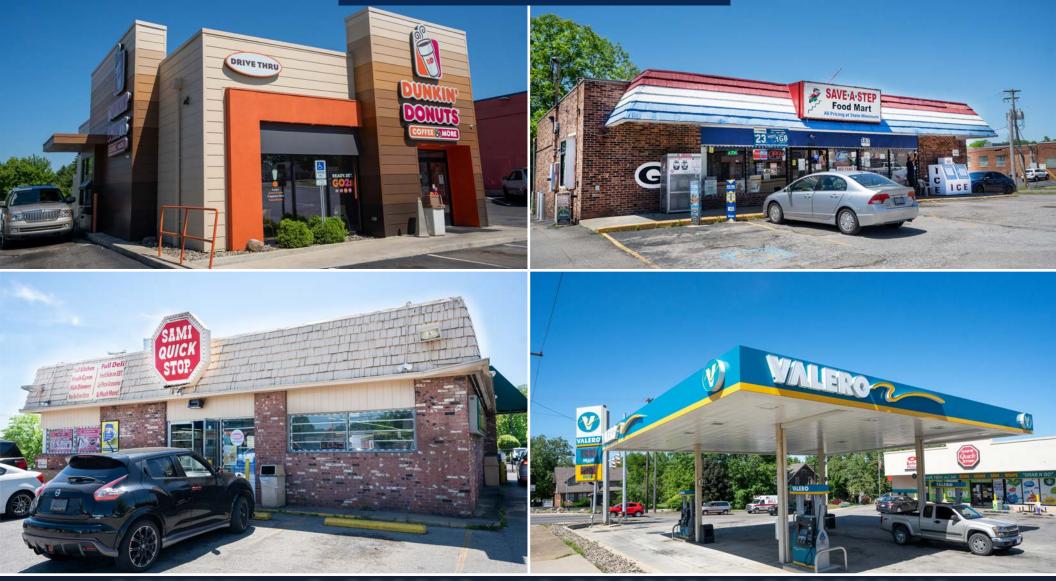
OFFERING MEMORANDUM



DUNKIN' & C-STORES | 10 PROPERTY PORTFOLIO

YOUNGSTOWN MSA

 $\frac{Marcus Millichap}{_{\text{THE PATEL GROUP}}}$

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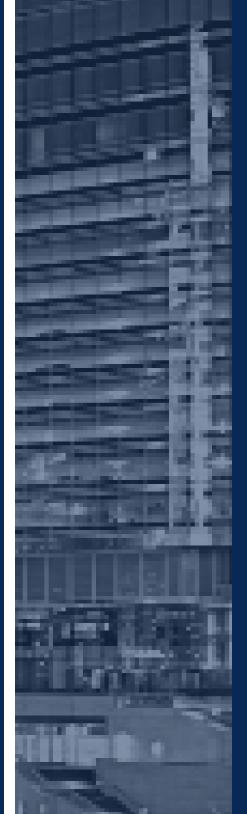


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3822 Market Street - 38

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2141 E Western Reserve Road (Land) - 45

7460 South Avenue (Land) - 50

MARKET OVERVIEW // Youngstown Metro

YOUNGSTOWN OVERVIEW:

The Youngstown metro is situated in the Mahoning Valley, spanning portions of eastern Ohio and western Pennsylvania. Themetroconsists of Mahoning, Trumbulland Mercer counties. The city of Youngstown is the metro's largest municipality and a midpoint between Cleveland and Pittsburgh. Youngstown and the city of Warren account for a combined 106,300 citizens. The recent sale of the Lordstown auto plant will have a large impact on the regional economy as the facility is expected to begin production of electric trucks in 2020.



METRO HIGHLIGHTS:



YOUNGSTOWN STATE UNIVERSITY

Youngstown State University is one of the metro's largest employers. It has a staff of roughly 2,000 workers and a student body approaching 13,000.



ACHIEVABLE HOMEOWNERSHIP

The metro's affordable cost of living and more affordable home prices allow 70 percent of households to own homes, well above the U.S. rate of 64 percent.

MANUFACTURING HUB



Matalco, Flex-N-Gate, MAC Trailers, West Coast Chill and other firms contribute to a large manufacturing sector in the region.

