



REPRESENTATIVE



OFFERING MEMORANDUM

FIRESTONE

Hudson (Akron MSA), OH

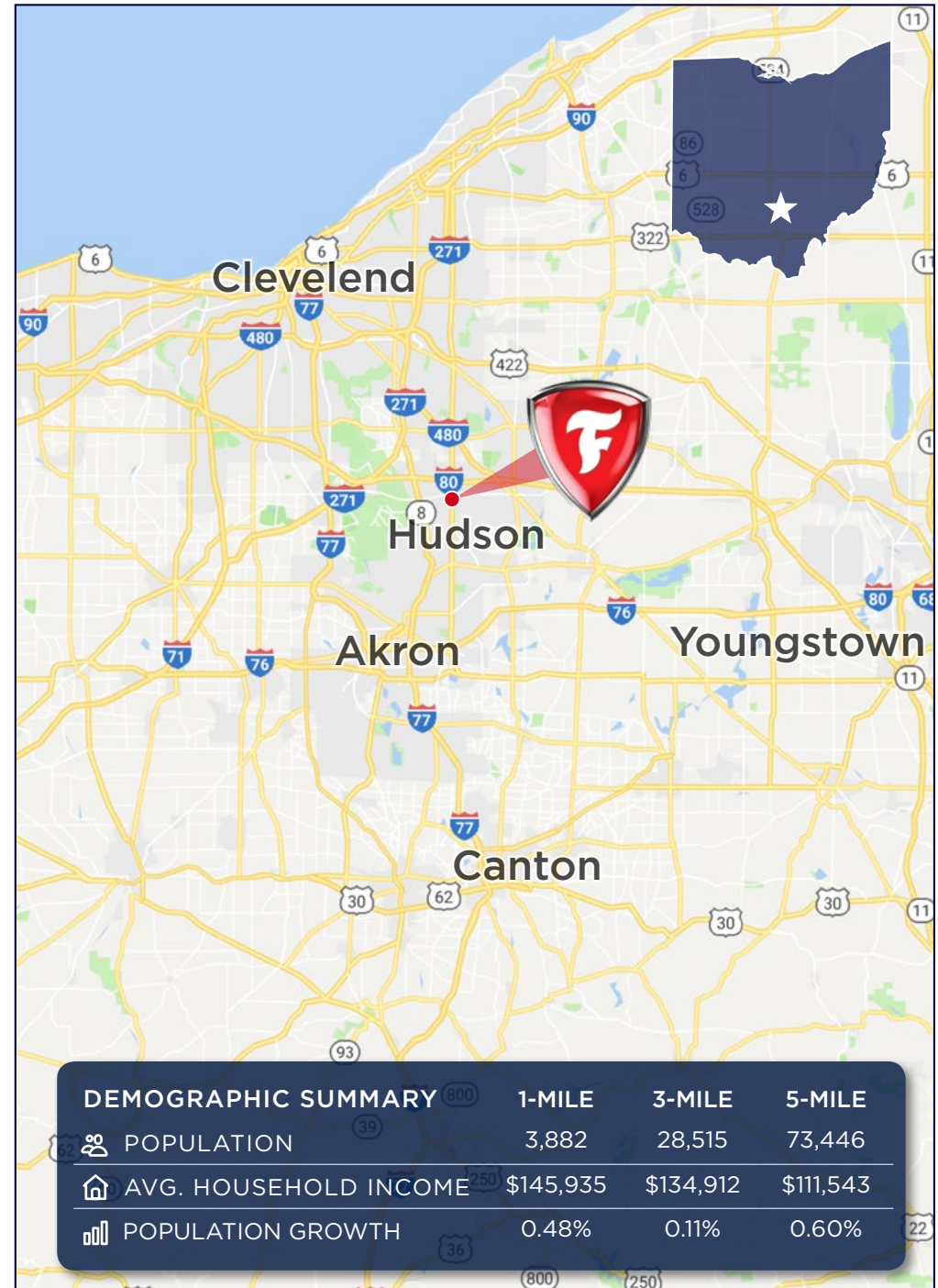
Marcus & Millichap

OFFERING SUMMARY



5735 Darrow Road, Hudson (Akron MSA), OH 44236

PRICE	\$2,765,000		
CAP RATE	5.15%		
NOI	\$142,396		
RENTABLE SQUARE FEET	10,020 SF		
YEAR BUILT/RENOVATED	1971/2019		
LOT SIZE	1.36 AC		
TENANT TRADE NAME	Firestone Complete Auto Care		
LEASE GUARANTOR	Bridgestone Retail Operations LLC		
LEASE TYPE	NNN		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	Aug-19		
LEASE EXPIRATION DATE	Aug-34		
TERM REMAINING ON LEASE	15 Years		
INCREASES	5% Increase Every 5 Years During Lease & Options		
OPTIONS	Four, 5-Year Options		
BASE RENT	Years 1 - 5		\$142,396
	Years 6-10		\$149,516
	Years 11-15		\$156,991
OPTION RENT	Years 16-20	(Option 1)	\$164,841
	Years 21-25	(Option 2)	\$173,083
	Years 26-30	(Option 3)	\$181,737
	Years 31-35	(Option 4)	\$190,824
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure		
LANDLORD RESPONSIBILITIES	No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS



NEW 15-YEAR CORPORATE NNN LEASE WITH INCREASES

- The subject property has a new 15-year lease guaranteed by Bridgestone Retail Operations, LLC (Corporate).
- The lease is absolute NNN and the tenant is responsible for all taxes, insurance, CAM, roof and structure.
- There are attractive 5% rental increases every 5 years during the initial lease and each of the four, 5-year option periods.



"A" RATED INVESTMENT GRADE TENANT

- The lease is guaranteed by Bridgestone, parent company of Firestone, which is the world's largest manufacturer of tire and rubber products.
- Bridgestone/Firestone has an investment grade credit rating of "A" by S&P, giving it the highest credit rating in the auto-service sector.
- Founded in 1900, Firestone is a wholly-owned subsidiary of the Bridgestone Retail Operations, LLC, which has four retail brands and over 2,200 locations nationwide.
- In 2018, Bridgestone (NYSE: BRDCY) had revenue in excess of \$33.1 billion and ranked #365 on the Fortune 500 list.



