

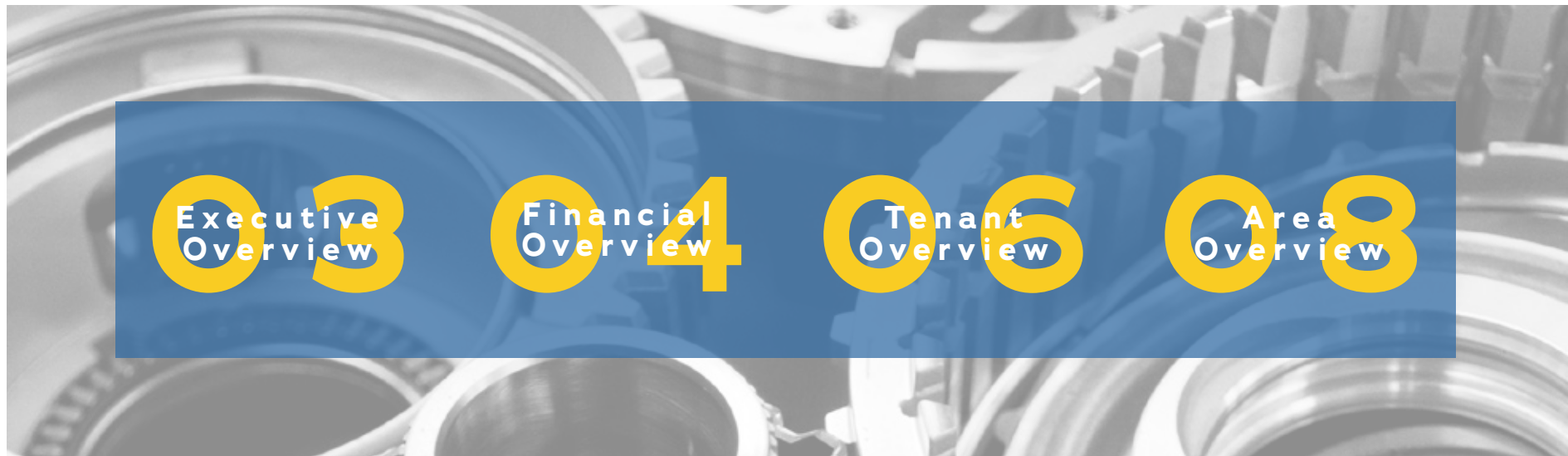
GOODYEAR AUTO SERVICE

145 GREAT OAKS TRAIL | WADSWORTH, OH

OFFERING MEMORANDUM



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Lease Details



- NN Lease - Landlord is responsible for roof and structure
- Corporate guaranteed lease - Lease is guaranteed by The Goodyear Tire & Rubber Company
- Short term deal - 1.5 years remaining on the life of the lease
- Options - Three (3) 5 year options
- Below Market Rent - Tenant is paying 50% below market rent

Location Details



- Proven Location - Goodyear has been operating at this site since 1991
- Property is located just 10 miles out of Akron, OH. Akron is home to Goodyear Global Headquarters
- Strong Retail Synergy - Surrounding national tenants include Wendy's, McDonald's, Panera Bread, ALDI, Big Lots, Tractor Supply Co., Walmart Supercenter, Take 5 Oil Change, National Tire & Battery, Taco Bell, Chipotle, and many more
- Projected Growth - Population expected to grow over the 1,3, and 5-mile radius
- High Traffic Count - High St averages +28,000 VPD and is an exit off of Hwy 76 which averages +36,000 VPD

Tenant Details



- Founded in 1898 Goodyear Tire & Rubber Company has been operating businesses for 121 years
- According to Goodyear's 2018 Annual Report, the company had total revenue of \$15.4 billion
- Approximately 1,000 Goodyear locations nationwide

Financial Overview

Investment Summary

» ADDRESS	145 Great Oaks Trail Wadsworth, OH 44312
» LIST PRICE	\$451,040
» NOI	\$33,828
» CAP RATE	7.50%
» GLA	± 5,120 SF
» LOT SIZE	± 1.18 AC (51,401 SF)
» YEAR BUILT	1986
» NUMBER OF STORIES	One



Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current	\$2,819	\$33,828	7.50%
Option 4 (3/9/21 - 3/8/26)	\$2,819	\$33,828	7.50%
Option 5 (3/9/26 - 3/8/31)	\$2,819	\$33,828	7.50%
Option 6 (3/9/31 - 3/8/37)	\$2,819	\$33,828	7.50%

Tenant Summary

Tenant Trade Name	Goodyear Tire & Rubber Company
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Original Lease Term	15 Years
Lease Commencement Date	2/15/1991
Rent Commencement Date	2/15/1991
Lease Expiration Date	3/8/2021
Options	Three, 5-Year Options
Term Remaining	± 1.5 Years



Tenant Overview



Tenant Overview

» Company Name Goodyear	» Year Founded 1898	» Headquarters Akron, OH
» Type Subsidiary	» Industry Manufacturing	» Website www.goodyear.com

Goodyear is one of the most recognized brand names in the tire industry. Goodyear is one of the world's leading tire companies with operations in most regions of the world, with 47 manufacturing facilities in 21 countries. Goodyear develops, manufactures, markets, and distributes tires for most applications. It also manufactures and markets rubber-related chemicals for various applications.