ECONOMY HIGHLIGHTS:

- Once dominated by steel and metalworking, the metro employment base has diversified with education, healthcare, logistics and manufacturing sectors gaining more prominence.
- With the metro located within a day's drive of New York and Chicago, distribution and logistics firms are represented by FedEx, which has freight and ground facilities in the metro, and various retailers.
- Back-office operations are providing jobs. AT&T, VXI Global Solutions and InfoCision are among the companies with call centers in the area.
- Healthcare firms are among the largest employers, with Mercy Health and Steward



DUNKIN' & C-STORES

- Ten Property Portfolio surrounding Youngstown & Boardman
- Current NOI of \$812,056 | 6.63 +/- Acres | 24,200 SF | 8+ Year Average Lease Term
- Three Businesses Included in Portfolio (Two Valero Branded Gas Stations and One Sami Quick Stop Location)
- Plans for Valero Exterior Graphic Renovation with Upgrades to the Fueling Stations, Canopy, and Signage at 2141 Reserve Road and 2115 E Midlothian Boulevard this Year
- Located in Large Manufacturing Sector with Major Employers Including: Matalco, Flex-N-Gate, MAC Trailers, and West Coast Chill Among Others
 - Youngstown MSA Consists of More than 553,000 Residents & 223,000 Households
 - Near Youngstown State University with 12,756 Students
- New \$1.5 Million Dollar Five-Point Round About Roadway Project Completed in 2019 Next to 2141 E Western Reserve Road
 - 5 Properties Located on Signalized Hard Corner Lots
 - Midway Between Cleveland (75 Miles West) & Pittsburgh (70 miles East)

