

FOR SALE

3333 Dayton Xenia Road,
Beavercreek, OH 45432

NAI Bergman

BERGMANCOMMERCIAL.COM



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01 | OVERVIEW

SUMMARY



513-769-1700



info@bergman-group.com



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LOCATION INFORMATION

| | |
|-------------------------|------------------------|
| Street Address | 3333 Dayton Xenia Road |
| City, State, Zip | Beavercreek, OH 45432 |
| County | Greene |
| Nearest Highways | US 35 & I-675 |
| Asking Price | \$550,000 |

PROPERTY HIGHLIGHTS

- Mixed use building with retail, office, and one apartment
- 9 units with current configuration
- Ample parking on 3 sides
- Short lease terms, but long-time tenants
- Under market rents
- Two (2) chandeliers in apartment do not convey

PARCEL INFORMATION*

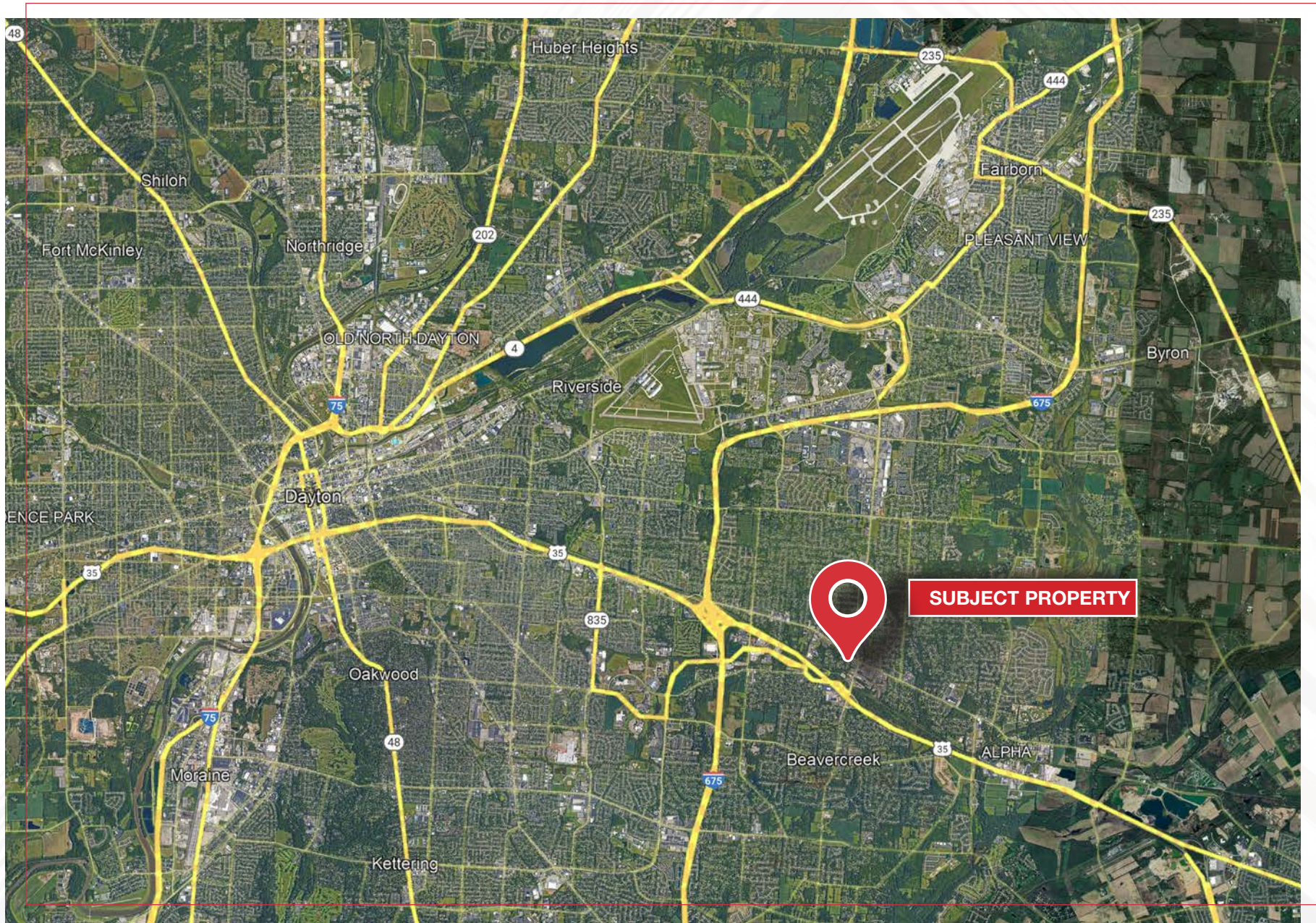
3333 Dayton Xenia Road

| | |
|-------------------------------|-------------------------|
| Parcel | B42-0005-0005-0-0086-00 |
| Gross SF | 11,174 SF |
| Acres | 0.5 +/- |
| Year Built | 1974 |
| 2023 Real Estate Taxes | \$14,486.00 |

*Per Greene County Auditor, except for square footage, which is based on information provided by Owner



*For demonstrative purposes only



01 OVERVIEW

Property Photography - Unit 3335

OFFERING MEMORANDUM | 3333 Dayton Xenia Road



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01 OVERVIEW

Property Photography - Unit 3333b

OFFERING MEMORANDUM | 3333 Dayton Xenia Road



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01 OVERVIEW

Property Photography - Unit 3335a

OFFERING MEMORANDUM | 3333 Dayton Xenia Road



