



WALGREENS | SIXTH & RACE APARTMENTS

601 Race Street | Cincinnati, Ohio 45202

Offering Memorandum

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Ohio, Inc. and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2017 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap





WALGREENS | SIXTH AND RACE APARTMENTS
601 RACE STREET
CINCINNATI, OHIO 45202

EXCLUSIVELY LISTED BY

SIMON JONNA
Executive Managing Director Investments
Detroit
Office 248.415.2625
simon.jonna@marcusmillichap.com
License MI 6501323918

RAYMOND JONNA
Senior Advisor
Detroit
Office 248.415.3018
raymond.jonna@marcusmillichap.com
License MI 6501357188

Marcus & Millichap

OFFICES NATIONWIDE AND THROUGHOUT CANADA

WWW.MARCUSMILLICHAP.COM



UNIQUE MIXED-USE URBAN CORE OFFERING

- ▶ GROUND-LEVEL TROPHY WALGREENS LOCATION | 30-UNIT APARTMENTS
- ▶ HIGHLY VISIBLE LOCATION IN DOWNTOWN CINCINNATI
- ▶ RAPIDLY STRENGTHENING SUBMARKET

Cincinnati



OH

WALGREENS | SIXTH AND RACE APARTMENTS
601 RACE STREET
CINCINNATI, OHIO 45202

TABLE OF CONTENTS

01 EXECUTIVE SUMMARY
SECTION 1
Investment Overview • Investment Highlights

12 FINANCIAL ANALYSIS
SECTION 3
Pricing Details • Operating Data • Rent Roll

07 PROPERTY DESCRIPTION
SECTION 2
Property Details • Regional Map • Property Photos

17 MARKET OVERVIEW
SECTION 4
Location Overview • Location Highlights
Market Aerial • Demographics



EXECUTIVE SUMMARY

WALGREENS | SIXTH AND RACE APARTMENTS

Marcus & Millichap

OFFERING HIGHLIGHTS

WALGREENS | SIXTH AND RACE APARTMENTS

OFFERING PRICE

\$9,952,000

CAP RATE

6.44%

VITAL DATA

Price	\$9,952,000
Cap Price	6.44%
Price/SF	\$232 Per Square Foot
Net Operating Income	\$640,718
Gross Square Feet	42,896-Square Feet

Marcus & Millichap

TRUE “LIVE-WORK-PLAY” LIFESTYLE

▶ WALKING DISTANCE TO SIX FORTUNE 500 HEADQUARTERS

▶ WALKING DISTANCE TO PAUL BROWN STADIUM - CINCINNATI BENGALS

▶ WALKING DISTANCE TO BRAND NEW WEST END STADIUM - FC CINCINNATI (MLS)

▶ WALKING DISTANCE TO THE GREAT AMERICAN BALLPARK - CINCINNATI REDS

▶ SURROUNDED BY MULTIPLE SHOPPING, DINING AND ENTERTAINMENT OPTIONS



INVESTMENT OVERVIEW

The Jonna Group of Marcus & Millichap has been selected to represent the sale of Sixth & Race, a unique mixed-use offering located in the heart of Cincinnati's urban core. Sixth & Race includes a landmark, investment-grade Walgreens lease on 17,900-square feet of retail space with five years remaining on the base term. The lease includes eight five-year options. This is a double-net lease with minimal landlord obligations and an investment-grade corporate guarantee on approximately 70 percent of the property cash flows.

The Walgreens benefits from the surrounding dense population and is noted as a historically strong-performing location with strong store sales. The above residential portion includes a stabilized, 30-unit multi-family component that is approximately 95% occupied. Walgreens has been operating on this block for almost 76 years and the subject site was purpose built-to-specification expressly for Walgreens by the city of Cincinnati and a private developer. It is located on the signalized hard corner with great visibility to downtown Cincinnati.

The subject site is located in downtown Cincinnati, within walking distance of several Fortune 500 headquarters including Kroger, Proctor & Gamble, Macy's, Fifth Third Bank and American Financial Group. The subject site is also minutes from Paul Brown Stadium, home of the Cincinnati Bengals, and the Great American Ballpark, home of the Cincinnati Reds, and the new West End Stadium, home of FC Cincinnati. This offering presents an ideal "live-work-play" location and is a stable mixed-use investment that includes a rare investment-grade net lease structure.

