

110 W

Auglaize Street

Mixed-Use

Wapakoneta, Ohio

Available For Sale

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FLEX
REAL ESTATE

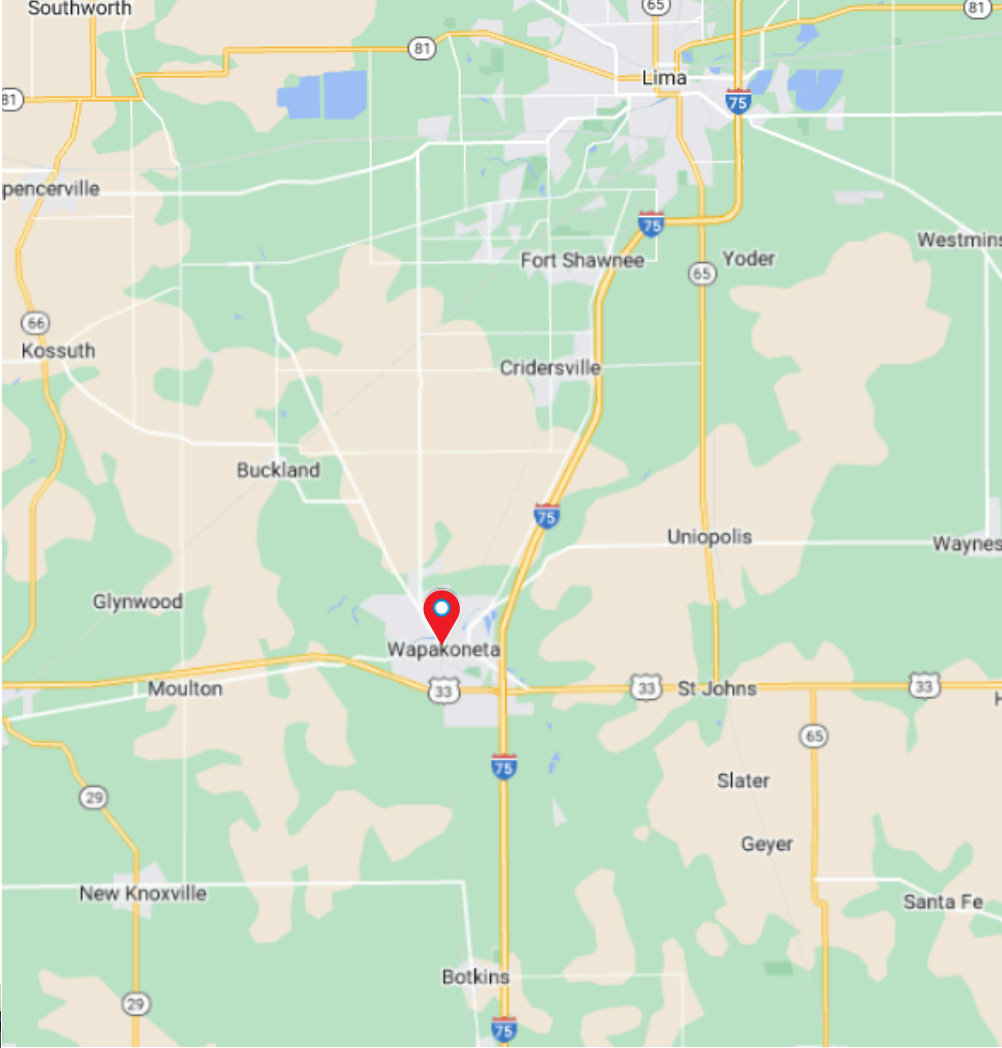


Property Overview

Mixed-use retail storefront and residential apartment available for sale in downtown Wapakoneta, Ohio. In walking distance to many local, restaurants, shops, and offices. Currently fully occupied by pilates studio Aura Align in the retail space and a residential tenant in the apartment. All new interior, roof, and HVAC systems in the past five years.