NEWLY REMODELED BUILDING

- This Firestone will occupy a newly remodeled 10,020 square foot auto care building with 8 service bays.
- Work is expected to be complete by mid-August 2019 and will include updated façade, painted exterior, new roof, new HVAC, landscaping, new signage, interior remodel, new fixtures and more.



PRIMARY RETAIL CORRIDOR

- The subject property is well-located on Darrow Road (State Rt. 91), which has 15,267 VPD and is the primary retail artery in Hudson.
- Surrounding national retailers include: CVS, NTB, Sherwin Williams, McDonald's, Regal Cinema, Anytime Fitness, and more.
- Immediately South of the site are the headquarters of JoAnn Fabrics and Little Tikes and an office campus occupied by Akron Children's Hospital.
- The 5-mile population is 73,446 and the average household income is \$111,543.



AKRON MSA

- Hudson is an affluent suburb in the Akron MSA and the larger Cleveland - Akron - Canton Combined Statistical Area (15th Largest in U.S.).
- Akron is the fifth-largest city in the state of Ohio and is the county seat of Summit County.
- Fifty percent of America's population lives within a 500-mile radius of Akron, and within a 150-mile radius there are approximately 10 million people.
- Akron has easy access to a network of superhighways and is a major trucking hub.
- Home to the University of Akron | 25,170+ Students Enrolled Each Year.



TENANT SUMMARY



REPRESENTATIVE

"A" RATED

INVESTMENT
GRADE TENANT

2,200

LOCATIONS
NATIONWIDE

\$32.9 BILLION

IN YEARLY
REVENUE

PUBLICLY TRADED

NYSE · BRDCY

NASHVILLE

HEADQUARTERS



www.firestone.com

Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900. Firestone soon saw the huge potential for marketing tires for automobiles, and the company was a pioneer in the mass production of tires. Harvey Firestone had a personal friendship with Henry Ford and became the original equipment supplier of Ford Motor Company automobiles.