Marcus & Millichap



INVESTMENT HIGHLIGHTS

- ▶ Urban Core Apartment w/ Ground-Level Investment-Grade NN Lease
- ▶ Landmark Walgreens | 17,900-SF | Epicenter of Downtown Cincinnati's Urban Core
- ▶ Strong Store Sales | Operating on Block for Nearly 70 Years | Absolute Net Lease
- ▶ Residential Component Includes 30 Newer Construction Units | 95% Occupied
- ▶ Property Amenities Include Full-Size Washers and Dryers in Each Unit, Business Center, Community Lounge, Gym and Secure Bike Storage Room
- ▶ Walking Distance to Several Fortune 500 Companies and Numerous Dining Options
- ▶ Minutes From Paul Brown Stadium and Great American Ballpark
- ▶ Ideal "Live-Work-Play" Investment Opportunity | Stable Mixed-Use Investment
- ▶ Super Demographics | Over 305,000 in 5 Miles | Over 130,000 Households in 5-Miles
- ▶ Adjacent to Duke Energy Convention Center | 750,000-Square Feet
- ▶ Cincinnati's Downtown Core is Rapidly Strengthening
- ▶ Cincinnati Has Extremely Strong Submarket Fundamentals



SUPERB DOWNTOWN
URBAN-CORE LOCATION



GROWING AND
THRIVING MARKET



WALGREENS HAS LONG
HISTORICAL OCCUPANCY AND
SUPERB SALES

- CLOSE PROXIMITY TO MAJOR DOWNTOWN EMPLOYERS,
DINING AND ATTRACTIONS**
- FIFTH THIRD BANK HEADQUARTERS, MACY'S HEADQUARTERS
 - DUKE ENERGY CONVENTION CENTER
 - MANY HIGH-END LUXURY HOTELS
 - NUMEROUS HIGH IMPACT REDEVELOPMENT PROJECTS UNDERWAY





