

## EXECUTIVE SUMMARY

# PANERA - CENTERVILLE

11 N Main Street, Centerville, OH 45459



### OFFERING SUMMARY

Sale Price:	\$3,300,000
Cap Rate:	6.35%
NOI:	\$209,471
Lot Size:	0.21 Acres
Year Built:	2006
Building Size:	7,284 SF
Zoning:	C - Drive-In Rest/Food Service Facility
Market:	Dayton
Price / SF:	\$453.05

### PROPERTY OVERVIEW

Centerville Panera is a single tenant net leased asset. This is an all brick building consists of approximately 7,284 sq ft with outdoor seating and ample parking.

### PROPERTY HIGHLIGHTS

- Single Tenant Net Lease
- Ample Parking
- Signalized Corner
- Long Term Tenant
- Great Demographics
- NNN Lease
- No Landlord Duties

**RANDALL JACKSON**

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

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FINANCIAL SUMMARY

PANERA - CENTERVILLE

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INVESTMENT OVERVIEW	PROFORMA
Price	\$3,300,000
Price per SF	\$453.05
Price per Unit	\$3,300,000
CAP Rate	6.4%
Cash-on-Cash Return (yr 1)	6.42 %
Total Return (yr 1)	\$111,812
Debt Coverage Ratio	1.34
OPERATING DATA	PROFORMA
Gross Income	\$209,741
Operating Expenses	-
Net Operating Income	\$209,741
Pre-Tax Cash Flow	\$52,973
FINANCING DATA	PROFORMA
Down Payment	\$825,000
Loan Amount	\$2,475,000
Debt Service	\$156,768
Interest Rate	4.0%
Loan Period	25 years
Debt Service Monthly	\$13,064

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RENT ROLL

PANERA - CENTERVILLE

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Panera	11 E Main	7,284	09/01/2006	08/31/2021	\$211,112	100.0	\$28.98
Totals/Averages		7,284			\$211,112		\$28.98

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Panera Bread has over 2,000 bakery-cafes in the US and Canada. Panera believes that good food, food you can feel good about, can bring out the best in all of us. Food served in a warm, welcoming environment, by people who care. To us, that's good eating and that's why we're here.

Panera is active in community giving. At the end of each day the bakery packages unsold bread and baked goods to donate to the local hunger relief and charitable organizations. They are also involved with the scrip program to help non-profitable organizations raise money.

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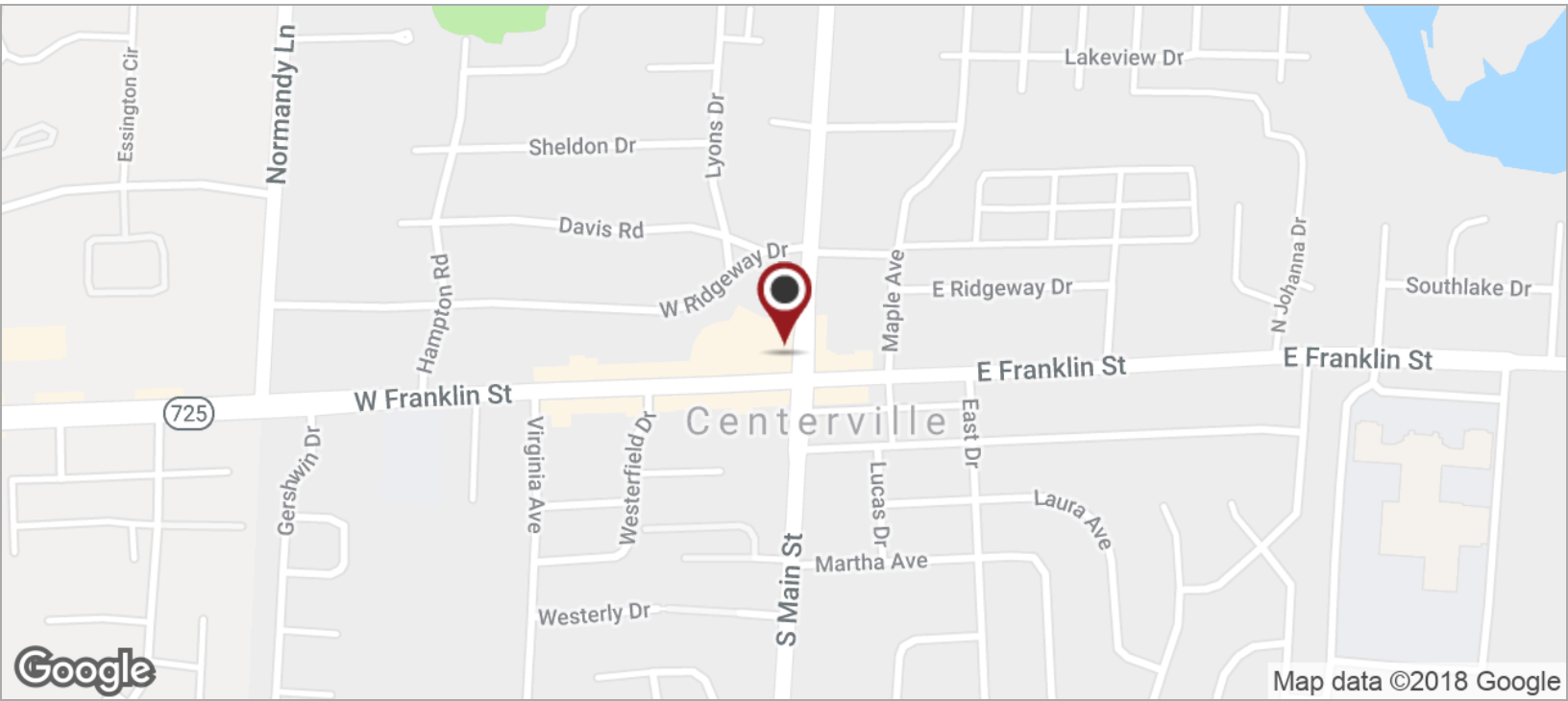
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## LOCATION MAPS

