



retail

Commercial Real Estate Solutions®

Sugarcreek Plaza I

6000-6124 Wilmington Pike
Sugarcreek Twp./ Centerville Ohio 45459
Dayton MSA



Retail Investment Offering Memorandum FOR SALE \$14,200,000

Exclusive Offer: Investment Opportunity

Exclusive Offer & Advisory

This investment opportunity is exclusively offered by Equity LLC, a licensed real estate broker. All information contained herein is deemed to be from reliable sources. Interested investors should independently verify information and rely on their own investment advice from qualified professionals in making decisions regarding this investment.

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Property at a Glance

Photos



Property at a Glance

Photos



The Investment

Investment Summary

Equity LLC presents for sale this well-known retail center located in the Heart of a Major Retail Hub directly off Highway I-675, Exit 7

Great Upside potential!

81,298 Sq Ft Center – 91.80% occupied
Occupied SF – 75,098 Inline and Out Lot
Vacant SF - 6,800 Inline

*as of 10/07/2024

Purchase Price:

\$14,200,000

NOI:

\$994,673.00

7.00 % Cap

* based on 2025 NOI projections with the WingStop lease (1,600 sf)

Highlights:

- ***Ideally situated on a strong, established retail corridor***
- ***Densely Populated Area with 5.6% average vacancy rate***
- ***29,211 vehicles per day on Wilmington Pike***
- ***85,510 vehicles per day on I-675***
- ***Below market rental rates– upside potential!***
- ***NEW CORNERSTONE SOUTH DEVELOPMENT –coming soon – 72-acre mixed-use development offering I-675 visibility. Ideal location for restaurants, hospitality, entertainment, and professional office users – BREAKING GROUND 2025***
- ***Shadow Anchored by Planet Fitness, Michaels***
- ***Solid Demographics over 135,099 within 5-mile and HH Income of over \$132,829***
- ***Convenient location directly across from Miami Valley Hospital South, a 750,000 Sf hospital and medical complex with over 14,000 employees***
- ***Surrounded by a sea of complimentary Retailers, Restaurants and Services***

The Investment



Property Summary:

Address: 6000-6124 Wilmington Pike
 Parcel #: L32 00001 0003 0 0240 00; Fazoli's outparcel;
 Taxes \$21,545.90 p/y – Tenant pays
 Parcel #: L32 00001 0003 0 0137 00; Shopping Center;
 Taxes \$181,554.57 p/y – Tenants pays
 Year Built: 1987 fully remodeled 2005
 Roof: Rubber – Approx. 20 years
 Lot Size: Approximately 14.116 acres (13.450 ac + 0.666
 ac outparcel)
 Ownership: Fee Simple

Property at a Glance

Site Plan

Address	Tenant	SF
6000	Chipotle	3583
6004	Sport Clips	1600
6008	Lihn's Bistro	2200
6012	Nouveau Nails	2160
6018	Management Office	2800
6020	GNC	1200
6022	Cloud 9 Cabinetry	1200
6030	Option Care	1600
6030	Vacancy (B)	1600
6030	Vacancy (C)	1600
6036	Dental Care One	1600
6040	Dental Care One	1600
6044	Dayton Children's	2400
6048	Vivi Bubble Tea	1200
6052	Sweet Adaline's Bakery	1200
6056	Peek-A-Boo Imaging	1800
6060	Natural Hair Salon	1800
6064	Republic Finance	1800
6070	Sugarcreek Florist	1800
6076	Rock N Rolled Ice Cream	1200
6080	Vacancy (former Liquor Store)	3600
6088	Hunter Douglas Enhancing Windows	1200
6092	Mr. Phone Repair	1200
6096	Monkey's Smoke Shop	1720



