

OFFERING MEMORANDUM

SHERWIN WILLIAMS



MANSFIELD, OHIO

OFFERING SUMMARY

TENANT	Sherwin-Williams Automotive Finishes
PARCEL #s	027-05-084-18-000 027-05-084-15-000
YEAR BUILT	1972
GROSS LEASABLE AREA	5,000 SF
LAND AREA	0.66 Acres
LEASE TERM	5 years
LEASE COMMENCEMENT	November 1, 2018
LEASE EXPIRATION	October 31, 2023
REMAINING TERM	3.5+ years
LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible
INCREASES	5% escalation in November 2019
OPTIONS TO PURCHASE	No
GAURENTOR	CORPORATE



INVESTMENT HIGHLIGHTS



Long Term Tenant with Over 30 Years at Site



Corporate Guarantee: Sherwin-Williams (NYSE: SHW) is an American Fortune 500 company, Rated "BBB" by S&P



Recent Lease Renewal: 5-year NN lease structure and renewal option with minimal landlord responsibilities



Industry Leading Tenant: Founded in 1866, Sherwin-Williams has grown to an industry leader in the development, manufacture, and distribution of paint, coatings, and other related products to consumers worldwide.



Ideal 1031 Exchange Opportunity



Investment Grade Tenant with an S&P Credit Rating of "A"

