

ABSOLUTE NNN LEASE | RARE 30 YEAR LEASE | LARGE OPERATOR | 2% ANNUAL INCREASES | COLUMBUS, OH

LAUNDROMAXTM

America's Always Clean Laundromat

3552 East Main Street, Columbus, Ohio 43213



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CONFIDENTIAL
OFFERING MEMORANDUM



Actual Site

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EXECUTIVE SUMMARY

\$2,889,230

PRICE

6.50%

CAP RATE

7,800 SF on 0.932 Acres

\$187,800

BUILDING & PARCEL SIZE

NOI

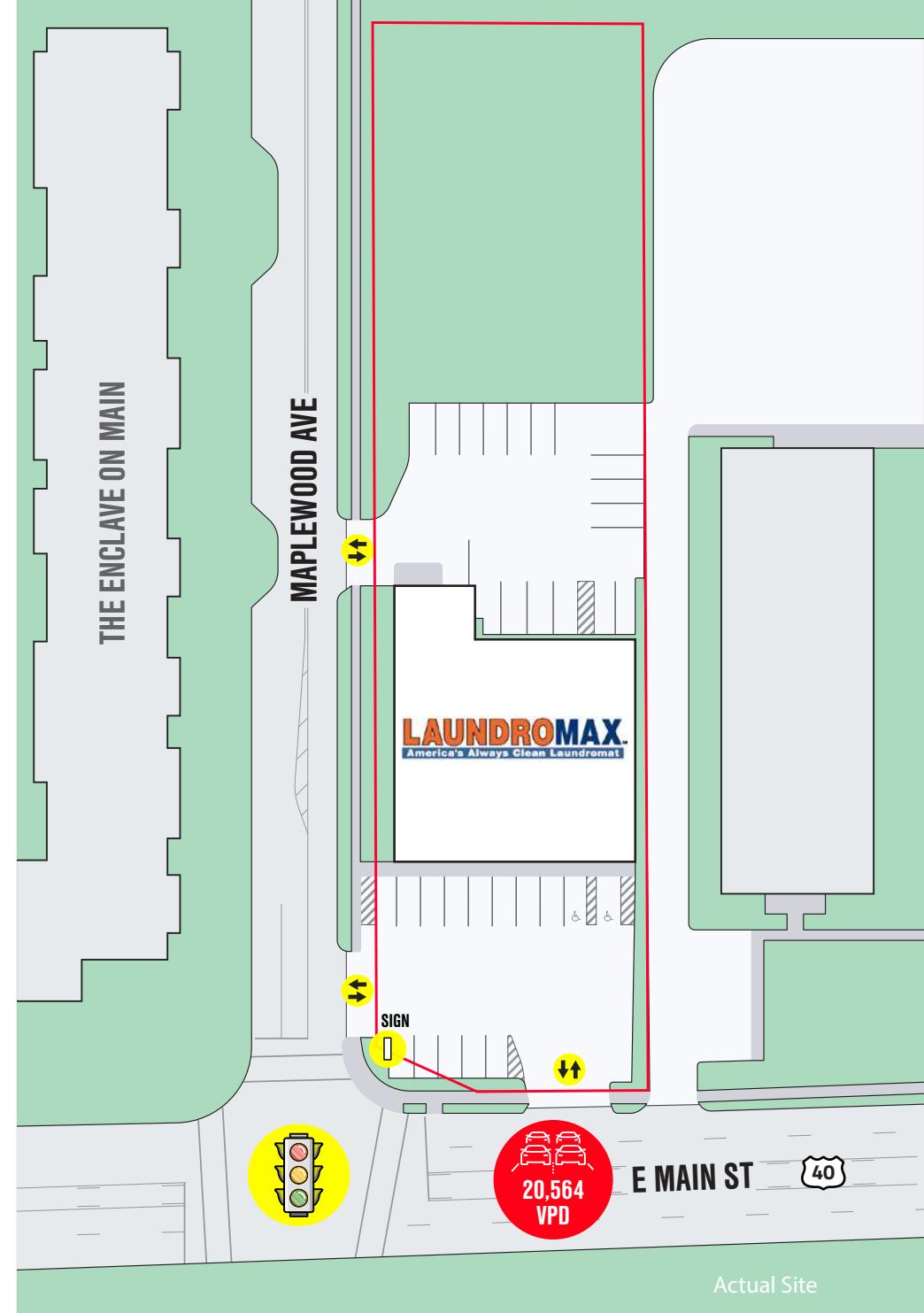
**29+ Years
Remaining**

LEASE TERM

**2% Annual
Increases**

INCREASES

Bellagio Real Estate Partners, LLC, in conjunction with 360 Real Estate Advisors, is pleased to present Laundromax, located at 3552 East Main Street in Columbus, Ohio. The freestanding retail asset is leased to Laundromax under a long-term lease with over 29+ years remaining on its initial lease term and 2% annual rent increases, providing predictable cash flow and strong long-term tenant commitment. Laundromax makes a substantial capital commitment to each location, investing approximately \$2 million on average in buildout costs. This Laundromax is operating under a single purpose entity; however, Laundromax together with its affiliates are the largest operator of laundromats by volume in the US. The building consists of 7,800 square feet situated on 0.932 acres and is positioned along East Main Street, a primary retail corridor serving East Columbus. The site benefits from strong visibility, convenient access, and a newly constructed apartment complex located directly west of the property, which further enhances the immediate customer base, supports sustained foot traffic, and drives long-term demand for laundromat services.