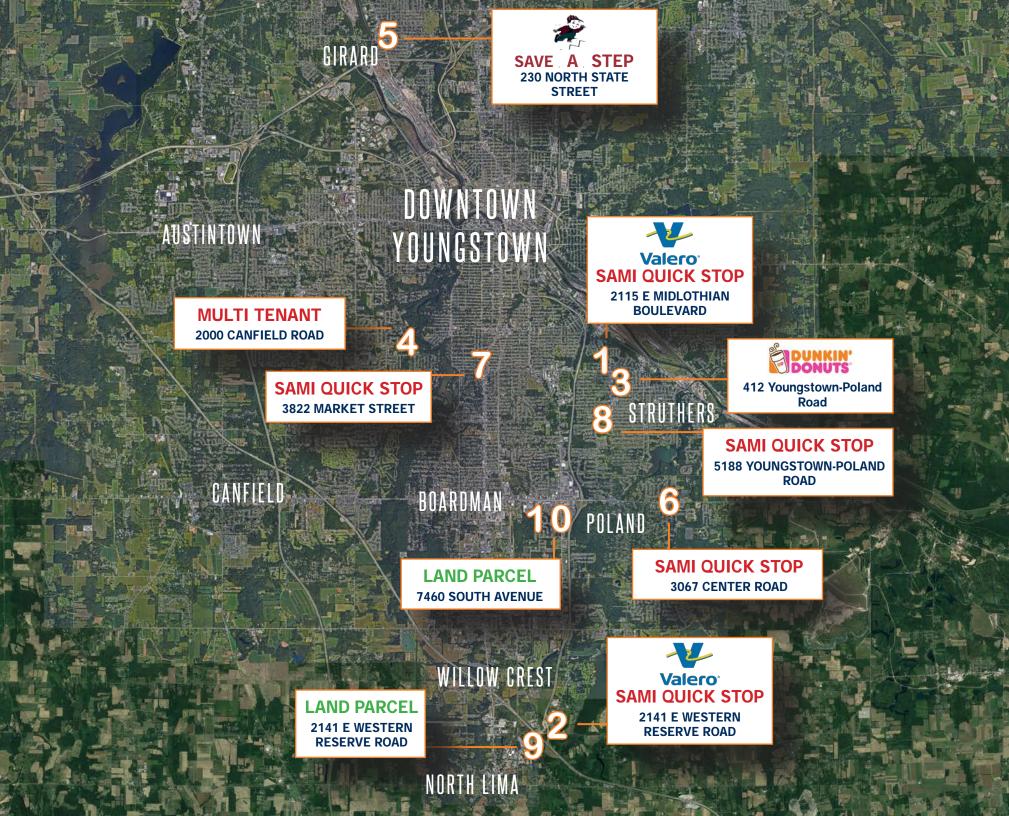
PORTFOLIO PRICING



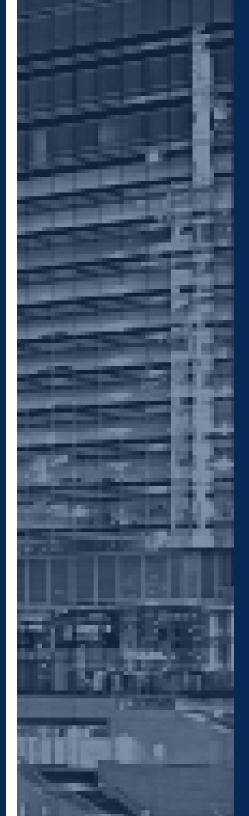
PORTFOLIO PRICING

| PORTFOLIO PRICE: | \$8,520,000 |
|------------------|-------------|
| CAP RATE: | 9.13% |
| NOI: | \$777,739 |
| GLA: | 27,111 SF |

| PROPERTY NAME AND ADDRESS | GLA | ACREAGE | NOI | DRIVE -THRU | TERM REMAINING |
|--|-----------|---------|-----------|-------------|----------------|
| Valero - 2115 E. Midlothian Blvd, Struthers, OH - (Business + Real Estate Included) | 5,618-SF | 0.38-AC | \$243,976 | Yes | - |
| Valero - 2141 E Western Reserve Road, Poland, OH - (Business + Real Estate Included) | 2,683-SF | 0.57-AC | \$196,136 | Yes | - |
| Dunkin' - 412 Youngstown-Poland Road, Youngstown, OH | 1,860-SF | 0.60-AC | \$69,000 | Yes | 14.4 |
| 6-Unit Retail Center - 2000 Canfield Road, Youngstown, OH | 7,080-SF | 1.01-AC | \$37,397 | No | - |
| Save-A-Step Food Mart - 230 North State Street, Girard, OH | 2,400-SF | 0.32-AC | \$21,000 | Yes | 5.6 |
| Sami Quick Stop - 3067 Center Road, Poland, OH - (Business + Real Estate Included) | 2,800-SF | 0.37-AC | \$69,230 | Yes | - |
| Sami Quick Stop - 3822 Market Street, Youngstown, OH | 2,470-SF | 0.31-AC | \$75,000 | Yes | 1.2 |
| Sami Quick Stop - 5188 Youngstown-Poland Road, Boardman, OH | 2,200-SF | 0.47-AC | \$66,000 | Yes | 13.5 |
| Land Parcel - East Western Reserve Road, Poland, OH | 0.97-AC | 0.97-AC | - | - | - |
| Land Parcel - South Avenue, Boardman, OH | 1.83-AC | 1.83-AC | - | - | - |
| Totals | 27,111-SF | 6.83-AC | \$777,739 | | 8.7 Years |



Property 1 Valero Gas Station (Business & Real Estate) 2115 East Midlothian Boulevard



VALERO GAS STATION (BUSINESS + REAL ESTATE)

2115 East Midlothian Boulevard, Struthers, Ohio 44471





INVESTMENT SUMMARY // SAMI QUICK STOP



*Valero Gas Station Scheduled for Exterior Renovations This Year.

| PROPERTY DESCRIPTION | |
|----------------------|--|
| Tenant: | S.F.R. Group, Inc |
| Property Address: | 2115 E Midlothian Boulevard, Struthers, OH 44471 |
| Year Built: | 1977 |
| Gross Leasable Area: | 5,618 SF |
| Lot Size | 0.38 +/- Acres |
| Type of Ownership | Fee Simple |

- ✤ Business and Real Estate Included in the Sale of this Property
- Plans for Valero Exterior Graphic Renovation with Upgrades to the Fueling Stations, Canopy, and Signage this Year
- ✤ Situated at the Corner of Four Way Signalized Intersection | 19,000+ Cars Per Day.
- 🗇 Located near Dunkin', Pizza Hut, Marco's Pizza, Advance Auto Parts, and more
- Four (4)-Miles from Downtown Youngstown



