Horizon Healthcare, Wabtec US Rail, Joy Cone Company, Steward Sharon Regional Healthy Systems, among others

RECENT INVESTMENTS FUELING GROWTH

\$8M investment to improve traffic flow along Route 18-58 corridor near Thiel College.

\$500K awarded to Greenville-based Advanced Power & Energy for development of zinc-nickel battery solutions for EV charging.

Aqua Pennsylvania acquired the local wastewater system and plans to invest \$20M over the next decade.

EXPANDING INDUSTRIAL BASE

A 1,200-acre industrial and business park is spurring economic activity and indirectly supports long-term retail demand.

The Reynolds Industrial & Business Park is designed to attract light manufacturing, logistics, tech and office-based companies. The park plays a substantial role in supporting regional job creation in Greenville. The park serves as a cornerstone of Greenville's broader strategy to attract commercial investment, support new job creation, and diversify the local economy. There are currently 50+ tenants operating across 300,000 SF of industrial and office space. The non-profit is designed to attract, retain, and grow the economy of Greenville.



RENT ROLL

Suite	Tenant	Space Use	GLA (SF)	% Of GLA	Lease Start	Lease End	Annual Rent Income (\$)	Rent PSF (\$/Sf)	Lease Term Remaining	Lease Type	Recovery Income	Gross Tenant Income (\$)	Options	Rent Escalations	Tenure
12	Lisa's General Store (1)	RETAIL	40,500	40.6%	11/1/22	10/31/27	\$38,400	\$0.95	2.32	MG	\$4,492	\$42,892	None	\$1,200 inc in 2026	2.75
					11/1/26	10/31/27	\$39,600	\$0.98							
13	King Buffet (2)	RETAIL	2,000	2.0%	11/1/02	10/31/27	\$22,200	\$11.10	2.32	MG	\$146	\$22,346	None		23.04
14	VACANT	RETAIL	2,000	2.0%			\$0	\$0							
15	VACANT	RETAIL	2,000	2.0%			\$0	\$0							
16	Shampoooch	RETAIL	2,000	2.0%	5/1/13	7/31/27	\$13,200	\$6.60	2.06	MG	\$146	\$13,346	None		12.39
16A	Bear's Mattress 1st	RETAIL	5,000	5.0%	9/1/23	8/31/26	\$36,000	\$7.20	1.14	MG	\$553	\$36,553	(1) 3-year, (1) 5-year option	\$6,000 inc at second option period	1.91
				option	9/1/26	8/31/29	\$36,000	\$7.20							
				option	9/1/29	8/31/34	\$42,000	\$8.40							
17	Bear's Furniture Outlet	RETAIL	3,000	3.0%	9/1/23	8/31/26	\$21,600	\$7.20	1.14	MG	\$332	\$21,932	(1) 3-year, (1) 5-year option	\$3,600 inc at second option period	1.91
				option	9/1/26	8/31/29	\$21,600	\$7.20							
				option	9/1/29	8/31/34	\$25,200	\$8.40							
18	Busy Beaver	RETAIL	43,200	43.3%	3/1/18	2/29/28	\$120,000	\$2.78	2.66	MG	\$4,792	\$124,792	(2) 10-Year	\$10,000 inc at option period	7.49
				option	3/1/28	2/29/38	\$130,000	\$3.01							
				option	3/1/38	2/29/48	\$140,000	\$3.24							
Occupied Space			95,700	96%											
Vacant Space			4,000	4%											
TOTAL			99,700	100%				\$251,400	WALT	2.27	\$10,460	\$261,860	8.25		

(1) Lisa's General Store: Currently paying \$3,100 / month (\$37,200 annually). Rent increases to \$3,200 / month (\$38,400 annually) on 11/1/2025 and factored into UW.

(2) King Buffet: Currently paying \$1,725 / month (\$20,700 annually). Rent increases to \$1,850 / month (\$22,200 annually) on 11/1/2025 and factored into the UW.

