

enterprise

CALIBER

COLLISION

Caliber Collision

West Chester, OH (Cincinnati MSA) A Stable Net Leased Real Estate Investment

Caliber Collision | West Chester, Ohio 13,014 SF, Two Tenant Retail Center CALIBER COLLISION



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CALIBER COLLISION

Cushman & Wakefield is pleased to present a stable net leased real estate investment in an affluent Cincinnati suburb. The Property is 100% leased by Caliber Collision, the nation's largest collision repair company. As an additional amenity to Caliber, the landlord leases a portion of Caliber's space to Enterprise Rent-A-Car which is very beneficial for a collision repair tenant. Caliber Collision operates on a Net lease and is responsible for 100% pro-rata share of CAM, Taxes and Insurance for the entire 13,014 SF of the property while Enterprise operates on a gross lease which they pay directly to the landlord. Caliber Collision recently extended their lease for 5-years showing their commitment to the property. The property is being offered with an asking price of \$1,048,000 which equates to a 7.50% cap rate on year 1 NOI of \$78,624.



Offering at a Glance

Address	8445 Cincinnati-Columbus Road, West Chester, OH 45069
Asking Price	\$1,048,000
Cap Rate	7.50%
Lease Type	NNN (Landlord responsible for roof & structure)
Building Size	13,014 SF across two buildings
Primary Tenant	Caliber Collision
Subtenant	Enterprise Rent-A-Car

Demographics Summary	1 mile radius	3 mile radius	5 mile radius
Estimated Population (2020)	8,153	64,233	154,486
Estimated Households (2020)	2,922	24,684	60,040
Estimated Average Household Income (2020)	\$118,272	\$126,833	\$129,892
Estimated Median Household Income (2020)	\$106,518	\$97,838	\$99,722
Estimated Per Capita Income (2020)	\$42,464	\$48,781	\$50,510

Investment Highlights



INDUSTRY LEADER – Caliber Collision is the nation's largest collision repair company. Growing both organically and through acquisition, Caliber Collision now has over 1,150 locations across 32 states. Enterprise is also among the top in their industry with an over 60-year history. Enterprise currently operates over 7,600 neighborhood and airport rental locations across the world.



ATTRACTIVE DEMOGRAPHICS - The demographics of the area surrounding the subject property are very advantageous to all property sectors. Within a 3-mile radius of the area contains over 64,000 residents with an average household income of \$126,000. The area's population in anticipated to rise 4.5% by 2025.



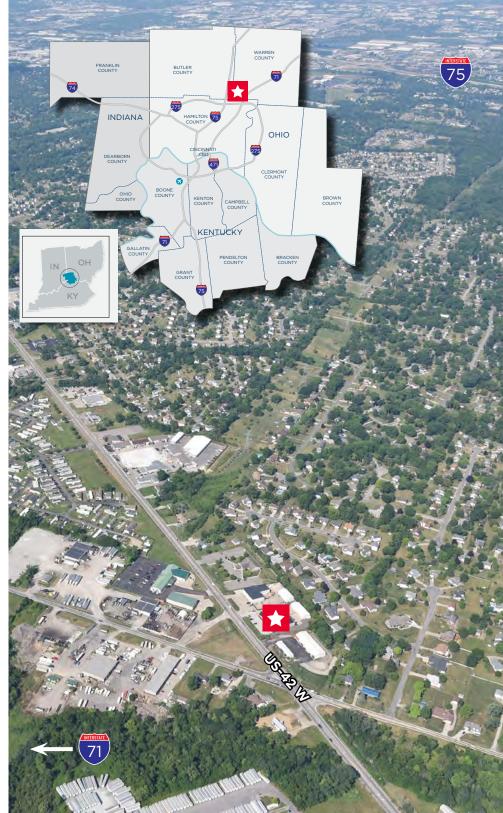
RELOCATION CHALLENGES – The city of West Chester is historically reluctant to alter zoning regulations. In the case of 8445 Cincinnati-Columbus Road, the previous collision center operator cleared the hurdles needed to operate a collision center and a rental car company in this location. It would likely be very difficult to achieve approvals for this use at another location in the near vicinity.



COMPLEMENTING USES – Collision repair and automobile rentals are uses that very much complement each other. The ability to achieve both uses on one property creates a "stickiness" for both Enterprise and Caliber.



RECESSION RESISTANT TENANT – Collision repair is a use that should not be negatively affected if the economy falls into a recession. If anything, a collision repair store could thrive during a recession as car owners are more likely to repair the automobiles they own and less likely to buy new automobiles.



PROPERTY overview

SITE PLAN



Property line is approximate and not to scale





PROPERTY overview

PROPERTY OVERVIEW

Address	8445 Cincinnati-Columbus Road West Chester, OH 45069
County	Butler
Parcel Number	M5620067000017
Land Area	1.0376 Acres
Rentable Area	13,014 SF (9,475 SF Front Building and 3,539 SF Back Building)
Year Built	1989
Roof	Front Building - EPDM Rubber Membrane Rear Building - Metal
Parking Lot	Concrete





TENANT overview

TENANT SUMMARIES

CALIBER COLLISION

Caliber Collision® didn't become the nation's largest collision repair company by accident. It's taken an unyielding commitment to their customers, communities, culture and only the highest-quality service. It's a commitment that began when the company was founded in 1997 and continues strong to this day. They are setting new standards in customer service and implementing cutting edge technology at every turn.

At Caliber Collision[®], they are committed to the customer. And that commitment is rooted in their DNA – in everything they do – and it's the foundation upon which they've built their business and their relationships.

Bottom line: If you put quality in, you get quality out. And their commitment to only the highest quality service carries across everything they do. This means you can expect consistently high quality, accurate estimates and ontime delivery at every location. Plus, our teammates are trained in the latest, most advanced collision repair technology in the industry, so you can rest easy knowing you're getting the fastest, safest repair possible. And in order to earn and maintain your trust, we keep an open line of communication, informing you of any changes along the repair process. After all, providing our customers with complete satisfaction isn't just a goal – it's what drives us.





SERVICES:

- **Online Estimates:** Each preliminary online estimate meets strict standards for competitive pricing. Every estimate is backed up with a state-of-the-art computer database that ensures the utmost accuracy on every recommended part.
- **Lifetime Warranty:** Because Caliber places such importance on the high quality of materials and workmanship, they're confident in their repairs. That's why we back all repair work with a written limited lifetime warranty.
- **Auto Glass Repair:** They offer a full range of services from full auto glass replacement to chip repair.
- **On-Site Car Rentals:** Partnership with Enterprise Rent-a-Car saves customers both time and money, often with an on-site location.
- **Diagnostic Scanning:** They utilize a state-of-the-art, comprehensive solution for all of the vehicle's diagnostic needs.
- **Paintless Dent Repair:** With paintless dent repair, your car maintains the original paint and a clean surface free of imperfections.
- Auto Body Repair: From simple dents to major collision damage





TENANT

TENANT SUMMARIES



Founded in 1957, Enterprise Rent-A-Car is an internationally recognized brand with more than 7,600 neighborhood and airport locations throughout the world. With more than 5,800 offices located within 15 miles of 90 percent of the U.S. population, Enterprise Rent-A-Car offers a wide variety of car leasing, vanpooling, car sharing and hourly rental programs – and local car rental customers are picked up at no extra cost.

