

RENDERING



3520 Alexandria Pike

NORTHERN TERRACE
RESIDENCE HALL

CONFIDENTIAL OFFERING MEMORANDUM

NORTHERN TERRACE

Value-Add Multifamily · 48 Units

Offer Submission Deadline: December 14, 2026

3520 Alexandria Pike
Highland Heights, Kentucky 41076
Northern Kentucky · Cincinnati MSA

48 UNITS · 77,338 SF





▼ DISCLAIMERS

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by 3CRE Advisors LLC (“Broker”) for informational purposes only and is intended to assist prospective purchasers in evaluating the Property. While the information has been obtained from sources believed to be reliable, 3CRE and the Owner make no representations or warranties, express or implied, regarding the accuracy or completeness of the information provided.

All information is subject to change, correction, prior sale, or withdrawal without notice. Financial information, property measurements, operating data, rent rolls, expenses, projections, market information, zoning, and other information may have been provided by the Owner or third parties and should be independently verified.

Prospective purchasers/tenants are encouraged to conduct their own due diligence and rely on their own inspections, investigations, and professional advisors regarding the Property, including its physical condition, zoning, taxes, leases, income, expenses, environmental matters, and other applicable conditions.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

3CRE Advisors LLC does not guarantee the future performance, income, expenses, occupancy, value, or profitability of the Property. Any projections or estimates are for illustrative purposes only and are not guarantees of future results.

This Offering Memorandum is not an offer to sell or a solicitation of an offer to purchase the Property. Any transaction is subject to a mutually acceptable, fully executed purchase and/or lease agreement.

3CRE Advisors LLC reserves the right to modify the information contained herein, reject any offer, negotiate with any party, or withdraw the Property from the market at any time.

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CONTACT US

TOURS & SCHEDULES

VISITS AND COMMUNICATION

3CRE Commercial Real Estate invites you to learn more about Northern Terrace by reviewing this confidential Offering Memorandum and touring the property. **Tours are scheduled for October 15 and November 18, 2026; private tours are available by appointment.** All communications, inquiries, and requests should be addressed to the 3CRE team, as representatives of the Seller; please do not contact on-site management or the university directly.

DOCUMENT CENTER

To review the complete due diligence vault and property documentation, please sign and return the Non-Disclosure Agreement (NDA) included at the end of this memorandum. Executed agreements will grant immediate access to our secure document center containing all financial, operational, and physical property files needed for your review.

OFFER SUBMISSION

Offers are due by December 14, 2026. Please direct offers to a team member on this page in the form of a non-binding Letter of Intent identifying the significant terms of the bidder's offer, including purchase price, earnest money deposit, due diligence and closing timeframes, and a description of the debt and equity structure. The Seller retains the right to modify the sale process at any time and will negotiate with the Buyer offering the most beneficial combination of price and terms.

© 2026 3CRE. All information contained herein is based on sources deemed reliable but is not guaranteed. Recipients must conduct their own independent due diligence. Reliance on this material is at the recipient's sole risk.

EXCLUSIVELY OFFERED BY

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▼
NORTHERN TERRACE

EXECUTIVE SUMMARY

RENDERING



EXECUTIVE SUMMARY

THE OFFERING

The Offering. 3CRE Advisors exclusively presents Northern Terrace, a 48-unit, six-story multifamily building (plus basement level) totaling 77,338 SF on 1.997 acres at 3520 Alexandria Pike in Highland Heights, Kentucky. Built in 1946 and comprehensively renovated by NKU in 2013–14, with \$481K of 2025 capital work completed, it is offered individually or together with adjacent Callahan Hall.

Premier Value-Add Opportunity. Every unit is a two-bedroom, two-bath plan averaging 881 SF. A cosmetic program — updated cabinetry, modern hardware, contemporary flooring and fresh finishes inside; modernized façades, landscaping and repaved, well-lit parking outside — positions the asset to capture market-rate rents as area rental rates steadily rise.

Built-In Demand. Next to Northern Kentucky University on the Alexandria Pike (US-27) corridor, with campus, parks, dining and daily-needs retail within one mile, and 112,890 residents within five miles. The layout suits young professionals, roommates and empty nesters alike.

Market Momentum. Six active projects sit within three miles, including a new VA Medical Clinic (0.4 mi), the NKY Medical Examiner & KSP Crime Lab (0.2 mi), the 28-acre Cold Spring Town Center and Publix-anchored Cold Spring Pointe.

Intact Core Infrastructure. Daikin VRF heating and cooling with condensing units replaced in 2025, 3,500-amp three-phase electric service, a 2014 PVC roof, 2014 windows and sprinkler system, and a poured concrete foundation keep the business plan cosmetic, not structural.

Multifamily Permitted By Right. R-3 Residential Three Zone permits multi-family dwellings by right, a direct path for interior and exterior renovation, with a conceptual additional parking field subject to city and county approval.

REAL ESTATE AT A GLANCE



Address

3520 ALEXANDRIA PIKE, HIGHLAND HEIGHTS, KY 41076

Units

48 · ALL 2 BED / 2 BATH

Building Size

77,338 SF · 6 STORIES + BASEMENT

Land Area

1.997 ACRES

Year Built / Renovated

1946 · 2014 & 2025

Asking Price

Subject to Offer



OFFERING PRICE

**SUBJECT TO
OFFER**

**TOUR DATE 1 — OCTOBER 15, 2026
TOUR DATE 2 — NOVEMBER 18, 2026
ALL OFFERS DUE — DECEMBER 14, 2026**

Private tours available by appointment



▼ THE CASE FOR THE REAL ESTATE

INVESTMENT HIGHLIGHTS

▼ Value-Add Rent Premiums

Targeted cosmetic upgrades — cabinetry, hardware, flooring, finishes, façades and parking — position all 48 units to capture market-rate rents as area rental rates steadily rise.