| STORE SALES | *PRO FORMA 2020 | 2019 | 2018 | 2017 |
|-----------------------|-----------------|-------------|-------------|-------------|
| Total Revenue: | \$2,243,853 | \$2,324,553 | \$2,196,857 | \$2,210,149 |
| Total COGS: | \$1,827,513 | \$1,849,620 | \$1,774,391 | \$1,818,525 |
| Gross Profit: | \$416,340 | \$474,933 | \$422,466 | \$391,623 |
| Total Expenses: | \$371,093 | \$473,869 | \$473,825 | \$473,418 |
| Total Other Income: | \$159,969 | \$146,244 | \$174,197 | \$159,466 |
| EBITDA: | \$205,216 | \$147,308 | \$122,838 | \$77,572 |
| RETAIL GASOLINE SALES | *PRO FORMA 2020 | 2019 | 2018 | 2017 |
| Total Revenue: | \$1,715,671 | \$1,698,285 | \$1,929,279 | \$1,519,450 |
| Total COGS: | \$1,595,455 | \$1,579,620 | \$1,810,873 | \$1,395,871 |
| Gross Profit: | \$120,217 | \$118,665 | \$118,407 | \$123,579 |
| Total Expenses: | \$82,267 | \$89,599 | \$87,966 | \$69,238 |
| Total Other Income: | \$810 | \$510 | \$989 | \$932 |
| Net Income: | \$38,760 | \$29,576 | \$31,430 | \$55,273 |
| Net Operating Income: | \$243,976 | \$176,884 | \$154,268 | \$132,845 |
| DEMOGRAPHICS | | | | |
| POPULATION | | 3-MILE | 5-MILES | 7-MILES |
| 2019 Estimate | | | | |
| Total Population: | | 62,783 | 123,828 | 185,152 |
| Current Day Time Popu | lation: | 50,193 | 131,265 | 185,752 |
| Total Households: | | 25,808 | 49,979 | 76,040 |
| Average Household Inc | ome: | \$51,563 | \$56,006 | \$58,417 |





Property 2 Valero Gas Station (Business & Real Estate) 2141 E Western Reserve Road



VALERO (BUSINESS + REAL ESTATE) 2141 e western reserve road, youngstown, oh 44514



and the second second the second s



INVESTMENT SUMMARY // SAMI QUICK STOP

Average Household Income:



Valero Gas Station Scheduled for Exterior Renovations This Year.

| PROPERTY DESCRIPTION | |
|----------------------|---|
| Tenant: | S.F.R. Group, Inc |
| Property Address: | 2141 E Western Reserve Road, Poland, OH 44514 |
| Year Built: | 1981 |
| Gross Leasable Area: | 2,683 SF |
| Lot Size: | 0.57 +/- Acres |
| Type of Ownership: | Fee Simple |

INVESTMENT HIGHLIGHTS

- Business and Real Estate Included in the Sale of this Property
- Plans for Valero Exterior Graphic Renovation with Upgrades to the Fueling Stations, Canopy, and Signage this Year
- New \$1.5 Million Dollar Five-Point Round About Roadway Project was completed in 2019 Next to the Subject Property
- ✤ Located near Evans Lake on E Western Reserve Road | 10,400+ Cars Per Day

| | V VALERO A | | | EN. |
|-----------------------|-----------------|-------------|-------------|-------------|
| + | - | | | |
| | | | | States 1 |
| | | | | |
| | | | | |
| STORE SALES | *PRO FORMA 2020 | 2019 | 2018 | 2017 |
| Total Revenue: | \$1,463,116 | \$1,269,721 | \$1,548,442 | \$1,571,186 |
| Total COGS: | \$1,269,469 | \$1,094,514 | \$1,349,055 | \$1,364,838 |
| Gross Profit: | \$193,647 | \$175,207 | \$199,386 | \$206,348 |
| Total Expenses: | \$224,410 | \$331,301 | \$321,656 | \$301,883 |
| Total Other Income: | \$125,136 | \$100,004 | \$145,631 | \$129,775 |
| EBIDTA: | \$94,373 | -\$56,090 | \$23,361 | \$34,239 |
| RETAIL GASOLINE SALES | *PRO FORMA 2020 | 2019 | 2018 | 2017 |
| Total Revenue: | \$2,243,798 | \$1,906,164 | \$2,448,642 | \$2,376,587 |
| Total COGS: | \$2,033,497 | \$1,734,252 | \$2,212,704 | \$2,153,534 |
| Gross Profit: | \$210,301 | \$171,912 | \$235,938 | \$223,053 |
| Total Expenses: | \$109,446 | \$104,314 | \$112,930 | \$111,094 |
| Total Other Income: | \$908 | \$631 | \$760 | \$1,334 |
| Net Income: | \$101,763 | \$68,228 | \$123,768 | \$113,293 |
| Net Operating Income: | \$196,136 | \$12,138 | \$147,129 | \$147,532 |
| DEMOGRAPHICS | | | | |
| POPULATION | | 3-MILE | 5-MILES | 7-MILES |
| 2019 Estimate | | | | |
| Total Population: | | 20,151 | 62,279 | 113,048 |
| Total Households: | | 8,222 | 26,020 | 46,937 |
| Average (Mean) Househ | nold Size: | 2.41 | 2.35 | 2.39 |

