



COLDWELL BANKER COMMERCIAL HERITAGE



OFFERING MEMORANDUM

YANKEE PLACE PROFESSIONAL CENTER
1550 | 1512 YANKEE PARK PLACE
DAYTON, OH 45458

CONTACT:

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CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller. The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

EXECUTIVE SUMMARY | HIGHLIGHTS

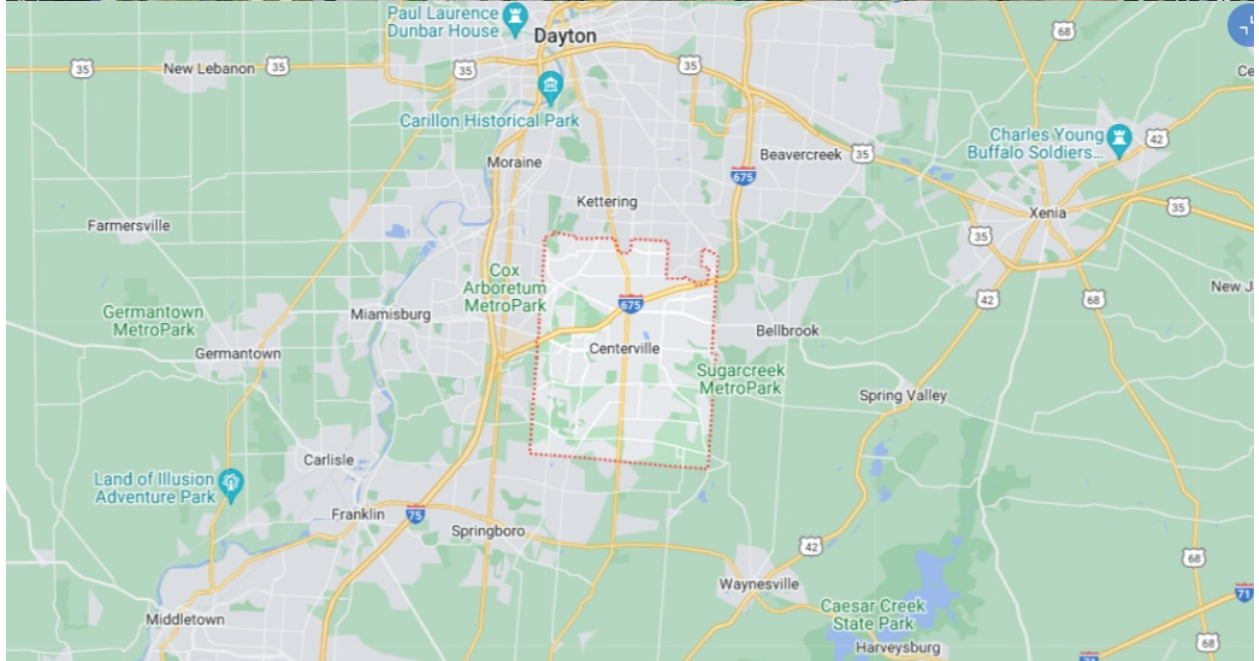
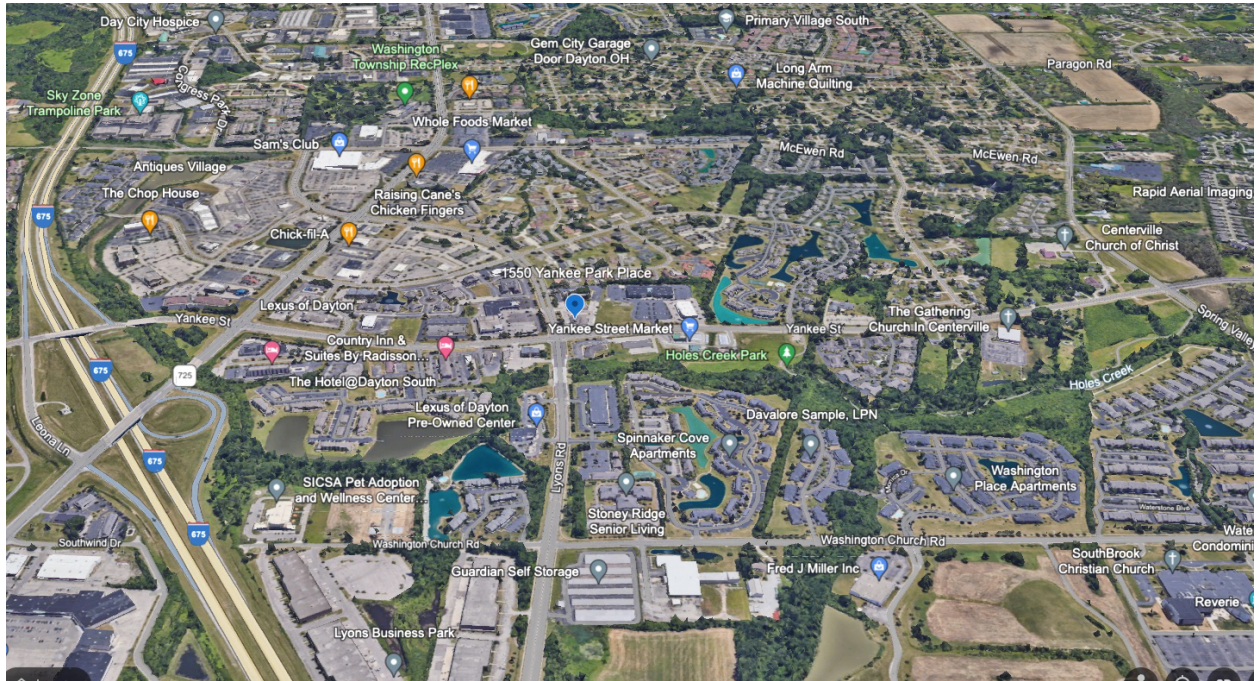
Coldwell Banker Commercial | Heritage is pleased to exclusively present this 12,400 square feet, fully leased, medical office portfolio for sale. This property is leased to PEMCO, Pain Evaluation & Management Center with 45 months remaining on lease term. PEMCO has provided outstanding service from this location for over 25+ years. The two-building portfolio consists of a 10,000 SF medical office building, and a 2400 SF medical condo. PEMCO leases both locations

