

FOR SALE

FEDEX OFFICE

3876 PAXTON AVENUE | CINCINNATI, OHIO 45209

TROPHY SINGLE TENANT NET LEASED ASSET



Capital Markets | Investment Properties

www.hydeparkfedexoffice.com

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a

purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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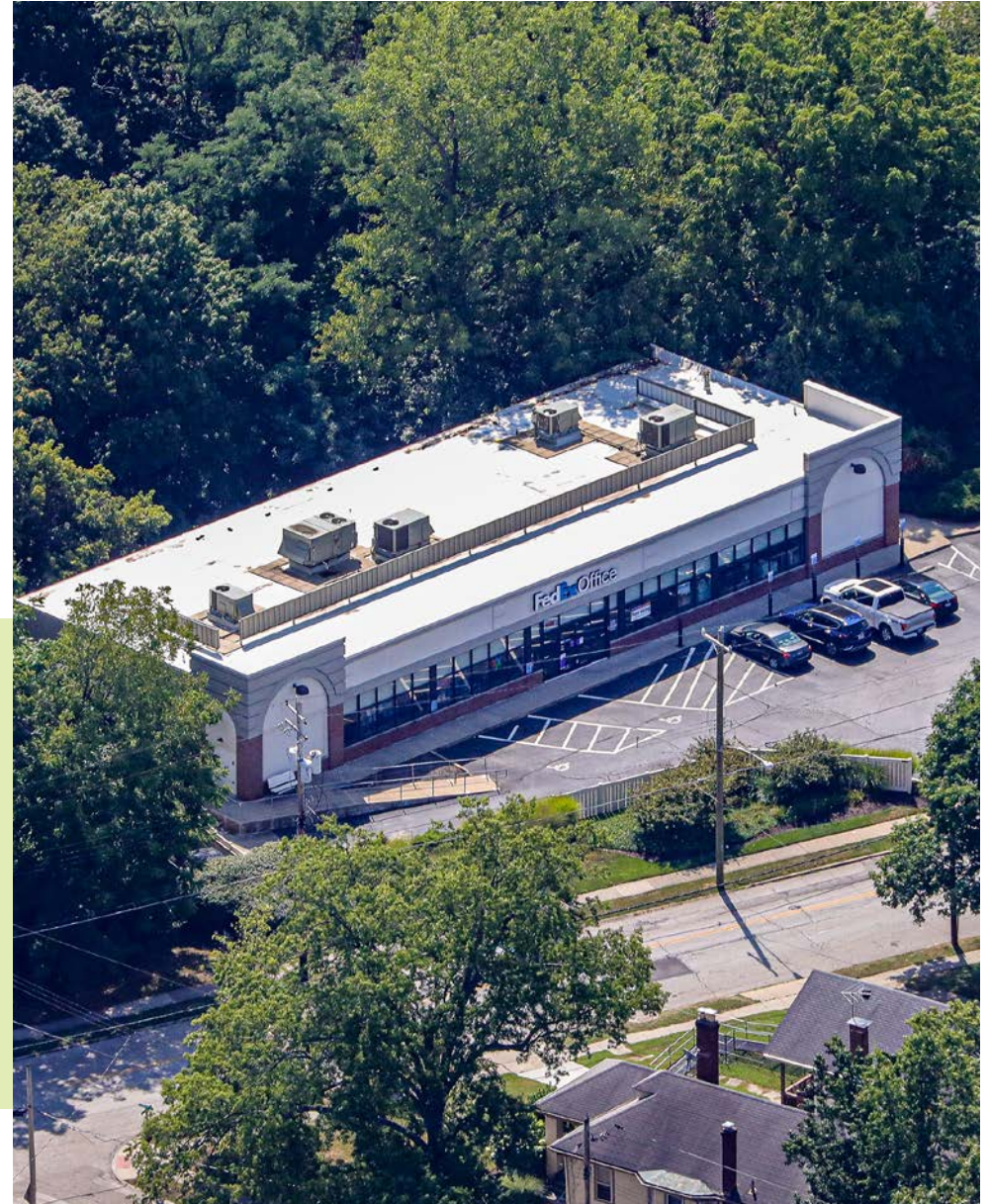
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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



CBRE, as exclusive advisor to the Owner is pleased to offer the freestanding net leased FedEx Office building located in the epicenter of Hyde Park, arguably one of the top markets in Greater Cincinnati. FedEx Office provides for an exceptional opportunity to acquire a trophy asset in the heart of the densely populated, high barrier to entry, Hyde Park neighborhood. FedEx Office has been located at the property since it was originally constructed in 1997 – renewing twice since original lease execution (second time for a 10-year term) showing commitment to the site for over twenty-four (24) years. The asset is located adjacent to the most dominant grocery anchored shopping center in the entire Greater Cincinnati region, Hyde Park Plaza. The plaza consists of over 400,000 square feet of retail space anchored by two grocery stores – Kroger and Remke Markets. Additional high-profile tenants within the shopping center include Marshall's, Starbucks, McDonald's, Chase Bank, Panera Bread, Staples, and JoAnn Stores amongst others.

FedEx Office leases 6,544 square feet and has six (6) years of remaining lease term along with two (2) additional five (5) year renewal options with base rental increase of 7.5% in each option period. The Hyde Park market is an infill trade area with over 101,000 residents in a three (3) mile radius. Hyde Park is one of Cincinnati's oldest neighborhoods with a strong housing market filled with stately old homes on its tree-lined streets. Hyde Park's central location, restaurants and entertainment options attract an eclectic mix of young, old, families and singles alike.

The asset provides the investment community a rare opportunity to acquire a generational, trophy real estate asset in the heart of Cincinnati a top 25 overall MSA. The property provides a stable cash flow with future upside making it an ideal addition to an investor's portfolio.