Enterprise is committed to doing things the right way: taking care of customers, employees and the communities they serve. It's what we call "The Enterprise Way," and it has been the foundation for growth and success for more than five decades.

Enterprise pioneered the replacement rental business in the 1960s. Since then they have invested hundreds of millions of dollars in technology to better serve partners in the insurance, body shop and dealership segments. Widely recognized as an employer of choice hiring more than 10,000 college graduates each year, Enterprise has been repeatedly named a "Best Place to Launch a Career" by BusinessWeek Magazine and a "Top Employer for Women" by The Times.

Enterprise Rent-A-Car began as a seven-car leasing company in St. Louis, MO. Today, Enterprise is still headquartered in St. Louis, MO and is the largest transportation solutions provider. They offer car and truck rentals, as well as car sharing and car sales. Enterprise continues to grow with locations in over 85 countries.

⁶⁶CULTURE AND HARD WORK CREATED ENTERPRISE⁹⁹

Founder Jack Taylor selected the name Enterprise as a salute to the WWII aircraft carrier he served on, the USS Enterprise. Today, the "Enterprise" name is synonymous with the leadership and vision of the business.

Utilizing lessons learned in the Navy—including the value of hard work, team spirit and simply doing the right thing—Jack embraced the novel concept of leasing automobiles, with a fleet of seven cars.

Enterprise is now a household name for frequent travelers, road trippers and those with a car in the shop. We're a brand that's recognized as a worldwide leader in the car rental industry. We value employees and customers as much as a member of the family. Today Enterprise continues to drive success through a simple, yet powerful set of beliefs to become a leader in car rental, serving all of your transportation needs.





FINANCIAL

RENT ROLL

Tenant	Rentable	Original Term	Current Term Commencement	Lease t Expiration		– Lease		
	Square Feet	Commencement			Date	Amount	Rent/SF	Туре
USA Collision Centers (ABRA, Inc.)	13,014	9/5/2014	10/1/2019	9/30/2024	Current	\$63,000.00	\$4.84	NNN
Enterprise (Enterprise RAC Company of Cincinnati, LLC)	0	8/1/2014	8/1/2019	7/31/2024	Current	\$15,600.00	\$20.80	Enterprise Sublease

Total Occupied	13,014	100.00%
Total Vacant	-	0.00%
Total Building	13,014	100.00%





FINANCIAL **ANALYSIS**

CALIBER COLLISION LEASE ABSTRACT

Tenant Name:	USA Collisio	on Cer	nters (ABRA, Inc.)		
Premises Address:	8445 Cincir	nati-(Columbus Rd, We	est Chester, OH 45069		
Tenant Square Footage:	13,014 SF					
Pro rata Share:	100.00%					
Current Term:	5 Years					
Original Lease Commencement:	9/5/2014					
Current Term Commencement:	10/1/2019					
Lease Expiration:	9/30/2024					
		Date	e	Annually	Rent/SF	
Annual Base Rent:	9/5/2014	-	9/30/2019	\$60,000.00/YR	\$4.61/SF	Initial Term
	10/1/2019	-	9/30/2024	\$63,000.00/YR	\$4.84/SF	First Extension Option
	10/1/2024	-	9/30/2029	\$66,150.00/YR	\$5.08/SF	Second Extension Option
	10/1/2029	-	9/30/2034	\$69,457.50/YR	\$5.34/SF	Third Extension Option
	10/1/2034	-	9/30/2039	\$72,930.38/YR	\$5.60/SF	Fourth Extension Option
Lease Type:	NNN					
CAM:	Net					
Management Fee Allowed:	No					
Administrative Fee Allowed	No					
Real Estate Tax:	Net					
Insurance:	Net					
Maintenance & Repairs:						
Roof & Structure:	Landlord					
HVAC Responsibility:	Tenant					
Parking Lot R&M/Replacement:	Tenant					
Utilities:	Separately	Meter	ed			
Renewal Options:	3-5 year rer	newal	options remainin	g giving 120 days notice		
Termination Option:	None					
Tenant Estoppel:	10 Days					CUSHMAN &
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ENTERPRISE SUBLEASE ABST	RACT
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Tenant Name:	Enterprise (Enterprise RAC Compar	ny of Cincinnati, LLC)		
Premises Address:	8445 Cincinnati Columbus Road, W	est Chester, OH		
Tenant Square Footage:	750 SF			
Pro rata Share:	0.00%			
Current Term:	5 Years			
Original Lease Commencement:	8/1/2014			
Current Term Commencement:	8/1/2019			
	Date	Annually	Rent/SF	
Annual Base Rent:	8/1/2014 - 7/31/2019	\$15,600.00/YR	\$20.80/SF	Initial Term
	8/1/2019 - 7/31/2024	\$15,600.00/YR	\$20.80/SF	First Extension Option
	8/1/2024 - 7/31/2029	\$15,600.00/YR	\$20.80/SF	Second Extension Option
	8/1/2029 - 7/31/2034	\$15,600.00/YR	\$20.80/SF	Third Extension Option
Real Estate Tax:	Gross			
CAM:	Landlord which is then passed throu	ugh to Caliber		
Real Estate Tax:	Landlord which is then passed throu	ugh to Caliber		
Insurance:	Landlord which is then passed throu	ugh to Caliber		
Maintenance & Repairs:				
Roof & Structure	Landlord			
HVAC Responsibility	Landlord which is then passed throu	ugh to Caliber		
Utilities:	Separately Metered			
Renewal Options:	2-5 Year Renewal Options giving 3 N	Months notice.		
Termination Option:	May be terminated by either side fo owe 3 months rent as penalty	r any reason given 3 mo	nths notice. If ⁻	Tenant terminates the lease they shall
Miscellaneous:	If Enterprise chooses to terminate the lease. Any lease payments made on			o Caliber Collision to either occupy or on shall go to Caliber.

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WEST CHESTER, OHIO SUMMARY

West Chester blends exceptional residential, corporate, and commercial development with quality-of-life amenities that together off the advantages of suburban livability with the vitality and energy of an urban center. The community offers high quality housing, services, more than 400 acres of recreational space, and many more amenities within its 35 square miles. West Chester is the largest township in the state of Ohio by population with nearly 65,000 residents. The community also benefits from a diverse tax base with nearly 3,500 businesses. In 2018, West Chester was named to CNN Money Magazine's "50 Best Places to Live" for the seventh time.

The community is strategically and conveniently located along the I-75 Corridor between Cincinnati and Dayton. As Cincinnati and Dayton continue to converge, West Chester Ohio has emerged as the economic center of the Cincinnati-Dayton Metroplex. The community has unmatched access from six interstate interchanges and has 1.7 million potential employees within a 30-mile radius.

In 2018, West Chester experienced \$81.5 million in new capital investment involving nearly 1.8 million square feet of commercial/industrial property. Nearly 570 new jobs were created in West Chester and more than 680 were retained as a result of expansion opportunities for existing businesses.

Over the past 21 years and the opening of the Union Centre Boulevard Interchange, West Chester has reaped more than \$3.74 billion in new investment and more than \$39 million square feet in new construction.

