



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO - CURRENTLY UNDER CONSTRUCTION

VALVOLINE GROUND LEASE

8220 Springboro Pike, Miamisburg, OH 45342

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,958,762
NOI:	\$95,000
Cap Rate:	4.85%
Land Acreage:	0.63 Acres
Year Built:	2020
Building Size:	3,500
Price / SF:	\$559.65

LEASE SUMMARY

Lease Type:	Ground Lease
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Tenant Responsibility
Term Remaining:	15 Years
Original Lease Term:	15 Years
Commencement Date:	Close of Escrow
Current Term Expiration:	August 31, 2036
Options:	Three (3), Five Years
Increases:	10% Every 5 Years
Guarantor:	Corporate Guarantee
Estoppel:	30 Days

PROPERTY HIGHLIGHTS

- Absolute NNN Ground Lease With No Landlord Responsibility Whatsoever
- 10% Rental Increases Every Five Years
- Hard Corner Intersection With Multiple Ingress & Egress Points - Combined Traffic Counts Exceed 35,000 Vehicles Per Day on Average
- Situated Between I-75 and I-675 in Densely Developed Retail, Industrial, & Office Region
- Brand New 2021 Building Construction
- Corporately Guaranteed Lease
- Directly Across The Street From McDonald's - The World's Top Site Selector

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LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Ground Lease
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	15 Years
Original Lease Term:	15 Years
Commencement Date:	Earlier of Store Opening or September 21, 2021
Current Term Expiration:	August 31, 2036
Options:	Three (3), Five Years
Increases:	10% Every 5 Years
Guarantor:	Corporate Guarantee
Estoppel:	30 Days

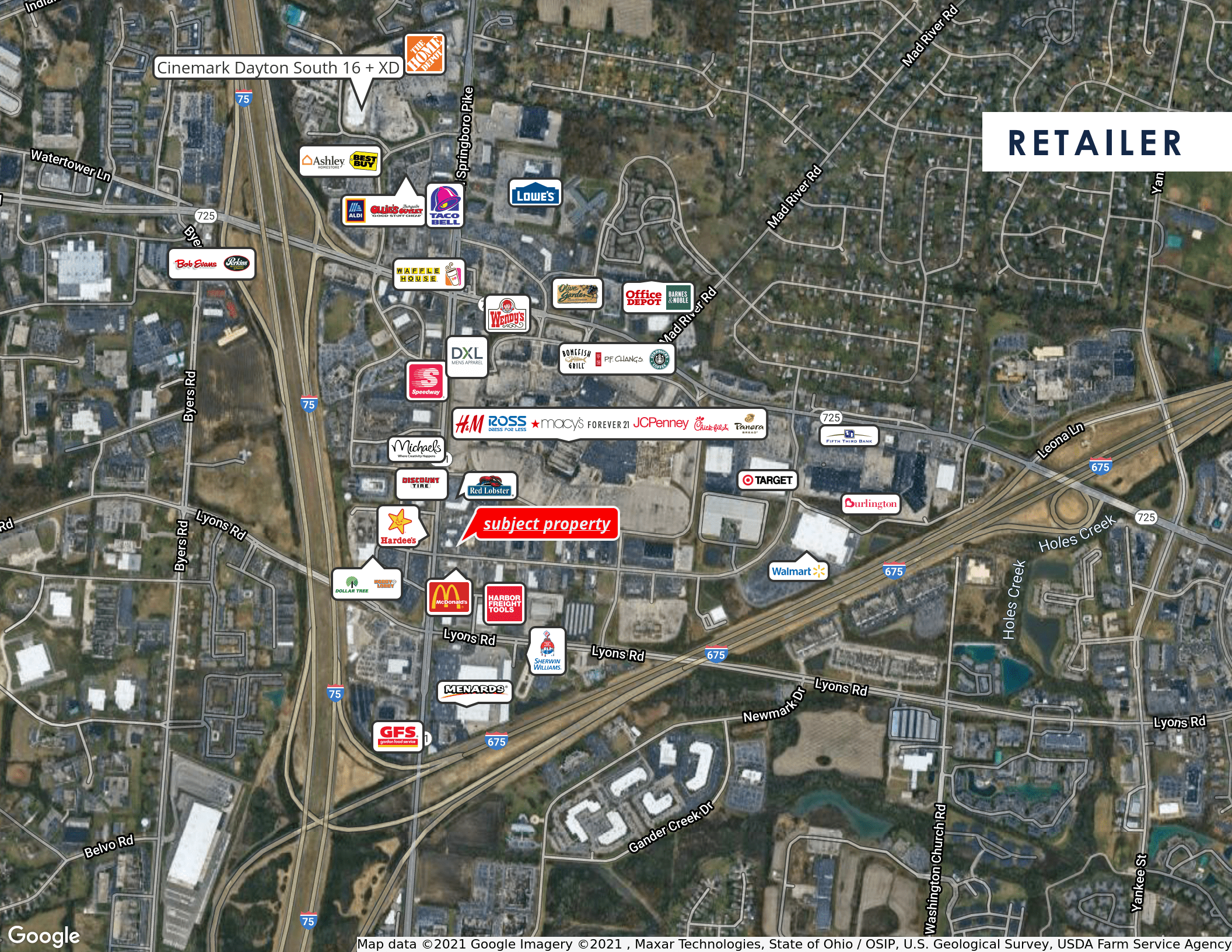
ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 5	\$95,000.00	\$7,916.67
Years 6 - 10	\$104,500.00	\$8,708.33
Years 11 - 15	\$114,950.00	\$9,579.17
Option 1 (Years 16 - 20)	\$126,445.00	\$10,537.08
Option 2 (Years 21 - 25)	\$139,090.00	\$11,590.83
Option 3 (Years 26 - 30)	\$152,500.00	\$12,708.33
Base Rent (/ SF)		N/A
Net Operating Income		\$95,000