Goodyear is one of the world's largest operators of commercial truck service and tire retreading centers. In its ±1,000 tire and auto service center outlets nationwide it offers its products for retail sales and provides automotive repair and other services. Goodyear has marketing operation in almost every country around the world and manufactures its products in 48 facilities in 21 countries.

As of 2017, Goodyear is one of the top four tire manufacturers along with Bridgestone , Michelin and Continental. Goodyear is known and recognized for the Goodyear Blimp, currently one of the most recognizable advertising icons in America.

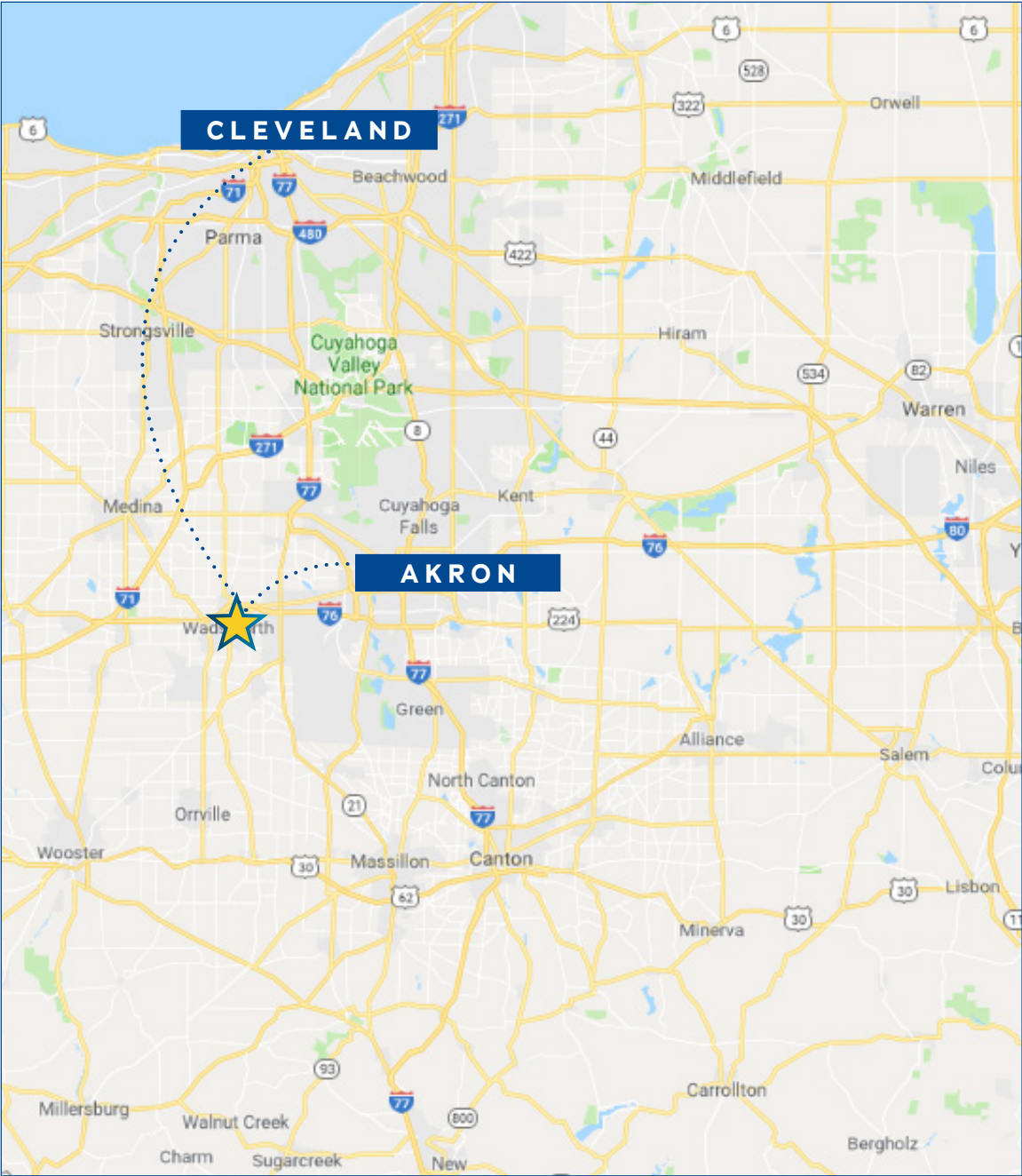
\$15.4 B
Annual Sales

66,000 +
Employees

1,000 ±
Locations



Area Overview



Wadsworth, OH

Wadsworth is a city in Medina County, Ohio. Wadsworth City Schools continue to excel in a variety of areas, including achieving a rating of “Excellent” from the Ohio Department of Education in five recent years. This rating is based on the State Report Card, measuring student achievement tests, student attendance rate, and graduation rate. The district offers a variety of extracurricular activities in which students may participate, including sports, vocal and instrumental music, Drama Club, Academic Challenge, N.F.L., Speech and Debate, Chess Club and Student Council. The district is referred to as “AAA” because students excel in “academics,” “athletics,” and the “arts.” Parents are very active in the district, supporting numerous booster clubs for academics, sports, and band.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Projection	7,238	27,556	43,961
2019 Estimate	6,965	26,901	43,035
2010 Census	6,422	25,658	41,297
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Projection	3,105	11,174	17,339
2019 Estimate	2,991	10,831	16,860
2010 Census	2,765	10,117	15,860
INCOME	1 - MILE	3 - MILE	5 - MILE
Average Household Income	\$94,971	\$93,196	\$94,269

CLEVELAND, OH

Cleveland is based on the southern shore of Lake Erie near the mouth of the Cuyahoga River. It is 90 miles west of the Pennsylvania border and the county seat of Cuyahoga County. Considered part of the “Great Lakes Region”, Cleveland has access to major waterways, namely the Ohio and Erie Canals. The city’s geographic location has been instrumental to its growth and establishment as an important business center.

Consequently, the steel and manufacturing industries emerged as leading sectors of Cleveland’s economy. Through the promotion of the technology sector, city leaders have propagated the diversification of the economy. The new economic powerhouses include health care and academics, with major hospital systems, universities and related businesses. Cleveland’s largest employer is the Cleveland Clinic, which carries the distinction of being among America’s best hospitals. Combining its strengths in technology and health care, Cleveland is also growing its biotech and medical research industries.

BOOMTOWN CLEVELAND