▼ Built-In NKU Demand

Next to Northern Kentucky University, delivering a constant draw of students, faculty and young professionals, supported by Highland Heights' ongoing expansion and booming retail.

▼ Intact Core Infrastructure

Daikin VRF system with condensing units under two years old, 3,500-amp three-phase service, a 2014 PVC roof and poured concrete foundation — minimizing risk and capital expenditure.

▼ Efficient, Uniform Unit Mix

48 two-bedroom / two-bath units averaging 881 SF — one simple, highly leasable floor plan for roommates and professionals alike.

▼ Multifamily By Right

R-3 Residential Three Zone permits multi-family dwellings by right, creating a direct path for interior and exterior unit renovation.

▼ Portfolio Opportunity

Acquire individually or together with adjacent Callahan Hall — a large-scale senior/assisted living or multifamily conversion — for a synergistic portfolio.

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NORTHERN TERRACE

PROPERTY DETAILS



SOLID BONES, READY FOR THE VALUE-ADD

FEATURE	DETAIL
Parcel ID	999-99-20-750.04
Zoning	R-3 Residential Three Zone
Number of Units	48
Building Area	77,338 SF
Buildings / Stories	1 building · 6 stories + basement level
Year Built / Renovated	1946 · 2014 & 2025
Heating & Cooling	Daikin VRF — 6 systems, cassettes (2014)
Electric	3,500 amps, 208Y/120V, 3-phase, 4-wire
Foundation	Poured concrete
Roof	PVC (2014)
Utilities	Existing
Acreage	1.997 AC
Parking	Surface lot



Northern Terrace — 3520 Alexandria Pike, Highland Heights, KY. Current condition.

48 UNITS · 77,338 SF · 1.997 ACRES

THE HEAVY LIFTING IS ALREADY DONE

2013–14

FULL NKU BUILDING RENOVATION

\$481K

2025 CAPITAL WORK COMPLETED

< 2 YRS

ROOFTOP CONDENSING UNITS

2014

ROOF · WINDOWS · SPRINKLER · BATHS

SYSTEM	CONDITION / VINTAGE
Roof	PVC, installed 2014; leaks from rooftop-equipment traffic repaired
Windows	Replaced 2014
HVAC	Daikin VRF (1st generation), 6 systems, 2 room stacks each
— Condensing units	All replaced; less than two years old
— Cassettes	Original to the 2014 NKU renovation
Plumbing	Bathrooms fully redone 2014; water & sanitary piping a mix of original and 2014
Hot Water	Three high-efficiency gas water heaters
Sprinkler Piping	Installed 2014
Fire Alarm	EST-3 panel (same configuration as Callahan Hall)
Fire Pump	None
Switchgear	Original to the building
Electric Panels	Panels & vertical wiring added 2014 for added floor capacity; original panels believed in place
Lighting	Believed replaced 2014
Elevators	Original to the building
Generator	108 kW, believed original

DOCUMENTED CAPITAL SPEND

2025

Rooftop Unit Replacement

\$224,873

2025

Kitchen Renovation — x18 & x19 stacks (12 units)

\$256,421

n/a

Rooftop Units (prior replacement, year unknown)

\$287,287

2025 CAPITAL TOTAL

\$481,294

Per ownership’s capital project summary dated September 28, 2026. Items noted as “believed” or “as far as we know” reflect ownership’s knowledge; buyers to verify all systems, vintages and costs in diligence.



KITCHEN & DINING — PRIMARY RENOVATION TARGET

Updated cabinetry, modern hardware, contemporary flooring and fresh finishes drive the rent premium.

EXISTING UNIT MIX

BUILT FOR EVERY STAGE OF LIFE

48	881	2/2	97.9%
UNITS	AVG. SF	BED / BATH	AT 882 SF

FOR
EMPTY NESTERS

Right-sized, renovated living in Highland Heights

- Second bedroom works as a guest room, office or hobby space
- Private bath for each bedroom, so guests get their own
- Near parks, dining and NKU arts & athletics

FOR
YOUNG PROFESSIONALS

Highland Heights and the Alexandria Pike corridor

- Two-bedroom layout suits roommates or a home office
- Renovated finishes positioned for market rents
- Quick access to US-27 and Northern Kentucky employers

*Projected rent premiums assume cosmetic improvements only, including unit updates, façade enhancements, landscaping, and necessary MEP mechanical updates. Located in a high-demand market like Highland Heights, implementing premium upgrades beyond this baseline scope could yield significantly higher rental rates.



UNIT FLOOR PLAN

STEP INSIDE NORTHERN TERRACE



TAKE THE 3D TOUR

Scan to walk through a typical two-bedroom unit from anywhere — every room, every angle, before you visit.

[OPEN TOUR >](#)

PRIVACY

Separated bedrooms

TWO BATHS

One per bedroom

SHARED CORE

Living · dining · kitchen

3D furnished plan shown. Private tours of the property are available by appointment through the 3CRE team.