West Chester

OHIO





Premier Location and Infrastructure

- West Chester understands access to workforce, suppliers and customers is critical to corporate success. The community's strategic location and unparalleled access to the region's exceptional network of highways has placed West Chester squarely in the sights of investors seeking opportunities for growth and expansion.
- West Chester is centrally located in the Interstate 75 Growth Corridor between Cincinnati and Dayton and is within 600 miles of 54% of U.S. buying power. West Chester offers guaranteed business access to the Cincinnati-Dayton Metroplex and nearly 3 million customers—more than Baltimore, Denver, St. Louis and Pittsburgh.
- Two international airports in less than one hour's drive, and four regional airports nearby, link West Chester to the national and international marketplace for the convenience of its corporate stakeholders.
- Railroads carry over 18 million tons annually in, out and through the OKI region, and this freight mobility spurs economic growth. West Chester is fortunate to have two major Class 1 and several shortline rail providers in the township offering our businesses alternatives to transporting goods to the marketplace.
- West Chester covers nearly 35 square miles in size and is situated in southeast Butler County, which is easily accessible from six interstate interchanges. This strategic location with its exceptional quality of life amenities alone provides an ideal setting for people to live, families to grow and businesses to prosper.

Major Business Destination

West Chester has become the premier business location in the Greater Cincinnati area with more than 3,500 companies a part of the local economy. More than 70 percent of the businesses are in the category of Professional Services accounting for nearly 88 percent occupancy of Class A office space and 97 percent occupancy of medical office space.

West Chester's targeted industry sectors fuel a sustainable business model for community and allow for continued investment in amenities that matter most.

Largest Employers



WEST CHESTER, OHIO SUMMARY

Targeted Industries



Life Sciences - A rapidly emerging and diverse industry that encompasses pharmaceutical and medicine manufacturing, medical device manufacturing, testing laboratories, medical labs and diagnostic imaging, chemical manufacturing, etc. Life sciences companies cluster together to symbiotically benefit from a shared workforce, advances in technology and new scientific discoveries.



Information Technology – One of the fastest growing industries in the economy, IT benefits from West Chester's strategic location and access to extensive fiber optic networks, capitalizing on record business growth and leveraging the community's location to reach customers in the Cincinnati and Dayton metros.



Advanced Manufacturing – West Chester's manufacturing environment has evolved to become a more advanced industry with operations in research and development, engineering, aerospace and high-tech manufacturing. West Chester's accessibility to transportation infrastructure and proximity to 54 percent of the nation's population and 61 percent of all U.S. and Canadian manufacturing location has made it a prime location for manufacturing.



Corporate Headquarters and Class A Office - Corporate executives appreciate West Chester's accessibility and amenities including a first-class public school system, quality affordable housing, restaurants, retail and hotels. Driving the establishment of corporate offices in industries like consumer marketing is the significant number of Fortune 500 and Fortune 1000 company headquarters including AK Steel in West Chester.



Healthcare – Healthcare has been a growing sector of the West Chester economy since UC Physicians invested \$100 million to construct a medical campus and the region's first new hospital in 25 years creating a full-service medical campus. These expansive developments and the area's dense population have contributed to ancillary health care offices further defining West Chester as a regional focal point for medical and health care services.



Consumer Marketing - The Cincinnati area has the largest concentration of advanced brand design consultancies in the world. Driving the establishment of this industry is the significant presence of Fortune 500 and Fortune 1000 company headquarters in the region.

Businesses including GE Aviation, Logicalis, CFM International, Contech Engineered Solutions, and ClarkeDietrich have chosen West Chester as their home and seven of the top twenty Cincinnati-Dayton region's major employers have a presence in West Chester.



Large Potential Workforce and Premier Education

Talented employees build company success and there are 2.3 million potential employees within a 30-minute drive of West Chester Township. West Chester has an employment population of more than 56,700 with an estimate unemployment rate of 1.7 percent.

West Chester's success as an upscale residential community was propelled by the unrivaled achievements of the Lakota Local Schools and its corporate success continues to soar with the addition of postsecondary educational and workforce development opportunies. Lakota Local Schools, the 8th largest school district in Ohio, has an enrollment of nearly 17,000 students in 23 buildings and ranks among the state's top school districts for academic excellence.





Approximately 50 colleges, universities and professional schools operate in the Cincinnati-Dayton region and several have auxillary locations in West Chester. These facilities, coupled with Butler Technology Career Development Center work cooperatively with companies to customize training.

Butler Tech's Bioscience Center is a 160-acre campus-like setting located off I-75 in the vicinity of seven hospitals and a significant biomedical industry. Hospitals and bioscience companies partner with Butler Tech to train the health, medical and science workforce of the future.

Cincinnati State's Supply Chain Career Develoment Center in West Chester offers a competitive advantage for area businesses seeking qualified, highly-skilled employees in the growing logistics industry. The 22,000 square foot educational center is equipped with office, classroom and warehouse space to provide hands-on training to students pursuing jobs in logistics, transportation and supply chain management.

WEST CHESTER, OHIO SUMMARY

Destination Center

Nearly 1,500 acres of shopping, dining and entertainment amenities have been developed and/or are under construction in West Chester Township. The Voice of America, The Streets of West Chester, West Chester Towne Centre, and the Highlands Retail Center all contributed to more than 6.3 million square feet of new commercial development, represent more than \$878 million in new investment in West Chester's commercial market, and created more than 8,380 jobs. In the past 21 years, more than 190 restaurants have opened and/or are under construction in West Chester.



The Streets of West Chester

This 110-acre project features lifestyle retail and entertainment on the west side of the Union Centre Boulevard interchange, along with housing and office space. The final project will have a 425,000 square foot outdoor mall with three large anchors. The estimated cost of this project is \$100 million.



West Chester Towne Centre

Located in the heart of West Chester's downtown district on the northwest corner of Union Centre Boulevard and Muhlhauser Road, is a 25-acre mixed-use development called the West Chester Towne Centre, which features amenities such as shopping, dining, entertainment, office and commercial developments. The Towne Centre includes The Square at Union Centre, a contemporary outdoor living space for West Chester's business and residential communities. The 3-acre, urban-style park includes a stage for outdoor concerts, fountains, benches, grassy areas, a wireless internet capabilities, a man-made lake, and an 80-foottall clock tower. A focal point of the Towne Centre is the 50,000-squarefoot West Chester Library which opened in November 2009.



Voice of America Centre

Construction on this \$50 million, 500,000 square foot mall began in April 2001 and covers 75 acres. The development includes approximately 400,000 square feet of retail space and nine outlots.



