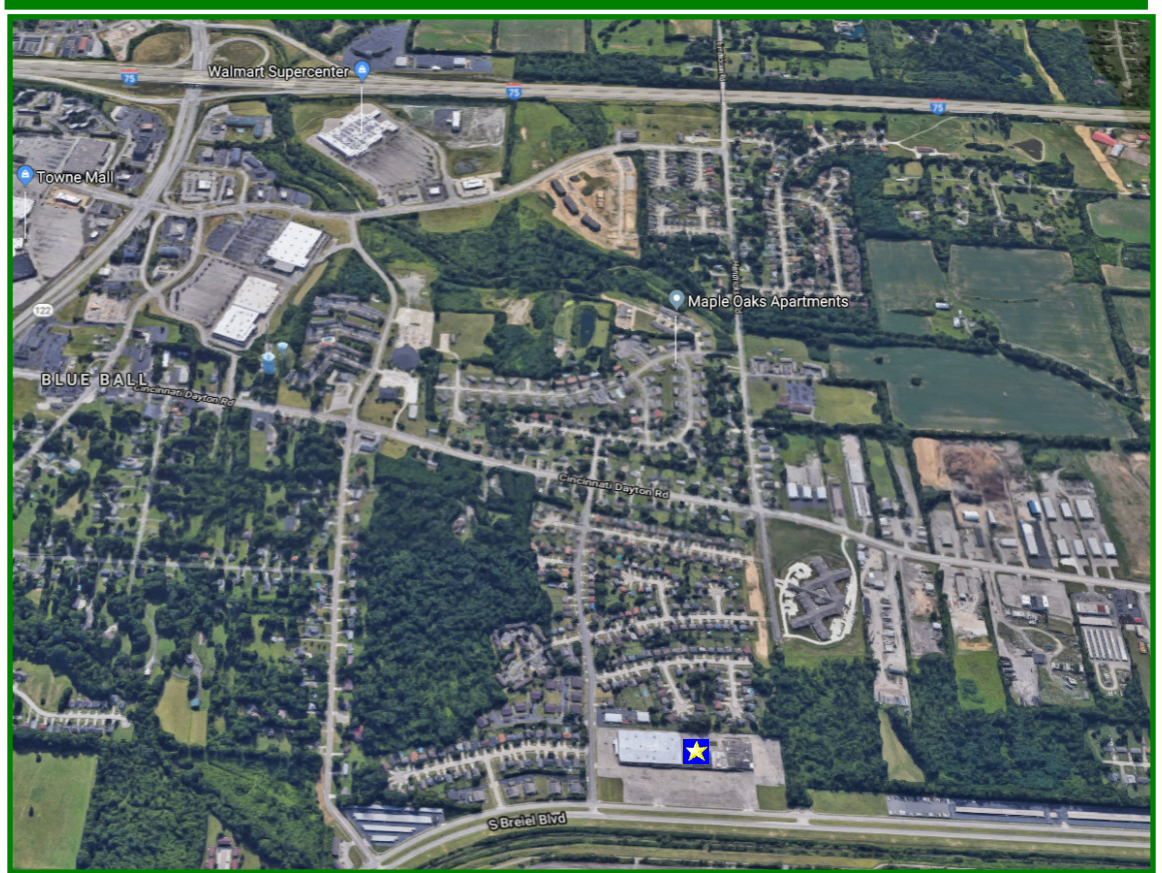


Investment Opportunity
Retail / Warehouse space



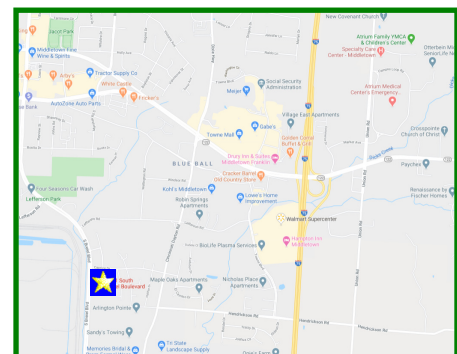
2651 S. Breiel Blvd, Middletown, Ohio

**10.3% escalating non-leveraged
Cash on Cash ROI**

26,000 sf property

Easy access to I-75

Tenancies in place for 2 years



For further information, please contact:

Larry Wood
(513) 762-7622

E-mail: larry.wood@capitalrealestate.org

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

General Building Specifications

Property ID:	Q6542058000035
Land Area:	3.36 acres
Zoning:	B - 3 (General Business)
Year Built:	1990
Building Dimensions:	260' x 100'
Construction:	Masonry
Roof:	Built up
Ceiling Height:	12' Clear
Sprinkler / Type:	Yes
Column Spacing:	Varies
Warehouse Lighting:	LED
Miscellaneous:	Security system

Availability Specifications

Total Available:	26,000 SF
Office Size:	1,000 SF
Warehouse Size:	25,000 SF
Taxes/Special Assessmt.	\$7,540
Floor Construction:	Concrete
Air Conditioning:	None
Heat Warehouse:	Gas fired suspended unit heaters
Power / Electric:	240 volt, 3-phase
Dock Doors:	None
Drive-in Doors:	3 - 8' x 10'
Parking:	100 spaces
Rest Rooms:	2

Sale Price:	\$525,000
Current Lease Type:	Modified Gross
27 - Months Avg Rent	\$6 ,917 / month
2 - 1 Year Options Rent	\$7,583 / month

**Investment analysis For
2651 S. Breiel Blvd
Middletown, OH 45044**

	<u>Monthly Income</u>	<u>Annual Income</u>	<u># months</u>
Current Leases in place			
April 1, 2021 thru June 30 2021	\$5,700	\$17,100	3
July 1 2021, thru June 30, 2022	\$6,500	\$78,000	12
July 1, 2022 thru July 31 20, 2023	\$7,050	<u>\$84,600</u>	12
		\$179,700	27
OPTION YEARS			
1st Option Year	\$7,583	\$90,996	12
2nd Option Year	\$7,583	\$90,996	12
ESTIMATED ANNUAL OPERATING EXPENSES			
	INITIAL TERM	OPTION TERM	
RE Taxes	\$7,540	\$3,770	(Anticipated tax valuation reduction)
Insurance	\$2,400	\$2,472	
Est, Bldg. Maintenance Expense - LL Responsibility	<u>\$10,000</u>	<u>\$10,300</u>	
	<i>Total Estimated LL Expenses</i>	\$19,940	\$16,542

Cash Flow / Return Analysis

	<u>Lease Yr 1</u>	<u>Lease Yr. 2</u>	<u>Option Yr 1</u>	<u>Option Yr 2</u>
Gross Annual Inc.	\$78,000	\$84,600	\$90,996	\$90,996
Vacancy Reserve @ 5%	(\$3,900)	(\$4,230)	(\$4,550)	(\$4,550)
Estimated Annual expenses	<u>(\$19,940)</u>	<u>(\$20,538)</u>	<u>(\$16,542)</u>	<u>(\$17,038)</u>
Net Operating Income (NOI)	\$54,160	\$59,832	\$69,904	\$69,408
Initial Investment	\$525,000	\$525,000	\$525,000	\$525,000
Unleveraged Cash on Cash Return	10.3%	11.4%	13.3%	13.2%

Note: Additional information regarding the tenants, lease terms, etc. will be provided once an approved confidentiality agreement is executed between the parties



Front of Building view



Rear of Building view

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