TODAY — AND THE VISION



CURRENT CONDITION

EXISTING BUILDING

Six-story, 48-unit building on 1.997 acres with intact core infrastructure and a 2014 PVC roof.



MODERNIZED FAÇADE

EXTERIOR ENHANCEMENTS

Modernized façades and refreshed architectural details elevate curb appeal and street presence along Alexandria Pike.



PARKING & SITE

SAFETY & CURB APPEAL

Repaved, well-lit parking fields and refreshed landscaping improve tenant safety and first impressions.



PORTFOLIO VISION

WITH CALLAHAN HALL

Northern Terrace alongside a repositioned Callahan Hall — the adjacent conversion opportunity offered separately or together.

Renderings are conceptual and for illustrative purposes only; final design subject to buyer scope and municipal approvals.

UNIT INTERIORS — CURRENT CONDITION



LIVING AREA

OPEN SHARED CORE

Open living space with large windows, served by the building’s Daikin VRF cassette system.



KITCHEN & DINING

RENOVATION TARGET

Kitchen and dining area — a primary focus for updated cabinetry, modern hardware and fresh finishes.



LIVING / DINING

FLEXIBLE LAYOUT

Shared living and dining zone ready for contemporary flooring and a finish refresh.



BEDROOM

PRIVATE SUITES

Private bedroom with natural light — two per unit, each paired with its own bath.

Interior photos reflect current condition. Value-add scope includes updated cabinetry, modern hardware, contemporary flooring, and fresh finishes.

03



NORTHERN TERRACE

VALUE-ADD
& SITE

RENDERING





VALUE-ADD BUSINESS PLAN

COSMETIC UPGRADES, NOT A REBUILD

WHAT STAYS · INTACT CORE

1946 · 2014	Built · NKU renovation
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1.997 AC	Site with room for the expansion lot
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DAIKIN VRF	Condensing units replaced 2025
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PVC + CONCRETE	2014 PVC roof · poured foundation
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WHAT CHANGES · THE VALUE-ADD

Façades	Modernized façades & refreshed details
Parking	Repaved, well-lit fields + expansion lot
Landscaping	Enhancements across the grounds
Kitchens	Updated cabinetry & modern hardware
Flooring & Finishes	Contemporary flooring, fresh finishes
MEP	Necessary mechanical updates

Scope reflects 3CRE’s conceptual value-add plan. Renderings are illustrative. Budgets, timing and rent premiums to be determined by each buyer’s own diligence.



▼ SITE PLAN

1.997 ACRES ON THE NKU EAST VILLAGE SITE

1.997 AC

Legal lot of record

~100

Spaces · shared with Callahan Hall

R-3

Residential Three Zone

+ LOT

Expansion parking area (outlined)



EXPANSION AREA INDICATIVE — SUBJECT TO CITY APPROVAL

▼
ZONING ANALYSIS

MULTIFAMILY PERMITTED BY RIGHT

Northern Terrace sits in the City of Highland Heights' R-3 Residential Three Zone, which explicitly permits multi-family dwellings by right — a direct path for the interior and exterior value-add program.

R-3

RESIDENTIAL THREE ZONE

City of Highland Heights, Kentucky

The current R-3 zoning designation explicitly permits multi-family dwellings by right. All zoning rights, permits, and site plan modifications remain subject to final approval by the appropriate city and county governing bodies. This information represents a commercial real estate broker's opinion and evaluation for general guidance only and should not be construed as legal advice or an official determination from a municipal zoning official.