01 OVERVIEW

Property Photography - Unit 3337a

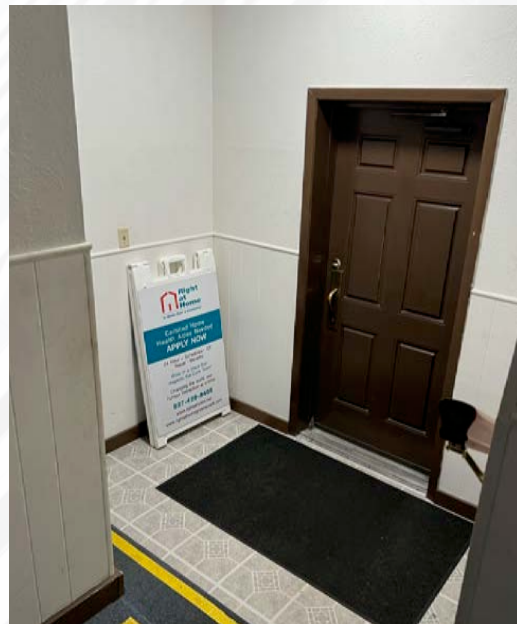
OFFERING MEMORANDUM | 3333 Dayton Xenia Road



01 OVERVIEW

Property Photography - Units 3329 & 3331

OFFERING MEMORANDUM | 3333 Dayton Xenia Road



01 OVERVIEW

Property Photography - Units 3333 & 3337

OFFERING MEMORANDUM | 3333 Dayton Xenia Road



02 | FINANCIALS



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| Current | | | | | | | |
|----------------|-------------------------|--------------|---------|---------|-------------|------------|--|
| Unit # | Tenant | Monthly Rent | Est. SF | \$/SF | Lease start | Lease end | Notes |
| 3329 | Right at Home | | | | 6/1/2019 | 3/31/2025* | *Tenant in renewal period but did not give written notice prior to term end. |
| 3331 | Right at Home | \$1,500.00 | 2500 | \$7.20 | 4/1/2022 | 3/31/2025* | |
| 3333A | Kanbi Therapy Solutions | \$300.00 | 300 | \$12.00 | 8/28/2019 | MTM | |
| 3337a | Sew In Style | \$648.00 | 2500 | \$3.11 | 4/1/2018 | MTM | Lease term end needs to be reviewed by counsel for interpretation. |
| 3335A & 3333E | Coburn Analytical | \$625.93 | 700 | \$10.73 | 4/1/2022 | 3/31/2025* | |
| 3335 | Right at Home | \$1,000.00 | 1200 | \$10.00 | 9/9/2024 | 3/31/2025 | |
| 3333B | Vacant apartment | \$0.00 | 1200 | \$0.00 | | | |
| 3333 | Nursing Training Center | \$250.00 | 300 | \$10.00 | 1/1/2025 | 12/31/2026 | Leased together for \$700/m |
| 3337 | Nursing Training Center | \$450.00 | 500 | \$10.80 | 1/1/2025 | 12/31/2026 | |
| | | | | | | | |
| Total Monthly | | \$4,773.93 | | | | | |
| Total Annually | | \$57,287.16 | | | | | |