KROGER HQ

MACY'S HQ

FIFTH THIRD BANK

US BANK

JACK CASINO

PROCTER & GAMBLE HQ

GREAT AMERICAN TOWER
800,000 SF Class A Office, Opened 2011


GREAT AMERICAN BALLPARK

DUKE ENERGY CONVENTION CENTER

★ Sixth & Race
84.51° CENTRE

FREEDOM CENTER

GE GLOBAL OPERATIONS CENTER
Opened in 2017; 1,400 New Jobs

RIVERFRONT PARK


PAUL BROWN STADIUM

PROPOSED
CSO Concert Venue

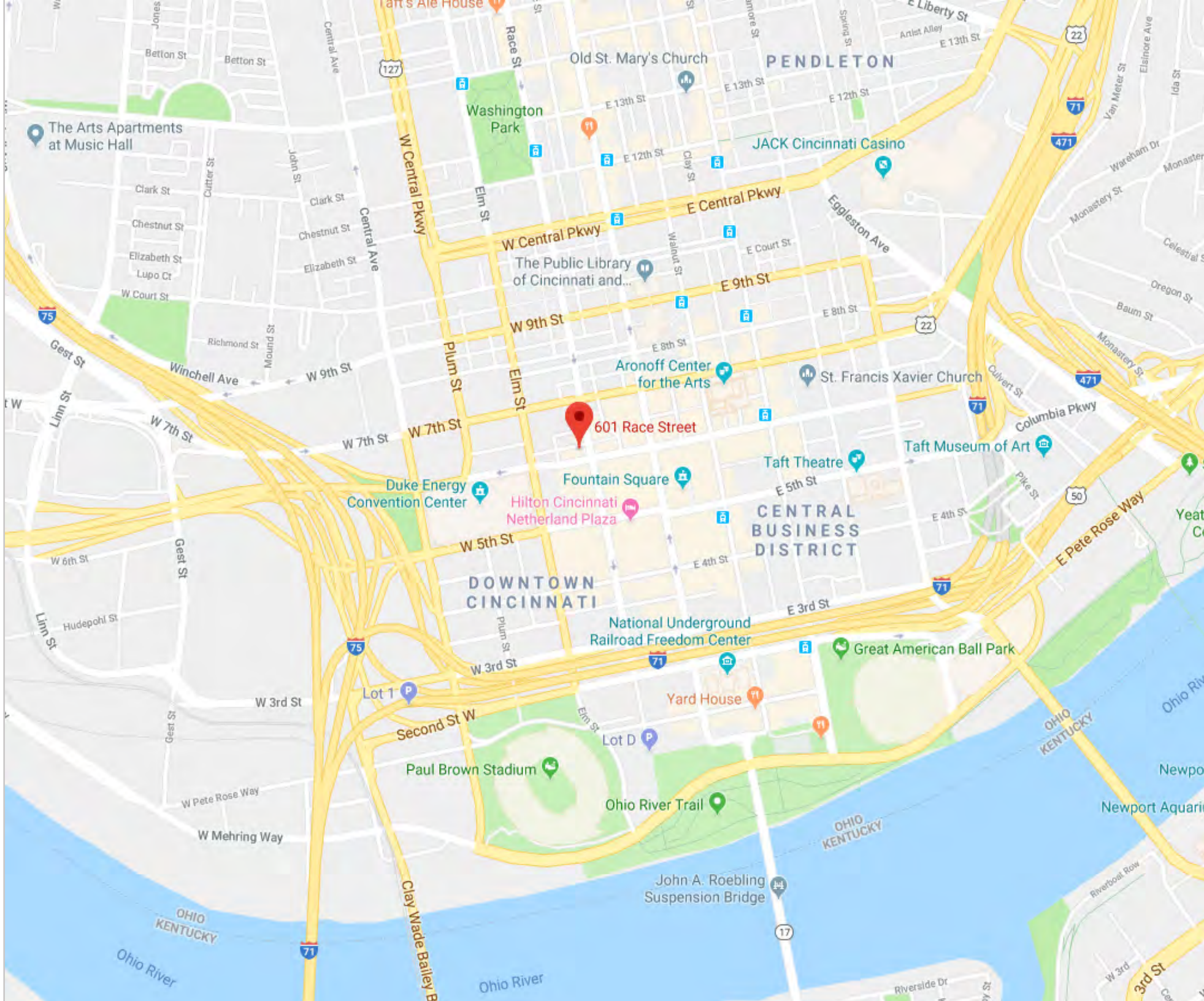
SMALE PARK

PROPERTY DETAILS

PROPERTY SUMMARY	
Property Address	601 Race Street Cincinnati, Ohio 45202
Year Built	2004
Total Apartment Units	30
Apartment Occupancy	95%
Net Rentable Area	42,896-Square Feet
Apartment Area	24,996-Square Feet
Retail/Commercial Area	17,900-Square Feet
Floors	5 (Includes Finished Basement Area)
Ownership	\$1 Annual Ground Lease Until 2067*

*The ground lessor is the City of Cincinnati, which helped subsidize the development of the property

WALGREENS LEASE SUMMARY	
Walgreens Lease Commencement	April 1, 2004
Lease Expiration	April 30th, 2024
Lease Type	NN (Roof and Structure)
Renewal Options	Eight Five-Year Options Extremely Rare Landlord Demolition Rights
Years Remaining	5 Years





NO
TURN
ON RED



ONE
WAY
←

DO NOT
BLOCK
INTERSECTION

PLAZA
COURT
100-101

Walgreens

Walgreens

WALGREENS
PHOTO
SHOOT BY
WALGREENS
PRINTS
INC.







A nighttime photograph of a city skyline. In the foreground, a large steel truss bridge spans across the frame. Below the bridge, a multi-story apartment building with many lit windows is visible. The background features a dense urban skyline with various skyscrapers, some of which are illuminated. The overall scene is dark, with the city lights providing the primary illumination.

FINANCIAL ANALYSIS

WALGREENS | 6TH & RACE APARTMENTS

Marcus & Millichap

PRICE	\$9,952,000
Down Payment	\$2,687,040
Down Payment %	37%
# of Apartment Units	30
# of Commercial Suites	1
Price Per SqFt	\$232.00
Lot Size	.03 Acres
Rentable SqFt	42,896 -Square Feet
Approx. Year Built	2004

RETURNS	CURRENT
CAP Rate	6.44%

FINANCING (EST.)	1st Loan
Loan Amount	\$7,264,960
Loan Type	New Loan
Interest Type	4.75%
Amortization	25
Year Due	2029

*Loan information is subject to change. Contact The Jonna Group of Marcus & Millichap for Attractive Financing Quotes.

# OF SUITES	TYPE	GLA	CURRENT RENT	
1	Walgreens - Retail	17,900	\$38,841	

# OF UNITS	UNIT TYPE	SF/UNIT	CURRENT RENTS	MARKET RENTS
24	1 BR/	757	\$1,044	\$1,066
6	2 BR	1140	\$1,396	\$1,450

INCOME	CURRENT		YEAR 1
Multifamily			
Gross Scheduled Rent	\$401,172		\$400,730
All Other Income	\$14,220		\$14,220
Vacancy	(\$31,380)		(\$28,051)
Effective Gross Income	\$384,012		\$386,899
Retail Suites			
Gross Scheduled Rent	\$466,092		\$466,092
Expense Reimbursements	\$112,301		\$112,301
All Other Income	\$0		\$0
Vacancy	0.0%	\$0	0.0%
Effective Gross Income	\$578,393		\$578,393
Combined Effective Gross Income (CEGI)	\$962,405		\$965,291
Less: Expenses	(\$321,687)		(\$321,672)
Net Operating Income	\$640,718		\$643,620

EXPENSES	CURRENT		YEAR 1
Real Estate Taxes	\$158,170		\$158,170
Insurance	\$9,020		\$9,020
Utilities - Combined	\$33,536		\$33,536
Operating Expenses - Combined	\$81,987		\$81,987
Operating Reserves	\$10,000		\$10,000
Management Fee	\$28,974		\$28,959
Total Expenses	\$321,687		\$321,672
Expenses/SF	\$7.50		\$7.50