01

ZONING DISTRICT

R-3 Residential Three Zone

City of Highland Heights

IN PLACE

02

USE

Multi-family dwellings

Current use aligns with district

BY RIGHT

03

RENOVATION

Interior & exterior unit renovation

Standard permitting

DIRECT PATH

04

SITE PLAN

Conceptual parking expansion

City & county approval

SUBJECT TO APPROVAL

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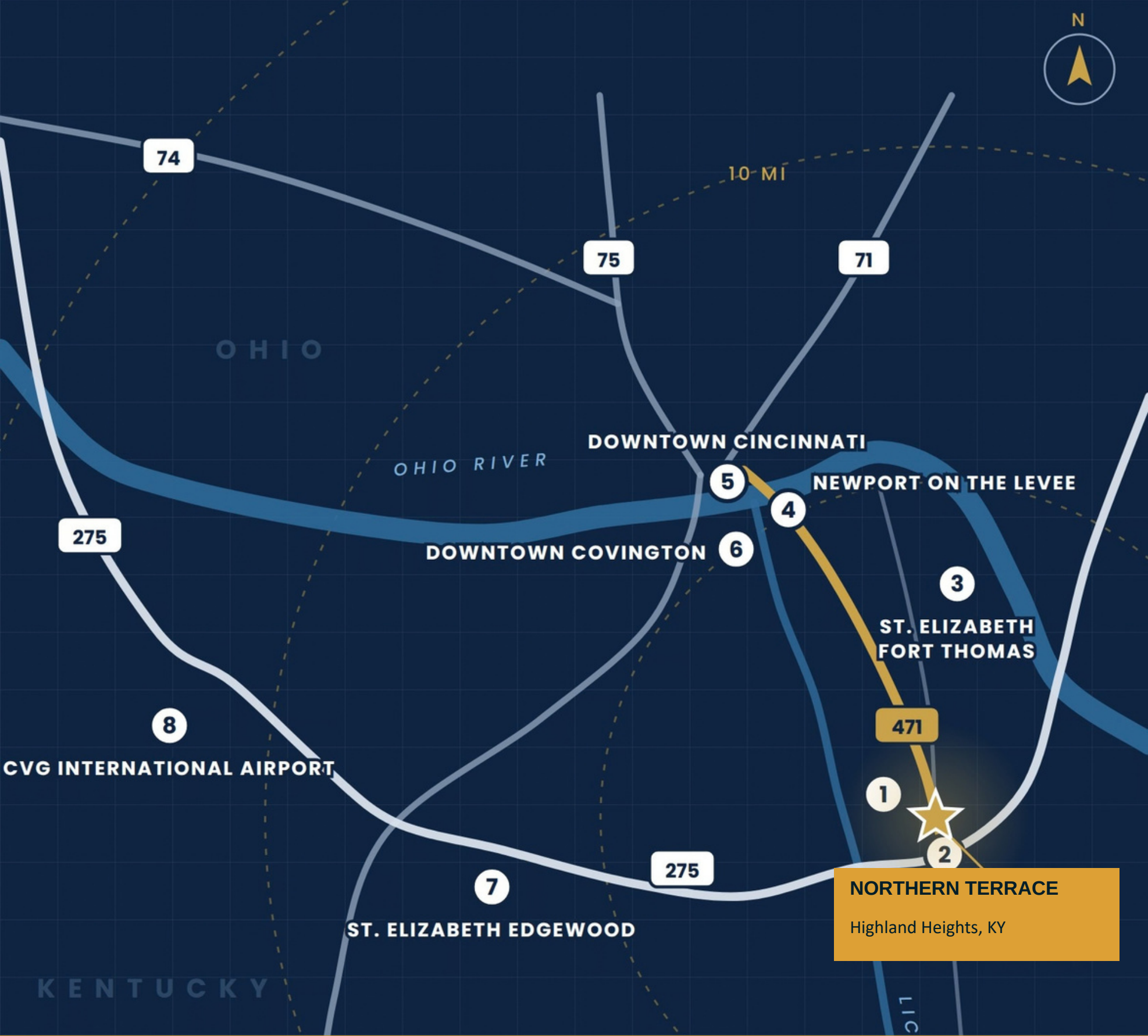
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NORTHERN TERRACE

MARKET OVERVIEW





LOCATION OVERVIEW

Northern Terrace sits on the Alexandria Pike (US-27) edge of Northern Kentucky University's campus, about a mile from the I-471/I-275 interchange. Downtown Cincinnati is roughly 13 minutes north and CVG about 20 minutes west, with St. Elizabeth Fort Thomas less than 10 minutes away.