| Proforma @ 100% | | | | | | | |
|------------------------|-------------------------|--------------|---------|---------|-------------|------------|--|
| Unit # | Tenant | Monthly Rent | Est. SF | \$/SF | Lease start | Lease end | Notes |
| 3329 | Right at Home | | | | 6/1/2019 | 3/31/2025* | *Tenant in renewal period but did not give written notice prior to term end. |
| 3331 | Right at Home | \$1,500.00 | 2500 | \$7.20 | 4/1/2022 | 3/31/2025* | |
| 3333A | Kanbi Therapy Solutions | \$300.00 | 300 | \$12.00 | 8/28/2019 | MTM | |
| 3337a | Sew In Style | \$648.00 | 2500 | \$3.11 | 4/1/2018 | MTM | Lease term end needs to be reviewed by counsel for interpretation. |
| 3335A & 3333E | Coburn Analytical | \$625.93 | 700 | \$10.73 | 4/1/2022 | 3/31/2025* | |
| 3335 | Right at Home | \$1,000.00 | 1200 | \$10.00 | 9/9/2024 | 3/31/2025 | |
| 3333B | Vacant apartment | \$1,200.00 | 1200 | \$12.00 | | | |
| 3333 | Nursing Training Center | \$250.00 | 300 | \$10.00 | 1/1/2025 | 12/31/2026 | |
| 3337 | Nursing Training Center | \$450.00 | 500 | \$10.80 | 1/1/2025 | 12/31/2026 | |
| | | | | | | | |
| Total Monthly | | \$5,973.93 | | | | | |
| Total Annually | | \$71,687.16 | | | | | |

| Proforma @ Market Rents | | | | | |
|-------------------------|-------------------------|--------------|---------|---------|--|
| Unit # | Tenant | Monthly Rent | Est. SF | \$/SF | |
| 3329 | Right at Home | | | | |
| 3331 | Right at Home | \$2,291.67 | 2500 | \$11.00 | |
| 3333A | Kanbi Therapy Solutions | \$300.00 | 300 | \$12.00 | |
| 3337a | Sew In Style | \$2,083.33 | 2500 | \$10.00 | |
| 3335A & 3333E | Coburn Analytical | \$700.00 | 700 | \$12.00 | |
| 3335 | Right at Home | \$1,000.00 | 1200 | \$10.00 | |
| 3333B | Vacant apartment | \$1,200.00 | 1200 | \$12.00 | |
| 3333 | Nursing Training Center | \$250.00 | 300 | \$10.00 | |
| 3337 | Nursing Training Center | \$450.00 | 500 | \$10.80 | |
| | | | | | |
| Total Monthly | | \$8,275.00 | | | |
| Total Annually | | \$99,300.00 | | | |

| Operating Income Statement | Current (2022 Taxes) | Proforma @ 100% | Proforma @ Market Rents |
|-----------------------------------|----------------------|---------------------|-------------------------|
| <u>Income Analysis</u> | | | |
| Gross Income | \$57,287.16 | \$71,687.16 | \$99,300.00 |
| Additional income | \$0.00 | \$0.00 | \$0.00 |
| <u>Expense Analysis</u> | | | |
| Fixed Expenses | | | |
| Real Estate Taxes | \$11,790.30 | \$11,790.30 | \$11,790.30 |
| Insurance | \$4,021.00 | \$4,021.00 | \$4,021.00 |
| Total Fixed Expenses | \$15,811.30 | \$15,811.30 | \$15,811.30 |
| Variable Expenses | | | |
| Utilities | \$5,425.00 | \$5,425.00 | \$5,425.00 |
| Building Maintenance/Repairs | \$2,596.00 | \$2,596.00 | \$2,596.00 |
| Telephone | \$593.00 | \$0.00 | \$0.00 |
| Security | \$1,001.00 | \$0.00 | \$0.00 |
| Trash | \$845.00 | \$845.00 | \$845.00 |
| Management | \$0.00 | \$2,867.49 | \$3,972.00 |
| Total Variable Expenses | \$10,460.00 | \$11,733.49 | \$12,838.00 |
| Total Operating Expenses | -\$26,271.30 | -\$27,544.79 | -\$28,649.30 |
| Net Operating Income (NOI) | \$31,015.86 | \$44,142.37 | \$70,650.70 |
| Price | \$550,000.00 | \$550,000.00 | \$550,000.00 |
| Cap Rate | 5.64% | 8.03% | 12.85% |