RENT ROLL SUMMARY

			SCHEDULED			POTENTIAL		
UNIT TYPE	# OF UNITS	AVG SF	AVG RENT	AVG RENT/ SF	MONTHLY INCOME	AVG RENT	AVG RENT/SF	MONTHLY INCOME
1 BR Nook	3	833	\$1,055	\$1.27	\$3,165	\$1,100	\$1.32	\$3,300
1 BR Corner	3	977	\$1,275	\$1.31	\$3,825	\$1,300	\$1.33	\$3,900
SM 1 BR	3	677	\$985	\$1.45	\$2,955	\$1,000	\$1.48	\$3,000
REG 1 BR	12	694	\$985	\$1.42	\$11,820	\$1,000	\$1.44	\$12,000
MED 1 BR	3	789	\$1,097	\$1.39	\$3,290	\$1,125	\$1.43	\$3,375
2 BR	6	1,140	\$1,396	\$1.22	\$8,376	\$1,450	\$1.27	\$8,700
Totals/Weighted Averages	30	833	\$1,114	\$1.35	\$33,431	\$1,143	\$1.37	\$34,275

TENANT NAME	TYPE	SUITE	SQUARE FEET	% BLD SHARE	LEASE TERM	RENT/SF	TOTAL RENT/ MONTH	DESCRIPTION OF OPERATING EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS
Walgreens	Retail	101	17,900	40.58%	4/1/02 to 4/31/2024	\$26.04	\$38,841	Tenant Reimburses for 71% Pro-Rata Share	Eight Five-Year Options
Total			17,900				\$38,841		
Occupancy	Retail: 100.00%								
Total Annualized Rent		2					\$466,092		

INCOME	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Multifamily							
Gross Potential Rent	\$411,300		\$411,300			411,300	16.45
Loss / Gain to Lease	(10,128)	2.5%	(10,570)	2.6%		(10,570)	(0.42)
Gross Scheduled Rent	401,172		400,730			400,730	16.03
All Other Income (CAM, Additional)	14,220		14,220			14,220	0.57
Vacancy	(31,380)		(28,051)				
Effective Gross Income	\$384,012		\$386,899			\$386,899	\$15.48
Retail							
Gross Scheduled Rent	466,092		466,092				26.04
Expense Reimbursements	112,301		112,301				6.27
Effective Gross Income	\$578,393		\$578,393				\$32.31
Combined EGI	\$962,405		\$965,291				\$22.50

OPERATING EXPENSES	CURRENT	% OF CEGI	YEAR 1	% OF CEGI	NOTES	PER SF
Real Estate Taxes	158,170	16.4%	158,170	16.4%		3.69
Insurance	9,020	0.9%	9,020	0.9%		0.21
Total Utilities	33,536	3.5%	33,536	3.5%		0.78
Repairs & Maintenance	12,386	1.3%	12,386	1.3%		0.29
Landscaping	54	0.0%	54	0.0%		0.00
Marketing & Advertising	4,129	0.4%	4,129	0.4%		0.10
Payroll	22,817	2.4%	22,817	2.4%		0.53
General & Administrative	13,825	1.4%	13,825	1.4%		0.32
Misc. Expenses (Painting, Cleaning)	10,610	1.1%	10,610	1.1%		0.25
Turnover Costs	18,166	1.9%	18,166	1.9%		0.42
Operating Reserves	10,000	1.0%	10,000	1.0%		0.23
Management Fee	28,974	3.0%	28,959	3.0%		0.68
Total Expenses	\$321,687		\$321,672			\$7.50
Expenses as % of EGR		33.4%		33.3%		
Net Operating Income	\$640,718		\$643,620			\$15.00

TENANT SUMMARIES



It would be impossible to tell the story of Walgreens drugstores without telling the story of Charles R. Walgreen Sr., the man who started it all. The first Walgreen’s drugstore was located in Barrett’s Hotel at Cottage Grove and Bowen Avenue on Chicago’s South Side. By every account, Walgreen succeeded brilliantly, simply by practicing what he preached and instituting what he felt were clearly needed innovations. New, bright lights were installed to create a cheerful, warm ambiance in the store. Each customer was personally greeted by Walgreen or his colleague, Arthur C. Thorsen. Aisles were widened, creating a spacious, airy, welcoming feeling - a far cry from the cramped interiors of other drugstores. Generations of customers and employees hold fond memories of trips to the Walgreen’s soda fountain and prescriptions filled by the friendly local pharmacist. Most of all, they remember Walgreens, a welcome, dependable presence in countless neighborhoods across the country for more than 100 years. It is the Historical Foundation’s aim to build an understanding of the early Walgreens store culture and to help educate the public about the role Walgreens played in the history of retail pharmacy. Walgreens is America’s leading provider of convenience and access to consumer goods and services, as well as pharmacy, health and wellness services. Walgreens stores provide patients with complete prescription needs in one place without sacrificing the safety, service or convenience of their nearby neighborhood drugstore.

Marcus & Millichap



TENANT SUMMARY	
Tenant	Walgreens Boots Alliance
Ownership	Public
Stock Symbol	WBA
Sales Volume	\$120.5 Billion (2017)
Net Worth	\$30.9 Billion
Board	NYSE
Tenant	Corporate Store
HQ	Deerfield, Illinois
Number of Locations	8,175+
Website	www.walgreens.com
Standard & Poor’s Rating	BBB-





LOCATION OVERVIEW

Cincinnati is a city in Ohio that serves as county seat of Hamilton County. Cincinnati is the third-largest city in Ohio and the 65th-largest city in the United States. Its metropolitan statistical area is the 28th-largest in the United States and the largest centered in Ohio. The city is also part of the larger Cincinnati–Middletown–Wilmington combined statistical area.