MARKET OVERVIEW

REGIONAL ACCESS & TOP AREA EMPLOYERS

3 MIN

TO I-471 / I-275

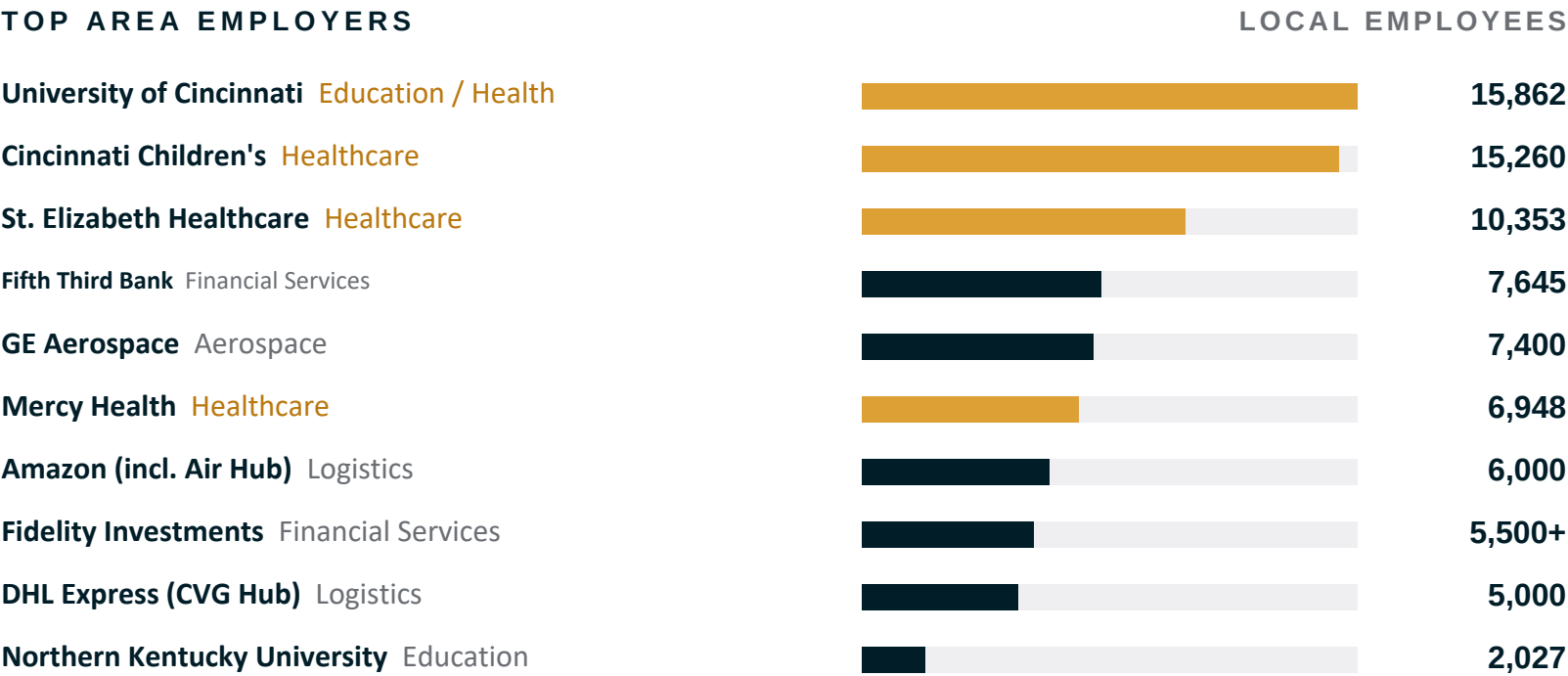
13 MIN

TO DOWNTOWN CINCINNATI

20 MIN

TO CVG AIRPORT

DESTINATION		DISTANCE	DRIVE
1	NKU Campus Core	0.5 mi	2 min
2	I-471 / I-275 Interchange	1 mi	3 min
3	St. Elizabeth Fort Thomas	3.5 mi	8 min
4	Newport on the Levee	6.5 mi	11 min
5	Downtown Cincinnati	8 mi	13 min
6	Downtown Covington	8 mi	14 min
7	St. Elizabeth Edgewood	13 mi	16 min
8	CVG International Airport	17 mi	20 min

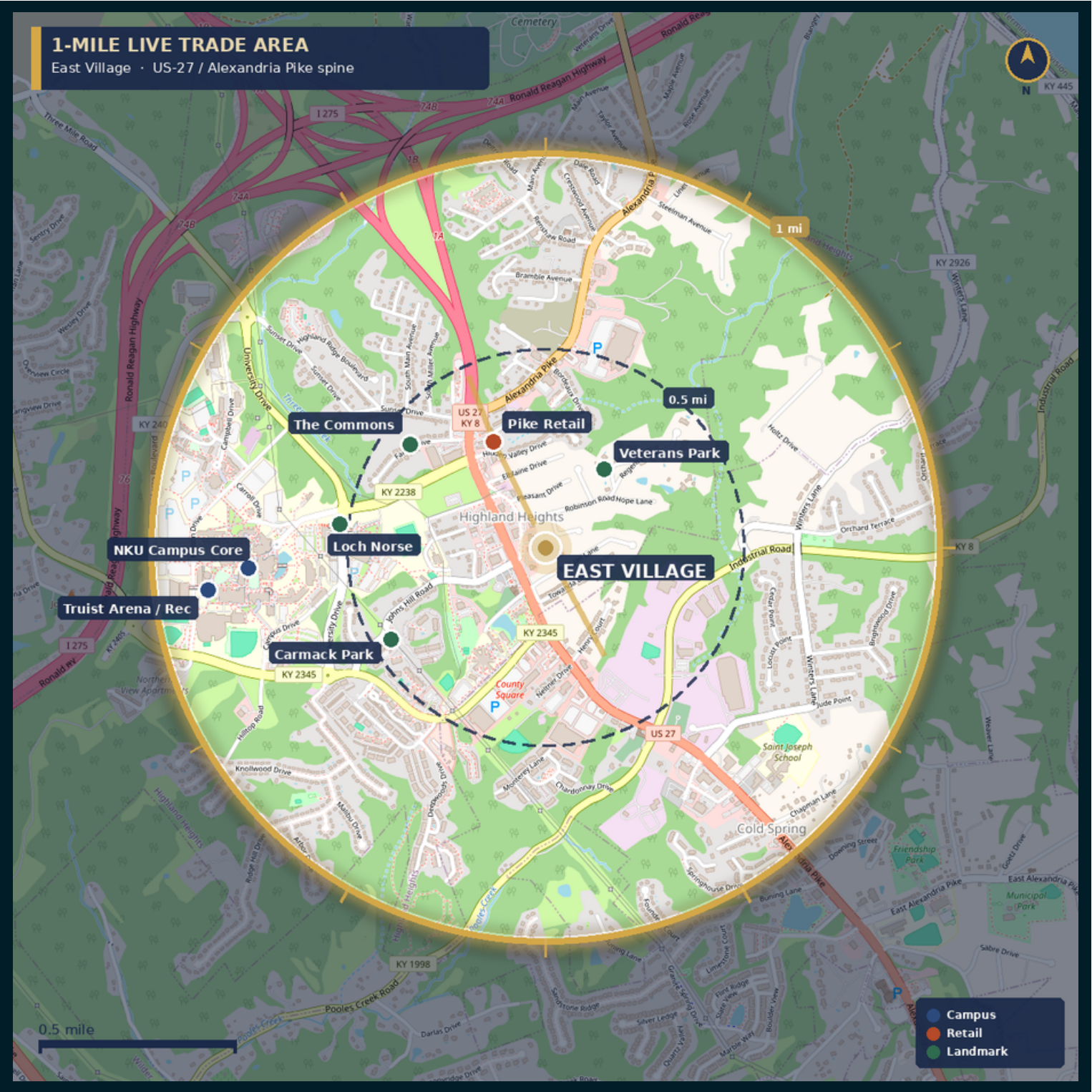


Drive times and distances approximate, from the NKU East Village site (3510–3520 Alexandria Pike). Employer counts: Cincinnati Enquirer (Oct 2024), NKU (Fall 2024), public data (2020–2023). Map is schematic, not to survey scale.

