The Mannino Building

6011 MADISON RD. 45227

Mixed Use Building
3,793 SF Fully Leased Retail Space
4,410SF Unfinished Basement
7 2 Bedroom Apartments
Fully Leased

For Sale $3,195,733

LOU PARK REALTY
Peter Craft
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Building Features

- Completely Remodeled in 2023-2024
- LEED Silver CRA 15-year Tax Abatement
- Completely gutted in 2022 and everything brand new
- 7 large units all over 1,000/SF with rents at $1.80/SF plus
- Great Credit Tenant in the 1st floor Dance Factory Fitness
- Open Air Rooftop Deck
- Off Street Parking lot
- Digital Secure access
- Full interior and exterior video security system
- Large dry basement storage

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Building Pictures

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Dance Factory Fitness

- 5 year lease with two 5 year options
- Tenant spared no expense on the space spending over $500K remodeling.
- 3,793/SF
- NNN lease at 19.51/SF
- Plans to open a 2nd location soon
- Tenant has a guarantee on the lease
- 2% Annual Escalators

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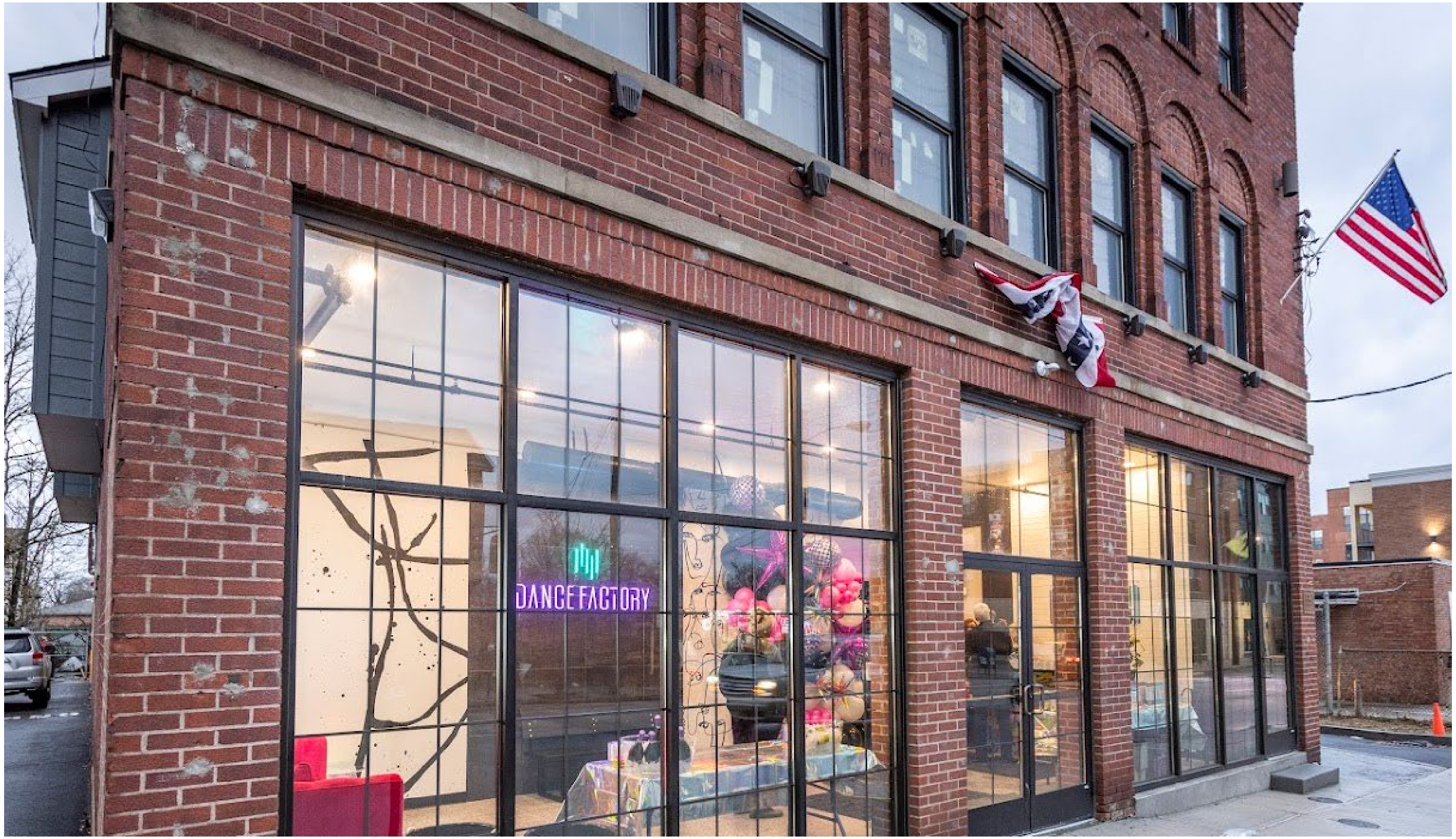
Dance Factory Fitness