*Not to scale

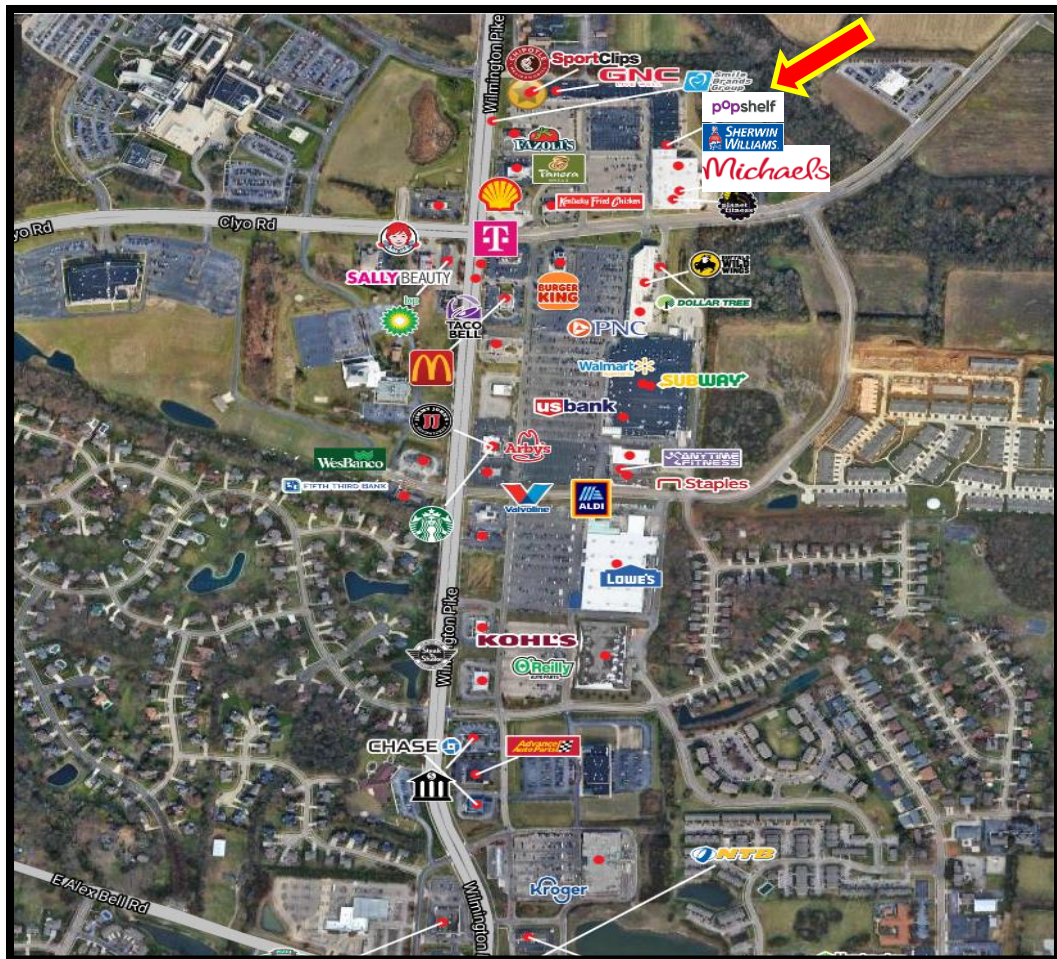
Demographics	1 mi.	3 mi.	5 mi.
Population	6,677	53,876	130,099
Avg. HH Income	\$95,125	\$99,174	\$100,370
Daytime Population	4,398	32,351	70,861