INVESTMENT SNAPSHOT

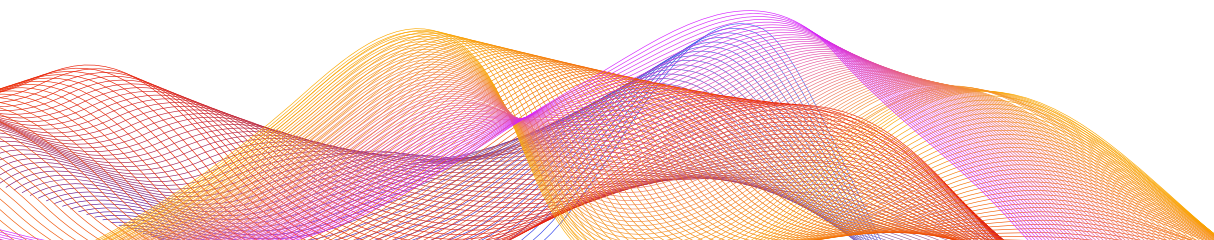
Address	3876 Paxton Avenue Cincinnati, OH 45209
County	Hamilton
Parcel ID	039-0A03-0001
Tenant	FedEx Office and Print Services, Inc.
Tenant Website	www.fedex.com
Acres	0.929
Year Built	1997
Square Feet	6,544 SF
Occupancy	100%
NOI/Rent PSF	\$172,368 / \$26.34 PSF
Cap Rate	4.75%
Lease Type	NN, Landlord responsible for Roof & Structure
Lease Expiration	July 31, 2027
Renewal Options	Two (2), five (5) year options with 7.5% base rental increases
Parking	33 spaces or 5.04 per 1,000 SF

OPERATING DATA

NOI	\$172,368 (as of 8/1/22) <i>Note: Current NOI is \$160,328 – owner will credit rent differential between closing and 8/1/22 rent bump</i>
Asking Price	\$3,275,000
Cap Rate	5.25%

INVESTMENT HIGHLIGHTS

- + **Generational Trophy Asset:** FedEx Office provides an investor with an AAA location located in Hyde Park, one of Cincinnati's oldest and most prestigious neighborhoods which possesses exceptional demographics and a growing population.
- + **High Barrier to Entry:** Hyde Park is one of Cincinnati's densest locations with attractive demographics which drives tenant interest. Accordingly, land sites are challenging and expensive to assemble which will continue to propel rents into the future.
- + **Trade Area Strength:** Immediately adjacent to the subject property is the dual grocery anchored top grocery anchored shopping center in Greater Cincinnati. Hyde Park Plaza includes a who's who list of national retailers including Kroger, Panera Bread, Marshall's, JoAnn Stores, McDonald's, and Chase Bank amongst others. Hyde Park retail vacancy consistently is one of the tightest markets in the entire Greater Cincinnati Region with rising rents and deep tenant demand.
- + **Commitment to Site & Central Location:** FedEx Office has operated at the property since it was constructed in 1997. FedEx acquired Kinko's and has successfully operated at the location for over twenty-four (24) years while renewing two times during that timeframe. Hyde Park is centrally located within Greater Cincinnati with immediate access to all parts of the region via various interstate access points.
- + **Growing Population:** The demand to live in the area can be seen in the recent construction of three brand new Class A multi-family developments which have added over 850 Class A units in the last couple years alone.
- + **Demographics/Traffic Count:** To further expand on the positives of the location – the demographics provide deeper proof as to the strength of the location. In a one, and three-mile radius, alone, the demographics pop off the page given over 17,649 and 101,361 people in the area. Households total 9,685 and 47,294 – all very attractive to retailers. Lastly and just as important average household incomes are \$117,312 and \$97,852. Traffic counts total over 14,000 cars per day.
- + **Visibility/Site Layout:** The site possesses tremendous frontage of over 312 feet along Paxton Road. Exceptional site which totals approximately a self-contained 0.929 acres within a dense infill community with extremely high barriers to entry. The asset is constructed in a trade area nearly impossible to recreate today given the combination of residential and commercial density. As a result, we believe demand will remain extremely high and pricing power will remain in the favor of landlords.
- + **Pro Rata Reimbursements:** FedEx Office reimburses 100% of CAM, RE Taxes, and Insurance.





TERMS & CONDITIONS

The property is being offered for sale, fee simple absolute, by CBRE, to a select group of investors on an “as is”, all cash basis. All Letters of Intent should include, at a minimum, the purchase price, earnest money, due diligence period, closing date and allocation of closing costs between Purchaser and Seller.

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	17,649	101,361	242,685
Households	9,685	47,294	111,160
Avg. HH Income	\$117,312	\$97,852	\$89,795
Daytime Population	16,624	103,812	272,156
Average Home Value	\$397,749	\$315,348	\$296,861
Bachelors Degree or Higher	75.5%	52.8%	46.4%



PROPERTY DISCUSSION

PROPERTY PROFILE



Location	3786 Paxton Road Cincinnati, OH 45209
County	Hamilton
Tenants	FedEx Office & Print Services, Inc.
Sq. Ft.	6,544
Occupancy	100%
Acres	0.929
Parcel ID	039-0A03-0001
Year Built	1997
Parking	33 spaces, 5.04 per 1,000 SF
Zoning	CG-A: Commercial General Oriented

UTILITIES

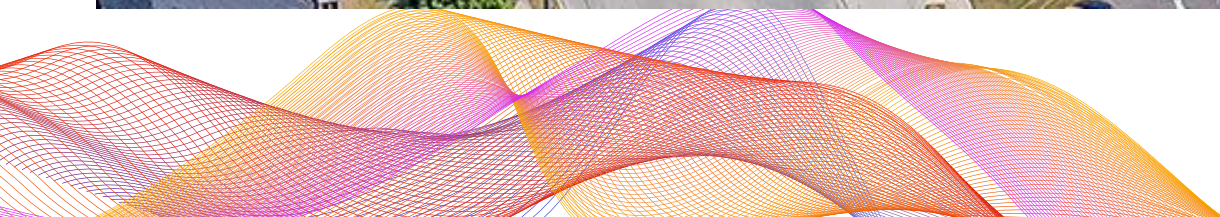
Gas	Duke Energy
Electric	Duke Energy
Water	Greater Cincinnati Water Works