(3) All tenants reimburse on utilities

RECOVERY METHOD & AMOUNT

Tenant	Real Estate Taxes	Insurance	Common Area Maintenance	Repairs & Maintenance	Management Fee	Administrative Fee
Lisa's General Store	Gross	Gross	Utilities Only	Roof ONLY (1)	Gross	Gross
King Buffet	Gross	Gross	Utilities Only	Gross	Gross	Gross
VACANT	-	-	-	-	-	-
VACANT	-	-	-	-	-	-
Shampooch	Gross	Gross	Utilities Only	Gross	Gross	Gross
Bear's Mattress 1st	Gross	Gross	Utilities Only	HVAC Only (2)	Gross	Gross
Bear's Furniture Outlet	Gross	Gross	Utilities Only	HVAC Only (2)	Gross	Gross
Busy Beaver	Gross	Gross	Utilities Only	HVAC Only (3)	Gross	Gross

(1) Lease was offered as part of a cost sharing agreement for the back portion of the roof

(2) Tenant responsible for HVAC repairs & maintenance up to \$1,000 per calendar year; costs exceeding \$1,000 are split 50/50 with Landlord

(3) Tenant responsible for HVAC repairs & maintenance up to \$3,000 per calendar year

Tenant	SF	PRS (%)	Real Estate Taxes	Insurance	Common Area Maintenance	Repairs & Maintenance	Management Fee	Total	Total/SF
Lisa's General Store	40,500	40.6%	\$0	\$0	\$2,963	\$1,529	\$0	\$4,492	\$0.05
King Buffet	2,000	2.0%	\$0	\$0	\$146	\$0	\$0	\$146	\$0.01
VACANT	2,000	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
VACANT	2,000	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Shampooch	2,000	2.0%	\$0	\$0	\$146	\$0	\$0	\$146	\$0.01
Bear's Mattress 1st	5,000	5.0%	\$0	\$0	\$365	\$188	\$0	\$553	\$0.01
Bear's Furniture Outlet	3,000	3.0%	\$0	\$0	\$219	\$113	\$0	\$332	\$0.01
Busy Beaver	43,200	43.3%	\$0	\$0	\$3,161	\$1,631	\$0	\$4,792	\$0.05
Total Recoveries			\$0	\$0	\$7,000	\$3,460	\$0	\$10,460	\$0.10
Total Expense			(\$18,141)	(\$21,207)	(\$9,497)	(\$9,408)	(\$12,570)	(\$70,822)	-
Slippage Amount			(\$18,141)	(\$21,207)	(\$2,497)	(\$5,948)	(\$12,570)	(\$60,361)	-
% Recovered			0%	0%	74%	37%	0%	15%	-

INCOME & EXPENSE SUMMARY

Income	Year 1	PSF
Scheduled Base Rent	\$251,400	\$2.52
Gross Potential Rent	\$251,400	\$2.52
Expense Recovery Income		
Real Estate Taxes	\$0	\$0.00
Insurance	\$0	\$0.00
Management Fee	\$0	\$0.00
Common Area Maintenance	\$7,000	\$0.07
Repairs & Maintenance	\$3,460	\$0.03
Total Expense Recovery Income	\$10,460	\$0.10
Other Income	\$0	\$0.00
Gross Potential Income	\$261,860	\$2.63
Vacancy Allowance (1)	\$0	\$0.00
Effective Gross Income	\$261,860	\$2.63
Operating Expenses		
Real Estate Taxes	\$18,141	\$0.18
Insurance	\$21,207	\$0.21
Management Fee	\$12,570	\$0.13
Common Area Maintenance		
Lanscaping	\$1,101	\$0.01
Snow Removal	\$1,101	\$0.01
Utilities	\$7,295	\$0.07
Repairs & Maintenance		
HVAC	\$3,763	\$0.04
Roof	\$3,763	\$0.04
Parking Lot	\$1,882	\$0.02
Total Operating Expenses	\$70,822	\$0.71
Net Operating Income	\$191,038	\$1.92

(1) Vacancy Allowance: Vacancy allowance accounted for with existing 4,000 SF of vacancy