RETAILERS, DINING & LANDMARKS WITHIN 1 MILE

Northern Terrace · 3520 Alexandria Pike · Highland Heights, KY 41076

ORIGIN · NORTHERN TERRACE
1-MILE TRADE AREA



CAMPUS

NKU Bookstore

1 Nunn Drive · 0.7 mi

Votruba Student Union

Dining / campus life · 0.7 mi

Haile Digital Planetarium

Science Center · 0.7 mi

Truist Arena

500 Nunn Drive · 0.8 mi

Campus Rec / Albright

100 Nunn Drive · 0.8 mi

LANDMARKS

Veterans Park

Veteran’s Drive · 0.4 mi

Carmack Park

Ridgehill Drive · 0.5 mi

The Commons at HH

176 Johns Hill Rd · 0.6 mi

Loch Norse

NKU campus lake · 0.7 mi

HH City Building

Johns Hill campus · 0.6 mi

RETAIL · DINING · BIG BOX

IN-RING RETAIL

Walgreens

2840 Alexandria Pike · 0.4 mi

Busken Bakery

2895 Alexandria Pike · 0.5 mi

Monster Games

2899 Alexandria Pike · 0.5 mi

NKU Bookstore

1 Nunn Drive · 0.7 mi

RESTAURANTS

Skyline Tavern

430 Johns Hill Rd · 0.4 mi

Chipotle

Alexandria Pike · 0.7 mi

Frisch’s Big Boy

Alexandria Pike · 0.7 mi

Applebee’s

2810 Alexandria Pike · 0.7 mi

Jimmy John’s / Five Guys

Gateway cluster · 0.8 mi

BIG BOX (JUST BEYOND)

Kroger

County Square · 1.6 mi

Kohl’s + Home Depot

Cross Roads · 2.0 mi

Staples

400 Cross Roads · 2.0 mi

Meijer

5400 Alexandria Pike · 2.3 mi

Publix

5401 Alexandria Pike · 2.0 mi

Map ring = 1 mile from the subject. Dining listed is inside or on the ring; big-box and grocery anchors sit just beyond on US-27 in Cold Spring (~1.6–2.3 mi). Base map © OpenStreetMap contributors.

DEVELOPMENT RADIUS

Active projects inside 3 miles of Northern Terrace · September 2026



▼
DEMOGRAPHICS & LOCATION

A YOUNG CORE, A DEEP 55+ BASE

NKU anchors a young renter core: 27% of residents within one mile are 18–24. Beyond campus, the trade area is established and stable, with 34,605 residents aged 55+ within five miles. Rents track the metro (\$1,144 median within 3 miles vs. \$1,105 MSA) while unemployment stays low.

112,890

RESIDENTS WITHIN 5 MILES

27%

AGE 18–24 WITHIN 1 MILE

31%

AGE 55+ WITHIN 5 MILES

\$1,144

MEDIAN GROSS RENT — 3 MI

TRADE AREA	1 MILE	3 MILE	5 MILE
Population (2024)	6,842	33,534	112,890
Households	2,778	14,226	48,270
Median Age	32.5	40.1	38.4
Median HH Income	\$59,184	\$69,658	\$70,713
Average HH Income	\$96,070	\$98,870	\$98,654
HH Earning \$100K+	30.3%	33.0%	34.5%
Renter-Occupied	31.5%	24.9%	34.7%
Median Gross Rent	\$1,171	\$1,144	\$1,086
Median Home Value	\$184,432	\$208,880	\$229,010
Bachelor's Degree+	40.7%	40.4%	39.6%
Unemployment	2.4%	3.3%	4.5%

Source: U.S. Census Bureau, ACS 2020–2024 5-Year Estimates; radii measured from the subject via block-group apportionment (3CRE Advisors, Sept. 2026). 1-mile figures include NKU residence halls; read as directional.