EXTERIOR DETAILS

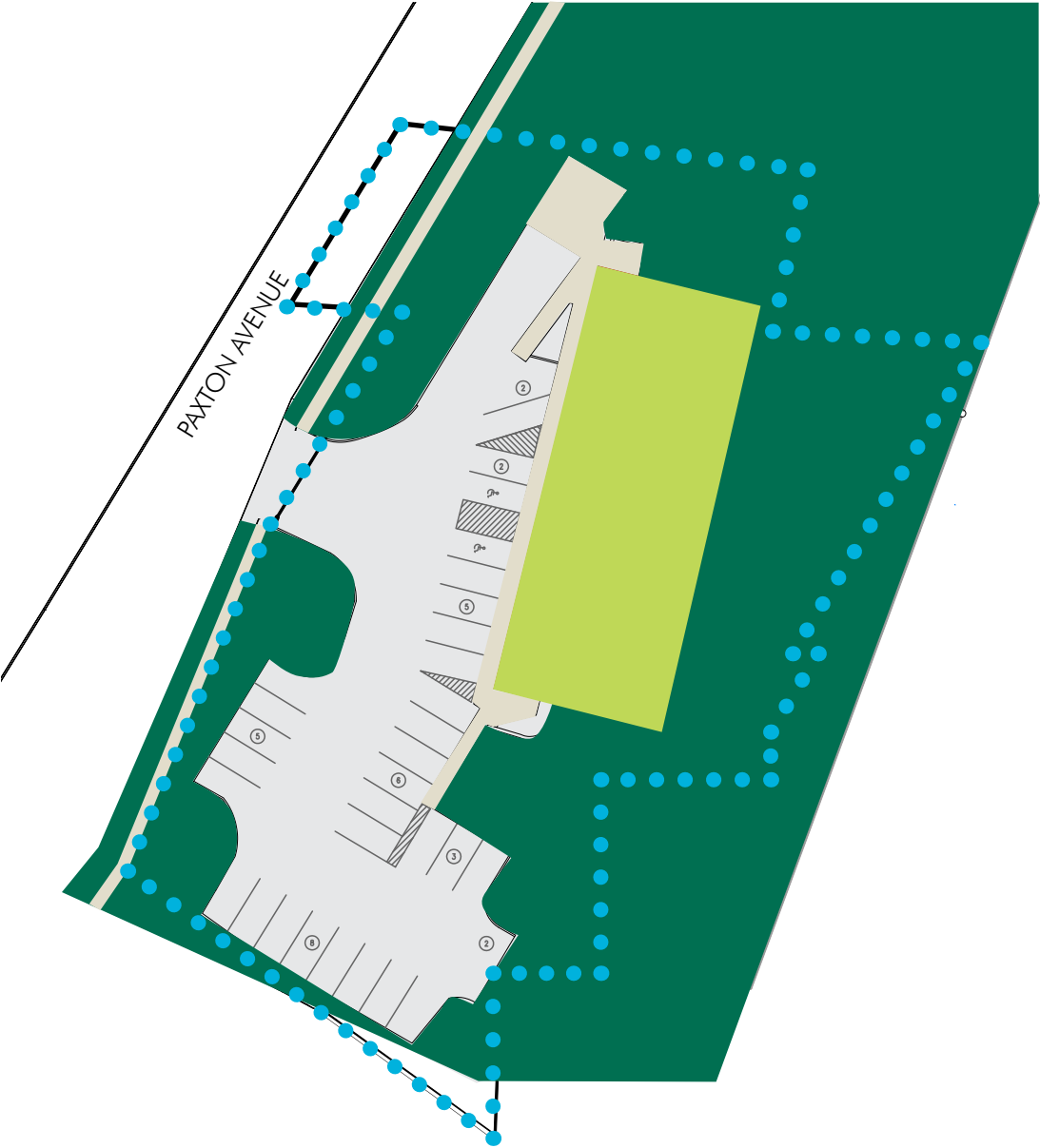
Foundation	Concrete Pier and Steel Column Footers
Framing	Steel Frame – Interior Load Bearing Masonry
Basement	None
Roof	2016, Flat, Firestone Rubber Membrane
Windows	Insulated Storefront Windows and Glass Doors
Floors	Poured concrete with combination of vinyl, painted concrete, carpet
Interior Walls	Drywall
Ceiling Height	12'
Ceilings	2' X 4' recessed acoustic tile
Lighting	Per tenant specifications

MECHANICAL SYSTEMS

Plumbing	Per tenant finishes
Fire Protection	None
Electrical	800-amp, 208/120 volt, three phase main distribution panel, per code
HVAC	Gas Forced Air, Packaged roof top units (5)