Immediate Area



Immediate Area



Surrounding Retailers

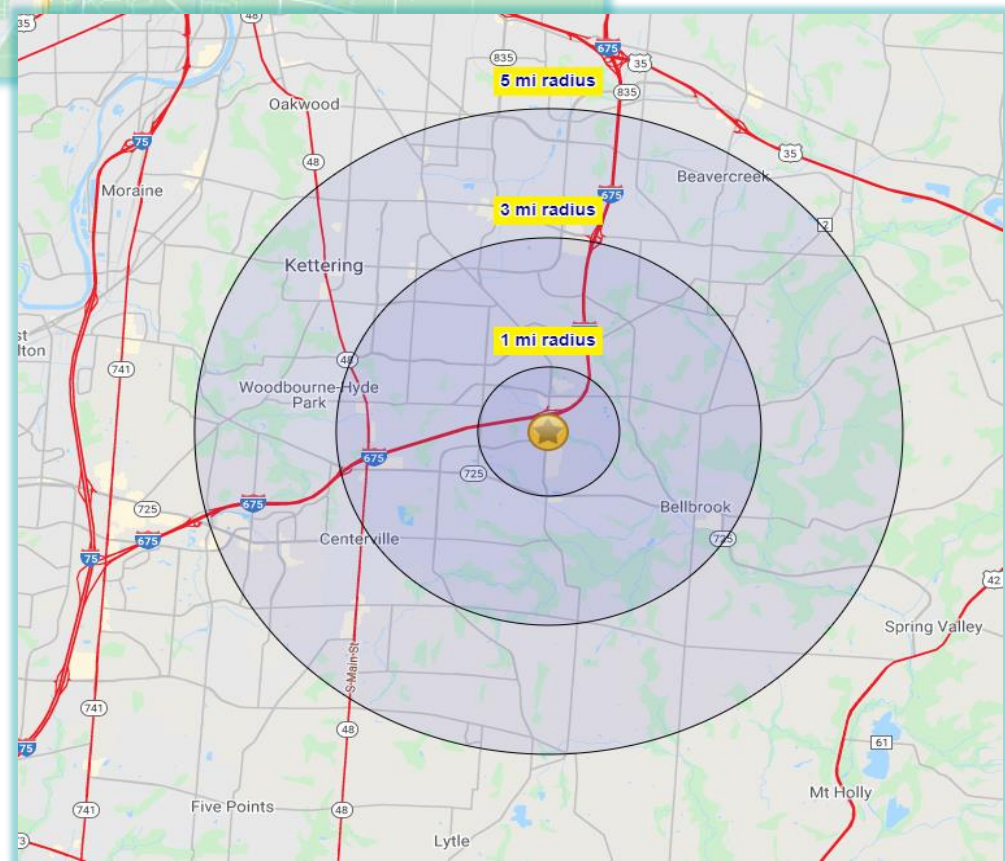
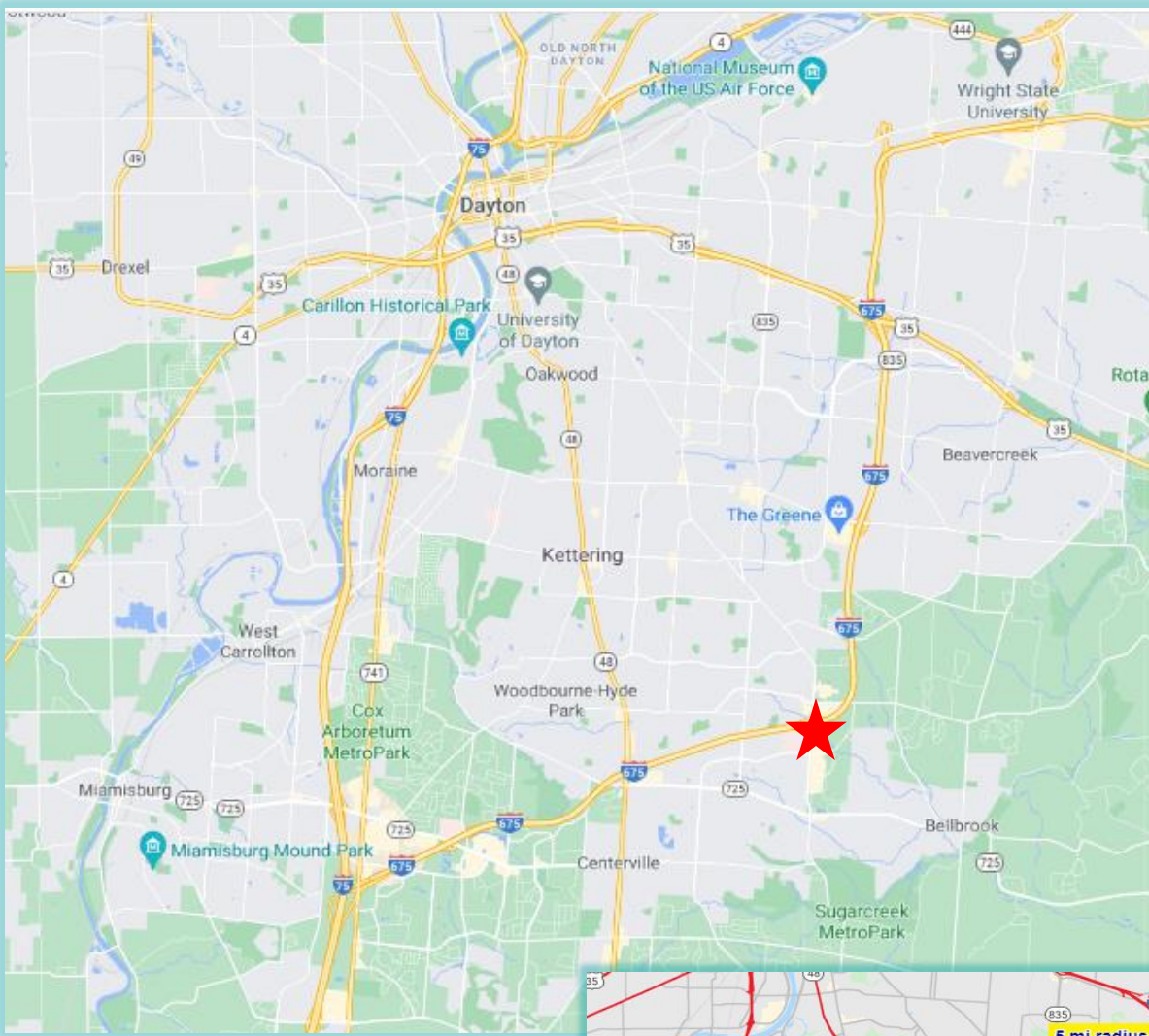


New Cornerstone South Development – Coming Soon



Coming Soon- PREMIER 72-ACRE MIXED USE DEVELOPMENT accommodating restaurant, destination retail, entertainment, hotels, and office users being developed to the north of SUGARCREEK PLAZA