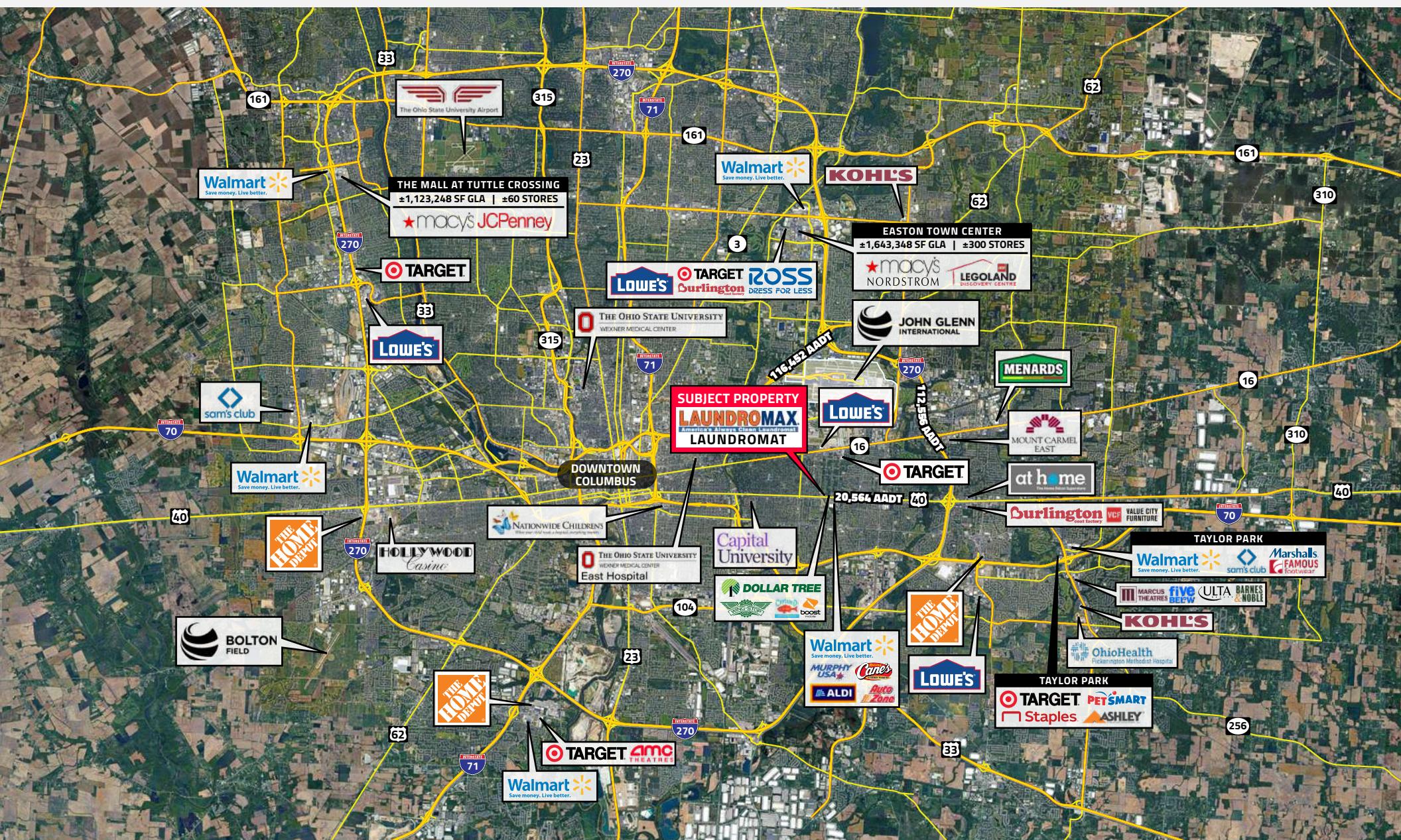
EXECUTIVE SUMMARY

Investment Highlights

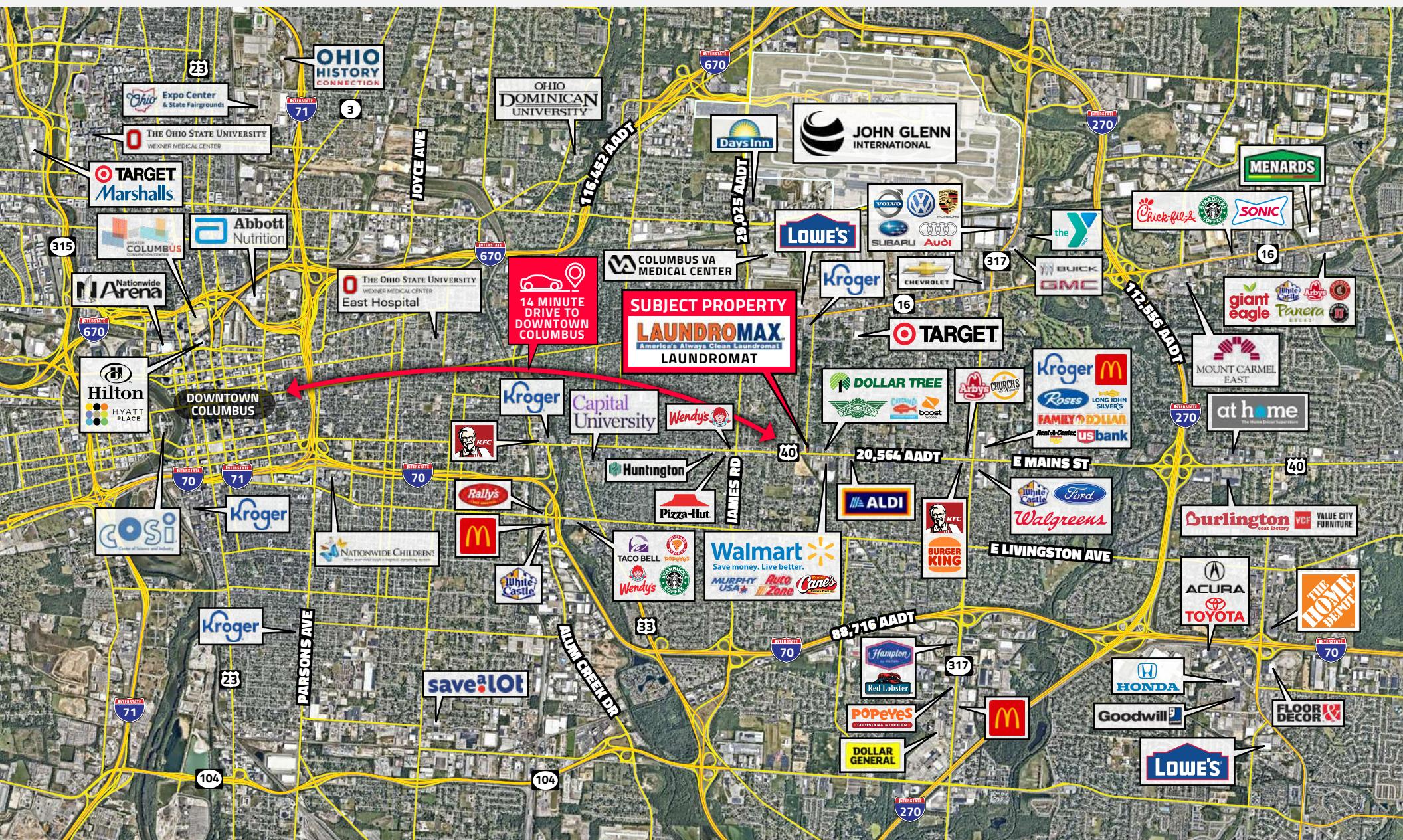
- 2% Annual Increases, providing steady NOI growth.
- Laundromax together with its affiliates are the largest operator of laundromats by volume in the US, with 85+ locations across multiple states.
- Long-term Absolute NNN lease with over 29+ years remaining on initial lease term.
- No Landlord Responsibilities, Tenant pays all taxes, insurance, utilities, and maintenance, and maintains liability and full replacement-cost property insurance.
- Hard, Signalized Corner with Pylon Signage, offering exceptional visibility and traffic exposure.
- Excellent Access and Site Functionality, with ingress/egress from both bordering streets and additional rear parking area.
- Immediately Adjacent to The Enclave on Main, a newly developed 102-unit multifamily community, providing built-in traffic and long-term demand drivers.
- High Renter Concentration, with roughly 60% of residents within a 3-mile radius renting.
- Surrounding National retailers include Walmart, Raising Cane's, AutoZone Auto Parts, Dollar Tree, Wingstop, and Aldi.
- A population of 116,782 in a 5-mile radius offering a strong and dense customer base.



