DISCOUNT DRUG MART PLAZA

3032 N RIDGE RD E, ASHTABULA, OH 44004

Rent Roll
Lessee Information

TENANT NAME	APPROX. RENTABLE SF	PERCENT OCCUPANCY	EST. LEASE COMMENCEMENT	EST. LEASE EXPIRATION	TERM REMAINING	APPROX. RENT PSF	BASE RENT PER MONTH	ANNUAL RENT	REIMBURSEMENT STRUCTURE (1)	LEASE TYPE	RENTAL INCREASES	RENEWAL OPTIONS
Discount Drug Mart	23,926	78.6%	4/1/1999	3/31/2031	5.2				CAM, Taxes, Ins, Repairs	NNN	None	4 - 5 year Options with $1.25/sq increase
Super Buffet	6,500	21.4%	12/1/2001	12/31/2030	4.2				Fixed Amount	Net	$100/year	None
Total SF	**30,426**	**100%**					**Monthly Income**	**$23,509**				
Occupied SF	**30,426**	**100%**					**Annual Income**	**$282,108**				
Available SF	**0**	**0%**					**Average Rent PSF**	**$9.25**				

FOOTNOTES:
(1) – Super Buffet Tenant has a fixed CAM reimbursement of $21,970 (3.38/sf) - Super Buffet does NOT reimburse for Taxes, Insurance, or Management Fee

Income & Expense Summary

INCOME		
Scheduled Base Rent	$282,108	
Expense Reimbursements 2025	$108,214	
GROSS INCOME	$390,322	
EFFECTIVE GROSS INCOME	$390,322	
2025 OPERATING EXPENSES		**PSF**
CAM Expense		
Insurance	$5,2308	$0.17
Property Taxes	$85,636	$2.81
Repairs	$5,732	$0.35
Snow and Lawn	$15,400	$0.51
TOTAL OPERATING EXPENSES	**$112,006**	**$3.68**
NET OPERATING INCOME (AS-IS)	**$278,316**	**$9.15**

Serving the Community Since 1969

Founded:	1969
Number of stores:	74, from Ashtabula to Sandusky to Columbus
Employees:	More than 3,700, including 225 pharmacists
Headquarters:	211 Commerce Drive, Medina

DISCOUNT DRUG MART

Discount Drug Mart, Inc., is an Ohio-based drug store chain that opened its first store in Elyria, Ohio in 1969. It now operates 73 stores in more than 20 of Ohio's 88 counties, with its coporate headquarters and warehouse based in Medina, Ohio. The store prides itself on its one-strop shoping and the variety of products it provides, and it says it all in their slogan "We Save You the Runaround". Today, Discount Drug Mart has a revenue of over $550 million and continues to expand, catering to smaller cities that do not have the population to attract a larger retailer.

50 YEARS OF ONE-STOP BARGAIN SHOPPING

When Parviz Boodjeh opened the first Discount Drug Mart in 1969, there was almost nothing he wouldn't carry. He loved scouring importers' inventory and going on buying trips, looking for merchandise he thought his customers might like. His early stores carried lawnmowers, vacuum cleaners, even lumber.

That spirit of offering the unexpected permeates Discount Drug Mart stores today, where shoppers might come across all kinds of things they wouldn't see in other drug stores: Fresh produce and frozen foods, pet foods and auto supplies, home health care products, beer and wine, board games and video rentals, hardware and paint supplies, and fishing and hunting licenses.

Now run by Boodjeh's children, Discount Drug Mart has thrived for nearly 50 years (the company will officially celebrate its anniversary on April 15) despite heavy competition from national chain drug stores and mass discounters. By targeting value shoppers who are more frugal than fancy, Drug Mart expanded to 74 stores from Ashtabula to Sandusky, and now employs more than 3,700 Ohioans, including 225 pharmacists.

The company is opening three more stores this year: In Bainbridge Township, Broadview Heights, and Lisbon in Columbiana County.

With stores that range from 25,000 to 30,000 square feet, they are larger than many chain drug stores but smaller than mass market discounters like Walmart and Target. Discount Drug Mart stores carry about 30,000 items, more than twice the industry average for stores that usually focus on health and beauty items.

DISCOUNT DRUG MART

ASHTABULA, OHIO

The City of Ashtabula is located on Lake Erie's coastline about an hour between Cleveland, Ohio and Erie, Pennsylvania. The name, Ashtabula, comes from the Algonquin Indian term which signified the Ashtabula River as "River of many fish."

The Ashtabula Lift Bridge is a Strauss bascule bridge that spans the Ashtabula River in the harbor of Ashtabula, Ohio. Built in 1925, it is one of only two of its type which remain in service in Ohio today. In 1985, it was listed on the National Register of Historic Places. It was restored in 1986 and was repaired and repainted in 2009.

Walnut Beach is a city-owned park that features a wildlife preserve, swimming beach, playground, volleyball courts, bocce courts and a short boardwalk. The beach offers a good view of Ashtabula's Historic Lighthouse.

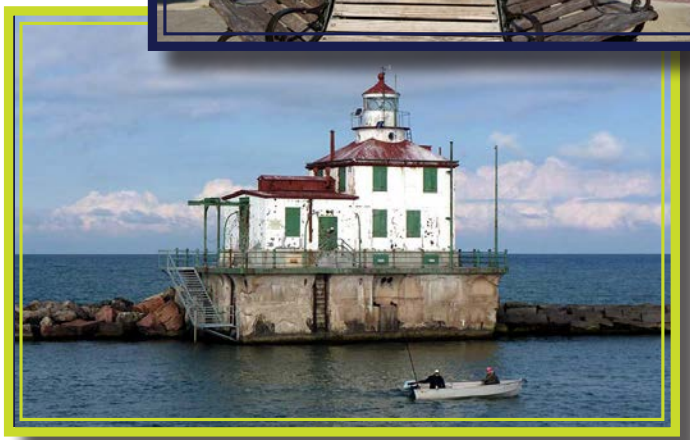
Walnut Boulevard is also home to the Hubbard House and the Ashtabula Maritime Museum. The 19th century home of the Hubbard family tells the history of the Underground Railroad. The Ashtabula Maritime Museum features displays about shipping on the Great Lakes.

Across the street from the Maritime Museum is Point Park which over looks the river and the famous Bascule Lift Bridge, which goes up every half hour during the summer. There are steps leaning from Point Park to Bridge Street where there are many quaint shops and restaurants that line the historic Bridge Street shopping district.

Downtown Ashtabula offers shops, Cornelius Park, South Park and dining facilities. Cornelius Park often features live music during the summer in the gazebo.

Close to Ashtabula are more parks on the Lakeshore, specialty dining restaurants, wineries, the Ashtabula Mall, and many beautiful covered bridges, including the longest covered bridge in the United States.

Nearby Lakeshore Park is also on Lake Erie's coastline and offers a swimming beach with lifeguards, playgrounds, picnic tables, a concession stand and a pond where you can feed the ducks. In the summer time, there are antique car shows. Starting at the end of November and going through December, Lakeshore Park is home to Ashtabula Lights on the Lake for the holiday season.



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ASHTABULA, OHIO

Market Overview

Property Name
3032 N Ridge Rd E Ashtabula, OH 44004