In the 19th century, Cincinnati was an American boomtown in the heart of the country; it rivaled the larger coastal cities in size and wealth. Throughout much of the 19th century, it was listed among the top 10 U.S. cities by population, surpassed only by New Orleans and the older, established settlements of the Eastern Seaboard; at one point holding the position of America's sixth-largest city for a period spanning consecutive census reports from 1840 until 1860. It was by far the largest city in the west. Because it is the first major American city founded after the American Revolution as well as the first major inland city in the country, Cincinnati is sometimes thought of as the first purely "American" city.

Cincinnati is home to two major sports teams, the Cincinnati Reds, the oldest franchise in Major League Baseball, and the Cincinnati Bengals of the National Football League. Cincinnati is also home to FC Cincinnati, a Major League Soccer franchise that is building a brand-new privately funded \$250 million stadium within walking distance of Sixth & Race. The University of Cincinnati is one of the 50 largest in the United States. Cincinnati is known for its historic architecture. In the late 1800s, Cincinnati was commonly referred to as "Paris of America", due mainly to such ambitious architectural projects as the Music Hall, Cincinnati Hotel, and Shillito Department Store.

Cincinnati has the fastest growing economy in the Midwestern United States. The Gross Metro Product is \$119 Billion, and median household income is \$56,538. The median home price is \$152,500, and the cost of living in Cincinnati is 8.2% below national average. Cincinnati's January 2019 unemployment rate was 4.1%, just above the national average of 4.0%.

Several Fortune 500 companies are headquartered in Cincinnati, such as Procter & Gamble, The Kroger Company, and Macy's, Inc., among others. General Electric has headquartered both their GE Aviation business and their Global Operations center in Cincinnati. The Kroger Company employs 21,646 people locally,

Growth: Downtown Cincinnati is enjoying a renaissance in population and job growth driven by a preference among millennials and others to live in amenity-rich urban environments that are walkable. According to RealPage Analytics, downtown rents grew by an average of 5.7% in the first half of 2017, making it the best performing metro in the Midwest. Nevertheless, rents in Cincinnati are still 30% below the national average. Downtown is also benefiting from the redevelopment of the Over the Rhine and the Banks districts. Previously liabilities, these areas are now the anchors of a rapidly strengthening downtown core. These successful redevelopments led to a 10% increase in the downtown population and established downtown as the place of choice for entertainment, dining, shopping and living. Multiple new development and redevelopment projects are now underway in the immediate vicinity of Sixth & Race, including:



The Terrace Hotel Project is a transformative, approximately \$60 million redevelopment of a 20-story hotel building that has been vacant since 2008. Two developers are currently competing for the right to redevelop the site, which is across the street from Sixth & Race. Plans include a refresh of the building's exterior facade along with new residential units, office space, ground floor retail, restaurants and parking..

Fourth & Race. This is a \$116MM development taking place two blocks from Sixth & Race. Completion is scheduled for January 2020. Developers are demolishing an existing parking garage and replacing it with a 14-story tower that will consist of 264 luxury apartments, 22,000 square feet of ground floor retail space, and a 584-space parking garage owned and operated by the City of Cincinnati.



The Kroger Supermarket Project. This is a \$90.5MM, 18-story mixed-use development that will include 139 luxury apartments and parking just six blocks from Sixth & Race. Completion is scheduled for September 2019. This will be the first Kroger supermarket operating in downtown Cincinnati since 1969, and it is widely considered to be another keystone in the revitalization of downtown. The store will include a wine, beer and food hall on the second floor using local vendors, a feature that Kroger believes will broaden the store's appeal as a destination itself.

A prominent local developer also recently purchased The Chong Building, which consists of an unattractive and underutilized two-story retail row directly across the street from Sixth & Race. Plans call for the addition of five stories to accommodate 60 new market-rate apartments, a complete refresh of the exterior façade, new ground floor retail space, and expanded access to a refurbished interior park that will serve as a new neighborhood amenity.

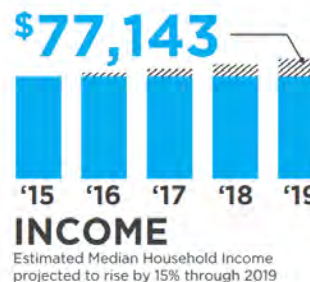
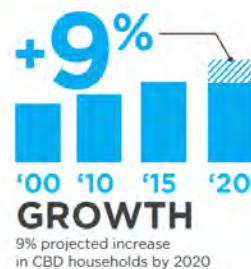


In a \$250 million development, Cincinnati's Major League Soccer team, FC Cincinnati, is building a brand-new, privately-funded stadium with capacity for between 25,500 to 26,000 fans. The stadium will feature a grass field and a full canopy roof designed to go around the entire stadium bowl and completely cover all seating rows. The team expects that the stadium will be one of the city's prime attractions due to its design and final look, as well as its capacity to connect the West End and Over-the-Rhine neighborhoods. The stadium will open in 2021, and it will be within walking distance of Sixth & Race.