8445 Cincinnati Columbus Road	1 mi radi		3 mi radi		5 mi rad	iuc
West Chester, OH 45069	T IIII Taul	us	5 mi rau	us	5 mi fau	ius
Population						
Estimated Population (2020)	8,153		64,233		154,486	
Projected Population (2025)	8,537		67,128		160,692	
Census Population (2010)	7,999		59,506		142,227	
Census Population (2000)	7,743		50,802		120,446	
Projected Annual Growth (2020-2025)	384	0.9%	2,895	0.9%	6,206	0.8%
Historical Annual Growth (2010-2020)	154	0.2%	4,727	0.8%	12,259	0.9%
Historical Annual Growth (2000-2010)	256	0.3%	8,704	1.7%	21,781	1.8%
Estimated Population Density (2020)	2,596	psm	2,273	osm	1,968	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2020)	2,922		24,684		60,040	
Projected Households (2025)	3,026		25,478		61,515	1
Census Households (2010)	2,747		21,838		52,913	
Census Households (2000)	2,498		17,940		43,394	
Projected Annual Growth (2020-2025)	104	0.7%	794	0.6%	1,476	0.5%
Historical Annual Change (2000-2020)	424	0.8%	6,744	1.9%	16,646	1.9%
Average Household Income						Ì
Estimated Average Household Income (2020)	\$118,272		\$126,833		\$129,892	
Projected Average Household Income (2025)	\$133,766		\$149,116		\$154,751	(
Census Average Household Income (2010)	\$83,901		\$91,091		\$94,485	1
Census Average Household Income (2000)	\$75,167		\$81,301		\$84,323	
Projected Annual Change (2020-2025)	\$15,494	2.6%	\$22,283	3.5%	\$24,859	3.8%
Historical Annual Change (2000-2020)	\$43,105	2.9%	\$45,532	2.8%	\$45,569	2.7%
Median Household Income						
Estimated Median Household Income (2020)	\$106,518		\$97,838		\$99,722	
Projected Median Household Income (2025)	\$125,833		\$113,557		\$116,277	1
Census Median Household Income (2010)	\$81,538		\$79,309		\$79,787	1
Census Median Household Income (2000)	\$71,807		\$71,355		\$72,038	
Projected Annual Change (2020-2025)	\$19,315	3.6%	\$15,719	3.2%	\$16,555	3.3%
Historical Annual Change (2000-2020)	\$34,711	2.4%	\$26,483	1.9%	\$27,685	1.9%
Per Capita Income						
Estimated Per Capita Income (2020)	\$42,464		\$48,781		\$50,510	
Projected Per Capita Income (2025)	\$47,483		\$56,635		\$59,268	
Census Per Capita Income (2010)	\$28,809		\$33,430		\$35,152	
Census Per Capita Income (2000)	\$24,093		\$28,701		\$30,383	
Projected Annual Change (2020-2025)	\$5,019	2.4%	\$7,854	3.2%	\$8,759	3.5%
Historical Annual Change (2000-2020)	\$18,371	3.8%	\$20,080	3.5%	\$20,127	3.3%
Estimated Average Household Net Worth (2020)	\$916,284		\$1 M		\$1.05 M	



8445 Cincinnati Columbus Road	1 mi rod		3 mi rad		5 mi rad	
West Chester, OH 45069	1 mi rad	ius	3 mi rau	lus	5 mi rau	ius
Race and Ethnicity						
Total Population (2020)	8,153		64,233		154,486	
White (2020)	6,710	82.3%	50,082	78.0%	121,548	78.7%
Black or African American (2020)	241	3.0%	3,120	4.9%	9,027	5.8%
American Indian or Alaska Native (2020)	16	0.2%	121	0.2%	247	0.2%
Asian (2020)	900	11.0%	8,077	12.6%	17,409	11.3%
Hawaiian or Pacific Islander (2020)	9	0.1%	140	0.2%	247	0.2%
Other Race (2020)	95	1.2%	1,181	1.8%	2,407	1.6%
Two or More Races (2020)	183	2.2%	1,512	2.4%	3,602	2.3%
Population < 18 (2020)	2,044	25.1%	16,122	25.1%	38,556	25.0%
White Not Hispanic	1,506	73.7%	10,982	68.1%	26,744	69.4%
Black or African American	77	3.8%	881	5.5%	2,638	6.8%
Asian	248	12.2%	2,284	14.2%	4,753	12.3%
Other Race Not Hispanic	109	5.3%	856	5.3%	1,941	5.0%
Hispanic	103	5.0%	1,119	6.9%	2,480	6.4%
Not Hispanic or Latino Population (2020)	7,883	96.7%	61,042	95.0%	147,388	95.4%
Not Hispanic White	6,557	83.2%	48,324	79.2%	117,483	79.7%
Not Hispanic Black or African American	241	3.1%	3,063	5.0%	8,870	6.0%
Not Hispanic American Indian or Alaska Native	11	0.1%	100	0.2%	190	0.1%
Not Hispanic Asian	898	11.4%	8,033	13.2%	17,304	11.7%
Not Hispanic Hawaiian or Pacific Islander	9	0.1%	134	0.2%	236	0.2%
Not Hispanic Other Race	2	-	82	0.1%	210	0.1%
Not Hispanic Two or More Races	165	2.1%	1,306	2.1%	3,095	2.1%
Hispanic or Latino Population (2020)	270	3.3%	3,191	5.0%	7,098	4.6%
Hispanic White	153	56.6%	1,758	55.1%	4,066	57.3%
Hispanic Black or African American	-	-	57	1.8%	157	2.2%
Hispanic American Indian or Alaska Native	5	1.8%	21	0.6%	56	0.8%
Hispanic Asian	1	0.4%	44	1.4%	105	1.5%
Hispanic Hawaiian or Pacific Islander	-	-	6	0.2%	11	0.2%
Hispanic Other Race	93	34.5%	1,099	34.4%	2,197	30.9%
Hispanic Two or More Races	18	6.6%	207	6.5%	507	7.1%
Not Hispanic or Latino Population (2010)	7,795	97.4%	57,165	96.1%	137,066	96.4%
Hispanic or Latino Population (2010)	204	2.6%	2,341	3.9%	5,161	3.6%
Not Hispanic or Latino Population (2000)	7,669	99.0%	50,190	98.8%	118,663	98.5%
Hispanic or Latino Population (2000)	74	1.0%	612	1.2%	1,783	1.5%
Not Hispanic or Latino Population (2025)	8,249	96.6%	63,717	94.9%	153,119	95.3%
Hispanic or Latino Population (2025)	288	3.4%	3,410	5.1%	7,573	4.7%
Projected Annual Growth (2020-2025)	18	-	219	-	474	_
Historical Annual Growth (2000-2010)	131	17.7%	1,729	28.3%	3,378	18.9%