Area Maps



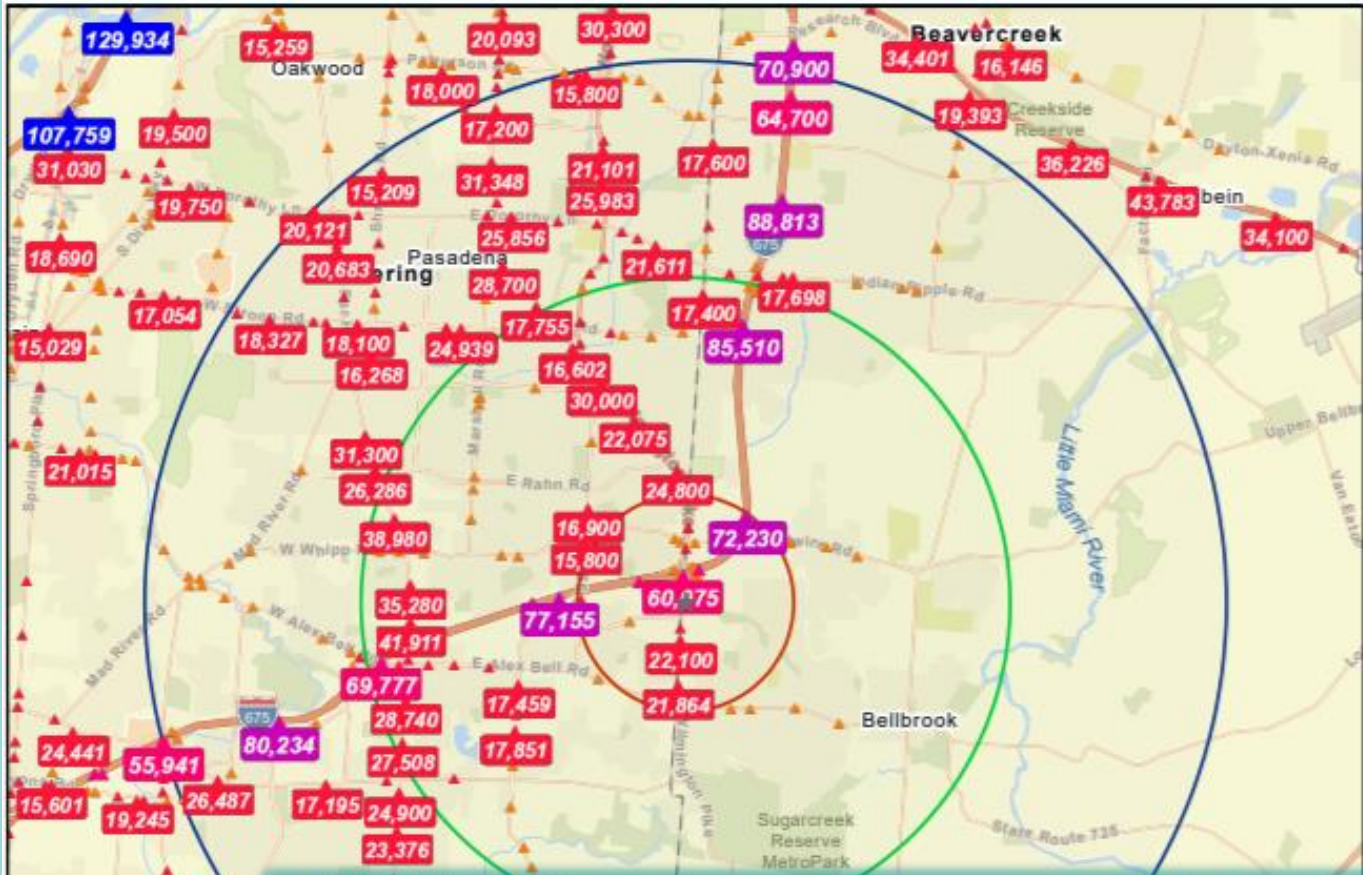
Traffic Counts



Traffic Count Map

6000 Wilmington Pike, Dayton, Ohio, 45459
Rings: 1, 3, 5 mile radii

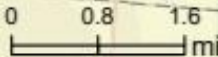
Prepared by Equity, LLC.
Latitude: 39.65210
Longitude: -84.10929



Traffic Count Map - Close Up

6000 Wilmington Pike, Dayton, Ohio, 45459
Rings: 1, 3, 5 mile radii

Prepared by Equity, LLC.
Latitude: 39.65210
Longitude: -84.10929



Investment Overview

The property has multiple points of ingress/egress off Wilmington Pike and Clio Road with a signalized entrance and direct access to I-675. Traffic counts of 29,211 surround the property, while I-675 has 85,510 VPD. The location offers regional/national tenants and is positioned as part of a power center adjacent to other complimentary, high traffic retailers.