Debt Terms	Year 1
Down Payment	\$400,000
Loan Amount	\$1,200,000
Loan-to-Value	75%
Interest Rate	7.00%
Amortization (Years)	25
Term	5 Years
Loan Constant	8.48%
Debt Service Coverage Ratio	1.88
Projected Leveraged Returns	
Net Operating Income	\$191,038
Reserves for Replacements	\$0
Net Cash Flow Before Debt Service	\$191,038
Debt Service (Principal + Interest)	(\$101,776)
Cash Flow After Debt Service	\$89,262
	22.32%
Principal Reduction (Year 1)	\$18,358
Total Return	26.90%
	\$107,619



MARK-TO-MARKET RENT UPSIDE

EMBEDDED NOI GROWTH THROUGH RENT REALIGNMENT

The subject property presents a compelling value-add investment thesis underpinned by significant mark-to-market rent upside, driven by embedded rental arbitrage within the existing tenant roster. With 94% of the gross leasable area leased at rates materially below prevailing market levels, the asset offers a clear pathway to NOI expansion as leases expire and rental rates reset to market.

Greenville Plaza offers an investor or owner occupant immediate in-place cash flow and significant upside potential. Priced at \$16 / SF, the center is well below replacement cost—minimizing downside risk for investors. Based on the financing assumptions outlined in the executive summary, the property generates a 22.32% year-one cash-on-cash return and a 26.90% total return, making it an attractive income-producing asset from day one.

All tenants are currently on gross lease structures and paying below market rents, allowing for value creation through improved lease terms and rent adjustments. Upside can be achieved through the suggested strategies:

LEASE-UP OPPORTUNITY

Fill the remaining 4,000 SF of vacancy at a conservative rate of \$8/SF NNN (\$32,000 improvement to the NOI) or at market rate of \$11.50/SF NNN (\$46,000 improvement to the NOI).

CONVERT EXISTING LEASES TO NNN UPON RENEWAL

Transition tenant's who don't already have options in place from gross to NNN, capturing \$34,451 in recoverable expenses based on operating costs of \$0.71/SF.

FLEA MARKET REPOSITIONING - LEASE EXPIRES IN OCT OF 2027

Lisa's Flea Market is currently paying just \$0.95 / SF gross, which nets the landlord roughly \$0.24 / SF (\$9,720 annually). This presents a new owner a number of viable options. Restructuring or re-tenanting their lease at a conservative \$4/SF would add roughly \$123,525 (321%) rent upside.

RENT REPOSITIONING WITH SHORT TERM LEASES ROLLING

In addition to the 4,000 square feet of vacancy, there is near term upside as leases roll in 2027. Nearly 45% of the GLA (Lisa's General Store, King Buffet, and Shampoooch) have leases coming due in 2027 that don't have options in place, which gives an investor ample time to extend, renegotiate, or premarket the space as leases near expiration. There is \$134,125 in potential rent upside embedded in the leases coming due that don't have options in their lease, and \$46,000 in potential rent upside by backfilling the existing vacant spaces. In total, there is \$180,125 in near-term upside value creation, translating to \$1,508,585 on in-place cap rate of 11.94%.

Tenant	Unit	GLA	% Of GLA	Lease Expiration	Current Rent PSF	Market Rent PSF	Rent Delta (\$/SF)	Potential Rent Upside (%)	Potential Rent Upside (\$)	Net Value Upside
Lisa's General Store	12	40,500	40.6%	10/31/2027	\$0.95	\$4.00	\$3.05	321%	\$123,525	\$1,034,548
King Buffet	13	2,000	2.0%	10/31/2027	\$11.10	\$11.50	\$0.40	4%	\$800	\$6,700
VACANT	14	2,000	2.0%		\$0.00	\$11.50	\$11.50	0%	\$23,000	\$192,630
VACANT	15	2,000	2.0%		\$0.00	\$11.50	\$11.50	0%	\$23,000	\$192,630
Shampoooch	16	2,000	2.0%	7/31/2027	\$6.60	\$11.50	\$4.90	74%	\$9,800	\$82,077
Bear's Mattress 1st	16A	5,000	5.0%	8/31/2026	\$7.20	\$8.00	\$0.80	11%	\$4,000	\$33,501
Bear's Furniture Outlet	17	3,000	3.0%	11/30/2026	\$7.20	\$8.00	\$0.80	11%	\$2,400	\$20,100
Busy Beaver	18	43,200	43.3%	2/28/2027	\$2.78	\$4.00	\$1.22	44%	\$52,704	\$441,407
Total Potential Rent Upside		99,700	100.0%		\$4.48	\$8.75	\$4.27	58.1%	\$239,229	\$2,003,593