The building is in Centerville | Washington Township, a suburban south of Dayton Ohio, smack dab in the middle of a well-established business hub, home to numerous medical, professional, and government tenants. This property is minutes from the I-675 and I-75 interchanges providing ideal access for employees, clients, and patients.

OVERVIEW

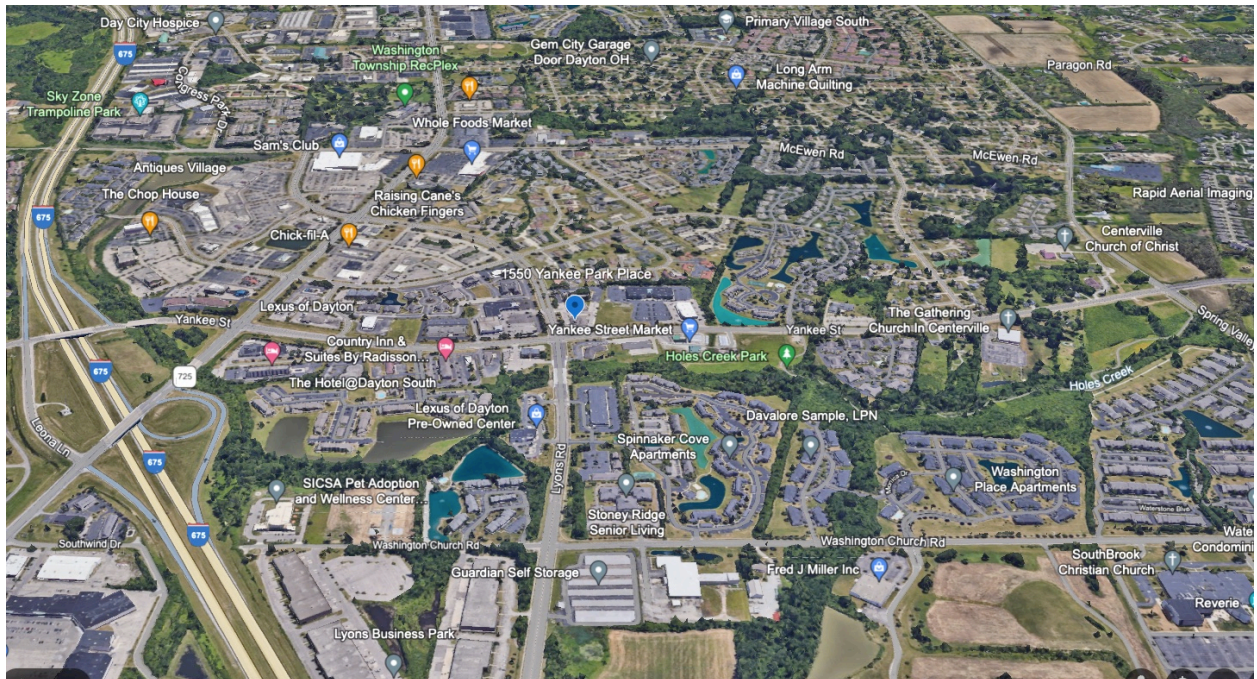
Lease Type	Modified Gross
Lease Term	10 years (45 months remaining, with two, (5) year extensions
Ownership	Fee Simple
Property Sizes	1550 Yankee Park Place (10,000 SF) 1512 Yankee Park Place (2400 SF)
Leased	100% (Single Tenant)
NOI	\$182,495 (2023), \$182,653 (2022), \$169,257 (2021)
Price	\$2,100,000
CAP Rate	8.75%
Roof/Structure	Landlord Responsibilities





PROPERTY SPECIFICATIONS

Lot Size	1.03 Acres
Year Built	1994, 1991
# of Stories	1
Parcel Numbers	067 51202 001, 002, 003 067 51106 003
Zoning Classification	Office Office Condo
Location	Washington Township



1512 & 1550 Yankee Park Place
2023 P&L - Actual

	<u>Actual</u>
Rental Income	244,667
Insurance	3,478
Professional Fees	2,036
Repairs	3,932
R/E Taxes	50,723
Interest	83,257
Depreciation	30,687
HOA Dues and Other Expenses	<u>2,003</u>
Total Expenses	<u>176,116</u>
Net Rental Income	<u><u>68,551</u></u>
<u>Addbacks for NOI Calc:</u>	
Interest	83,257
Depreciation	<u>30,687</u>
NOI	<u><u>182,495</u></u>



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