AERIAL



RETAILER



Cinemark Dayton South 16 + XD




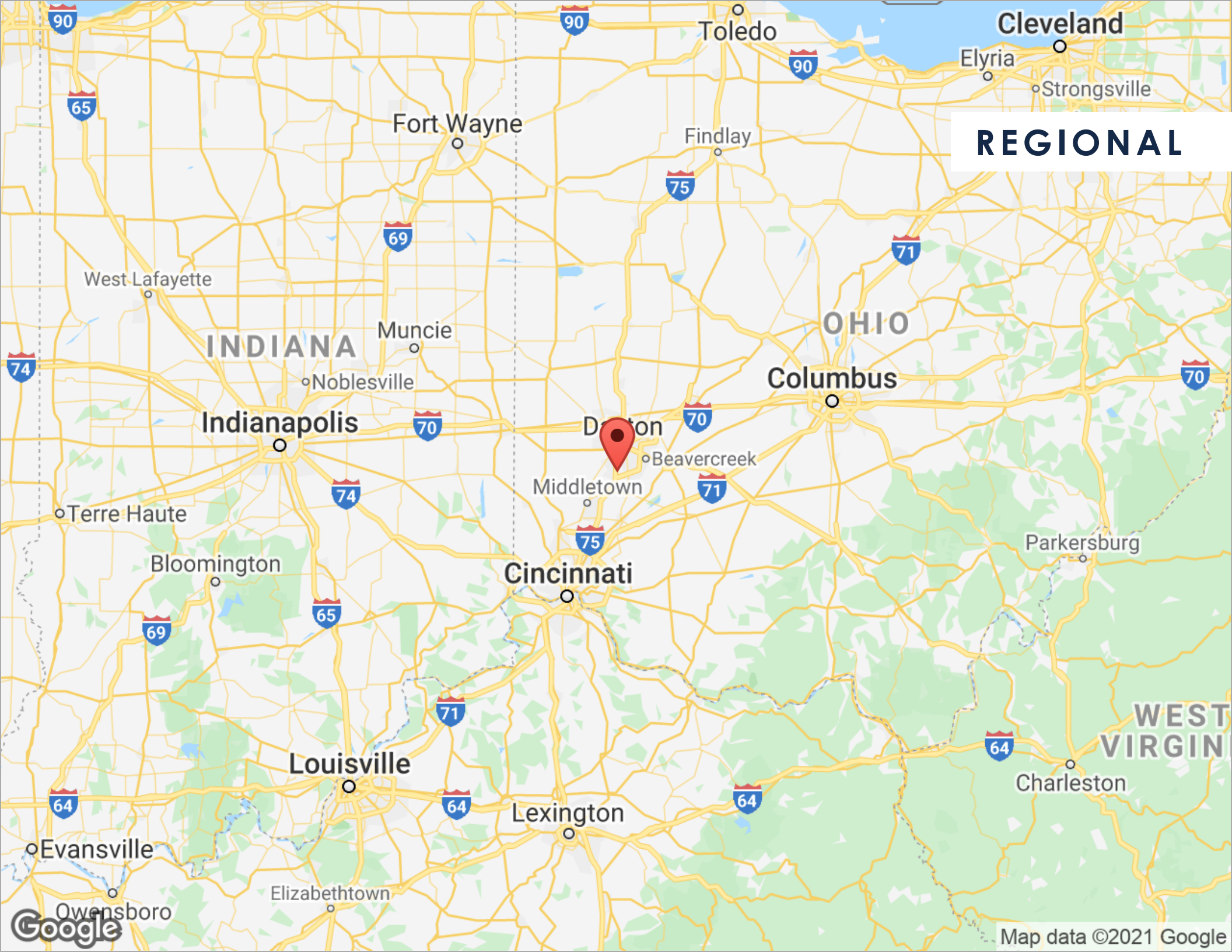
RETAIL



CARmax



 **Kettering
Medical Center**



REGIONAL



LOCATION

VALVOLINE GROUND LEASE

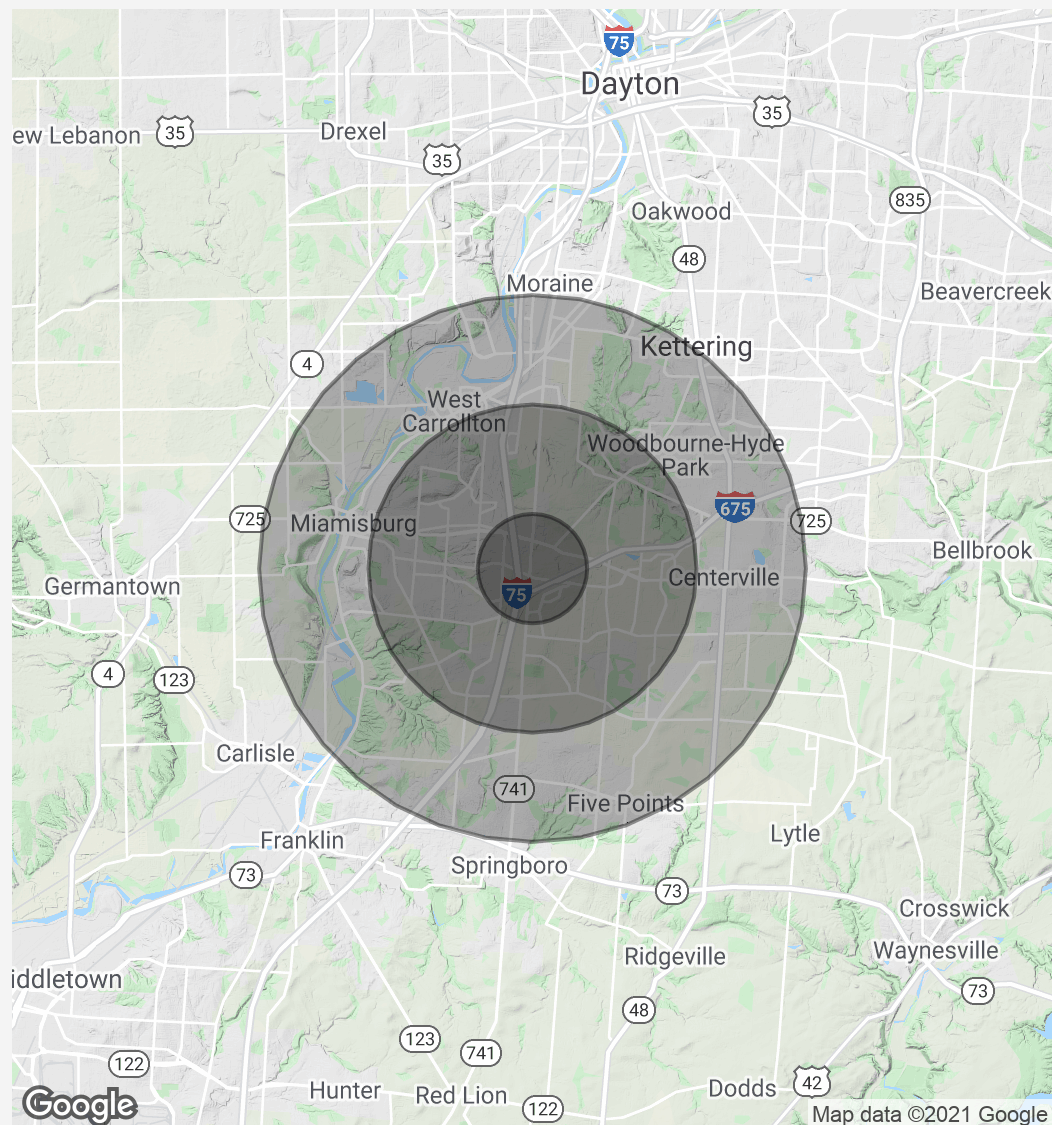
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,154	61,769	132,605
Average age	36.1	38.3	40.3
Average age (Male)	35.1	37.9	39.4
Average age (Female)	36.9	38.5	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,674	27,201	55,982
# of persons per HH	2.3	2.3	2.4
Average HH income	\$68,244	\$67,706	\$74,309
Average house value	\$161,029	\$175,569	\$202,840

* Demographic data derived from 2010 US Census



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