03 | MARKET OVERVIEW

DAYTON, OHIO



513-769-1700



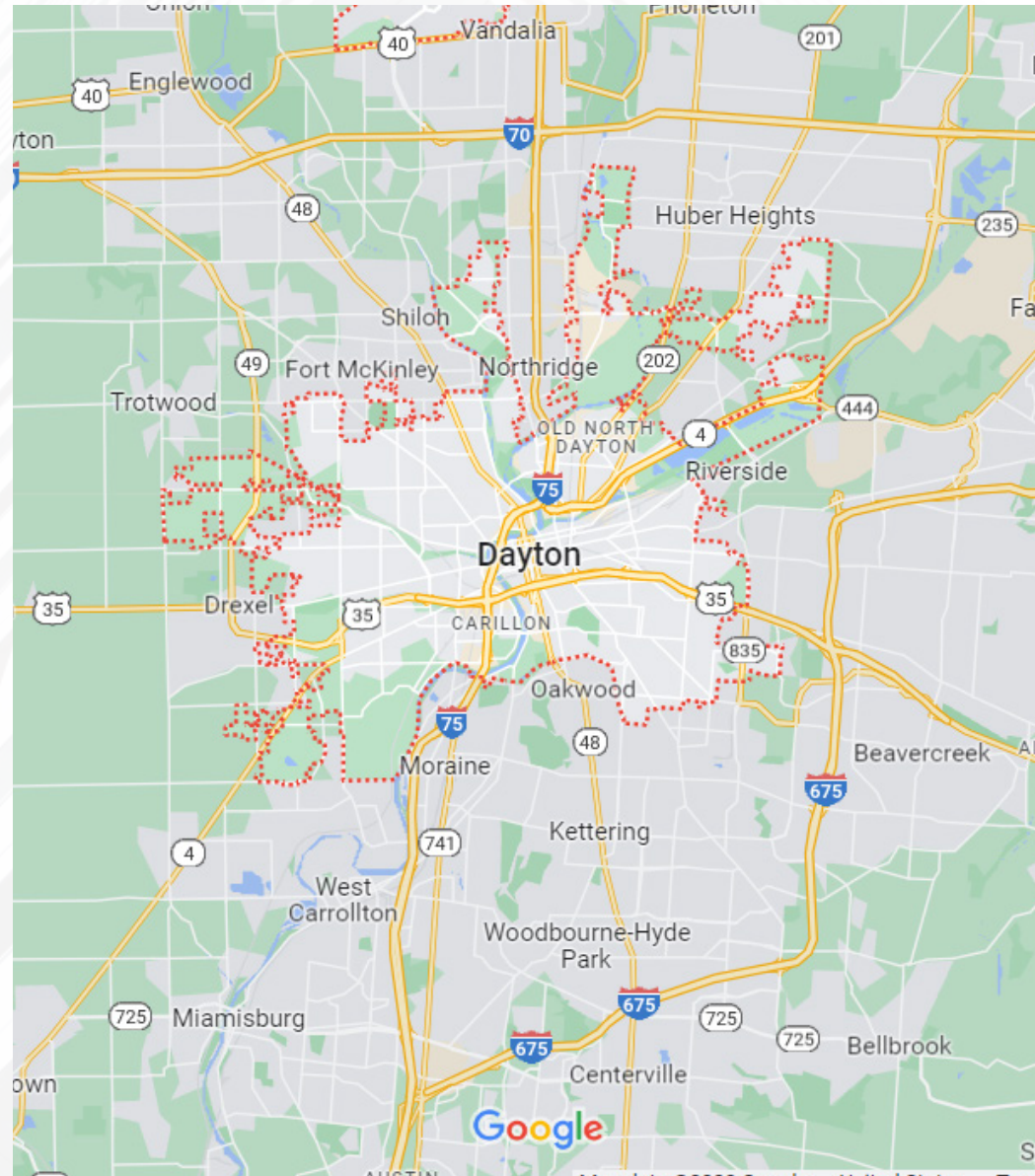
info@bergman-group.com



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Dayton

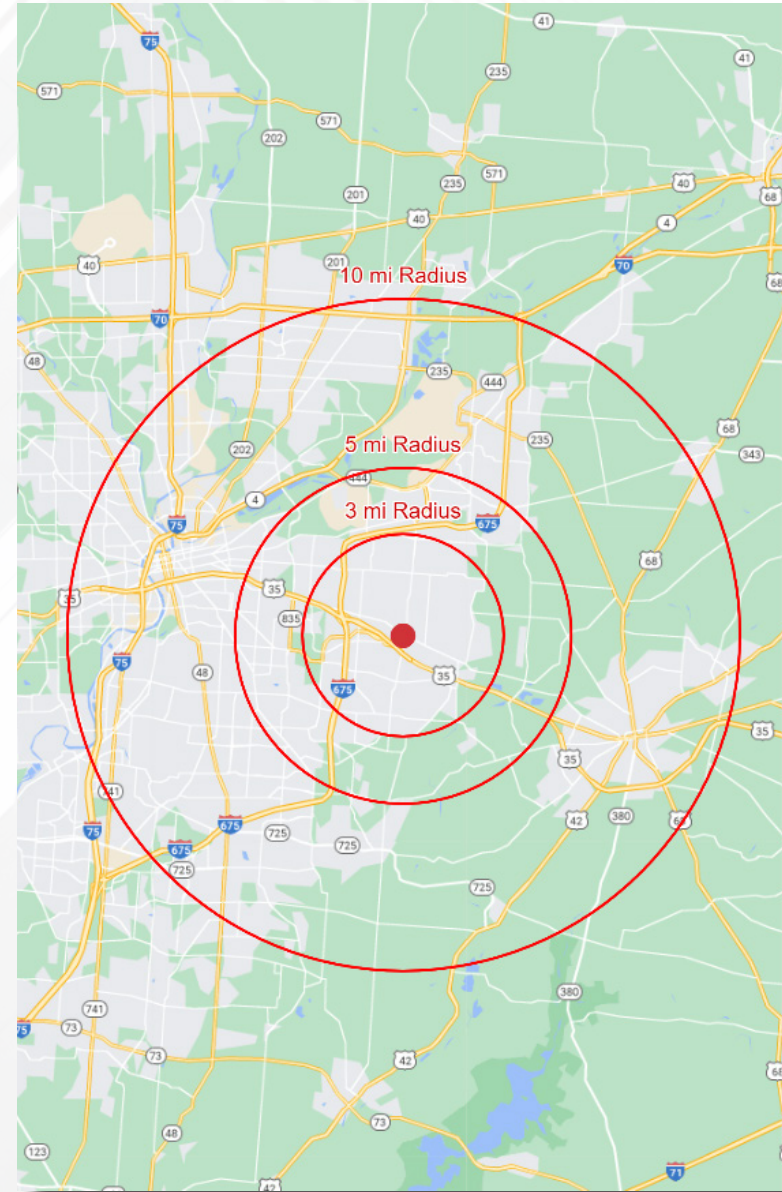
With approximately one million residents, the Greater Dayton area is the fourth largest metropolitan region in Ohio. Excellent employment opportunities, diversity and low cost of living make Dayton an attractive Midwestern location. Dayton is one of the nation's top 90-minute markets, with access to more than 5.6 million people by car and more than 137 million people by air. With a strong and diverse economy, the Greater Dayton area is a regional hub for national and global commerce. Dayton is home to Wright-Patterson Air Force Base (WPAFB), which serves as a key nerve center of the Air Force. It is considered among the most important military installations in the country, and has a \$2.3 billion annual economic impact on the Greater Dayton Region. Dayton is aggressively looking to the future, and is home to a thriving IT community with companies such as LexisNexis, Standard Register, and Reynolds & Reynolds, among others. These companies, as well as Wright-Patterson Air Force Base, both complement and capitalize on this churning hot-bed of talent and skills coming out of the local universities each year.



Distance From Property

| | 3 Miles | 5 Miles | 10 Miles |
|--------------------------------------|-----------|-----------|----------|
| Population | | | |
| 2024 Estimate | 44,792 | 135,962 | 453,411 |
| 2029 Projected | 44,925 | 137,007 | 454,453 |
| Households | | | |
| 2024 Estimate | 18,204 | 59,300 | 194,343 |
| 2029 Projected | 18,427 | 59,740 | 193,859 |
| Average Household Income | | | |
| 2024 Estimate | \$141,168 | \$101,156 | \$95,022 |
| Daytime Demographics | | | |
| 2024 Estimate Total Employees | 1,639 | 4,067 | 15,536 |

*SOURCE: SITESUSA.COM



THANK YOU

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