General Electric also recently moved one of its four global operations centers to a new, state-of-the-art 338,000-square foot facility four blocks from Sixth & Race, bringing 1,500 new jobs to downtown. Finally, in what could be the most transformative economic development project in Cincinnati's history, Amazon recently announced plans to build a new freight airline, and it will be based at the Cincinnati airport, less than 15 miles from Sixth & Race. Amazon plans to build a brand new \$1.5B air cargo and logistics facility on nearly 900 acres of land, and it will use the new facility as a base for at least 100 Boeing 767 freight aircraft. Amazon has promised to create a minimum of 2,500 new jobs at the new hub starting in 2020, with the potential for 15,000 more new jobs over time.



The growth in Cincinnati's central business district over the past several years has been impressively broad. Other renovations and redevelopment project currently underway downtown include the \$38 million redevelopment of the Provident Bank Building at 7th and Vine (160 market-rate apartments), the \$44 million Kimpton Hotel coming to 5th and Walnut Streets, and the \$6 million conversion of a vacant office building at 7th and Race into a 110-room hotel to be operated under the Marriott Town Suites flag. Over 600 new hotel rooms are now planned or under construction downtown, after three decades of no new deliveries.



CINCINNATI OVERVIEW

The Cincinnati metro is a 15-county region located within portions of Ohio, Kentucky and Indiana that maintains a population of nearly 2.2 million. The Ohio counties are Hamilton, Brown, Warren, Butler and Clermont. The counties in Indiana are Dearborn, Ohio and Franklin, while the Kentucky counties are Campbell, Grant, Boone, Gallatin, Pendleton, Bracken and Kenton. Eight Fortune 500 companies are located in the metro and provide thousands of jobs: Kroger, Cincinnati Financial, Procter & Gamble, Macy's, Fifth Third Bancorp, AK Steel Holding, American Financial Group and Western & Southern Financial Group. Revitalization and the addition of bars, restaurants and services in downtown and the Over-the-Rhine neighborhood are drawing millennials into the urban core.

METRO HIGHLIGHTS



ATTRACTIVE BUSINESS ENVIRONMENT

Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live.