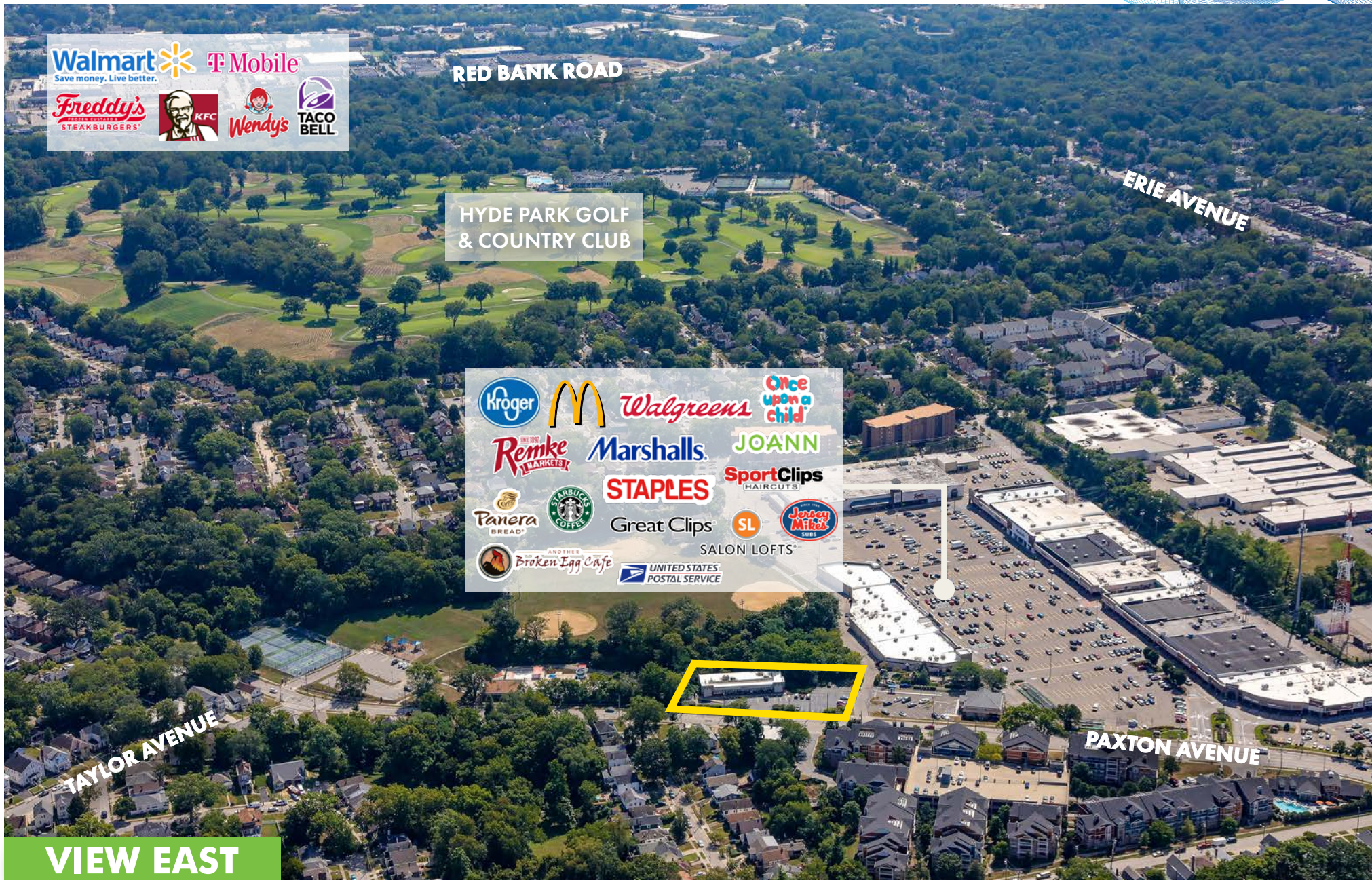
SITE PLAN





VIEW NORTH

HYDE PARK GOLF
& COUNTRY CLUB



VIEW WEST

MONTGOMERY ROAD



562

71

71

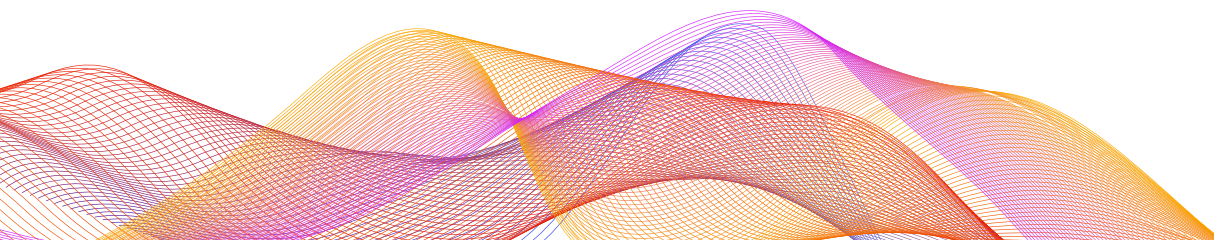