	1 mi rad	ius	3 mi rad	ius	5 mi radi	ius
West Chester, OH 45069						
Total Age Distribution (2020)						
Total Population	8,153		64,233		154,486	
Age Under 5 Years	430	5.3%	3,518	5.5%	8,518	5.5%
Age 5 to 9 Years	568	7.0%	4,535	7.1%	10,763	7.0%
Age 10 to 14 Years	659	8.1%	5,082	7.9%	12,115	7.8%
Age 15 to 19 Years	608	7.5%	4,611	7.2%	11,052	7.2%
Age 20 to 24 Years	450	5.5%	3,384	5.3%	8,364	5.4%
Age 25 to 29 Years	409	5.0%	3,375	5.3%	9,038	5.9%
Age 30 to 34 Years	407	5.0%	3,384	5.3%	8,788	5.7%
Age 35 to 39 Years	545	6.7%	4,261	6.6%	10,313	6.7%
Age 40 to 44 Years	609	7.5%	4,613	7.2%	10,839	7.0%
Age 45 to 49 Years	659	8.1%	4,820	7.5%	11,468	7.4%
Age 50 to 54 Years	575	7.1%	4,530	7.1%	11,052	7.2%
Age 55 to 59 Years	566	6.9%	4,478	7.0%	10,964	7.19
Age 60 to 64 Years	454	5.6%	3,981	6.2%	9,698	6.39
Age 65 to 69 Years	356	4.4%	3,159	4.9%	7,483	4.89
Age 70 to 74 Years	311	3.8%	2,494	3.9%	5,525	3.69
Age 75 to 79 Years	230	2.8%	1,790	2.8%	3,710	2.49
Age 80 to 84 Years	155	1.9%	1,087	1.7%	2,357	1.5%
Age 85 Years or Over	161	2.0%	1,130	1.8%	2,441	1.69
Median Age	39.2		39.5		38.6	
Age 19 Years or Less	2,265	27.8%	17,746	27.6%	42,448	27.59
Age 20 to 64 Years	4,674	57.3%	36,827	57.3%	90,522	58.69
Age 65 Years or Over	1,213	14.9%	9,660	15.0%	21,516	13.99
Female Age Distribution (2020)						
Female Population	4,129	50.6%	32,449	50.5%	78,288	50.7%
Age Under 5 Years	203	4.9%	1,687	5.2%	4,087	5.29
Age 5 to 9 Years	288	7.0%	2,212	6.8%	5,294	6.89
Age 10 to 14 Years	323	7.8%	2,533	7.8%	5,988	7.69
Age 15 to 19 Years	290	7.0%	2,192	6.8%	5,251	6.79
Age 20 to 24 Years	197	4.8%	1,549	4.8%	3,967	5.19
Age 25 to 29 Years	207	5.0%	1,697	5.2%	4,575	5.89
Age 30 to 34 Years	213	5.2%	1,763	5.4%	4,550	5.89
Age 35 to 39 Years	299	7.2%	2,231	6.9%	5,379	6.99
Age 40 to 44 Years	301	7.3%	2,305	7.1%	5,534	7.19
Age 45 to 49 Years	339	8.2%	2,417	7.4%	5,828	7.49
Age 50 to 54 Years	281	6.8%	2,308	7.1%	5,651	7.29
Age 55 to 59 Years	283	6.9%	2,226	6.9%	5,534	7.19
Age 60 to 64 Years	218	5.3%	2,013	6.2%	4,871	6.29
Age 65 to 69 Years	192	4.7%	1,625	5.0%	3,809	4.99
Age 70 to 74 Years	162	3.9%	1,331	4.1%	2,932	3.79
Age 75 to 79 Years	134	3.2%	1,001	3.1%	2,044	2.69
Age 80 to 84 Years	90	2.2%	621	1.9%	1,388	1.89
Age 85 Years or Over	112	2.7%	737	2.3%	1,606	2.19
Female Median Age	40.1		40.4		39.5	
Age 19 Years or Less		26.7%		26.6%	20,620	26.39
Age 20 to 64 Years		20.7% 56.6%	18,509		45,889	
Age 65 Years or Over	689	16.7%		16.4%	11,779	15.09



8445 Cincinnati Columbus Road	1 mi rad		3 mi rad	iue —	5 mi radi	iue –
West Chester, OH 45069	T III Tau	us	5 IIII Tau	ius	5 mi rau	us
Aale Age Distribution (2020)						
Male Population	4,024	49.4%	31,784	49.5%	76,198	49.3
Age Under 5 Years	227	5.6%	1,831	5.8%	4,431	5.8
Age 5 to 9 Years	281	7.0%	2,323	7.3%	5,469	7.2
Age 10 to 14 Years	336	8.4%	2,549	8.0%	6,127	8.0
Age 15 to 19 Years	317	7.9%	2,418	7.6%	5,801	7.0
Age 20 to 24 Years	253	6.3%	1,834	5.8%	4,396	5.
Age 25 to 29 Years	202	5.0%	1,678	5.3%	4,463	5.
Age 30 to 34 Years	194	4.8%	1,621	5.1%	4,238	5.
Age 35 to 39 Years	246	6.1%	2,030	6.4%	4,933	6.
Age 40 to 44 Years	308	7.7%	2,308	7.3%	5,305	7.
Age 45 to 49 Years	320	8.0%	2,404	7.6%	5,640	7.
Age 50 to 54 Years	294	7.3%	2,222	7.0%	5,402	7.
Age 55 to 59 Years	283	7.0%	2,253	7.1%	5,430	7.
Age 60 to 64 Years	236	5.9%	1,968	6.2%	4,826	6.
Age 65 to 69 Years	164	4.1%	1,534	4.8%	3,674	4.
Age 70 to 74 Years	149	3.7%	1,163		2,593	3.
Age 75 to 79 Years	96	2.4%	789	2.5%	1,666	2.
Age 80 to 84 Years	65	1.6%	466	1.5%	970	1.
Age 85 Years or Over	49	1.2%	393	1.2%	835	1.
Male Median Age	38.2		38.7		37.7	
Age 19 Years or Less	1,161	28.9%	9,121	28.7%	21,828	28.
Age 20 to 64 Years	2,338	58.1%	18,319	57.6%	44,633	58.
Age 65 Years or Over	524	13.0%	4,345	13.7%	9,737	12.
lales per 100 Females (2020)						
Overall Comparison						
Age Under 5 Years	112	52.7%	109	52.0%	108	52.
Age 5 to 9 Years	98	49.4%	105	51.2%	103	50.
Age 10 to 14 Years	104	51.0%	101	50.1%	102	50.
Age 15 to 19 Years	109	52.3%	110	52.5%	110	52.
Age 20 to 24 Years		56.3%	118	54.2%	111	52.
Age 25 to 29 Years		49.4%	99	49.7%	98	49.
Age 30 to 34 Years		47.7%	92	47.9%		48.
Age 35 to 39 Years		45.2%		47.6%		47.
Age 40 to 44 Years		50.6%	100	50.0%		48.
Age 45 to 49 Years	94	48.6%	99	49.9%	97	49.
Age 50 to 54 Years		51.1%		49.1%		48.
Age 55 to 59 Years	100	50.0%	101	50.3%		49.
Age 60 to 64 Years		52.0%		49.4%		49.
Age 65 to 69 Years		46.1%		48.6%		49.
Age 70 to 74 Years		48.0%		46.6%		46.
Age 75 to 79 Years		41.8%		44.1%		44.
Age 80 to 84 Years		42.2%		42.8%		41.
Age 85 Years or Over	44	30.6%	53	34.8%	52	34.
Age 19 Years or Less	105	51.3%	106	51.4%	106	51.
Age 20 to 39 Years	98	49.5%	99	49.7%	98	49.
Age 40 to 64 Years	101	50.4%	99	49.7%	97	49.
Age 65 Years or Over	76	43.2%	82	45.0%	02	45.