MARKET AERIAL



MIDRANGE AERIAL



CLOSEUP AERIAL



DRONE AERIAL



DRONE AERIAL



LEASE ABSTRACT

Tenant	Clean Rite-3552 E. Main, LLC (Single Purpose Entity)
Space Size	7,800 SF on 0.93 acres
Lease Commencement	January 1, 2025
Lease Expiration	December 31, 2055
Current Annual Base Rent	\$187,800
Renewal Options	Two, 5-year options
Rent Increases	2% Annual increases
Roof & Structure	Tenant maintains directly
Parking Lot	Tenant maintains directly
Taxes	Tenant pays directly
HVAC	Tenant maintains directly
Insurance	Tenant maintains insurance at its cost
Utilities	Tenant
ROFR	None



RENT ROLL

Tenant	Rent Commencement Date	Expiration Date	Square Footage	Renewal Options Remaining	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent	% Increase at Options				
Clean Rite - 3552 E. Main, LLC (Single Purpose Entity)	1/1/2025	12/31/2055	7,800 SF	Two, 5-year Options	1/1/2025	12/31/2025	\$24.08	\$15,650.00	\$187,800.00	x				
					1/1/2026	12/31/2026	\$24.08	\$15,650.00	\$187,800.00	0.00%				
					1/1/2027	12/31/2027	\$24.56	\$15,963.00	\$191,556.00	2.00%				
					1/1/2028	12/31/2028	\$25.05	\$16,282.26	\$195,387.12	2.00%				
					1/1/2029	12/31/2029	\$25.55	\$16,607.91	\$199,294.92	2.00%				
					1/1/2030	12/31/2030	\$26.06	\$16,940.06	\$203,280.72	2.00%				
					1/1/2031	12/31/2031	\$26.58	\$17,278.86	\$207,346.32	2.00%				
					1/1/2032	12/31/2032	\$27.11	\$17,624.44	\$211,493.28	2.00%				
					1/1/2033	12/31/2033	\$27.66	\$17,976.93	\$215,723.16	2.00%				
					1/1/2034	12/31/2034	\$28.21	\$18,336.47	\$220,037.64	2.00%				
Rent escalates 2% annually throughout the remainder of the lease term.														
					Final year of Base Term	1/1/2055	12/31/2055	\$42.76	\$27,791.97	\$333,503.64				
The 2% escalations continue in the renewal options.														



TENANT OVERVIEW



Laundromax is headquartered in Rego Park, New York, operates 38 locations across the United States, with the majority concentrated along the East Coast. Laundromax offers a full range of laundry services, including self-service, drop-off wash-dry-fold, and pick-up and delivery. The brand differentiates itself through its state-of-the-art washers and dryers, which feature faster spin cycles that reduce drying time and enhance overall efficiency and convenience for customers.