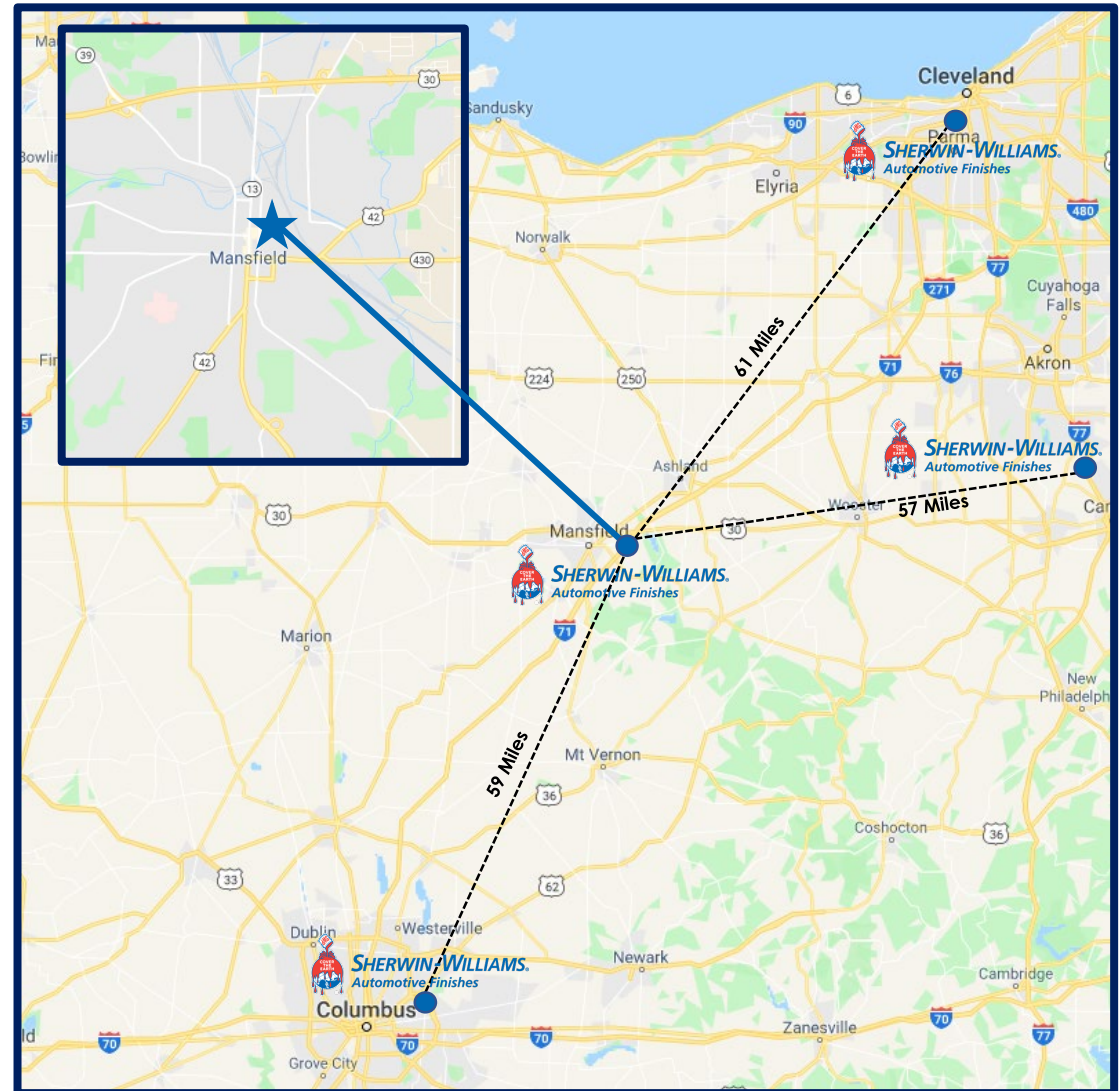
PROPERTY AERIAL

SITE DEMOGRAPHICS

POPULATION	
1-MILE	7,200
3-MILE	47,529
5-MILE	70,496

HOUSEHOLDS	
1-MILE	\$2,787
3-MILE	\$18,491
5-MILE	\$28,404

AVERAGE HOUSEHOLD INCOME	
1-MILE	\$38,733
3-MILE	\$49,909
5-MILE	\$57,629



MANSFIELD, OHIO OVERVIEW

**Richland County Overview**

Richland County currently has population of approximately 119,490 with a median household income of \$49,000. Residents spend an average of 21 minutes commuting to work, 60-percent to white collar jobs and 39-percent to blue collar jobs. The area is a hub for industrial production, home to one of America's most productive electric furnace steel mills, while local metal fabrication and plastic component production companies supply U.S. and foreign automakers. The county holds a significant position in the sensor and plastics industry and is one of the leading developers of hydrogen fuel cells for power production. Richland County is served by 57 airports within 50 miles.

Mansfield Overview

Mansfield is a city in and the county seat of Richland County, Ohio. Located on a major east-west highway corridor midway between Columbus and Cleveland, it is part of the Northeast and North-Central Ohio regions in the western foothills of the Allegheny Plateau. It is the largest city in the Mid-Ohio region of the state, with a population of over 46,500 as of 2018 estimates. The city lies approximately 65 miles northeast of Columbus, 65 miles southwest of Cleveland via Interstate 71 and 90 miles southeast of Toledo.

Anchored by the Richland Carousel District, downtown Mansfield is home to a number of attractions and arts venues. Concert events in the downtown Brickyard venue have drawn crowds numbering over 5,000 people. Home of the Mansfield Symphony Orchestra, the Renaissance Performing Arts Association annually presents and produces Broadway-style productions, arts education programs, concerts, lectures, and family events to more than 50,000 people in the historic Renaissance Theatre. Mansfield Public Schools enroll 4,591 students in public primary and secondary grades. Mansfield is also home to three institutions of higher learning: an Ohio State University regional campus, North Central State College, and Ashland University's Dwight Schar College of Nursing & Health Sciences. Mansfield's economy has diversified yet continues to rely on manufacturing.

Employment Overview

Despite decades of manufacturing employment decline, the Mansfield region still has an above average proportion of manufacturing jobs (LQ of 2.42). The Mansfield region also has an above average number of employees in Retail Trade, Administrative and Support Services, Health Care, Accommodations and Food Services, and Government. The region has relatively fewer "white collar" jobs in the Management, Professional, Scientific, and Technical Services, and Finance and Insurance sectors.

Though the manufacturing sector remains the primary employer in the region (just under 16 percent of total employment), the healthcare industry has the second highest concentration in employment with just over 13 percent, up from around 10 percent in 2001.

TENANT OVERVIEW



TYPE	Automotive Finishes
YEARS IN BUSINESS	154 years
NO. OF LOCATIONS	4,900
HEADQUARTERS	Cleveland, Ohio
WEBSITE	www.sherwin-williams.com

COMPANY OVERVIEW

The Sherwin-Williams Company is a global leader in the manufacture, development, distribution, and sale of paints, coatings and related products to professional, industrial, commercial, and retail customers. Sherwin-Williams manufactures products under well-known brands such as Sherwin-Williams®, Valspar®, HGTV HOME® by Sherwin-Williams, Dutch Boy®, Krylon®, Minwax®, Thompson's® Water Seal®, Cabot® and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through a chain of more than 4,900 company-operated stores and facilities, while the company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers, and industrial distributors. The Sherwin-Williams Performance Coatings Group supplies a broad range of highly-engineered solutions for the construction, industrial, packaging and transportation markets in more than 120 countries around the world. Sherwin-Williams shares are traded on the New York Stock Exchange (symbol: SHW)..

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The information contained herein is not a substitute for a thorough due diligence investigation. Schmidt Family Properties LLC has not made any investigation and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Schmidt Family Properties LLC has not verified, and will not verify, any of the information contained herein, nor have we 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.

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