Formerly a rust belt manufacturing center, Cleveland had experienced decades of retrogression. However, recent years have incited the city’s initiatives towards reinvention into a 21st century city. Cleveland is an up and coming city, abuzz with the excitement of change brought by sizeable planned developments and recently finished construction projects. A total of \$8 billion of public and private investment has gone towards new development in addition to \$350 million that AT&T spent on building out their Cleveland area network the last few years. 2016 in particular was an actively successful year as investments fruited renovations of historic buildings, new construction projects, and entrepreneurial businesses.

With a downtown apartment occupancy of about 97%, the city has seen an increase in college educated young professionals relocating there, an occurrence that has been a strong driving force in its rebirth. This increased demand for housing has instigated numerous housing developments, including about 1,500 new units in the downtown area, more than 600 at Nautica in the Flats and 400 in Cleveland’s illustrious Terminal Tower.

Downtown Cleveland, Ohio



CLEVELAND STATE UNIVERSITY

Cleveland State University is an urban public university located in the heart of downtown Cleveland. Once a commuter campus, the university has seen a 56% increase in enrollment throughout the past decade, particularly in its freshmen classes. The campus recently experienced a \$500 million renovation that has catalyzed a resurgence in the downtown area, bringing to life the university president’s transformative vision of establishing Cleveland State University as a best-in-class urban university for the 21st century.

With a mantra of engaged learning, Cleveland State offers over 200 academic programs at its eight colleges to its 17,000 enrolled students. Faculty and students connect over the university’s commitment to providing an experiential learning environment where students can mesh ideas with real-world understanding.

AKRON OH

Akron is the fifth-largest city in the U.S. state of Ohio and is the county seat of Summit County. It is located on the western edge of the Glaciated Allegheny Plateau, approximately 39 miles south of Lake Erie. As of the 2015 Census Estimate, the city proper had a total population of 197,542, making it the 119th largest city in the United States. Akron is quickly becoming known as a global hub of innovation, attracting international technologies

and companies looking for the convergence of higher education, healthcare, and public and private sector organizations and government. All with the willingness to experiment with new models and new alliances.

Akron has gained the status of the “Rubber Capital of the World.” The 639,000 square foot Global Headquarters building is home to nearly 2,000 corporate and North American Tire associates. The new building is connected

to Goodyear’s existing Innovation Center and serves as a central campus for the company in Akron. The Innovation Center is currently home to almost 1,000 associates.

The Goodyear Polymer Center is a 146,000 sq. ft. research facility, located at the University of Akron, in Akron, Ohio. It consists of 12-story and 9-story towers connected by glass-enclosed walkways that serve as areas for informal interaction. It is the 8th tallest building in Akron.

The Goodyear Polymer Center



Downtown Akron, Ohio



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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