BRIDGESTONE

www.bridgestone.com

Bridgestone was founded in 1931 in Japan and became Japan's largest tire manufacturer. In 1988 Bridgestone acquired Firestone to transform into the world's largest tire and rubber company with 2,200 locations, 143,600 employees and \$32.9 Billion in Revenue. The operations in the Americas were renamed Bridgestone/Firestone, Inc and Bridgestone Retail Operations, LLC, comprises the entire U.S. retail division of Bridgestone/Firestone. Bridgestone is the ultimate parent company of the tenant. Bridgestone (NYSE: BRDCY) is ranked #365 on the Fortune 500 list and has an A credit rating with S&P and A2 with Moody's.



DOWNTOWN CLEVELAND

2.05 MILLION

METRO CLEVELAND
POPULATION

FORTUNE 500

4 FORTUNE 500
HEADQUARTERS

\$7.7 BILLION

IMPACT FROM CLEVELAND
CLINIC AND AREA HOSPITALS

MAJOR SPORTS ECONOMY

BROWNS (VALUED AT \$1.96 BILLION),
CAVALIERS (\$1.3 BILLION), CLEVELAND
INDIANS (\$1.2 BILLION)

Cleveland is a major city in the U.S. state of Ohio on the shores of Lake Erie. Cleveland is the second-largest city in Ohio and the Greater Cleveland is ranked as the 32nd-largest metropolitan area in the U.S., with 2.05 Million people. Cleveland is home to the corporate headquarters of many large companies such as Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company, and KeyCorp. NASA maintains a facility in Cleveland, the Glenn Research Center. The Cleveland Clinic is the city's largest private employer with a workforce of over 37,000 as of 2008. It carries the distinction as being among America's best hospitals with top ratings published in U.S. News & World Report.