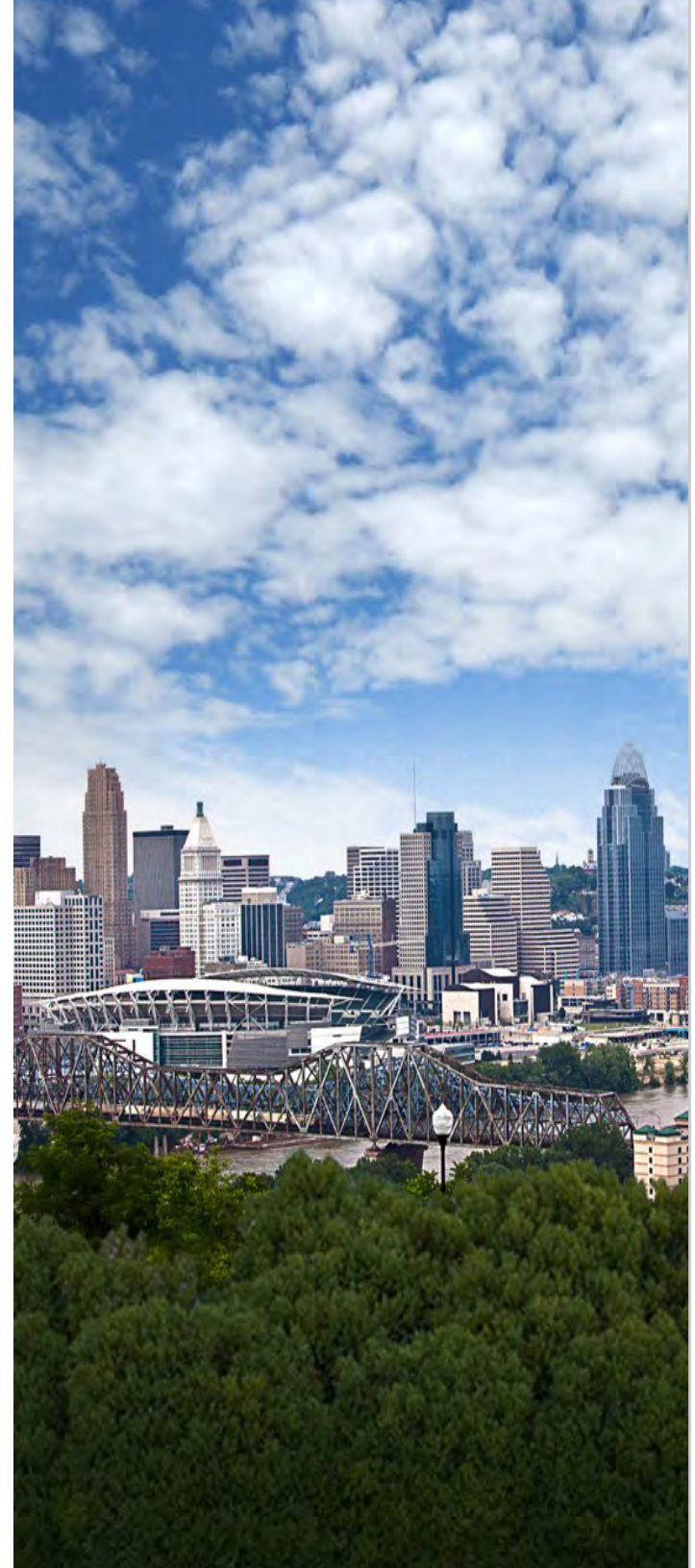
CENTRAL DISTRIBUTION POINT

Half of the U.S. population and 30 major markets are within a one-day drive.



DIVERSIFYING ECONOMY

Growth in service-oriented industries has lessened the metro's dependence on the manufacturing and transportation sectors.



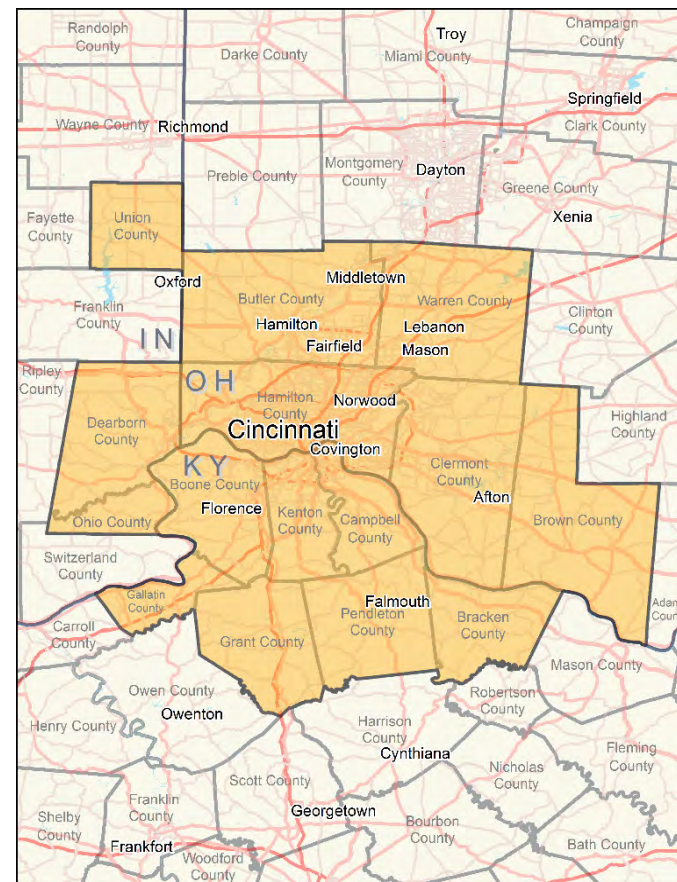
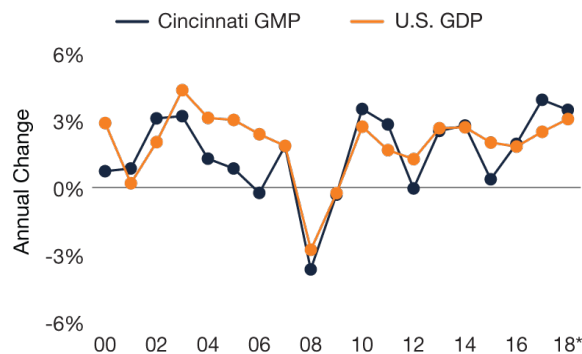
ECONOMY

- ▶ An excellent transportation system; lower property, corporate and state taxes; and state tax credit initiatives are major incentives that draw companies.
- ▶ The area's traditional employment bases in aerospace, automotive, chemistry and financial services will continue to contribute to the metro's economic landscape.
- ▶ New employment sectors also position the metro for growth, including consumer products and creative services, information technology, and life sciences.
- ▶ Local research is being conducted in biomass, fuel cell, solar, and wind energy.

MAJOR AREA EMPLOYERS

Kroger Co.
University of Cincinnati
Proctor & Gamble
Cincinnati Children's Hospital Medical Ctr.
UC Health
TriHealth Inc.
Walmart
Mercy Health
Fifth Third Bank
GE Aviation

Economic Growth



DEMOGRAPHICS

- ▶ The metro is expected to add nearly 79,400 people and approximately 37,800 households through 2022.
- ▶ Household incomes near the national median have afforded 66 percent of households to own their homes.
- ▶ Roughly 29 percent of residents age 25 and older have earned a bachelor's degree; of these residents, 9 percent also hold a graduate or professional degree.