Laundromax and its affiliated company Clean Rite Center are the largest operator of retail laundromats by volume in the United States. Since its inception, Laundromax and its affiliates have acquired or developed more than 250 laundromats nationwide. Laundromax and Clean Rite Center are recognized as pioneers of the "laundromat superstore" concept, which involved acquiring and renovating freestanding buildings to create modern, high-capacity laundry facilities.



Actual Site

Tenant Facts	
Tenant Entity	Clean Rite-3552 E. Main, LLC (Single Purpose Entity)
Company	Laundromax
Company Headquarters & Website	Rego Park, NY https://laundromax.com/



Actual Site

AREA OVERVIEW

Columbus, Ohio

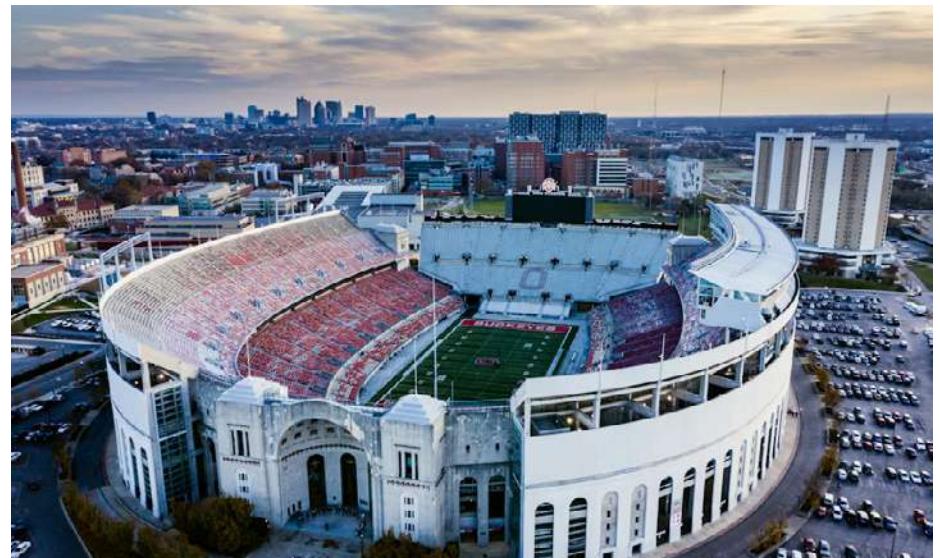
Columbus is the state capital and largest city in Ohio, with a population of approximately 900,000 and a metropolitan area exceeding 2.1 million residents. The city serves as a major Midwestern economic hub, anchored by a diversified base spanning government, education, healthcare, manufacturing, and logistics. Major employers include The Ohio State University, Nationwide Insurance, and Honda of America Manufacturing, along with healthcare systems such as OhioHealth and Mount Carmel Health System. These employers support a large skilled workforce and provide long-term growth opportunities and employment stability. The city also benefits from strong transportation infrastructure, including Interstate 70, Interstate 71, and Interstate 270, providing efficient regional and national access. John Glenn Columbus International Airport also offers direct service to major U.S. markets, supporting continued economic growth and accessibility.