CAPITAL RESERVE SCHEDULE

Item	Quantity	Unit Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
Parking Lot Systems													
Concrete Replacement	8,800	\$3.00			\$26,400								\$26,400
Reseal & Restriping	200,000	\$0.25											\$50,000
Roof Systems													
Silicone Re-Coating + 20 Year Transferrable Manufacturer's Warranty Section 1 - Busy Beaver (43,200 SF)	23,200	\$3.00			\$69,600								\$69,600
Silicone Re-Coating + 20 Year Transferrable Manufacturer's Warranty Section 2 - King Buffet - Bear's Furniture Outlet (16,000 SF)	16,000	\$3.00											\$48,000
Silicone Re-Coating + 20 Year Transferrable Manufacturer's Warranty Section 3 - Lisa's General Store (40,500 SF)	13,000	\$3.00								\$39,000			\$39,003
HVAC Systems													
HVAC Replacement Self-Contained, Packaged Unit 3 Tons	6	\$6,000											\$36,000
HVAC Replacement Self-Contained, Packaged Unit 5 Tons	4	\$10,000											\$40,000
F106 - VACANT Self-Contained, Packaged Unit 7.5 Tons	3	\$15,000											\$45,000
Total Parking Lot			\$0	\$0	\$26,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,400
Total Roof			\$0	\$0	\$69,600	\$0	\$0	\$0	\$0	\$39,000	\$0	\$0	\$156,603
Total HVAC			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,000
Total			\$0	\$0	\$96,000	\$0	\$0	\$0	\$0	\$39,000	\$0	\$0	\$354,003

Evaluation Period:	10
# of sf:	99,700
Reserve per sf per year	\$0.36

CENTER CAPITAL IMPROVEMENTS

Over the past 8 years, the owner has invested more than \$1.25 million into Greenville Plaza, enhancing core infrastructure and improving tenant spaces.