2017 Population by Age



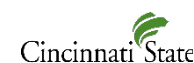
QUALITY OF LIFE

Cincinnati offers a wide range of cultural and entertainment activities. The Cincinnati Symphony Orchestra is one of the country's finest orchestras. Riverbend concert arena on the banks of the Ohio River provides summer entertainment, while more than 100 museums and galleries are located in the metro. The region has several entertainment corridors including Mount Adams and the expanding Main Street district. For the sports enthusiast, Cincinnati offers professional baseball, football, hockey, soccer, tennis, volleyball, car racing and horse racing. A number of universities have main campuses in the area, the University of Cincinnati, Xavier University and Northern Kentucky University. Miami University is located in nearby Oxford.

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



DEMOGRAPHICS



305,000+

POPULATION IN 5-MILE RADIUS



242,000+

EMPLOYEES IN 5-MILE RADIUS



130,000+

TOTAL HOUSEHOLDS
IN 5-MILE RADIUS

◆ OVER **2 MILLION** RESIDENTS IN METRO ◆

◆ EXPECTED TO ADD **38,000 HOUSEHOLDS** THROUGH 2022 ◆

Marcus & Millichap



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Population	18,356	141,402	307,457
■ 2017 Estimate			
Total Population	18,127	140,318	305,840
■ 2010 Census			
Total Population	17,212	137,115	300,948
■ 2000 Census			
Total Population	17,063	151,338	332,004
■ Daytime Population			
2017 Estimate	92,011	294,895	446,271
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Households	8,777	62,559	131,220
■ 2017 Estimate			
Total Households	8,681	61,407	130,705
Average (Mean) Household Size	1.70	2.09	2.20
■ 2010 Census			
Total Households	8,267	60,316	128,958
■ 2000 Census			
Total Households	8,442	66,940	141,992
Growth 2015-2020	1.11%	-1.38%	-1.14%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2022 Projection	8,777	60,559	129,220
2017 Estimate	11,736	75,744	156,406
Owner Occupied	1,266	20,294	53,508
Renter Occupied	7,415	41,112	77,197
Vacant	3,055	14,337	25,702
■ Persons In Units			
2017 Estimate Total Occupied Units	8,681	61,407	130,705
1 Person Units	58.38%	44.73%	40.38%
2 Person Units	25.65%	28.87%	29.49%
3 Person Units	9.01%	11.76%	13.27%
4 Person Units	3.77%	7.66%	8.99%
5 Person Units	1.96%	3.92%	4.62%
6+ Person Units	1.23%	3.07%	3.26%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2017 Estimate			
\$200,000 or More	4.03%	2.85%	3.58%
\$150,000 - \$199,000	3.34%	2.50%	3.29%
\$100,000 - \$149,000	6.93%	7.04%	8.18%
\$75,000 - \$99,999	6.91%	7.56%	8.93%
\$50,000 - \$74,999	13.09%	13.99%	15.02%
\$35,000 - \$49,999	10.12%	12.86%	12.89%
\$25,000 - \$34,999	7.20%	11.60%	11.37%
\$15,000 - \$24,999	11.70%	13.48%	12.93%
Under \$15,000	36.67%	28.12%	23.80%
Average Household Income	\$56,492	\$53,444	\$60,723
Median Household Income	\$27,142	\$32,219	\$36,874
Per Capita Income	\$29,520	\$24,481	\$26,626
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2017 Estimate Total Population	18,127	140,318	305,840
Under 20	18.46%	23.85%	25.82%
20 to 34 Years	33.77%	31.80%	27.60%
35 to 39 Years	7.28%	6.33%	6.24%
40 to 49 Years	13.55%	10.98%	11.22%
50 to 64 Years	19.05%	17.26%	18.01%
Age 65+	7.88%	9.79%	11.08%
Median Age	33.84	31.55	32.72
■ Population 25+ by Education Level			
2017 Estimate Population Age 25+	13,283	89,733	197,626
Elementary (0-8)	1.25%	3.52%	3.04%
Some High School (9-11)	12.95%	12.24%	10.93%
High School Graduate (12)	25.04%	29.21%	28.42%
Some College (13-15)	16.76%	18.29%	19.57%
Associate Degree Only	5.28%	5.94%	6.60%
Bachelors Degree Only	20.58%	17.19%	18.23%
Graduate Degree	17.15%	12.35%	12.01%
■ Population by Gender			
2017 Estimate Total Population	18,127	140,318	305,840
Male Population	56.90%	52.06%	49.61%
Female Population	43.10%	47.94%	50.39%

WALGREENS | SIXTH & RACE APARTMENTS

EXCLUSIVELY LISTED BY

SIMON JONNA
Executive Managing Director Investments
Detroit
248.415.2625
simon.jonna@marcusmillichap.com
License MI 6501323918

RAYMOND JONNA
Senior Advisor
Detroit
248.415.3018
raymond.jonna@marcusmillichap.com
License MI 6501357188



Marcus & Millichap