MADISON ROAD

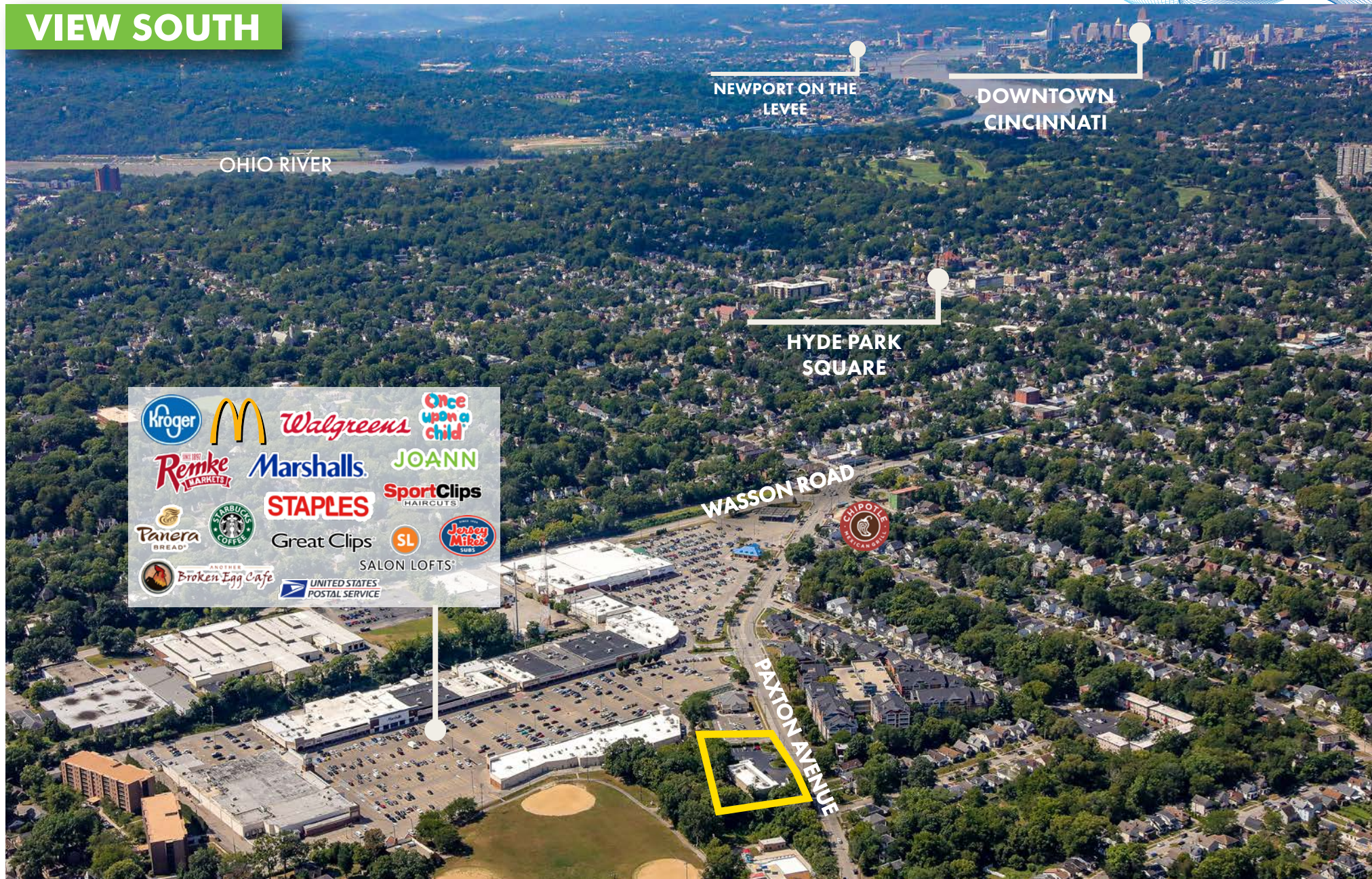
OAKLEY SQUARE



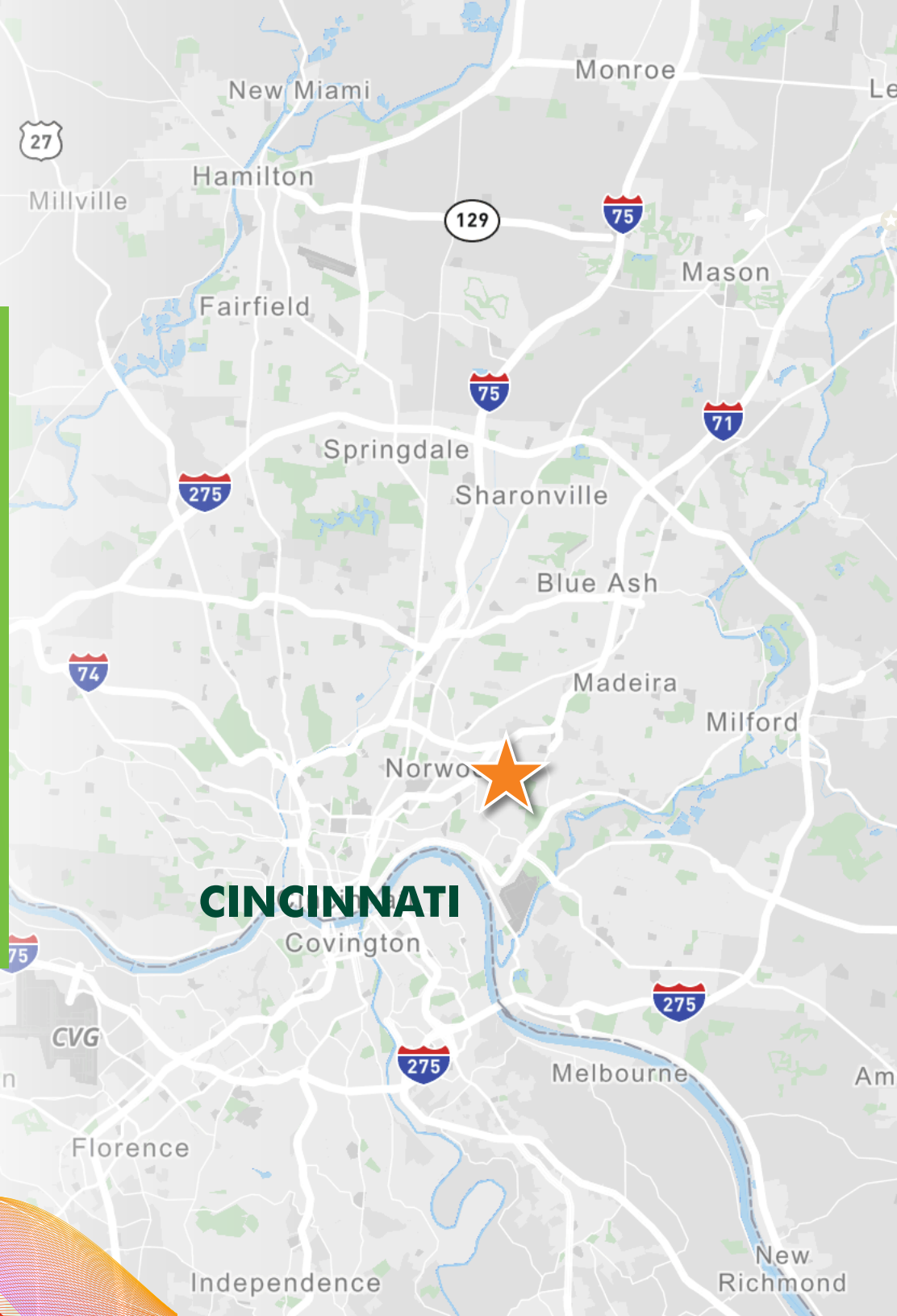
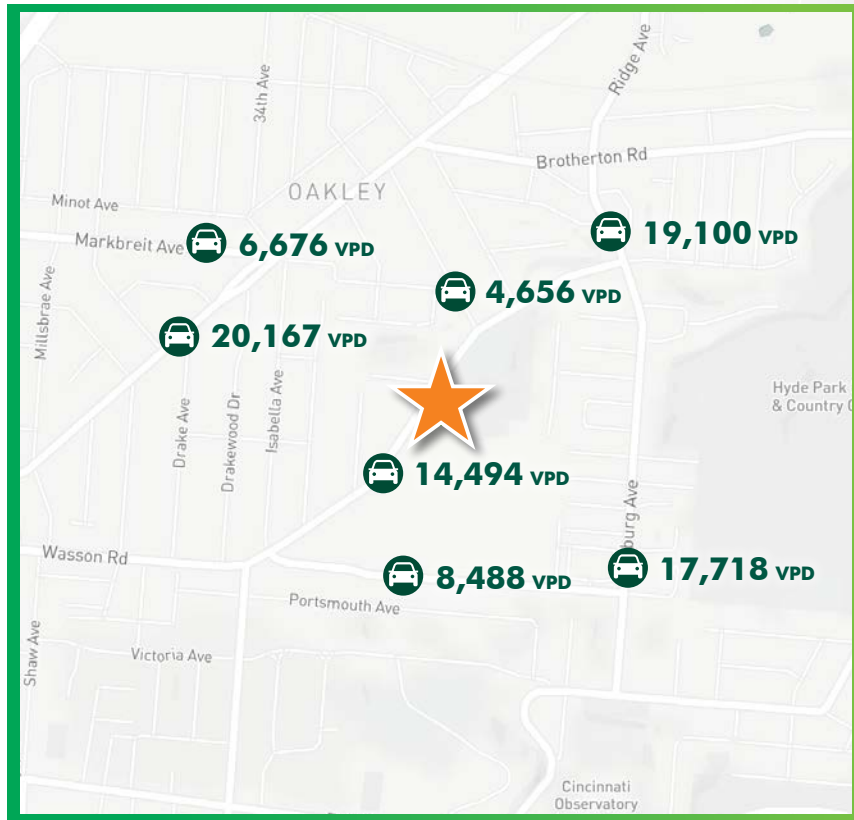
PAXTON AVENUE