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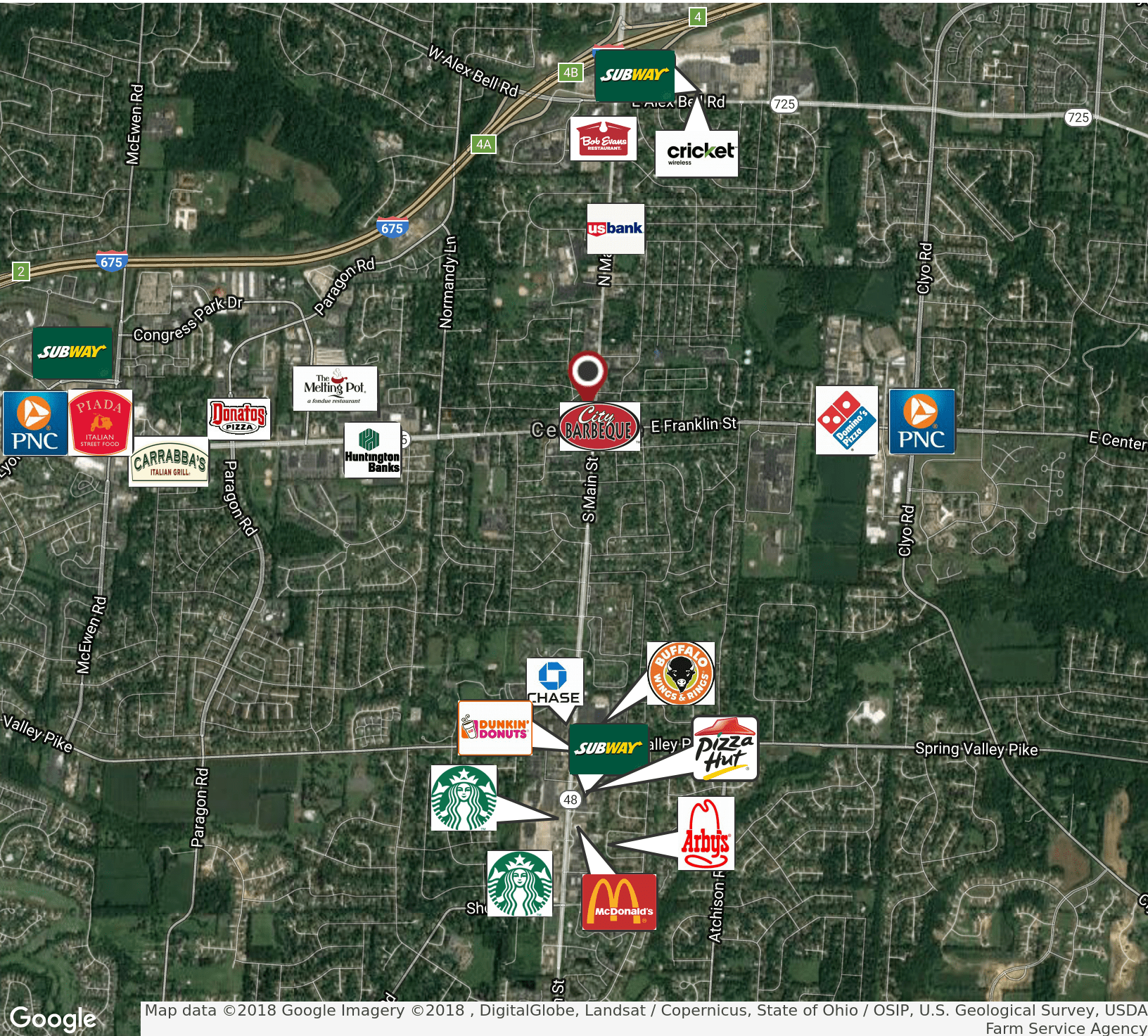
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## RETAILER MAP