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8445 Cincinnati Columbus Road						
West Chester, OH 45069	1 mi radi	ius	3 mi rad	ius	5 mi rad	ius
Household Type (2020)						
Total Households	2,922		24,684		60,040	
Households with Children	1,162	39.8%		36.1%	21,352	35.6%
Average Household Size	2.8		2.6		2.6	
Household Density per Square Mile	931		873		765	
Population Family	7,372	90.4%	55,903	87.0%	132,900	86.0%
Population Non-Family	686	8.4%	8,008	12.5%	21,001	13.6%
Population Group Quarters	95	1.2%	322	0.5%	585	0.4%
Family Households	2,337	80.0%	18,003	72.9%	42,567	70.9%
Married Couple Households	1,984	84.9%	15,265	84.8%	35,742	84.0%
Other Family Households with Children	353	15.1%	2,738	15.2%	6,826	16.0%
Family Households with Children	1,153	49.3%	8,863	49.2%	21,226	49.9%
Married Couple with Children	940	81.5%	7,174	80.9%	16,882	79.5%
Other Family Households with Children	213	18.5%	1,689	19.1%	4,345	20.5%
Family Households No Children		50.7%		50.8%	21,341	
Married Couple No Children	1,044			88.5%	18,860	
Other Family Households No Children	140	11.8%	1,048	11.5%	2,481	11.6%
Non-Family Households	585	20.0%	6,681	27.1%	17,472	29.1%
Non-Family Households with Children	9	1.5%	60	0.9%	126	0.7%
Non-Family Households No Children		98.5%		99.1%	17,347	99.3%
Average Family Household Size	3.2		3.1		3.1	
Average Family Income	\$130,088		\$147,980		\$155,896	
Median Family Income Average Non-Family Household Size	\$118,129 1.2		\$116,814 1.2		\$121,250 1.2	
	1.2		1.2		1.2	
Marital Status (2020)	6 406		E1 000		100.000	
Population Age 15 Years or Over Never Married	6,496		51,098		123,090	
Currently Married		25.6%	13,016		31,306	
		58.8%	28,244		70,405	
Previously Married Separated		15.6%		19.3%	21,379	
Widowed		14.1%		18.7%		15.3%
Divorced		31.0%		32.1%		30.0%
	555	54.8%	4,043	49.2%	11,694	54.7%
Educational Attainment (2020)	F 400		40.404		100.071	į
Adult Population Age 25 Years or Over	5,438		43,104		103,674	
Elementary (Grade Level 0 to 8)	147 136	2.7%	874		1,637	
Some High School (Grade Level 9 to 11)	136	2.5%	1,331		2,632	
High School Graduate	,	23.4% 15.2%		19.5%	18,759	
Some College				14.7%	15,991	
Associate Degree Only	389	7.2%	2,924		7,277	
Bachelor Degree Only		28.5%	14,031		33,737	
Graduate Degree		20.4%		21.3%	23,641	
Any College (Some College or Higher)		71.4%	32,506		80,646	
College Degree + (Bachelor Degree or Higher)	2.663	49.0%	23,227	53.9%	57,378	55.3%



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8445 Cincinnati Columbus Road	1 mi radi	ius	3 mi rad	ius	5 mi rad	ius
West Chester, OH 45069			•		•	140
Housing						
Total Housing Units (2020)	2,963		25,222		61,443	
Total Housing Units (2010)	2.827		23.224		55.870	
Historical Annual Growth (2010-2020)	136	0.5%	1,999	0.9%	5,573	1.0%
Housing Units Occupied (2020)	2.922	98.6%	24,684	97.9%	60,040	
Housing Units Owner-Occupied		89.2%	19,184		45,052	
Housing Units Renter-Occupied	317	10.8%		22.3%	14,987	
Housing Units Vacant (2020)	41	1.4%	538	2.1%	1,403	2.3%
Household Size (2020)						
Total Households	2,922		24,684		60,040	
1 Person Households		17.3%	5,670	23.0%	14,714	24.5%
2 Person Households	1,012	34.6%	8,626	34.9%	20,549	34.2%
3 Person Households		18.4%	3,868	15.7%	9,478	15.8%
4 Person Households	554	19.0%	4,058	16.4%	9,448	15.7%
5 Person Households	211	7.2%	1,705	6.9%	4,067	6.8%
6 Person Households	71	2.4%	520	2.1%	1,248	2.1%
7 or More Person Households	32	1.1%	237	1.0%	537	0.9%
Household Income Distribution (2020)						
HH Income \$200,000 or More		10.3%	-,	14.2%	- 1	15.2%
HH Income \$150,000 to \$199,999	383	13.1%	2,792	11.3%	6,995	11.7%
HH Income \$125,000 to \$149,999	323	11.1%	2,107	8.5%	5,163	8.6%
HH Income \$100,000 to \$124,999		16.4%		11.7%		11.5%
HH Income \$75,000 to \$99,999		14.0%		13.2%		13.2%
HH Income \$50,000 to \$74,999		16.0%		16.2%		16.1%
HH Income \$35,000 to \$49,999		10.8%	2,368	9.6%		10.0%
HH Income \$25,000 to \$34,999	136	4.6%	1,620	6.6%	3,225	5.4%
HH Income \$15,000 to \$24,999	87	3.0%	1,238		2,705	
HH Income \$10,000 to \$14,999	-	-	365	1.5%	888	1.5%
HH Income Under \$10,000	18	0.6%	549	2.2%	1,384	2.3%
Household Vehicles (2020)						
Households 0 Vehicles Available	29	1.0%	517	2.1%	1,449	2.4%
Households 1 Vehicle Available		15.6%		25.5%	15,808	
Households 2 Vehicles Available	1	51.5%	11,339		27,696	
Households 3 or More Vehicles Available		31.9%		26.4%	15,087	25.1%
Total Vehicles Available	6,537		50,720		121,825	
Average Vehicles per Household	2.2		2.1		2.0	
Owner-Occupied Household Vehicles		91.0%	42,019	82.8%	98,977	81.2%
Average Vehicles per Owner-Occupied Household	2.3		2.2		2.2	
Renter-Occupied Household Vehicles	587	9.0%		17.2%	22,848	18.8%
Average Vehicles per Renter-Occupied Household	1.9		1.6		1.5	
Travel Time (2020)						
Worker Base Age 16 years or Over	4,111		32,564		78,410	
Travel to Work in 14 Minutes or Less		25.1%		25.0%	19,249	
Travel to Work in 15 to 29 Minutes		35.3%	11,740		29,544	
Travel to Work in 30 to 59 Minutes		32.8%		28.1%	23,430	
Travel to Work in 60 Minutes or More	252	6.1%	1,285	3.9%	2,790	3.6%
Work at Home	269	6.5%	2,368	7.3%	5,843	7.5%
Average Minutes Travel to Work	22.3		21.4		22.0	