\$71,916

\$92,906

\$66,661

MALE





Property 3 DUNKIN' DONUTS

412 Youngstown-Poland Road



DUNKIN' DONUTS 412 Youngstown-Poland Road, Struthers, OH 44471





INVESTMENT SUMMARY // DUNKIN' DONUTS

PROPERTY DESCRIPTION

| Property Address: | 412 Youngstown-Poland Road, Struthers, OH 44471 |
|------------------------|---|
| Gross Leasable Area: | 1,860 SF |
| Lot Size | 0.60 +/- Acres |
| Type of Ownership | Fee Simple |
| LEASE SUMMARY | |
| Tenant: | Spice Mill, Inc. |
| Lease Type: | Absolute Net |
| Lease Commencement: | August 31st, 2014 |
| Lease Expiration | August 30th, 2034 |
| Renewal Option | Four (4), Five (5)-Year Renewal Options |
| Tenant Responsibility | All |
| Landlord Responsiblity | None |

| TERM | ANNUAL RENT |
|----------------------------------|-------------|
| Current - 8/30/2024 | \$69,000 |
| 8/31/2024 - 8/30/2029 | \$72,000 |
| 8/31/2029 - 8/30/2034 | \$78,000 |
| Option 1 (8/31/2034 - 8/30/2039) | \$84,000 |
| Option 2 (8/31/2039 - 8/30/2044) | \$84,000 |
| Option 3 (8/31/2044 - 8/30/2049) | \$90,000 |
| Option 4 (8/31/2049 - 8/30/2054) | \$90,000 |



- ✤ Fourteen (14)-Year Absolute-Net Lease | Zero Landlord Responsibilities.
- ✤ Four (4), Five (5)-Year Renewal options with Rental Increases
- Situated near Four Way Signalized Intersection | 13,700+ Cars Per Day.
- 🧇 Located near Valero/Sami Quick Stop, Pizza Hut, Marco's Pizza, Advance Auto Parts, and more
- ✤ Four (4)-Miles from Downtown Youngstown

| DEMOGRAPHICS | | | |
|------------------------------|----------|----------|----------|
| POPULATION | 3-MILE | 5-MILES | 7-MILES |
| 2019 Estimate | | | |
| Total Population: | 62,759 | 123,603 | 185,074 |
| Current Day Time Population: | 50,232 | 131,314 | 185,600 |
| Total Households: | 25,798 | 49,915 | 76,007 |
| Average Household Income: | \$51,622 | \$56,110 | \$58,408 |
| | | | |

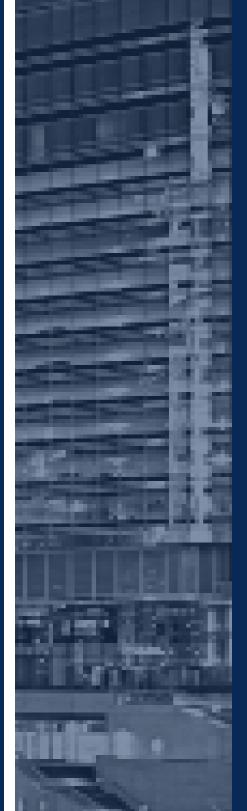






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Property 4 Multi-Tenant Sami Quick Stop 2000 Canfield Road



MULTI-TENANT SAMI QUICK STOP 2000 Canfield Road, Youngstown, oh 44511





INVESTMENT SUMMARY // MULTI-TENANT CENTER



| 2000 Canfield Road, Youngstown, OH 44511 |
|--|
| 1950 |
| 7,080 SF |
| 1.01 +/- Acres |
| Fee Simple |
| |

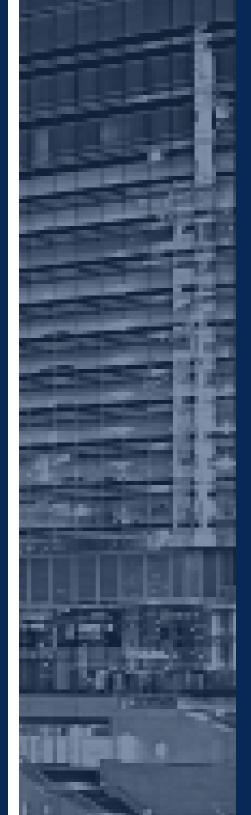
- ✤ Corner Lot | Situated at a Four Way Signalized Intersection | 9,400+ Cars Per Day.
- ✤ Located in Proximity to KFC, Walgreens, Dairy Queen, and More.
- ✤ Four (4)-Miles Away from Downtown Youngstown.