VIEW SOUTH



LOCATION MAPS





FINANCIALS

LEASE ABSTRACT

Tenant	FedEx Office and Print Services, Inc.			
Premises	3876 Paxton Avenue, Cincinnati, OH 45209			
Building SF	6,544			
Tenant SF	6,544			
Lease Type	NNN - Landlord responsible for Roof & Structure			
Pro Rata Share	100.00%			
Initial Term	10 years			
Current Term	10 years			
Original Lease Commencement	12/19/1996			
Current Term Commencement	8/1/2017			
Current Lease Expiration	7/31/2027			
<u>Initial Term</u>	<u>Per Year</u>	<u>Per Month</u>	<u>Per SF</u>	<u>% Increase</u>
8/1/17 - 7/31/2022	\$160,328.00	\$13,360.67	\$24.50	--
8/1/22 - 7/31/2027	\$172,368.96	\$14,364.08	\$26.34	7.51%
<u>Option Renewal</u>	<u>Per Year</u>	<u>Per Month</u>	<u>Per SF</u>	<u>% Increase</u>
8/1/27 - 7/31/2027	\$185,326.08	\$15,443.84	\$28.32	7.52%
8/1/32 - 7/31/2037	\$199,199.36	\$16,599.95	\$30.44	7.49%
Security Deposit	None			
Percentage Rent	None			
Gross Sales Reporting	None			

CAM	Pro Rata; For first three years CAM expense shall not exceed \$3.25/psf with a CPI increase which not exceed 5% over the prior lease year.
Utilities	Tenant Responsibility
R.E. Taxes	Pro Rata
Insurance	Pro Rata
Management Fee	None
Right of First Opportunity	None
Termination Option	None
Right of First Offer	None
Continuous Use	None
Co-Tenancy	None
Estoppel	Within fifteen (15) business days
Subletting & Assignment	Tenant may assign or sublet the premises without the prior written consent of Landlord however any assignment or sublet shall not release the liability of the tenant.
Tenant Exclusives	None
Radius Restriction	None
Holding Over Rent	MTM Tenancy
Renewal Options	Tenant presently has two (2), five (5) year renewal options with 180 day written notice.

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

TENANT SUMMARY

AT A GLANCE

	FedEx Office and Print Services, Inc.	FedEx Corp.
Logo	Tenant	Parent Company
FDX	\$70.95 B	fedex.com
Stock Symbol (NYSE)	Market Capitalization	Website

FedEx Office and Print Services has duplicated its business formula many times over. The company operates some 1,800 stores (“business service centers”) in the US, including about 30 locations in four other countries. Stores provide printing and duplication, presentation support, and related business assistance, and serve as drop-off points for deliveries to be made by sister companies FedEx Express and FedEx Ground. Stores also sell office supplies and rent computers and videoconferencing rooms. FedEx Office has traditionally targeted small business and home offices, and individual consumers. Formerly known as Kinko’s, FedEx Office operates as part of the Services wholly owned subsidiary of FedEx Corporation.

FedEx Corporation provides transportation, e-commerce, and business services in the United States and internationally. The company’s FedEx Express segment offers express transportation, small-package ground delivery, and freight

transportation services; time-critical transportation services; and cross-border e-commerce technology and e-commerce transportation solutions. Its FedEx Ground segment provides day-certain delivery services to businesses and residences. The company’s FedEx Freight segment offers less-than-truckload freight transportation services. As of May 31, 2021, this segment had approximately 29,000 vehicles and 400 service centers. Its FedEx Services segment provides sales, marketing, information technology, communications, customer service, technical support, billing and collection, and back-office function services. The company’s Corporate, Other and Eliminations segment offers integrated supply chain management solutions, specialty transportation, customs brokerage, and global ocean and air freight forwarding services; and an array of document and business services, and retail access to its customers for its package transportation businesses. The company was founded in 1971 and is based in Memphis, Tennessee.



MARKET OVERVIEW

ABOUT GREATER CINCINNATI

Greater Cincinnati is located along the Ohio River in southwest Ohio, at the convergence of Ohio, Indiana, and Kentucky. This location is the core of a growing metroplex bounded by Indianapolis, Columbus, Louisville, and Lexington. Including the surrounding counties, the Cincinnati metropolitan area is home to over 2.3 million people. Cincinnati is a vibrant and dynamic 24-hour metropolis, whose diverse and thriving economic base, skilled labor pool, and a wide variety of cultural and recreational activities make it one of the most important and influential cities in the Midwest. These attributes have attracted numerous corporations and eight Fortune 500 companies, among them Kroger, Procter and Gamble Co., Fifth Third Bancorp, and American Financial Group. Cincinnati ranks in the top ten markets nationally in number of Fortune 500 companies headquartered within its city limits - ahead of New York, Boston, Chicago, and Los Angeles per capita.



