

Hertz

1610 East Kemper Rd, Cincinnati, OH 45246



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Offering
Memorandum



Subject Property

The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Hertz property located in Cincinnati, Ohio ("The Property"). The Property consists of a 2,586 square foot freestanding building on a 0.48-acre parcel of land. The Tenant is operating under a 5-year lease, expiring in September 2026, with 2, 3-year extension options. The lease also features attractive 2.0% rent escalations annually, providing investors with a boost to overall cash flows and a significant hedge against inflation. **See OM for full details.**

Investment Highlights

- Corporate Anchor with Recent Extension
- Long-Time Market Presence
- National Tenant with Strong Brand Recognition
- Limited Landlord Responsibilities
- Premier Surrounding Demographics
- Exceptional Visibility with Excellent Interstate Access
- Annual Rent Increases
- Dense Retail Trade Area



Offering Price:
\$970,759



Cap Rate:
7.25%

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Stan Johnson Co.