| TENANT | GLA (SF) | Lease Com. | Lease Exp. | Annual Rent |
|--------------------------------|----------|------------|------------|-------------|
| Kirkmere | 1,580 | 6/1/2008 | 5/31/2023 | \$24,000 |
| Pizza Joe's | 1,200 | 2/1/2011 | 1/31/2025 | \$12,000 |
| Nail Chick | 700 | 2/1/2019 | 1/31/2029 | \$5,400 |
| Sunny Pest | 400 | 9/1/1995 | MTM | \$4,800 |
| Vacant Office | 1,200 | | | |
| Vacant Unit | 2,000 | | | |
| Total | 7,080 | | | \$46,200 |
| INCOME | | | | Amoun |
| Rent Income | | | | \$46,20 |
| Reimbursements: | | | | \$5,00 |
| Effective Gross Income: | | | | \$51,20 |
| Expenses: | | | | |
| Estimated CAM | | | | \$5,00 |
| Estimated Insurance | | | | \$2,00 |
| R/E Taxes (Actual 2020) | | | | \$6,81 |
| Total Operating Expenses | | | | \$13,81 |
| NET OPERATING INCOME: | | | | \$37,39 |
| DEMOGRAPHICS | | | | |
| POPULATION | | 3-MILE | 5-MILES | 7-MILE |
| 2019 Estimate | | | | |
| Total Population: | | 70,310 | 145,932 | 209,78 |
| Total Households: | | 29,595 | 61,307 | 86,07 |
| Average (Mean) Household Size: | | 2.34 | 2.31 | 2.3 |
| Average Household Income: | | \$55,884 | \$57,995 | \$60,92 |
| · | | | | |





Property 5 SAVE A STEP 230 North State Street





SAVE-A-STEP WITH DRIVE-THRU 230 North Street, Girard, OH 44420





INVESTMENT SUMMARY // SAVE . A . STEP



| PROPERTY DESCRIPTION | |
|----------------------|--|
| Property Address: | 230 North State Street, Girard, OH 44420 |
| Year Built: | 1978 |
| Gross Leasable Area: | 2,400 SF |
| Lot Size | 0.32 +/- Acres |
| Type of Ownership | Fee Simple |

| LEASE SUMMARY | |
|------------------------|-------------------------------|
| Tenant: | R&B Enterprises, Inc. |
| Lease Type: | Absolute Net |
| Lease Commencement: | November 15, 2015 |
| Lease Expiration | November 15, 2020 |
| Renewal Option | One-(1), Five (5)-Year Option |
| Tenant Responsibility | ALL |
| Landlord Responsiblity | None |

| TERM | ANNUAL RENT |
|-----------------------|-------------|
| Current - 10/1/2025 | \$21,000 |
| 10/1/2025 - 9/30/2030 | \$24,000 |



- ♦ Short-Term Absolute-Net Lease | Zero Landlord Responsibilities.
- ✤ Corner Lot | Situated at a Four Way Signalized Intersection | 15,700+ Cars Per Day.
- Located on The Major Artery Connecting Girard to Youngstown | Five (5)-Miles to Downtown Youngstown via US-422.
- ✤ Within a Two (2)-Minute drive to Interstate-80 | I-80 Sees Over 44,000 Cars Per Day.

| DEMOGRAPHICS | | | |
|------------------------------|----------|----------|----------|
| POPULATION | 3-MILE | 5-MILES | 7-MILES |
| 2019 Estimate | | | |
| Total Population: | 33,371 | 95,638 | 174,455 |
| Current Day Time Population: | 32,286 | 115,836 | 184,115 |
| Total Households: | 13,989 | 38,726 | 71,991 |
| Average Household Income: | \$56,660 | \$52,970 | \$54,436 |
| | | | |

SAVE-A-STEP 230 North Street, Girard, OH 44420

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WORTH STATE HIGHWAY IS THE CARD PER DAY

WEST BROADWAY AVENUE

111



THE

WEST PROSPECT STREET

DOWNTOWN YOUNGSTOWN 5-Miles

0

INTERSTATE-80 | 44,000 -+ CARS PER DAY

uuu)