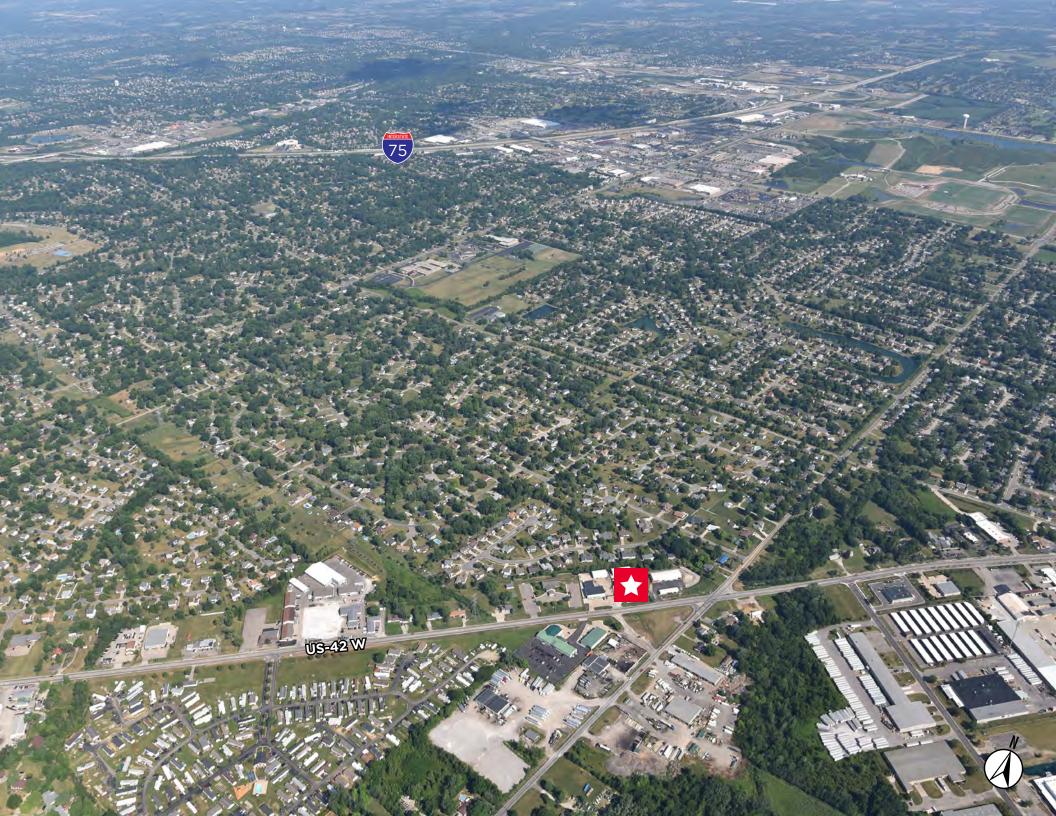
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8445 Cincinnati Columbus Road	1 mi radi	201	3 mi rad	ius	5 mi rad	ius
West Chester, OH 45069		43	5 mi radius		5 111 144	103
Transportation To Work (2020)						
Worker Base Age 16 years or Over	4,111		32,564		78,410	
Drive to Work Alone	3,541	86.1%	27,448	84.3%	66,494	84.8%
Drive to Work in Carpool	224	5.5%	2,012	6.2%	4,368	5.6%
Travel to Work by Public Transportation	53	1.3%	293	0.9%	628	0.8%
Drive to Work on Motorcycle	-	-	5	-	28	-
Bicycle to Work	2	-	32	-	49	-
Walk to Work	12	0.3%	321	1.0%	693	0.9%
Other Means	10	0.3%	84	0.3%	306	0.4%
Work at Home	269	6.5%	2,368	7.3%	5,843	7.5%
Daytime Demographics (2020)						
Total Businesses	313		3,147		8,410	
Total Employees	2,963		38,002		120,810	
Company Headquarter Businesses	1	0.4%	18	0.6%	94	1.1%
Company Headquarter Employees	72	2.4%	4,889	12.9%	15,804	13.1%
Employee Population per Business	9.5	to 1	12.1	to 1	14.4	to 1
Residential Population per Business	26.1	to 1	20.4	to 1	18.4	to 1
Adj. Daytime Demographics Age 16 Years or Over	4,950		55,202		160,106	
Labor Force						
Labor Population Age 16 Years or Over (2020)	6.358		50.034		120.621	
Labor Force Total Males (2020)	- /	48.9%	24,548	10 1%	58,932	18 0%
Male Civilian Employed		40.9 <i>%</i> 75.1%	17,958			40.9%
Male Civilian Unemployed	2,333	1.8%	319	1.3%	43,300	1.3%
Males in Armed Forces	1	1.070	32	0.1%	39	1.570
Males Not in Labor Force		23.0%		25.4%		24.0%
Labor Force Total Females (2020)		51.1%	25,487		61.689	
Female Civilian Employed	- , -	62.6%	14,805		37,279	
Female Civilian Unemployed	34	1.0%	279	1.1%	773	1.3%
Females in Armed Forces	-	-	39	0.2%	46	-
Females Not in Labor Force	1 181	36.3%	10,363			38.2%
Unemployment Rate	.,.01	1.4%	598	1.2%	1,544	1.3%
Occupation (2020)						
Occupation (2020) Occupation Population Age 16 Years or Over	4.371		32,763		81.239	
Occupation Total Males	1-	53.4%	17,958	51 90/	43,960	51 10/
Occupation Total Females		46.6%		45.2%		45.9%
Management, Business, Financial Operations	924			20.5%		21.7%
Professional, Related		30.1%		32.1%		31.4%
Service		11.5%		12.9%		12.2%
Sales, Office		20.4%		19.5%		20.6%
Farming, Fishing, Forestry	-		20		75	
Construction, Extraction, Maintenance	238	5.5%	1.364	4.2%	3.086	3.8%
Production, Transport, Material Moving		11.4%	7	10.9%	- /	10.1%
White Collar Workers		71.6%	23.606			73.7%
Blue Collar Workers	- 1 -	71.6% 28.4%	- /	72.0% 28.0%		73.7% 26.3%
	1,240	20.470	9,138	20.0%	21,328	20.3%



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8445 Cincinnati Columbus Road	1 mi radi	us	3 mi rad	ius	5 mi rad	ius
West Chester, OH 45069					-	
Units In Structure (2020)						
Total Units	2,747		21,838		52,913	
1 Detached Unit	2,709	98.6%	17,514	80.2%	40,842	77.2%
1 Attached Unit	60	2.2%	1,881	8.6%	5,576	10.5%
2 Units	6	0.2%	239	1.1%	688	1.3%
3 to 4 Units	16	0.6%	702	3.2%	2,111	4.0%
5 to 9 Units	26	0.9%	2,116	9.7%	4,808	9.1%
10 to 19 Units	11	0.4%	1,157	5.3%	3,631	6.9%
20 to 49 Units	32	1.2%	389	1.8%	785	1.5%
50 or More Units	29	1.0%	356	1.6%	1,013	1.9%
Mobile Home or Trailer	35	1.3%	330	1.5%	583	1.1%
Other Structure		-	-	-	4	-
Homes Built By Year (2020)						
Homes Built 2014 or later	61	2.1%	1,235	4.9%	2,038	3.3%
Homes Built 2010 to 2013	38	1.3%	969	3.8%	1,574	2.6%
Homes Built 2000 to 2009		11.3%		15.1%	- , -	15.4%
Homes Built 1990 to 1999		24.9%		25.5%	16,373	
Homes Built 1980 to 1989		15.7%		14.9%		17.3%
Homes Built 1970 to 1979		22.1%	4,171			16.8%
Homes Built 1960 to 1969		11.5%	1,895	7.5%	3,626	5.9%
Homes Built 1950 to 1959	156	5.3%	1,319	5.2%	3,096	5.0%
Homes Built 1940 to 1949 Homes Built Before 1939	36 95	1.2%	390 712	1.5% 2.8%	914	1.5%
		3.2%			2,038	3.3%
Median Age of Homes	33.0	yrs	30.0	yrs	30.1	yrs
Home Values (2020)						
Owner Specified Housing Units	2,438		17,542		40,831	
Home Values \$1,000,000 or More	2	-	75	0.4%	153	0.4%
Home Values \$750,000 to \$999,999	1 47	-	147	0.8%	423	1.0%
Home Values \$500,000 to \$749,999 Home Values \$400,000 to \$499,999	47 149	1.9%	1,041 1,661	5.9%	3,034 4,077	7.4%
Home Values \$300,000 to \$399,999		6.1% 14.7%		9.5% 17.8%	7,953	10.0% 19.5%
Home Values \$250,000 to \$299,999		14.1%		17.8%	6,407	15.7%
Home Values \$200,000 to \$249,999		22.4%		20.3%		19.1%
Home Values \$175,000 to \$199,999		10.5%	1,440	8.2%	3,375	8.3%
Home Values \$150,000 to \$174,999	347	14.2%	1,648	9.4%	3,718	9.1%
Home Values \$125,000 to \$149,999	216	8.9%	1,219	7.0%	2,548	6.2%
Home Values \$100,000 to \$124,999	128	5.2%	1,068	6.1%	2,446	6.0%
Home Values \$90,000 to \$99,999	25	1.0%	189	1.1%	453	1.1%
Home Values \$80,000 to \$89,999	65	2.7%	336	1.9%	809	2.0%
Home Values \$70,000 to \$79,999	12	0.5%	273	1.6%	576	1.4%
Home Values \$60,000 to \$69,999	7	0.3%	130	0.7%	335	0.8%
Home Values \$50,000 to \$59,999	18	0.8%	72	0.4%	127	0.3%
Home Values \$35,000 to \$49,999	22	0.9%	128	0.7%	188	0.5%
Home Values \$25,000 to \$34,999	7	0.3%	28	0.2%	54	0.1%
Home Values \$10,000 to \$24,999	15	0.6%	91	0.5%	245	0.6%
Home Values Under \$10,000	39	1.6%	173	1.0%	327	0.8%
Owner-Occupied Median Home Value	\$219,245		\$250,106		\$258,931	
Renter-Occupied Median Rent	\$1,145		\$1,076		\$1,041	