The asset is located in a strong residential community with over 135,009 people with average household incomes of over \$132,828 within a five-mile radius. The property has direct access to a large population base being positioned as a suburb of Dayton, 8 miles with over 430,000 people within 10 miles. The metro base area offers best in class retailers and steady high volumes of traffic in the corridor, making the asset a destination point for all the surrounding communities.

Sugarcreek Plaza's position directly along I-675 is a huge advantage. The area boasts a strong employment base headlined by its association with aviation; Wright Patterson Airforce Base, the largest single site employer in Ohio with over 25,000 military and civilian employees which is home to the National Museum of the United States Air Force. The city was the home of the signing of the Dayton Peace Accords, which brought an end to the war in Bosnia. Orville Wright, poet Paul Laurence Dunbar, and entrepreneur John H. Patterson were born in Dayton. Dayton is also known for its many patents, inventions, and inventors that have come from the area, most notable being the Wright Brothers' invention of powered flight. In 2008, Site Selection magazine ranked Dayton the #1 medium sized metropolitan area in the nation for growth and expansion.

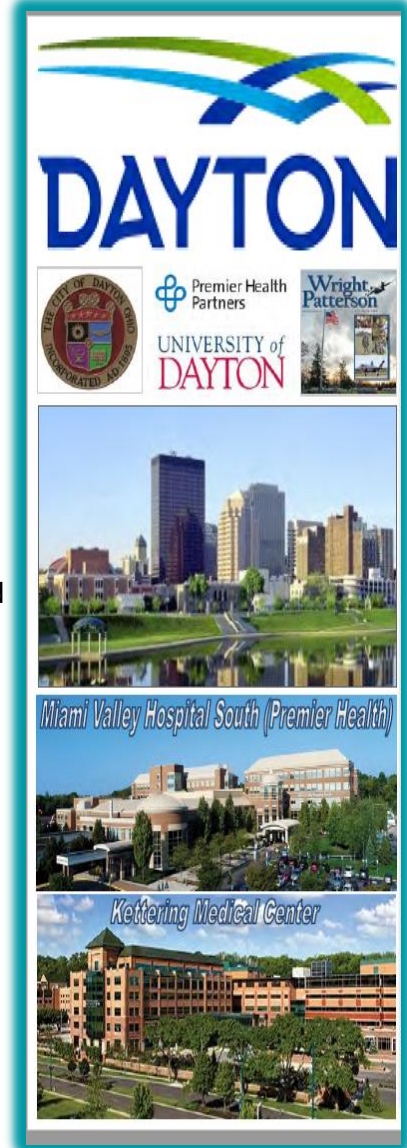
Dayton is home to many major corporations and companies such as Wright –Patterson Air Force Base, Reynolds and Reynolds, CareSource, Premier Health Systems of hospitals and health care with 14,000 employees, Speedway, AK Steel, Cargill, Cox Enterprises, NewPage Corporation, Huffy Bicycles, LexisNexis, Kettering Health Network, is located just 7 miles northwest and is part of eight hospitals, affiliate, Kettering College, and over 120 outpatient facilities serving southwest Ohio, with nearly 12,000 employees and 2,100 physicians, Taylor Corp. Many on the Fortune 500 company. Behr Dayton Thermal Products LLC is also located in Dayton.

POPULATION

The current metro area population of Dayton in 2021 is 741,000. Sugarcreek Township, a suburb of Dayton, just 9 miles south of Downtown Dayton, the sixth largest city in the state. Dayton is the county seat of Montgomery County, the fifth most populous county in the state. Dayton borders are within 500 miles of roughly 60% of the country's population.

TRANSPORTATION

The Dayton International Airport, located just nine miles from downtown, is within 90 minutes by air of 55% of the country's population known as the "Crossroads of America", the Miami Valley is at the intersection of Interstates 70 & 75, which crosses just North of the Dayton city limits. I-75 connects the northern border of the US to the southernmost tip in Florida, while I-70 connects the east and west coasts. This intersection is a focal point in the national network of interstate highways and major state routes. The Interstate 675 bypass from I-70 E. of Dayton joins I-75 south to improve circulation and allow easy access to Columbus and Cincinnati.