NORTH STATE HIGHWAY | 15.700+ CARS PER DAY

EGT PROP

WEST BROADWAY AVENUE

SAVE A STEP FOOD MART W/ Drive-Thru 26.0

Four-Way Signalized Intersection

100

Property 6 Sami Quick Stop (Business + Real Estate) 3067 Center Road



SAMI QUICK STOP (BUSINESS + REAL ESTATE) 3067 CENTER ROAD, YOUNGSTOWN, OH 44514



- Minude

DEW

DOTH

DO

SAMI QUICK STOP

Type of Ownership

INVESTMENT SUMMARY // SAMI QUICK STOP

1973

2,800 SF

Fee Simple



PROPERTY DESCRIPTION **Property Address:** 3067 Center Road, Youngstown, OH 44514 Year Built: Gross Leasable Area: Lot Size 0.37 +/- Acres

| LEASE SUMMARY | |
|------------------------|----------------------------|
| Tenant: | Appleridge Investments LLC |
| Lease Type: | Absolute Net |
| Lease Commencement: | September 1st, 2009 |
| Lease Expiration | August 31st, 2024 |
| Tenant Responsibility | All |
| Landlord Responsiblity | None |

| STORE SALES | 2019 | 2018 | 2017 |
|--------------------------------|-------------|-------------|--------------|
| Total Revenue: | \$1,110,118 | \$1,121,246 | \$1,072,887 |
| Total COGS: | \$1,059,090 | \$1,060,942 | \$1,029,283 |
| Gross Profit: | \$51,027 | \$60,304 | \$43,604 |
| Total Expenses: | \$108,131 | \$126,538 | \$119,899 |
| Total Other Income: | \$126,335 | \$133,317 | \$103,605 |
| EBIDTA: | \$69,230 | \$67,083 | \$27,310 |
| DEMOGRAPHICS | | | |
| POPULATION | 3 | -MILE 5-MI | LES 7-MILES |
| 2019 Estimate | | | |
| Total Population: | З | 37,124 92, | 313 136,428 |
| Total Households: | 1 | 15,257 38, | 325 56,460 |
| Average (Mean) Household Size: | | 2.42 | 2.38 2.35 |
| Average Household Income: | \$7 | | 496 \$61,166 |

- ✤ Business and Real Estate Included in the Sale of this Property
- ✤ Four (4)-Year Absolute-Net Lease | Zero Landlord Responsibilities.
- ✤ Located near Giant Eagle, Dollar General, Dairy Queen, Burger King, and more





Property 7 Sami Quick Stop 3822 Market Street





SAMI QUICK STOP 3822 Market Street, Youngstown, OH



SAMI QUICK STOP

INVESTMENT SUMMARY // SAMI QUICK STOP



| PROPERTY DESCRIPTION | |
|----------------------|--|
| Property Address: | 3822 Market Street, Youngstown, OH 44507 |
| Year Built: | 1956/ Effective 1982 |
| Gross Leasable Area: | 2,470 SF |
| Lot Size | 0.31 +/- Acres |
| Type of Ownership | Fee Simple |

| LEASE SUMMARY | |
|------------------------|-----------------|
| Tenant: | Quick Plus Inc. |
| Lease Type: | Absolute Net |
| Lease Commencement: | July 1st, 2006 |
| Lease Expiration | June 30th, 2026 |
| Tenant Responsibility | All |
| Landlord Responsiblity | None |
| TERM | ANNUAL RENT |

| Current - 6/30/2026 | \$75,00 |)0 |
|---------------------|---------|----|
| | | |



INVESTMENT HIGHLIGHTS

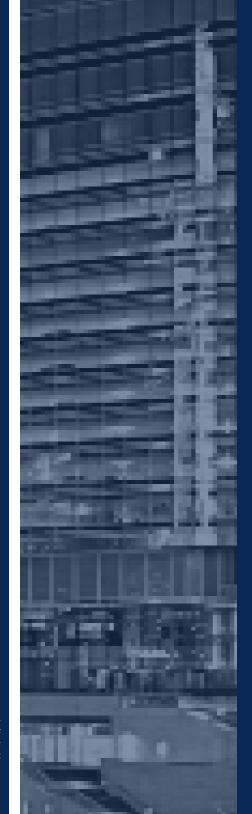
- ⇔ Six (6)-Year Absolute-Net Lease | Zero Landlord Responsibilities.
- ✤ Corner Lot | Situated at a Four Way Signalized Intersection | 13,000+ Cars Per Day.
- Three (3)-Miles to Downtown Youngstown
- I Situated in Proximity to Popeyes, Burger King, Taco Bell, a Public Library, and more