# PANERA - CENTERVILLE

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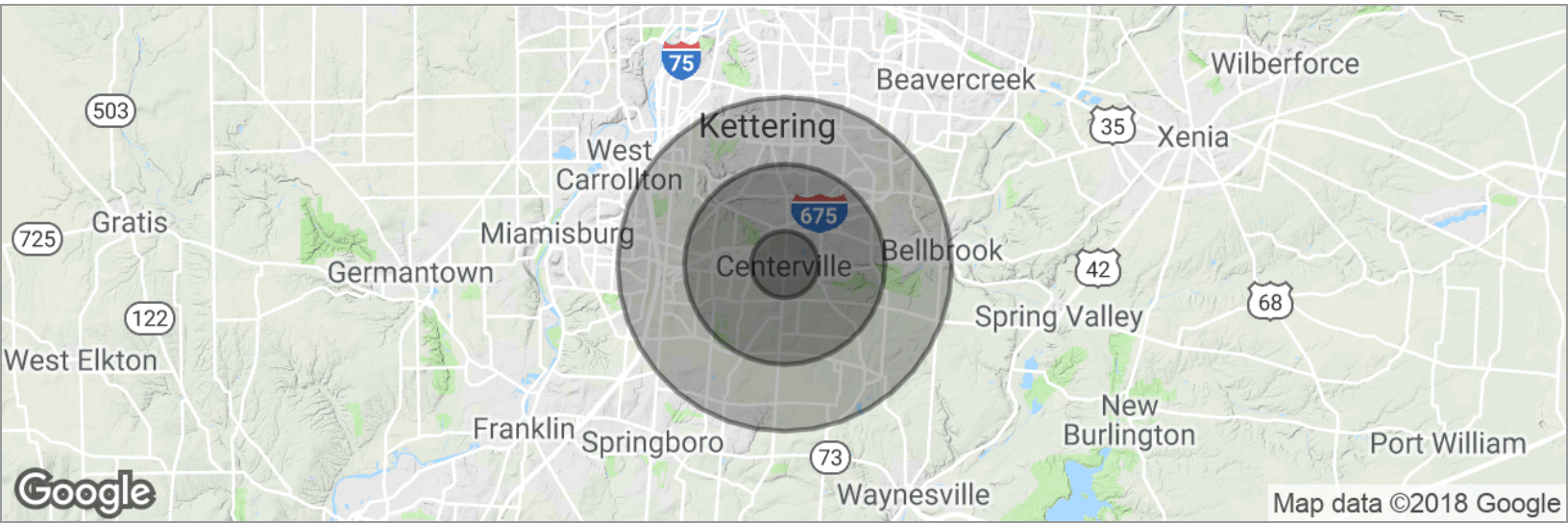
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## DEMOGRAPHICS MAP

# PANERA - CENTERVILLE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,377	56,574	144,082
Median age	40.6	44.0	42.4
Median age (Male)	40.2	43.4	41.3
Median age (Female)	41.0	45.1	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,238	24,108	61,424
# of persons per HH	2.3	2.3	2.3
Average HH income	\$64,603	\$81,952	\$81,823
Average house value	\$195,650	\$227,496	\$223,197

\* Demographic data derived from 2010 US Census

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