Market Area

COLLEGES AND UNIVERSITIES

Colleges and Universities in the Greater Dayton area include:

- University of Dayton
- Wright State University
- Kettering College of Medical Arts
- Sinclair Community College
- Miami Jacobs Career College
- Wittenberg University
- Central State University
- Cedarville University
- Air Force Institute of Technology
- Antioch University McGregor
- Clark State Community College
- Edison State Community College
- Miami University-Middletown
- United Theological Seminary
- Urbana University
- Wilberforce University
- Wilmington College

MEDICAL CENTERS

- Mercy Medical Center
- Wright Patterson AFB Medical Center
- Kettering Medical Center
- Grandview Hospital
- Southview Hospital
- Children’s Medical Center
- Miami Valley Hospital
- Dayton Veterans Affairs Medical Center
- Soin Medical Center

REGIONAL ENTERTAINMENT

- National Parks Service
- The Dayton Art Institute
- National Museum of the United States Air Force
- Dayton Dragons Minor League Baseball
- Scene 75 Entertainment Center

MAJOR EMPLOYERS

Wright-Patterson Air Force Base	27,400	United States Air Force
Premier Health Partners	14,135	Hospitals
Kettering Health Network	5,029	Hospitals
Montgomery County	4,559	Government Offices
The Kroger Company	4,100	Grocer-Retail
LexisNexis	3,100	Computer Solutions
Sinclair Community College	2,726	Schools, Colleges, Universities
Dayton Public Schools	2,574	School, Public
Wright State University	2,948	Schools, Colleges, Universities
AK Steel Corporation	2,400	Steel Producer
Honda of America Manufacturing	2,400	Manufacturing
Community Mercy Health Partners	2,297	Health Care
University of Dayton	2,191	Schools, Colleges, Universities
VA Medical Center	1,914	Health Care Provider
City of Dayton	1,913	Government Offices
Emerson Climate Technologies	1,533	Air Conditioning Equipment
Meijer, Inc.	1,367	Grocer-Retail
Children's Medical Center of Dayton	1,335	Hospitals
Cox Media Group	1,100	Media



Demographic and Income Profile



Demographic and Income Profile

6000 Wilmington Pike, Dayton, Ohio, 45459
Ring: 1 mile radius

Prepared by Esri
Latitude: 39.65210
Longitude: -84.10929

Summary	Census 2010	Census 2020	2023	2028				
Population	5,866	6,391	6,706	6,598				
Households	2,546	2,935	3,083	3,061				
Families	1,689	1,813	2,032	2,012				
Average Household Size	2.29	2.17	2.17	2.15				
Owner Occupied Housing Units	2,059	2,074	2,248	2,249				
Renter Occupied Housing Units	486	861	835	812				
Median Age	42.8	42.8	43.2	43.0				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.32%	0.00%	0.30%					
Households	-0.14%	0.19%	0.49%					
Families	-0.20%	0.11%	0.44%					
Owner HHs	0.01%	0.34%	0.66%					
Median Household Income	2.22%	3.07%	2.57%					
Households by Income			2023	2028				
			Number	Percent				
<\$15,000			109	3.5%				
\$15,000 - \$24,999			102	3.3%				
\$25,000 - \$34,999			162	5.3%				
\$35,000 - \$49,999			299	9.7%				
\$50,000 - \$74,999			543	17.6%				
\$75,000 - \$99,999			382	12.4%				
\$100,000 - \$149,999			704	22.8%				
\$150,000 - \$199,999			449	14.6%				
\$200,000+			333	10.8%				
Median Household Income			\$95,494	\$106,587				
Average Household Income			\$121,681	\$138,344				
Per Capita Income			\$54,747	\$62,815				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	340	5.8%	323	5.1%	363	5.4%	380	5.8%
5 - 9	389	6.6%	395	6.2%	375	5.6%	355	5.4%
10 - 14	427	7.3%	383	6.0%	431	6.4%	373	5.7%
15 - 19	406	6.9%	350	5.5%	447	6.7%	398	6.0%
20 - 24	253	4.3%	351	5.5%	381	5.7%	439	6.7%
25 - 34	615	10.5%	784	12.3%	760	11.3%	791	12.0%
35 - 44	662	11.3%	768	12.0%	726	10.8%	712	10.8%
45 - 54	1,001	17.1%	781	12.2%	844	12.6%	775	11.7%
55 - 64	808	13.8%	970	15.2%	940	14.0%	800	12.1%
65 - 74	471	8.0%	731	11.4%	825	12.3%	846	12.8%
75 - 84	359	6.1%	405	6.3%	464	6.9%	556	8.4%
85+	134	2.3%	150	2.3%	151	2.3%	173	2.6%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,180	88.3%	5,227	81.8%	5,402	80.6%	5,176	78.4%
Black Alone	354	6.0%	408	6.4%	450	6.7%	464	7.0%
American Indian Alone	10	0.2%	22	0.3%	26	0.4%	28	0.4%
Asian Alone	151	2.6%	240	3.8%	270	4.0%	299	4.5%
Pacific Islander Alone	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	27	0.5%	91	1.4%	100	1.5%	113	1.7%
Two or More Races	142	2.4%	403	6.3%	458	6.8%	520	7.9%
Hispanic Origin (Any Race)	136	2.3%	267	4.2%	305	4.5%	343	5.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile



Demographic and Income Profile

6000 Wilmington Pike, Dayton, Ohio, 45459
Ring: 3 mile radius

Prepared by Esri
Latitude: 39.65210
Longitude: -84.10929

Summary	Census 2010	Census 2020	2023	2028				
Population	51,511	55,257	56,780	56,717				
Households	22,232	23,565	24,478	24,592				
Families	14,483	15,066	15,256	15,277				
Average Household Size	2.29	2.31	2.29	2.28				
Owner Occupied Housing Units	15,802	16,311	16,734	16,977				
Renter Occupied Housing Units	6,430	7,254	7,744	7,615				
Median Age	44.3	43.1	46.5	46.9				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.02%	0.00%	0.30%					
Households	0.09%	0.19%	0.49%					
Families	0.03%	0.11%	0.44%					
Owner HHs	0.29%	0.34%	0.66%					
Median Household Income	2.63%	3.07%	2.57%					
Households by Income			2023	2028				
		Number	Percent	Number	Percent			
<\$15,000		1,302	5.3%	1,031	4.2%			
\$15,000 - \$24,999		1,185	4.8%	847	3.4%			
\$25,000 - \$34,999		1,689	6.9%	1,346	5.5%			
\$35,000 - \$49,999		2,646	10.8%	2,321	9.4%			
\$50,000 - \$74,999		3,820	15.6%	3,567	14.5%			
\$75,000 - \$99,999		3,598	14.7%	3,639	14.8%			
\$100,000 - \$149,999		4,782	19.5%	5,100	20.7%			
\$150,000 - \$199,999		2,918	11.9%	3,753	15.3%			
\$200,000+		2,540	10.4%	2,989	12.2%			
Median Household Income		\$84,329		\$96,037				
Average Household Income		\$114,876		\$131,439				
Per Capita Income		\$49,629		\$57,120				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,614	5.1%	2,910	5.3%	2,517	4.4%	2,566	4.5%
5 - 9	3,019	5.9%	3,321	6.0%	2,791	4.9%	2,722	4.8%
10 - 14	3,331	6.5%	3,278	5.9%	3,105	5.5%	2,910	5.1%
15 - 19	3,238	6.3%	3,238	5.9%	3,164	5.6%	2,885	5.1%
20 - 24	2,761	5.4%	3,112	5.6%	3,037	5.3%	2,917	5.1%
25 - 34	5,437	10.6%	6,588	11.9%	6,611	11.6%	6,483	11.4%
35 - 44	5,810	11.3%	6,382	11.5%	6,258	11.0%	6,682	11.8%
45 - 54	8,039	15.6%	6,157	11.1%	6,541	11.5%	6,210	10.9%
55 - 64	6,953	13.5%	7,665	13.9%	8,437	14.9%	7,424	13.1%
65 - 74	4,848	9.4%	6,456	11.7%	7,496	13.2%	7,895	13.9%
75 - 84	3,715	7.2%	4,128	7.5%	4,659	8.2%	5,529	9.7%
85+	1,748	3.4%	2,020	3.7%	2,162	3.8%	2,493	4.4%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	47,288	91.8%	46,800	84.7%	47,457	83.6%	46,338	81.7%
Black Alone	1,819	3.5%	2,525	4.6%	2,773	4.9%	2,899	5.1%
American Indian Alone	106	0.2%	97	0.2%	106	0.2%	109	0.2%
Asian Alone	1,099	2.1%	1,658	3.0%	1,854	3.3%	2,096	3.7%
Pacific Islander Alone	13	0.0%	14	0.0%	17	0.0%	21	0.0%
Some Other Race Alone	247	0.5%	554	1.0%	621	1.1%	709	1.3%
Two or More Races	938	1.8%	3,609	6.5%	3,951	7.0%	4,544	8.0%
Hispanic Origin (Any Race)	1,010	2.0%	1,931	3.5%	2,176	3.8%	2,471	4.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile



Demographic and Income Profile

6000 Wilmington Pike, Dayton, Ohio, 45459
Ring: 5 mile radius

Prepared by Esri
Latitude: 39.65210
Longitude: -84.10929

Summary	Census 2010	Census 2020	2023	2028				
Population	127,058	133,667	135,009	134,430				
Households	54,706	57,415	58,344	58,499				
Families	35,244	36,245	35,922	35,909				
Average Household Size	2.30	2.30	2.29	2.27				
Owner Occupied Housing Units	38,837	39,990	40,845	41,299				
Renter Occupied Housing Units	15,866	17,425	17,499	17,200				
Median Age	43.4	43.1	45.9	46.5				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.09%	0.00%	0.30%					
Households	0.05%	0.19%	0.49%					
Families	-0.01%	0.11%	0.44%					
Owner HHs	0.22%	0.34%	0.66%					
Median Household Income	2.61%	3.07%	2.57%					
Households by Income			2023	2028				
		Number	Percent	Number	Percent			
<\$15,000		3,320	5.7%	2,649	4.5%			
\$15,000 - \$24,999		2,873	4.9%	2,104	3.6%			
\$25,000 - \$34,999		3,808	6.5%	3,102	5.3%			
\$35,000 - \$49,999		6,145	10.5%	5,424	9.3%			
\$50,000 - \$74,999		9,756	16.7%	9,085	15.5%			
\$75,000 - \$99,999		8,208	14.1%	8,277	14.1%			
\$100,000 - \$149,999		11,187	19.2%	12,013	20.5%			
\$150,000 - \$199,999		6,519	11.2%	8,302	14.2%			
\$200,000+		6,527	11.2%	7,544	12.9%			
Median Household Income		\$83,284		\$94,754				
Average Household Income		\$116,730		\$132,829				
Per Capita Income		\$50,439		\$57,794				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,523	5.1%	6,892	5.2%	5,991	4.4%	6,013	4.5%
5 - 9	7,654	6.0%	7,965	6.0%	6,764	5.0%	6,588	4.9%
10 - 14	8,483	6.7%	8,065	6.0%	7,519	5.6%	7,073	5.3%
15 - 19	8,063	6.3%	8,009	6.0%	7,682	5.7%	6,851	5.1%
20 - 24	6,373	5.0%	7,263	5.4%	7,254	5.4%	6,826	5.1%
25 - 34	14,076	11.1%	15,860	11.9%	15,243	11.3%	15,479	11.5%
35 - 44	15,020	11.8%	15,664	11.7%	15,751	11.7%	15,926	11.8%
45 - 54	20,109	15.8%	15,521	11.6%	16,265	12.0%	15,575	11.6%
55 - 64	17,751	14.0%	18,849	14.1%	20,239	15.0%	18,002	13.4%
65 - 74	11,087	8.7%	16,107	12.1%	17,606	13.0%	18,444	13.7%
75 - 84	8,112	6.4%	9,097	6.8%	10,131	7.5%	12,479	9.3%
85+	3,805	3.0%	4,374	3.3%	4,565	3.4%	5,174	3.8%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	116,124	91.4%	112,666	84.3%	112,324	83.2%	109,200	81.2%
Black Alone	4,104	3.2%	6,116	4.6%	6,551	4.9%	6,855	5.1%
American Indian Alone	245	0.2%	242	0.2%	254	0.2%	267	0.2%
Asian Alone	3,452	2.7%	4,580	3.4%	5,036	3.7%	5,686	4.2%
Pacific Islander Alone	40	0.0%	62	0.0%	73	0.1%	89	0.1%
Some Other Race Alone	666	0.5%	1,396	1.0%	1,525	1.1%	1,737	1.3%
Two or More Races	2,427	1.9%	8,606	6.4%	9,247	6.8%	10,596	7.9%
Hispanic Origin (Any Race)	2,632	2.1%	4,557	3.4%	5,041	3.7%	5,713	4.2%



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Kelly Gray, Senior Vice President of Sales and Leasing at Equity and is a Certified Commercial Investment Member (CCIM) of the Board of Realtors, with over 15 years of real estate experience and expertise. She specializes in retail and restaurant sales and leasing.

Kelly thrives on doing deals and has closed over \$142M in transactions throughout her professional career. She has structured deals with tenants and buyers such as McDonalds, Sonic Drive-Ins, YUM! Brands, Hot Head Burritos, CarMax, Caribou Coffee, Dollar General, Dollar Tree, Chipotle, Dibella's Old Fashioned Subs, Jersey Mike's, and Love's Truck Stops, and Lumber Liquidators.

She was named a 2012, 2013, 2014, 2015 and 2016 Co-Star Power Broker, has been named one of Dayton's Power 50 Businesswomen from 2014-2019, and one of the Dayton Business Journal's 40 Under 40 in 2007. Kelly is active in ICSC and a frequent speaker at the ICSC Ohio Idea Exchange.

Tracey Herron, Senior Vice President of Sales and Leasing at Equity, brings over 24 years of real estate experience and expertise to Equity's industry-leading team. She specializes in retail neighborhood, lifestyle, office, warehouse, and mixed-use real estate. She also specializes in land sales and leasing.

Tracey has sold millions of dollars in real estate and has structured over 575+ deals with tenants and buyers such as Mike's Carwash, Wright-Patt Credit Union, Roosters Restaurants, Flyboy's Deli, Wild Birds Unlimited, Waffle House, Premier Health Care, and Discount Fashion Warehouse. She has been recognized as a Costar Power Broker for Top Retail Leasing Broker for multiple years and a top Equity Producer.

Tracey is very passionate about her job in the real estate industry. Her favorite part of her job is bringing new businesses into an area and creating new jobs.

Exclusive Offer & Advisory

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