(1) ROOF REPAIRS & REPLACEMENTS — \$326,308

August 2017: 16,000 SF roof replacement (Center Roof) – \$73,975

August 2022: 27,000 SF roof replacement (Flea Market space) – \$117,013

October 2023: 20,000 SF roof replacement (Busy Beaver space) – \$135,320

(2) ROOF DRAINS — \$59,092

April 2021: Roof drain upgrades – \$26,491

September 2024 (scheduled): Roof drain work – \$32,601

(3) PAVING & CONCRETE WORK — \$292,985

November 2017: Asphalt and concrete work – \$91,370

August 2018: Site paving – \$77,516

September 2019: Concrete repairs – \$40,882

October 2020: Parking lot resurfacing – \$34,782

July 2022: Drive lane improvements – \$48,435

(4) HVAC & FURNACE REPAIRS/REPLACEMENT — \$75,935

July 2019: Busy Beaver HVAC – \$26,495

November 2019: Bear's HVAC – \$8,390

May 2022: Bear's furnace replacement – \$13,989

January 2023: Busy Beaver HVAC – \$27,061

(5) UNIT & STOREFRONT IMPROVEMENTS — \$470,518

September 2017: Unit 16 (Bear's) – \$59,366

December 2017: Unit 18 (Busy Beaver) – \$2,752

December 2017: Unit 16A (Bear's) – \$24,264

January 2018: Unit 16A (Bear's) – \$22,145

June 2018: Unit 18 (Busy Beaver) – \$297,510

September 2019: Unit 17 (Bear's) – \$40,000

October 2019: Unit 15 (Vacant) – \$4,100

October 2019: Unit 14 (Vacant) – \$5,051

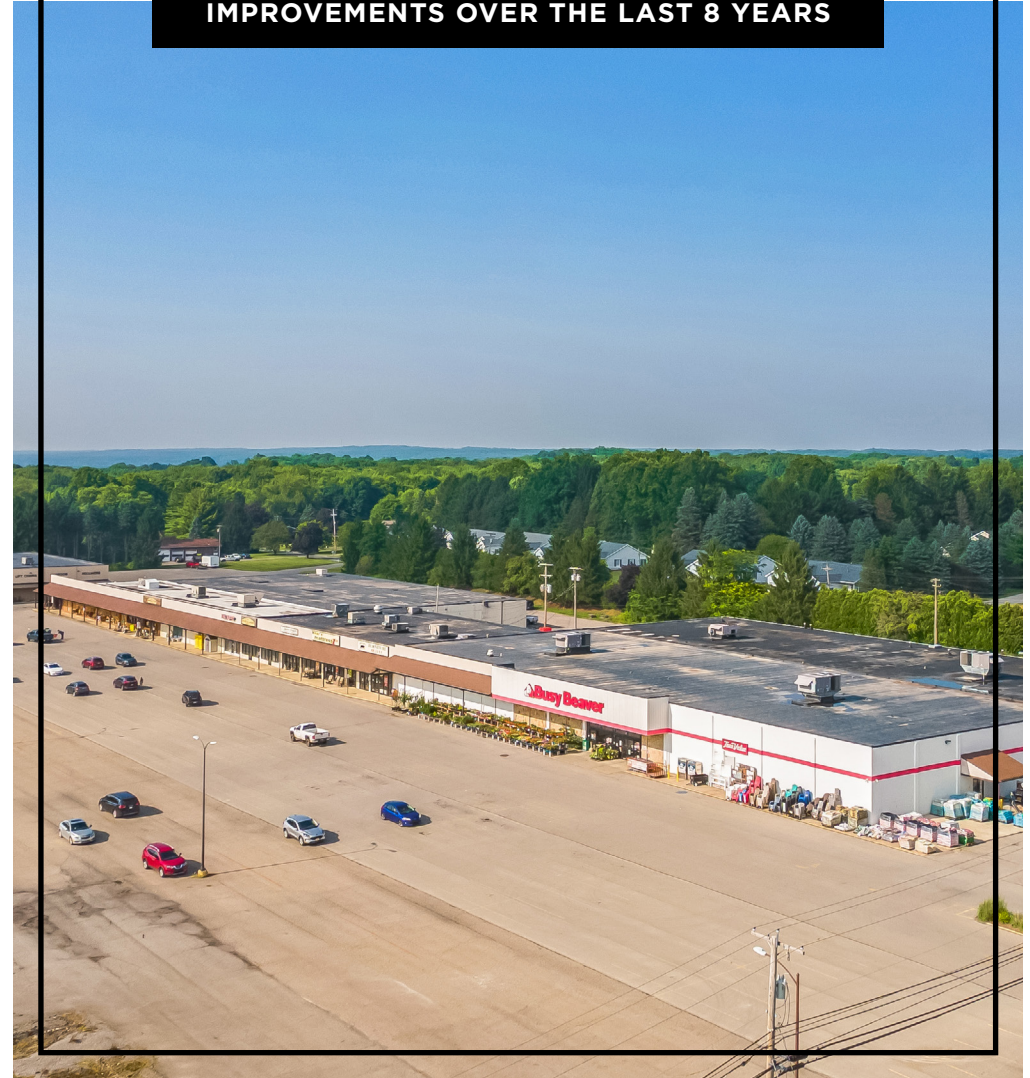
September 2020: Unit 14 (Vacant) – \$6,340

March 2023: Unit 15 (Vacant) – \$8,990

(6) SEWER REPAIR — \$27,940

April 2017: Sewer system repair and maintenance – \$27,940

**\$1,252,778 INVESTED INTO CAPITAL
IMPROVEMENTS OVER THE LAST 8 YEARS**



TAX ANALYSIS

Tax Year	Parcel Id	Description	Building Size (SF)	Appraised Value (Land)	Appraised Value (Building)	Appraised Value (Total)	Property Tax	Tax PSF
2024	9044002002	GREENVILLE PLAZA PT LOT 2	99,700	\$42,050	\$138,400	\$180,450	\$18,141	\$0.18