Cleveland Clinic

PROGRESSIVE

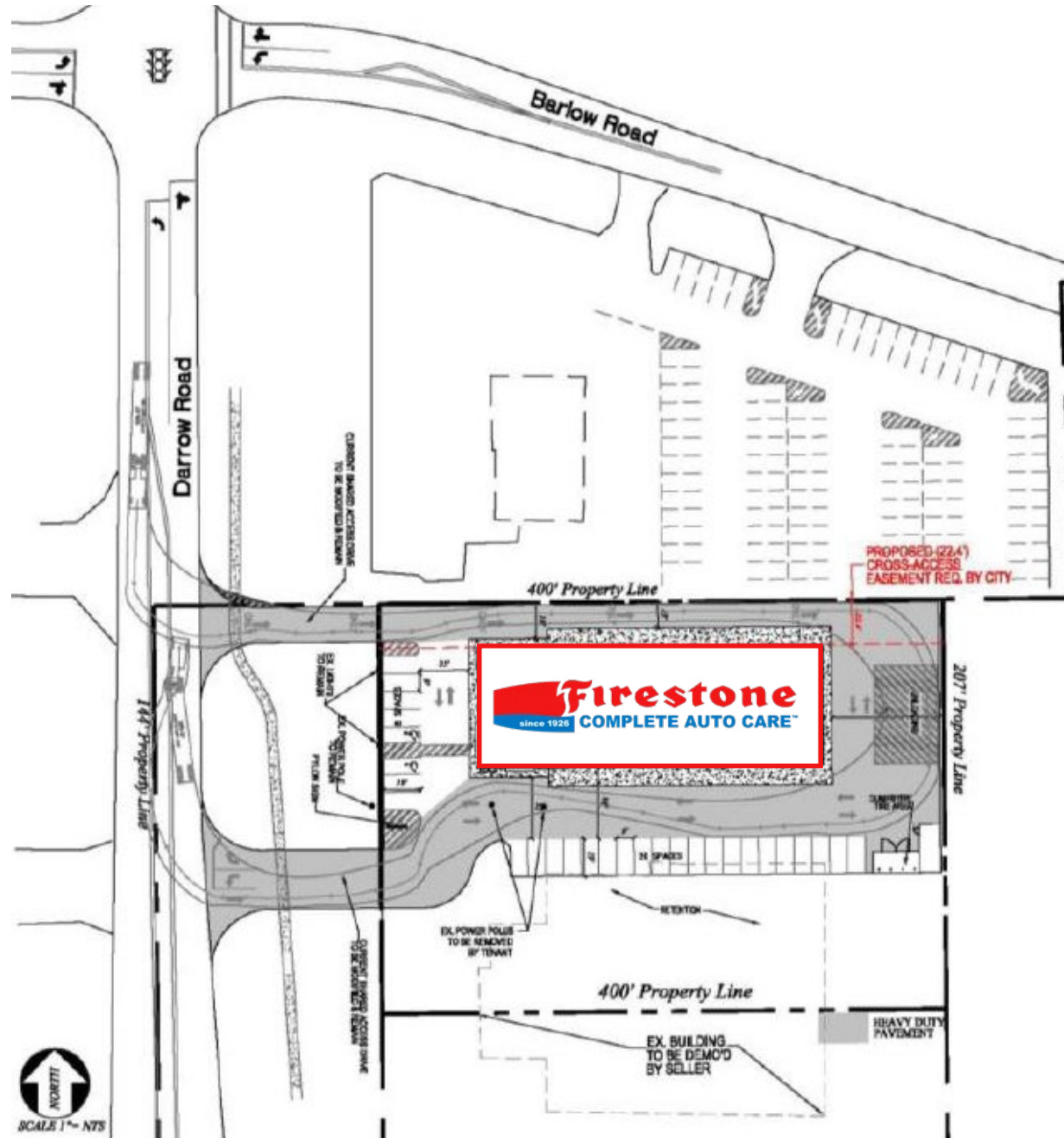


KeyBank



**SHERWIN
WILLIAMS**

SITE PLAN





KENT STATE UNIVERSITY
38,000+ students

The University of Akron
20,500+ students

KOHL'S
HOBBY LOBBY
ALDI
macy's

TARGET
Sam's CLUB
DICK'S SPORTING GOODS

Arby's
Domino's
GIANT EAGLE

LOWE'S

Ford

ACE Hardware
Pizza Hut
Sherwin Williams
NTE

JOANN

Firestone
since 1926
COMPLETE AUTO CARE

Walmart
BEST BUY
THE HOME DEPOT
NISSAN
Honda

GOODYEAR
CVS pharmacy
drug mart
DONATOS

Hudson HS
1,562 students

BAYMONT INN & SUITES

COSTCO WHOLESALE

ADESA

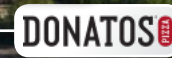
DEMOGRAPHIC SUMMARY		5-MILE
POPULATION		73,446
AVG. HOUSEHOLD INCOME		\$111,543
POPULATION GROWTH		0.60%

Cleveland

30 MILES FROM
PROPERTY



BARLOW RD
4,149 VPD



LEGACY
REMODELING TEAM



DARROW RD
15,267 VPD





12 MILES FROM
PROPERTY

JOANN
FABRICS
AND CRAFTS

REGAL

WENKO

Akron
Children's
Hospital

PROTRADE
STEEL

PAD THAI

Firestone
since 1926 COMPLETE AUTO CARE™

NTB
TIRE & SERVICE CENTERS

BARLOW RD
4,149 VPD

U-HAUL

CVS
pharmacy

DONATOS

DARROW RD
15,267 VPD

HUDSON DARROW
ROAD KINDERCARE

CONFIDENTIALITY & DISCLAIMER NOTICE

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 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.

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.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.

This information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

Marcus & Millichap

© 2019 Marcus & Millichap. All rights reserved.

Marcus & Millichap Real Estate Investment Services of Michigan, Inc.

Michael Glass | BOR | 2007005898 | (216) 264-2000 | michael.glass@marcusmillichap.com



Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 5735 Darrow Road Hudson, OH 44236 (Firestone)

Dear Don:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract. The Earnest Money shall be increased to \$50,000 at the expiration of the Inspection Period and shall become non-refundable barring any other listed contingencies.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____