MARKET RENTS SUPPORT THE VALUE-ADD

\$1,555

AVG. 2-BED COMP RENT

\$1.55

AVG. RENT PER SF

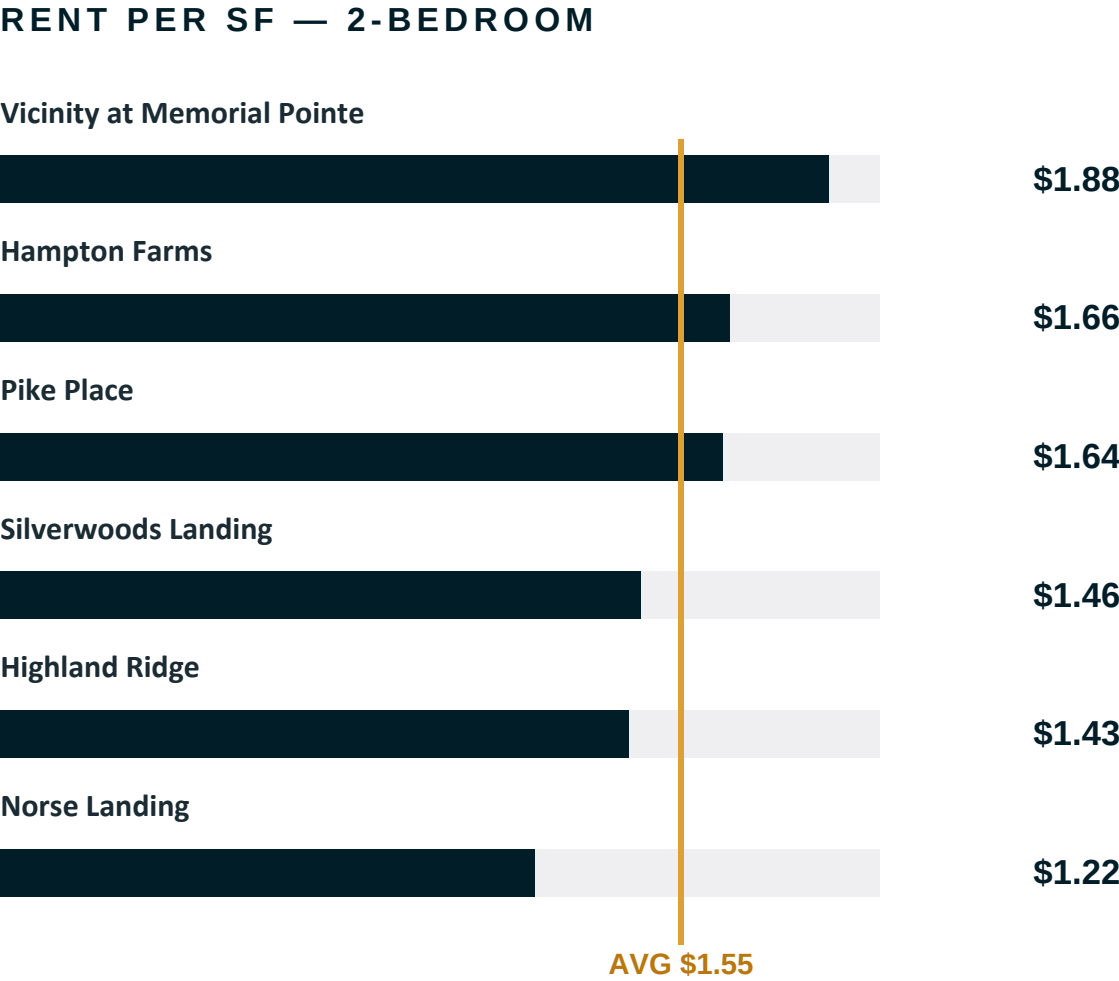
\$1.22–\$1.88

COMP RANGE PER SF

~\$1,365

IMPLIED @ 882 SF, AVG. \$/SF

PROPERTY	LOCATION	BUILT	UNITS	PLAN	SF	RENT	\$/SF
Hampton Farms	Highland Heights	1989	288	2 BR / 2 BA	980	\$1,625	\$1.66
Pike Place	Highland Heights	1972	106	2 BR / 1.5 BA	850	\$1,395	\$1.64
Highland Ridge	Newport (41076)	1993	180	2 BR / 2 BA	1,050	\$1,500	\$1.43
Norse Landing	Highland Heights	1995	130	2 BR / 1 BA	1,000	\$1,215	\$1.22
Silverwoods Landing	Cold Spring	2008	72	2 BR / 2 BA	890	\$1,295	\$1.46
Vicinity at Memorial Pointe	Southgate	2024	200	2 BR / 2 BA	1,221	\$2,300	\$1.88
Northern Terrace (Subject)	Highland Heights	1946 / 2014	48	2 BR / 2 BA	882	Value-add	~\$1.55*



Asking rents for 2-bedroom floor plans as advertised September 2026 (Apartments.com and property websites); lowest listed rent shown, before concessions. Vicinity SF is the average of its 1,212–1,230 SF plan. *Subject \$/SF reflects the comp average for illustration only (≈\$1,365/mo at 882 SF) and is not a rent projection; buyers to underwrite independently.

CALLAHAN HALL — ACQUIRE ONE OR BOTH

ASSET	NORTHERN TERRACE	CALLAHAN HALL
Address	3520 Alexandria Pike	3510 Alexandria Pike (adjacent)
Use	48-unit multifamily (value-add)	Senior/assisted living or multifamily conversion
Units	48 · 2 BR / 2 BA	208 (proposed conversion)
Zoning	R-3 Residential Three Zone	R-3 Residential Three Zone
Submarket	Highland Heights	Highland Heights
Offering Price	Subject to Offer	Subject to Offer

2 ASSETS

ONE ADJACENT, SYNERGISTIC PORTFOLIO

Buy it whole or by building. Callahan Hall's large-scale conversion offers immediate value-add potential for redevelopment investors, and can be acquired individually or together with Northern Terrace.





NORTHERN TERRACE

48 UNITS · 3520 ALEXANDRIA PIKE · HIGHLAND HEIGHTS, KY

EXCLUSIVELY OFFERED BY

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CONFIDENTIALITY AGREEMENT

To: Mike@3cre.com

RE: Northern Terrace Multifamily

3520 Alexandria Pike, Highland Heights, KY 41076

Sign and Return

Ladies or Gentlemen:

You are advised that 3CRE Advisors ("3CRE") is authorized to act on behalf of the Owner/Seller (herein "Owner") in connection with a possible sale of the above referenced Northern Terrace Multifamily ("Property"). This will serve to confirm our understanding and agreement ("Agreement") concerning materials which 3CRE will make available to _____ ("Reviewer") and _____ ("Representing Broker"), if applicable, for study in connection with a possible purchase of the Property.