Notes:
(1) County has not reassessed taxes for any property within the County in over 30 years.
(2) Millage Rate Info: County: 23.19 ; City: 68.36, School: 27.25



TENANTS PROFILE



Busy Beaver is a regional home improvement retailer founded in 1962 in Pittsburgh, Pennsylvania. Originally established to serve contractors and DIY homeowners, the company has grown steadily, now operating 19 locations across Pennsylvania, Ohio, and West Virginia. Known for its neighborhood-focused approach, Busy Beaver offers a full range of hardware, lumber, paint, plumbing, electrical, and garden supplies. The company underwent a revitalization in the 2010s under new ownership, with an emphasis on modernizing stores and expanding into underserved markets. Today, Busy Beaver continues to position itself as a locally oriented alternative to big-box retailers.



Lisa's General Store is a unique, 40,000 sq ft indoor flea-market-style emporium located at 100 Hadley Road in Greenville, PA. This vibrant destination, newly remodeled and continually expanding, offers 160+ vendor booths featuring antiques, vintage collectibles, rustic décor, artisan goods, and bargain closeouts



Bear's Mattress (part of Bear's Furniture & Mattress 1st) opened its Greenville location at 100 Hadley Road in Greenville Plaza, offering the community a full line of sleep products since February 1, 2018. As a family-owned, regional retailer operational since 1957, Bear's Mattress 1st Greenville is the fourth sleep-specialty shop in the group, joining locations in Franklin, Cranberry, and Meadville. The store features over 40 mattress models, adjustable bases, lift chairs, and on-site sleep specialists, reinforcing its focus on personalized service. Yelp and Chamber listings highlight its strong reputation—with a 4.7 star rating from 77 reviews—particularly praising the helpful and knowledgeable staff.



Sham-Pooch Professional Pet Grooming, is a family-run boutique salon specializing in stress-free care for dogs and cats. They offer full grooming services—including baths, brushing, dematting, nail trimming, ear cleaning, and custom cuts—with experienced staff who regularly train in the latest techniques. With a 4.7-star average from over 70 local reviews, customers consistently praise the friendly atmosphere and gentle handling of pets. Sham-Pooch emphasizes pet comfort, using high-quality products and maintaining a calming environment that puts both clients and their owners at ease.

KING BUFFET

King Buffet, a family-operated Chinese buffet, has been a staple in Greenville for years. The restaurant offers a wide range of dishes—from classic items like General Tso's, peanut chicken, and lo mein to a Mongolian grill and sushi bar—with fresh food continuously rotated throughout service. Highly praised by locals for its value and consistency, customers frequently note the friendly staff and cozy, no-frills atmosphere. With strong loyalty—many patrons have dined there for over a decade—it serves as a reliable dining anchor that supports regular foot traffic to the center.



DISCLAIMER

1100 Dennison Ave, 300, Columbus, OH 43201

614.754.1008 | www.passovgroup.com

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The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature.

By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the

Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of PREG, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of PREG.

The Offering Memorandum has been prepared by PREG and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire.

The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, PREG and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. PREG has not verified any of this information, nor has PREG conducted any investigation regarding these matters. PREG makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by PREG. Further, PREG and its employees disclaim any and all liability for representations and warranties, expressed and

implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by PREG shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. PREG expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the

property is suitable for the Buyer's needs.

Buyer agrees to indemnify, defend, protect and hold PREG and any affiliate of PREG harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of PREG, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold PREG harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any Buyer at any time with or without notice. The Owner shall have no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligation thereunder have been satisfied or waived.

No employee of the Owner is to be contacted without the written approval of PREG and doing so would be a violation of this confidentiality agreement. Buyer agrees not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Owner.

By accepting this Offering Memorandum, Buyer agrees to release and hold Broker harmless from any claim, cost, expense, or liability arising out of Buyer's investigation and/or purchase of this property.

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