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Dance Factory Fitness

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Madisonville

- Home to Medpace with over 5,000 employees 1 mile away.
- Quick Access to I-71 to downtown or north to Columbus
- Close to many other great neighborhoods, Indian Hill, Mariemont, Madeira and Oakley.
- Just announced New restaurant Concorde opening in Madamore complex
- Across the street from Allez Restaurant and bakery opening this summer.
- Public Parking lot opening on lot adjacent to the East

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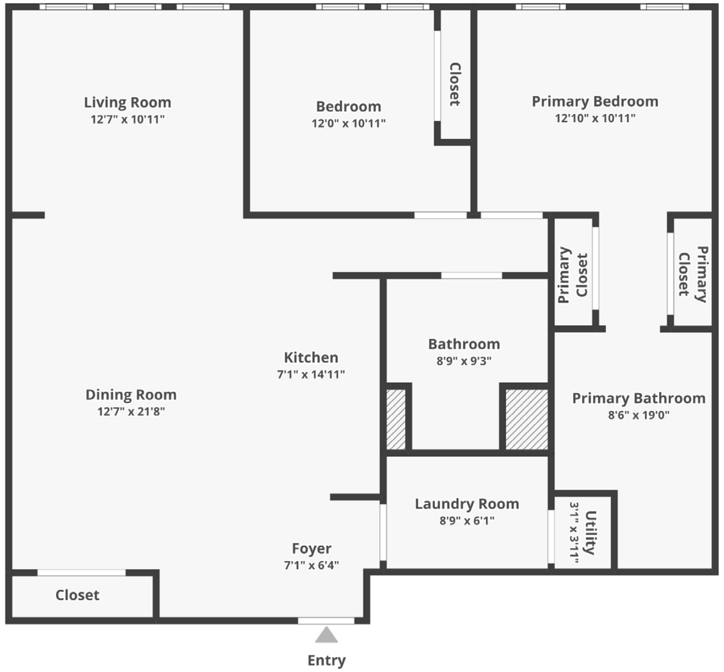
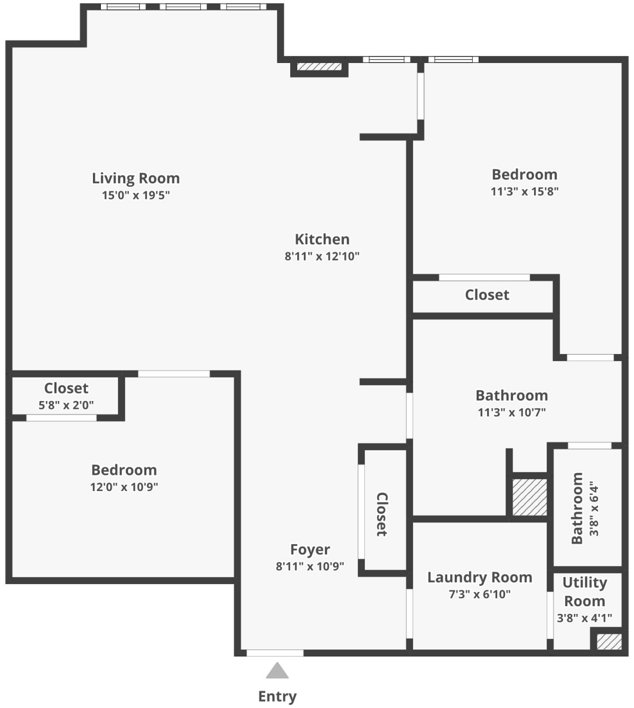
Unit Floor plans



Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

Floor 1



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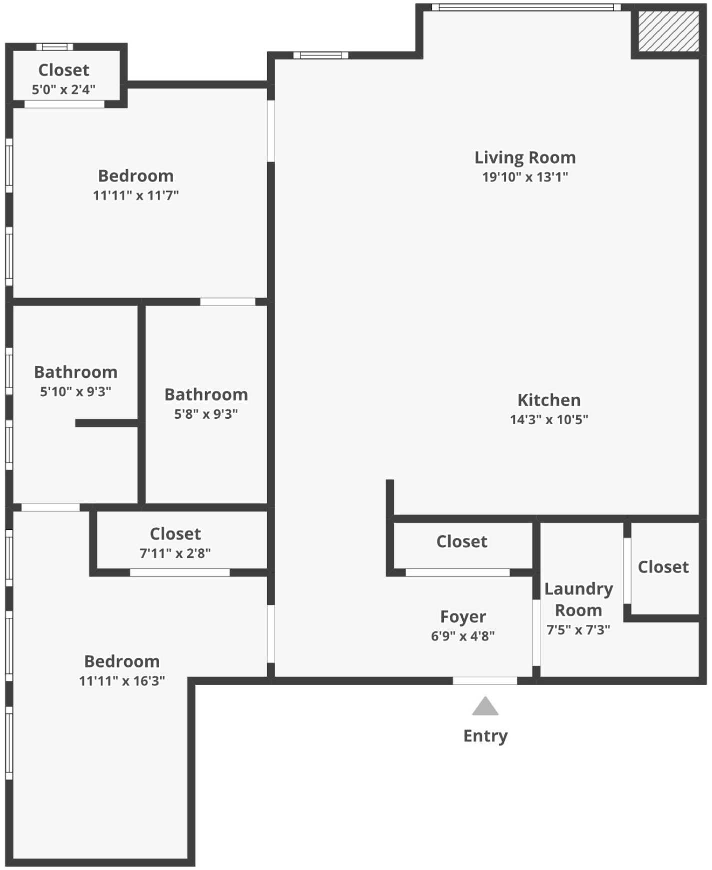
Unit Floor plans