| DEMOGRAPHICS | | | |
|------------------------------|----------|----------|----------|
| POPULATION | 3-MILE | 5-MILES | 7-MILES |
| 2019 Estimate | | | |
| Total Population: | 67,272 | 157,319 | 204,958 |
| Current Day Time Population: | 60,956 | 161,916 | 208,534 |
| Total Households: | 28,500 | 65,121 | 84,067 |
| Average Household Income: | \$52,674 | \$55,664 | \$60,746 |





Property 8 Sami Quick Stop 5188 Youngstown-Poland Road



SAMI QUICK STOP 5188 Youngstown-Poland Road, Youngstown, oh 44514



SAMI QUICK STOP

INVESTMENT SUMMARY // SAMI QUICK STOP



PROPERTY DESCRIPTION

| Property Address: | 5188 Youngstown-Poland Road, Youngstown, OH 44514 |
|----------------------|---|
| Year Built: | 1970 |
| Gross Leasable Area: | 2,200 SF |
| Lot Size | 0.47 +/- Acres |
| Type of Ownership | Fee Simple |

| LEASE SUMMARY | |
|------------------------|------------------------|
| Tenant: | Prasmi Enterprise, LLC |
| Lease Type: | Absolute Net |
| Lease Commencement: | October 10th, 2013 |
| Lease Expiration | October 9th, 2033 |
| Tenant Responsibility | All |
| Landlord Responsiblity | None |
| TERM | ANNUAL RENT |

| Current - 10/9/2023 | \$66,000 |
|------------------------|----------|
| 10/10/2023 - 10/9/2033 | \$72,000 |



INVESTMENT HIGHLIGHTS

✤ Thirteen (13)-Year Absolute-Net Lease | Zero Landlord Responsibilities.

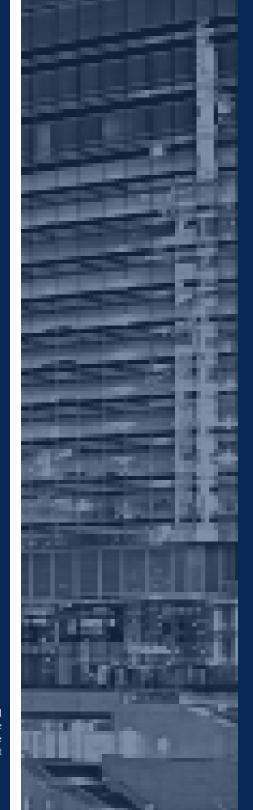
- ✤ Corner Lot Located on Youngstown-Poland Rd. | 13,500+ Cars Per Day.
- In Proximity to CVS Pharmacy, Arby's, Dairy Queen, IGA, Rite Aid, and more
- ✤ Five (5)-Miles from Downtown Youngstown

| DEMOGRAPHICS | | | |
|------------------------------|----------|----------|----------|
| POPULATION | 3-MILE | 5-MILES | 7-MILES |
| 2019 Estimate | | | |
| Total Population: | 61,667 | 116,592 | 175,521 |
| Current Day Time Population: | 51,577 | 119,334 | 172,756 |
| Total Households: | 25,385 | 48,130 | 71,862 |
| Average Household Income: | \$56,952 | \$58,925 | \$59,000 |





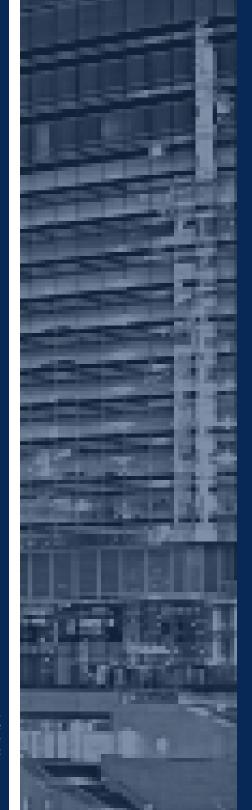
Property 9 Land Parcel 2141 E Western Reserve Road







Property 10 Land Parcel 7460 South Avenue





 $\frac{Marcus \& Millichap}{{}^{\text{THE PATEL GROUP}}}$

EXCLUSIVELY LISTED BY

Darpan Patel

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