Downtown Columbus, OH

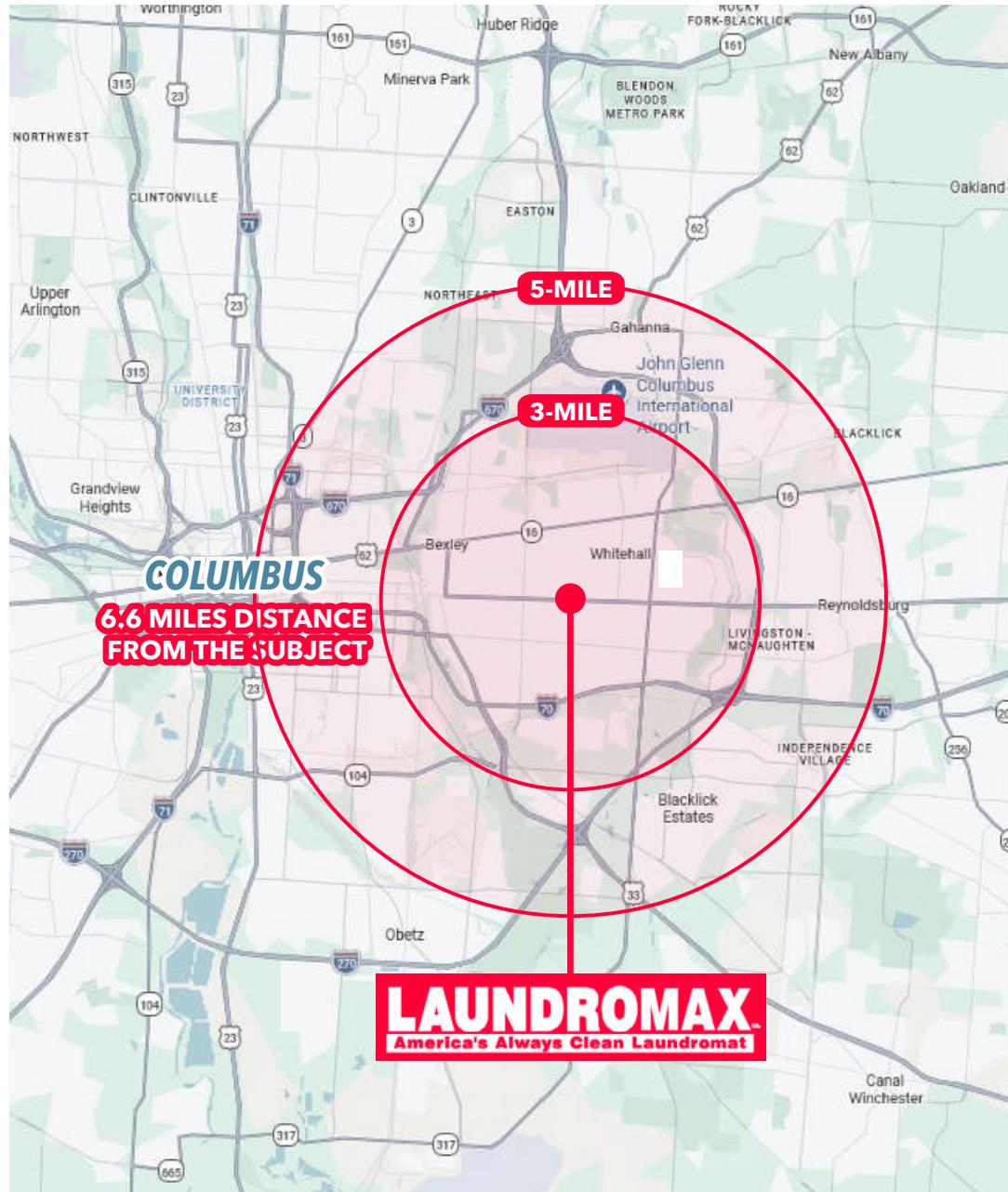


Main Street Bridge



Ohio Stadium

AREA OVERVIEW



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	18,451	110,681	277,648
AVERAGE HH INCOME	\$52,103	\$66,781	\$68,066



DISCLAIMER

Bellagio Real Estate Partners, LLC ("Bellagio REP") in conjunction with 360 Real Estate Advisors, has been retained as the exclusive broker by the owner of record (the "Owner") 3552 East Main Street, Columbus, Ohio 43213 (the "Property") in connection with its sale as described in this Offering Memorandum.