Floor 1

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Unit Pictures

Unit Pictures

Unit Pictures

Executive Summary and Pro Forma

	2025		2026		2027		2028		2029	
Description	Monthly	Total	Monthly	Total	Monthly	Total	Monthly	Total	Monthly	Total
Gross Potential Rents	20,467	245,602	21,319	255,825	21,776	261,314	22,247	266,967	22,733	272,790
Loss to Lease/Concessions 1% (apts)	(143)	(1,716)	(150)	(1,802)	(155)	(1,856)	(159)	(1,912)	(164)	(1,969)
Vacancy Loss 5% (apts)	(715)	(8,580)	(751)	(9,009)	(773)	(9,279)	(796)	(9,558)	(820)	(9,844)
Collection Loss 1% (apts)	(143)	(1,716)	(150)	(1,802)	(155)	(1,856)	(159)	(1,912)	(164)	(1,969)
Net Rental Income	**19,466**	**233,590**	**20,268**	**243,212**	**20,694**	**248,323**	**21,132**	**253,586**	**21,584**	**259,008**
Other Income										
Pet Income	50	600	150	1,800	150	1,800	150	1,800	150	1,800
Other Income - Parking		-		-		-		-		-
Total Other Income	**50**	**600**	**150**	**1,800**	**150**	**1,800**	**150**	**1,800**	**150**	**1,800**
Total Revenue	**19,516**	**234,190**	**20,418**	**245,012**	**20,844**	**250,123**	**21,282**	**255,386**	**21,734**	**260,808**
Controllable Expenses										
Management	560	6,720	560	6,720	560	6,720	560	6,720	560	6,720
Repairs/Turn Over (allowance)	150	1,800	154	1,845	158	1,891	162	1,938	166	1,987
Trash, Landscaping, Monitoring	525	6,300	525	6,300	525	6,300	525	6,300	525	6,300
Utilities (electric,water subed)	205	2,460	207	2,485	209	2,509	211	2,535	213	2,560
Total Controllable Expenses	**1,440**	**17,280**	**1,446**	**17,350**	**1,452**	**17,421**	**1,458**	**17,493**	**1,464**	**17,567**
Non controllable Expenses										
Real estate Tax (50% - 15 YR CRA)	1,489	17,866	1,489	17,866	1,489	17,866	1,489	17,866	1,489	17,866
Insurance	433	5,200	440	5,278	446	5,357	453	5,438	460	5,519
Replacement Reserve 300/unit (allowance)	175	2,100	175	2,100	175	2,100	175	2,100	175	2,100
Total Non Controllable Expenses	**2,097**	**25,166**	**2,104**	**25,244**	**2,110**	**25,323**	**2,117**	**25,404**	**2,124**	**25,485**
Total Expenses	**3,537**	**42,446**	**3,549**	**42,594**	**3,562**	**42,744**	**3,575**	**42,897**	**3,588**	**43,052**
Net Operating Income	**15,979**	**191,744**	**16,868**	**202,418**	**17,282**	**207,379**	**17,707**	**212,490**	**18,146**	**217,756**
Cap		6.0%		6.0%		6.0%		6.0%		6.0%
Cap Value		**3,195,733**		**3,373,639**		**3,456,311**		**3,541,495**		**3,629,267**

Rent Roll

Unit	FLR	BDR	BATH	SF	2025 Rent	RSF	Type	Status	Start date
1	2	2	2	1,043	2,000	1.92	Fixed	Active	11/1/2024
2	2	1+Den	1	1,025	1,850	1.80	Fixed	Active	12/1/2024
3	2	2	2	1,216	2,200	1.81	Fixed	Active	5/1/2025
4	2	2	2	1,227	2,200	1.79	Fixed	Active	11/12/2024
5	3	2	2	1,083	2,000	1.85	Fixed	Active	11/18/2024
6	3	1+Den	1	1,005	1,850	1.84	Fixed	Active	11/1/2024
7	3	2	2	1,223	2,200	1.80	Adjust	Active	2/10/2025
Retail/DFF	1		2	3,793	6,167	19.51	Fixed	Active	12/29/2023
					$20,467				

Aerial View