8445 Cincinnati Columbus Road	1 mi radi		3 mi rad		5 mi rad	
West Chester, OH 45069	i mi rau	lus	5 mi rau	lus	5 mi rau	lus
Total Annual Consumer Expenditure (2020)	* ****				AF 00 D	
Total Household Expenditure	\$230.38 M		\$2.05 B		\$5.09 B	
Total Non-Retail Expenditure	\$121.21 M		\$1.09 B		\$2.7 B	
Total Retail Expenditure	\$109.17 M		\$967.24 M		\$2.4 B	
Apparel	\$8.22 M		\$73.42 M		\$182.6 M	
Contributions	\$7.78 M		\$70.55 M		\$175.8 M	
Education	\$7.29 M		\$67.03 M		\$168.37 M	
Entertainment	\$13.39 M		\$118.88 M		\$295.41 M	
Food and Beverages	\$33.61 M		\$298.48 M		\$739.91 M	
Furnishings and Equipment	\$8.3 M		\$73.57 M		\$182.8 M	
Gifts	\$5.79 M		\$53.29 M		\$133.36 M	
Health Care	\$19.19 M		\$169.73 M		\$419.18 M	
Household Operations	\$9.15 M		\$81.99 M		\$203.68 M	
Miscellaneous Expenses	\$4.39 M		\$39.08 M		\$97.08 M	
Personal Care	\$3.1 M		\$27.54 M		\$68.32 M	
Personal Insurance	\$1.73 M		\$15.34 M		\$38.17 M	
Reading	\$503.86 K		\$4.51 M		\$11.2 M	
Shelter	\$47.92 M		\$429.5 M		\$1.07 B	
Tobacco	\$1.24 M		\$11.06 M		\$27.18 M	
Transportation	\$42.45 M		\$373.63 M		\$926.15 M	
Utilities	\$16.33 M		\$145.05 M		\$358.15 M	
Monthly Household Consumer Expenditure (2020)						
Total Household Expenditure	\$6,570		\$6,930		\$7,071	
Total Non-Retail Expenditure	\$3,457	52.6%	\$3,664	52.9%	\$3,742	52.9%
Total Retail Expenditures	\$3,113	47.4%	\$3,265	47.1%	\$3,329	47.1%
Apparel	\$234	3.6%	\$248	3.6%	\$253	3.6%
Contributions	\$222	3.4%	\$238	3.4%	\$244	3.5%
Education	\$208	3.2%	\$226	3.3%	\$234	3.3%
Entertainment	\$382	5.8%	\$401	5.8%	\$410	
Food and Beverages		14.6%	\$1,008		\$1,027	
Furnishings and Equipment	\$237		\$248	3.6%	\$254	
Gifts	\$165	2.5%	\$180	2.6%	\$185	
Health Care	\$547		\$573		\$582	
Household Operations	\$261	4.0%	\$277		\$283	
Miscellaneous Expenses	\$125	4.0% 1.9%	\$132	4.0% 1.9%	\$135	
Personal Care	\$88	1.9%	\$93	1.9%	\$95	
Personal Insurance	\$49	1.3% 0.7%	\$53 \$52		\$53	0.7%
Reading	\$45 \$14	0.7%	\$JZ \$15	0.7%	\$33 \$16	
Shelter	\$1,367		\$1,450		\$1,481	
Tobacco		20.8% 0.5%	\$1,450	20.9% 0.5%	\$38	20.9% 0.5%
	₅₃₅ \$1,211		• -			
Transportation			\$1,261		\$1,285	
Utilities	\$466	7.1%	\$490	7.1%	\$497	7.0%





CONFIDENTIALITY

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the **Caliber Collision** property located in **West Chester, Ohio**, as more particularly described herein ("Property"). This confidential memorandum and its contents ("Memorandum") contain brief, selected information pertaining to the business affairs of the Property's owner ("Owner") and it has been prepared by Cushman & Wakefield as Owner's exclusive agent. This Memorandum does not purport to be all-inclusive or contain all of the information that a prospective purchaser or investor may need or desire. Neither Owner nor Cushman & Wakefield, nor any of their respective officers, directors, principals, shareholders, agents, or employees has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Owner and Cushman & Wakefield each expressly disclaim any and all liability that may be based on the information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections and you should make your own projections and reach your own conclusions. All due diligence, analysis, and verification of the information contained in this Memorandum is solely your responsibility without any representations as to the Property's physical, environmental, or financial condition being imputed to Owner or Cushman & Wakefield.

By your receipt of this Memorandum, you agree that this Memorandum is of a confidential nature and that you will hold and treat it in the strictest of confidence, and that you will not, directly or indirectly, disclose this Memorandum, or any part thereof, to any other person or entity without the prior written authorization of Owner and Cushman & Wakefield, and that you will not use this Memorandum in any manner detrimental to the interest of Owner or Cushman & Wakefield. Upon request, you will promptly return this Memorandum, and any other material received from Owner or Cushman & Wakefield, without retaining any copies thereof.

This Memorandum shall not be deemed an indication of the state of affairs of Owner or constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of this Memorandum. Neither Owner nor Cushman & Wakefield undertakes any obligation to provide additional information or to correct or update any of the information contained in this Memorandum. No legal duty, obligation, or commitment shall arise by reason of this Memorandum. Owner reserves the right, in its sole discretion, to reject any offer or terminate negotiations with any party.