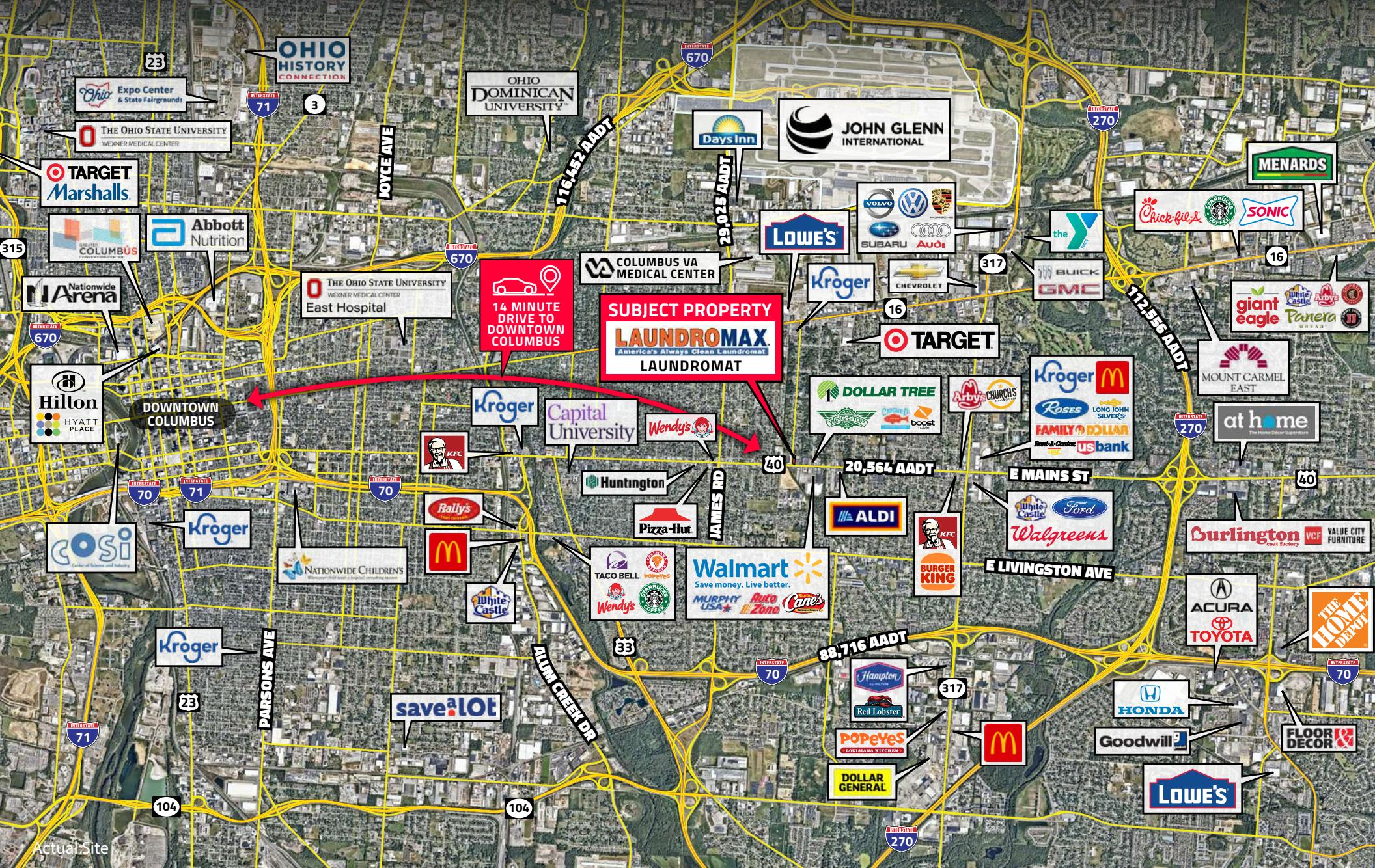
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This Offering Memorandum is not a contract nor does it purport to provide an all-inclusive accurate summary of the physical or economic aspects of the Property, or any documents related thereto. Certain information contained in this Offering Memorandum, while believed to be true, is based on other sources, assumptions about the general economy and competition, and other factors beyond the control of Bellagio REP and Owner. For the foregoing reasons, Bellagio REP and Owner make no representations as to the accuracy or completeness of this Offering Memorandum, including, but not limited to, the budgets and projections. No such information contained in this Offering Memorandum is or shall be relied upon as a promise, representation or warranty whether as to the past or future performance. Neither Bellagio REP nor the Owner, nor any of their agents shall be held liable for any improper or incorrect use of the information described and/or contained herein and assumes no responsibility for anyone's use of the information. Although the information contained in this Offering Memorandum was produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information.

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Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. In making a purchase decision, a potential purchaser must rely on their own examination of the Property and the terms of purchase.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any potential purchaser at any time with or without notice. Owner shall have no legal commitment or obligations to any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner's obligations hereunder have been satisfied or waived.



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