Property Details

Address:	110 W Auglaize Street Wapakoneta, OH 45895
Square Feet:	+/- 1,608 SF (605 SF basement in addition)
Year Built:	1900
Property Type:	Mixed-Use
County:	Auglaize
Parcel IDs:	B07-002-023-00 and B07-087-012-00
Parking:	Rear and Curbside
Sale Price:	\$385,000



Demographics

RADIUS	2 MILES	5 MILES	10 MILES
2024 Population	11,572	14,227	36,481
Avg. Household Income	\$76,380	\$80,516	\$86,782
Median Household Income	\$61,645	\$65,252	\$70,921
Households	4,819	5,826	14,553
Daytime Employees	6,292	6,779	16,185

PICTURES

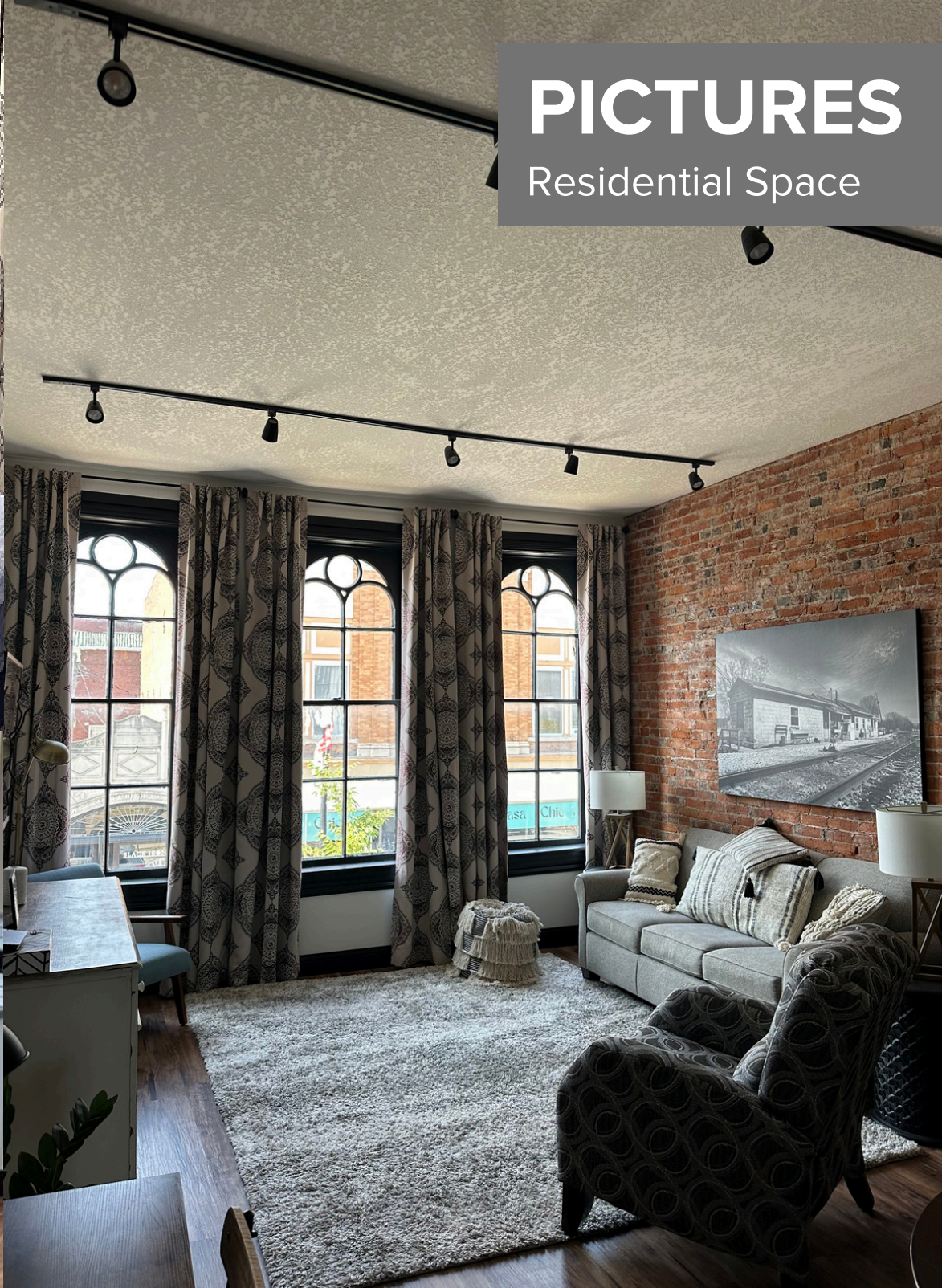
Retail Space





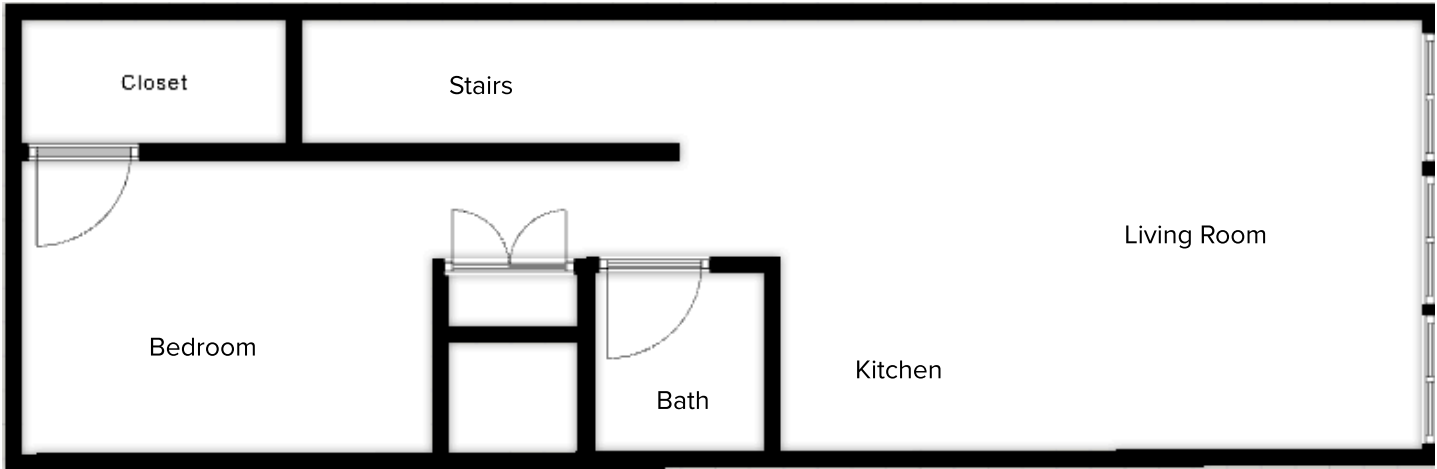
PICTURES

Residential Space

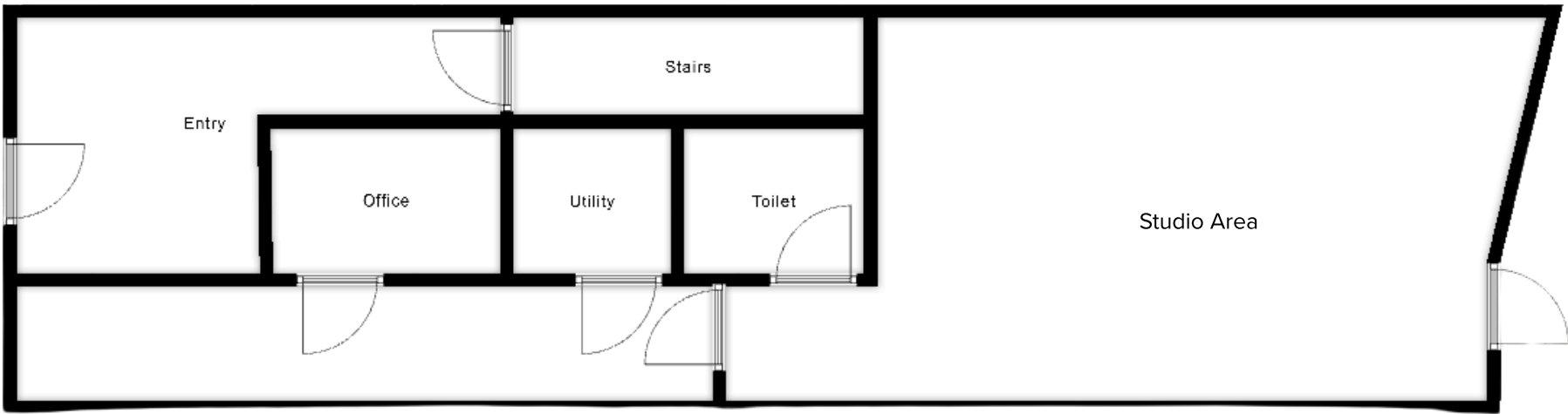


FLOOR PLAN

Second Floor



First Floor



Heritage Drive and
Rear Parking

Auglaize Street

ASSUMPTIONS

Input Assumptions

Analysis Starting Year	2025
Building Size (SF)	1,608
Common Area Maintenance (PSF)	\$0.75
Insurance (PSF)	Historical
Management Fee (%)	0.00%
Inflation	2.00%
Rent Steps	3.00%
Annual Reserve (PSF)	\$0.50