3CRE has available and will provide for study to Reviewer certain information concerning the Property which may include various papers, documents, data, plans and other materials, portions of which may be included in a package or brochure (hereinafter referred to as the "Evaluation Material"). On behalf of the Owner, 3CRE is prepared to furnish the Evaluation Material in connection with discussions and negotiations concerning a possible transaction involving the Property on the condition that Reviewer agrees to treat it in a confidential manner and make the representations and agreements herein provided.

1. The Evaluation Material furnished to Reviewer will be used for no other purpose other than to evaluate a possible transaction involving the Property, as a principal or advisor, exclusively for its own account or the account of a client, and not as a broker, finder or similar agent for any other person. Therefore, Reviewer agrees to keep all Evaluation Material (other than information which is a matter of public knowledge or is provided in other sources readily available to the public) strictly confidential; provided, however, that such Evaluation Material may be disclosed to its broker, officers, or employees, as well as to outside counsel, accounting firms and financial institution jointly and severally, ("Representatives"), who need to know such information for the purpose of evaluating a possible purchase of the Property.

Such Representatives shall be informed by the Reviewer of the confidential nature of such information and shall be directed to treat the Evaluation Material with strict confidence subject to and in accordance with this Agreement. In any event, Reviewer shall be responsible for any breach of this Agreement by any of its Representatives. Reviewer agrees not to copy or duplicate the Evaluation Material.

Reviewer agrees that neither Owner nor 3CRE will have an adequate remedy at law if Reviewer violates any of the terms of this Agreement. In such an event, the Owner or 3CRE will have the right, in addition to any other right the Owner or 3CRE may have, to seek injunctive relief to restrain any breach or threatened breach by Reviewer and to specific enforcement of the terms of this Agreement. In addition, Reviewer agrees they will not disclose, without the prior written consent of Owner, and we will direct any and all of its Representatives who are given access to the Evaluation Material in accordance with the terms hereof, not to disclose to any person (other than a person authorized hereunder), the fact that the Evaluation Material has been made available, nor the discussions or negotiations among the parties that are now taking place or will take place, or any of the terms, conditions or other facts with respect to the possible acquisition of the Property.

2. The Evaluation Material furnished will not be used for any purpose other than for evaluating a possible transaction involving the Property. Reviewer acknowledge and agree that no commission, finder's fee or compensation will be due from or payable by the Owner or 3CRE to any broker, including Representing Broker, in connection with the negotiation of any agreement or the sale or any other transaction, if any, involving the Property and Reviewer or its affiliates, assignees, successors or nominees nor Representing Broker shall look for commissions, fees or compensation in connection therewith and hereby waives the right to make any claim therefore against Owner or 3CRE.

3. Although 3CRE has endeavored to include in the Evaluation Material information known to it which it believes to be relevant for the purpose of our investigation, Reviewer understands and acknowledges that neither 3CRE nor the Owner make any representation or warranty to us as to the accuracy or completeness of the Evaluation Material. Reviewer agrees that neither 3CRE nor the Owner shall have liability to Reviewer or any of its Representatives resulting from the use of or reliance on the Evaluation Material by Reviewer or its Representatives. Reviewer acknowledges that neither Owner nor 3CRE is responsible for determining whether toxic or hazardous wastes or substances or other undesirable materials are present at the Property. Reviewer acknowledges that it is solely its responsibility to conduct investigations to determine the presence of such materials.

4. Reviewer (a) warrants and represents that they are not represented by any broker, finder or agent in any possible transaction involving the Property that has not been registered with 3CRE and co-signed this Agreement; (b) agrees to pay all brokerage commissions for its Representing Broker, including finder's fees and other compensation to the Representing Broker that has registered with 3CRE and co-signed this Agreement; (c) agrees to indemnify and save harmless 3CRE and the Owner, and their respective affiliates, successors and assigns against and from any loss, liability, cost or expense (including attorney's fees) in any way arising from claims by any Representing Broker who has registered with 3CRE and co-signed this Agreement for commissions, fees and other compensation relating to the proposed or actual transaction involving the Property; and (d) acknowledge that 3CRE, in its capacity as exclusive broker for the Owner, has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof unless and until such time as the Owner has executed and delivered a written agreement with us under terms and conditions that are acceptable to the Owner, in its sole and absolute discretion.
5. Reviewer agrees to return all Evaluation Material to 3CRE immediately upon the request of 3CRE or Owner and not retain any copies thereof.
6. Reviewer agrees they are not permitted at any time to contact any of the tenants of the Property without prior consent by 3CRE.
7. Reviewer agrees they are not permitted to tour the Property at any time without an appointment scheduled in advance with 3CRE and such tour must be conducted by 3CRE.
8. The terms and conditions of this Agreement shall remain in full force and effect for a period of two (2) years from the date signed by Reviewer, if the Property is not acquired by Reviewer.
9. This Agreement embodies the full understanding of the parties and may not be changed orally.
10. This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Kentucky with regards to conflicts of law issues.

Reviewer and Representing Broker (if applicable) are providing this executed Agreement as a condition to the commencement of its dealings and negotiations with 3CRE and Owner with said Property.

Reviewer / Representing Broker (If Applicable)

Reviewer Company Name: _____
Reviewer Name: _____
Reviewer Signature: _____
Reviewer Address: _____
Reviewer Phone: _____
Reviewer Email: _____
Date: _____

Broker Company Name: _____
Broker Name: _____
Broker Signature: _____
Broker Address: _____
Broker Phone: _____
Broker Email: _____
Date: _____