More than **47 colleges** and universities in the Greater Cincinnati Metro



Premier location being nearly a **one day drive** to most major cities



There are **2 Fortune 100 Companies** and **6 Fortune 500** companies HQ'd in Cincinnati



Ohio is the **9th largest** exporting state and **11th largest** importing state in the US



Various **tax incentives** available among Ohio, Kentucky, and Indiana



Infrastructure aids shipping with **2 class I railroads**, **200 miles of river**, **1 major airport**, **DHL International** shipping hub



Lowest cost index in the nation



Home to the **largest airport cargo hub** by volume and the **7th largest** air cargo hub in North America

Cincinnati's diversified economy, centralized location, and robust infrastructure are driving growth in the region. The metro area is uniquely positioned for future growth due to an established labor force and nationally renowned educational and medical institutions.

CINCINNATI LARGEST EMPLOYERS

Cincinnati Children's Hospital	15,796
Kroger Co.	14,987
Cincinnati/NKY International Airport	14,602
Tri-Health	12,332
UC Health	11,000
Bon Secours Mercy Health	10,500
University of Cincinnati	10,159
Procter & Gamble	10,000
St. Elizabeth Healthcare	8,885
Fifth Third Bank	7,366
City of Cincinnati	6,631
Christ Hospital	6,197
Cincinnati Public Schools	6,084
Kings Island	5,000

Source: CBC Book of Lists

INDUSTRY & BUSINESS

AIR TRANSPORTATION







Transportation linkages have helped define Cincinnati's dynamic character over its history. As the U.S. expanded to the west and south of Cincinnati, the city's central location has become ever more strategic. Cincinnati remains a significant transportation and distribution link for the region thanks to the presence of the Cincinnati/Northern Kentucky International Airport (CVG). As a primary domestic sort hub for DHL, the world's largest air courier, Cincinnati has access to overnight cargo service to most of the U.S. Northern Kentucky is within a one-day drive or a 90-minute flight of two-thirds the nation's population. This airport is serviced by nine airlines, including: Air Canada, Alaska Airlines, Allegiant Air, American Airlines, Delta, Frontier, Southwest, United, and Viva Aerobus.

In May of 2019, Amazon broke ground on a \$1.5 billion investment to build a new three million square foot air cargo hub adjacent to CVG to accommodate express e-commerce traffic. Amazon has been an active member of the business community in Kentucky for nearly 20 years, employing more than 10,000 people in full-time jobs across 14 fulfillment centers. Northern Kentucky was selected due to the large, skilled workforce, centralized location with great connectivity to the nearby fulfillment locations, and excellent quality of living for the employees. The proven workforce and an already extensive shipping and logistics industry have been the backbone of Amazon for nearly 20 years. The 900-acre site will be Amazon's largest processing facility in the world and will add more than 200 daily takeoffs and landings. The new facility also expects to create 2,700 new jobs for the region.

TRADE

The wholesale and retail trade segment accounted for nearly 13% of total jobs, making it the third largest employment sector in the region. Retailers have made Cincinnati a natural choice for business given its transportation and distribution networks, large population, and central location. Finance, Insurance and Real Estate (FIRE) are also broadly represented in the region with Fifth Third Bancorp, Western Southern Financial, and American Financial Group being headquartered in the market and represent 16.5% of the region's employment base.

CINCINNATI FORTUNE 500 COMPANIES

RANK	COMPANY	ANNUAL REVENUE
#17		\$132 billion
#43		\$70 billion
#358	 FIFTH THIRD BANK	\$8 billion
#374	 Western & Southern Financial Group	\$8 billion
#376	 AMERICAN FINANCIAL GROUP, INC.	\$7.9 billion
#410	 CINTAS® READY FOR THE WORKDAY®	\$7 billion