Leasing Assumptions

	Retail	Residential
Square Footage	1,000	608
Term Length (years)	3	1
Renewal Probability	80%	70%
Months Vacant	3	3
Market Base Rent (PSF/year)	\$15.60	\$22.00
Fixed Steps	3.0%	3.0%
Recovery Type	NNN	MG
Tenant Improvements - New (PSF)	\$2.00	\$0.00
Tenant Improvements - Renewal (PSF)	\$0.00	\$0.00
Leasing Commissions - New	6.00%	0.00%
Leasing Commissions - Renewal	3.00%	0.00%

10-YEAR PROFORMA

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenue										
Base Rent	\$28,976	\$29,845	\$30,741	\$31,663	\$32,613	\$33,591	\$34,599	\$35,637	\$36,706	\$37,807
Absorption & Turnover Vacancy	\$0	-\$1,033	-\$1,064	-\$1,949	-\$1,129	-\$1,163	-\$2,129	-\$1,234	-\$1,271	-\$2,327
Recoveries	\$2,561	\$2,612	\$2,664	\$2,718	\$2,772	\$2,827	\$2,884	\$2,942	\$3,000	\$3,060
Total Rental Revenue	\$31,537	\$31,424	\$32,341	\$32,432	\$34,256	\$35,256	\$35,354	\$37,345	\$38,436	\$38,541
Operating Expenses										
Common Area Maintenance	\$1,206	\$1,230	\$1,255	\$1,280	\$1,305	\$1,332	\$1,358	\$1,385	\$1,413	\$1,441
Insurance	\$1,170	\$1,193	\$1,217	\$1,242	\$1,266	\$1,292	\$1,318	\$1,344	\$1,371	\$1,398
Real Estate Taxes	\$1,038	\$1,059	\$1,080	\$1,102	\$1,124	\$1,147	\$1,169	\$1,193	\$1,217	\$1,241
Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$3,414	\$3,483	\$3,552	\$3,623	\$3,696	\$3,770	\$3,845	\$3,922	\$4,001	\$4,081
Net Operating Income	\$28,122	\$27,941	\$28,788	\$28,808	\$30,560	\$31,486	\$31,508	\$33,422	\$34,435	\$34,460
Leasing & Capital Costs										
Tenant Improvements	\$0	\$0	\$0	\$400	\$0	\$0	\$400	\$0	\$0	\$400
Leasing Commissions	\$0	\$0	\$0	\$562	\$0	\$0	\$562	\$0	\$0	\$562
Annual Reserve	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804
Total Leasing & Capital Costs	\$804	\$804	\$804	\$1,766	\$804	\$804	\$1,766	\$804	\$804	\$1,766
Cash Flow Available For Distribution	\$27,318	\$27,137	\$27,984	\$27,043	\$29,756	\$30,682	\$29,743	\$32,618	\$33,631	\$32,695

TENANT DETAILS

Aura Align, LLC

Aura Align

Suite: Retail Storefront

Square Footage: 1,000

Exp. Date: 5.31.2028

Pro-Rata Share of Utilities/Real
Estate Taxes/Insurance: 75%

In-Place Rent: \$ 1,300/month

Annual Escalations: 3%

Aura Align is a pilates and yoga studio
with locations in Wapakoneta, OH and
Celina, OH.

Residential Tenant



Suite: 2nd Floor Apartment

Square Footage: 608

Exp. Date: 3.31.2026

Pro-Rata Share of Utilities: 25%

In-Place Rent: \$ 1,100/month

The one-bedroom apartment is located
on the second floor of the property.

Wapakoneta Ohio

Located adjacent to I-75, in-between Dayton and Toledo, Wapakoneta is a small town whose residents are deeply engaged in their local community. Home to the Armstrong Air and Space Museum, Wapakoneta citizens take strong pride in their town being the birthplace of Neil Armstrong. Downtown Wapakoneta is pedestrian friendly and holds a number of local events throughout the year.





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