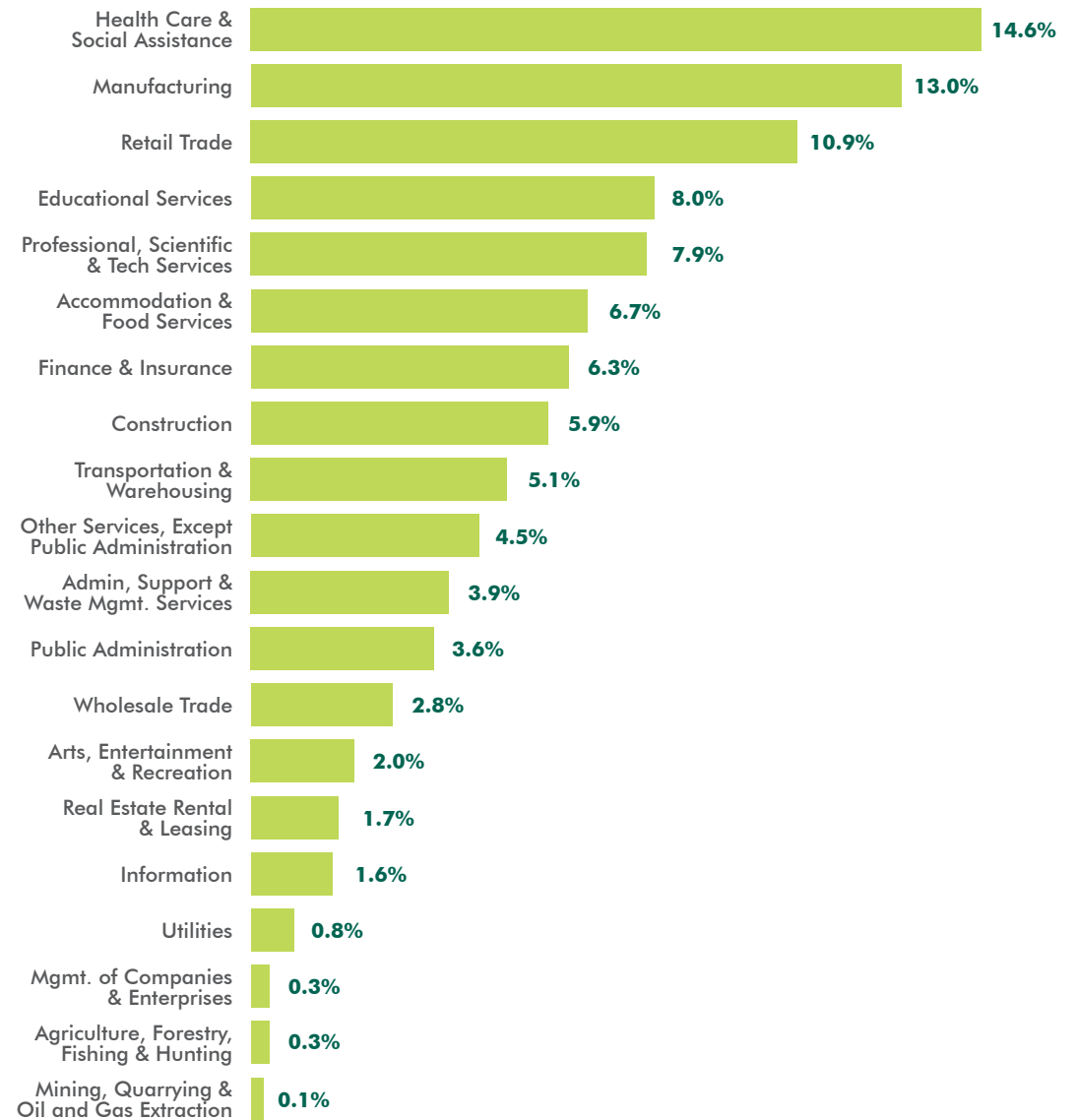
BUSINESS SERVICES

This segment is the largest in Cincinnati and in the United States Business Services contains 30% of the employment base. The strong presence of banking, insurance, and legal industry leaders in the Cincinnati region creates an ideal location for businesses offering administrative, accounting, and IT support services. Whether managing assets or business risk, originating loans or issuing securities, the region has proven an excellent location for growth-minded, technology-focused financial services businesses of all sizes. The city hosts the headquarters of Fifth Third Bank and American Financial Group among others, and in total business services accounts for over 400,000 jobs.

EMPLOYMENT

The Cincinnati metropolitan area has experienced impressive employment growth during the last decade due in part to the area's emergence as a center of research and development and a haven for scientists in their respective industries. 35,600 skilled workers are employed by Cincinnati's chemical and plastics companies, of which over 3,000 are chemists, chemical engineers, technicians, and chemical plant and system operators. The unemployment rate has recovered nicely since COVID-19 highs, as it's down to 5.5% as of June 2021 from 9.0% in June 2020. The Cincinnati metropolitan area workforce has consistently been ranked as one of the best in the country. The strength of Cincinnati's economy lies in its stability and diversity, with new job growth occurring throughout major industries and in foreign owned companies across the region. This highly stable economic atmosphere is due in large to part to the region's unusually diverse economy. Consequently, employers do not face sharp swings in labor demand witnessed in other metro areas dependent upon one or two industries.

EMPLOYMENT BREAKDOWN



RETAIL TRADE AREA

Demographics in the area are above average and truly jump off the page. In a one- and three-mile radius, alone, population totals over 17,649 and 101,361 people in the area. Households total 9,685 and 47,294. Lastly and just as important, average household incomes are \$117,312 and \$97,852. Daytime Population which are presently 16,624 and 103,812. Given these exceptional numbers – retailers clearly follow.

On an annual basis, CBRE updates the Greater Cincinnati retail statistics to measure the market's overall health. We track vacancy rates, rental rates, absorption, and new tenants to the market, etc. As of second quarter 2021, the retail marketplace totaled over 122 million square feet of shopping center space excluding the regional malls. We have separated the various areas into retail regions and further subdivided these areas into retail regions and further subdivided these areas into retail neighborhoods.

Hyde Park & Oakley retail trade area has witnessed a significant amount of growth over the last few years with the recent deliveries of new developments at Oakley

Station and Rookwood Exchange. The trade area is unequivocally one of the top three (3) trade areas in Greater Cincinnati. The market includes a healthy combination of national tenants along with multiple unique to Cincinnati retailers. National retailers with a presence include Kroger (2 locations), Target, Meijer, PetSmart, Starbucks, Walgreen's, Whole Foods, amongst others. Additionally, unique to market retailers in the area include REI, Nike, Nordstrom Rack, amongst others.

The Hyde Park/Oakley is part of the Central region which consists of Ten (10) retail submarkets with a total of 4.375 million square feet of shopping center space. Historically, the submarket has maintained one of the lowest vacancy levels in the entire region and as of second quarter, 2021, the trade area maintained a minimal 1.43% vacancy rate.

In summary, the Hyde Park/Oakley trade area is clearly one of the most dominant regional retail trade areas in all of Greater Cincinnati. Demand will remain high given the high barriers to entry, minimal vacancy, attractive demographics and growing daytime population.

Property	# of Centers	Sq. Ft.	Vacancy (\$F)	Vacancy (%)
Avondale/Walnut Hills	4	56,427	0	0.00%
Clifton	4	43,357	0	0.00%
Deer Park/Silverton	5	288,745	47,251	16.36%
Evendale/Reading	6	156,693	1,400	0.89%
Hyde Park/Oakley	13	1,905,209	27,294	1.43%
Norwood	3	316,817	1,400	0.44%
Pleasant Ridge	6	894,923	91,178	10.19%
Roselawn	9	312,180	3,500	1.12%
Sharonville	6	326,280	52,098	15.97%
St. Bernard	4	74,590	0	0.00%
Total	60	4,375,221	224,121	5.12%



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