

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



OFFERING MEMORANDUM

3988 Mayfield Rd | Cleveland Heights, OH 44121

EXCLUSIVELY LISTED BY:

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EXECUTIVE OVERVIEW

Cleveland Heights, OH 44121

OFFERING SUMMARY

Matthews™ is pleased to exclusively offer the opportunity to acquire Subway, a 1,350 square-foot Single Tenant Net Leased property located at 3988 Mayfield Road, Cleveland OH, 441121. The property has excellent access and visibility to Mayfield (\pm 21,940 VPD) and Warrensville Center Road (\pm 15,890 VPD). This property is being offered “free and clear” of any existing debt, providing an investor with a fantastic opportunity to obtain historically low financing.

INVESTMENT HIGHLIGHTS

- Tenant Brand Recognition - Subway is an international company with 44,000 + franchised restaurants across the globe
- \pm 1.5 Years remaining on current lease term
- Long Standing History - tenants original lease dates back to 1997, showing commitment to the site long term
- Redevelopment Potential - the property sits on .23 AC, providing an investor with the long term outlook of potential redevelopment with hard corner real estate.
- Unencumbered Asset - offered free and clear of any existing financing, a new investor can take advantage of historically low interest-rates and ample availability in the capital markets to significantly enhance returns through assertive capitalization structures.



LIST PRICE

MARKET TO DETERMINE



PARCEL SIZE

0.23 AC



TOTAL NOI

\$30,000



GROSS LEASABLE AREA

\pm 1,350 SF



LEASE TERM REMAINING

\pm 1.5 Years

A photograph of a Subway restaurant at night in winter. The building has a white upper section with a green trim and a brick lower section. The Subway logo is illuminated on the side. A large glass entrance is visible with a red 'OPEN' sign. The ground is covered in snow, and a traffic light pole is in the foreground.

FINANCIAL OVERVIEW

Cleveland Heights, OH 44121

INVESTMENT SUMMARY

LIST PRICE	MARKET TO DETERMINE
NOI	\$30,000
TOTAL BUILDING AREA	±1,350 SF
TOTAL LOT SIZE	± .23 ACRES
YEAR BUILT	1958/ 1985

TENANT SUMMARY

TENANT NAME	SUBWAY
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
TERM REMAINING	± 1.5 Years
ORIGINAL LEASE TERM	5 Years
RENT COMMENCEMENT	7/1/2018
LEASE EXPIRATION DATE	6/30/2023
INCREASES	Option Period
OPTIONS	One, 5-Year Options

PARCEL MAP



ANNUALIZED OPERATING DATA

LEASE YEARS	MONTHLY INCOME	ANNUAL INCOME	RENT/SF
Current - 6/30/2023	\$2,500*	\$30,000	\$22
*Tenant pays base rent of \$2500 and taxes twice a year of \$5,500. Tenant responsible for all utilities			



TENANT OVERVIEW

Cleveland Heights, OH 44121



5,000+

Years of Service

Milford, CT

Headquarters

40,000+

Locations

The story of the Subway brand started more than 50 years ago when Dr. Peter Buck, a nuclear physicist, changed the life of a college student with a few simple words, "Let's open a submarine sandwich shop." Today, Subway is the world's largest submarine sandwich chain with more than 40,000 locations around the world. They have become the leading choice for people seeking quick, nutritious meal options that the whole family can enjoy. From the beginning, they have a clear vision for the future of the Subway. As they continue to grow, they are guided by the passion for delighting customers by serving fresh, delicious, sandwiches made-to-order right in front of you.



AREA OVERVIEW

Cleveland Heights, OH 44121

AREA OVERVIEW

CLEVELAND

OHIO

The Greater Cleveland area, located on the southern shore of Lake Erie, continues to be one of the preferred locations in the State of Ohio. Greater Cleveland's population encompasses a five-county area, which is home to 3.1 million residents. Located in Cuyahoga County, the largest in Ohio with a population of 1,280,122, Cleveland is the 29th largest Metropolitan area in the United States. The average per capita income (according to recent data from Moody's Economy.com) is estimated to be \$48,468 and total employment stands at 1.39 million workers.



3.1M
CLEVELAND MSA
POPULATION



175,066+
CITY LABOR
FORCE



\$430 Million
IN BUSINESSES &
REAL ESTATE VENTURES



\$134B
GROSS METRO
PRODUCT



Five Fortune 500
COMPANY CORPORATE
HEADQUARTERS



14.05M
CONVENTION AND
LEISURE VISITORS

CLEVELAND CULTURE

Round out the perfect Saturday night by catching a show at the second-largest theater district outside of Broadway, strolling the Rock & Roll Hall of Fame, or marveling at the masterpieces housed at The Cleveland Museum of Art. From Broadway productions at Playhouse Square to the sounds of one of the “Big Five” orchestras of the United States, the pulse of arts and culture in Cleveland is strong enough to rival any city.

Travel and eat your way around the world without ever stepping foot outside of Cleveland. With dozens of ethnic, arts, and street festivals taking place year-round, locals and visitors alike can experience enough music, food, and culture to feel like a seasoned traveler. The 11-day Cleveland International Film Festival screens more than 200 new independent films while the Cleveland Asian Festival features free performances, demonstrations, vendors, and restaurants.



CLEVELAND GUARDIANS
(Major League Baseball)

24,083 Avg. Attendance



CLEVELAND BROWNS
(National Football League)

67,431 Avg. Attendance



CLEVELAND CAVALIERS
(National Basketball Association)

17,816 Avg. Attendance

HEALTHCARE SECTOR

Healthcare is one of the strongest sectors in Northeast Ohio's economy.

Not only is Cleveland a hotspot for medical innovation, but is also home to the Cleveland Clinic, ranked as one of the nation's top hospitals by U.S. News & World Report. Here you'll also find one of the nation's top research and teaching medical schools, Case Western Reserve University School of Medicine. Case Western was recently listed as a Best Medical School in the Research and Primary Care categories by US News Rankings, providing a foundation of expert health care professionals. Cleveland's Health-Tech Corridor (commonly referred to as HTC), is a prime location for biomedical, healthcare and technology companies looking to take advantage of close proximity to four world-class healthcare institutions including the Cleveland Clinic and University Hospitals, six business incubators, four academic centers, and more than 170 high-tech and health-tech companies engaged in the business of innovation.



CLUSTERS

The strength of Cleveland's biomedical industry can be seen in its clusters:

- Cardiovascular – Cleveland provides businesses with unique access to and collaboration with key cardiovascular leaders.
- Imaging – Over 55 companies make Cleveland a global leader in medical imaging.
- Neuro Device – Cleveland is ranked #5 in neurotech healthcare and #6 for neuro device companies per NeuroInsights Industry Report.
- Orthopedic – With more than 50 companies, Cleveland has long been a center for orthopedic technologies.

#2 HOSPITAL IN THE COUNTRY

#4 IN MIDWEST FOR ATTRACTING BIOMEDICAL INVESTMENTS

+700 BIOMEDICAL COMPANIES IN THE AREA

+5,000 POSITIONS IN BIOTECH COMPANIES

\$243M IN NEW CAPITAL EXPENDITURES SINCE 2012

CRITICAL MASS & TALENT

- Medical device companies makeup half of the total and include firms such as Philips, Hitachi, Steris, Invacare, Integra, Greatbatch, and GE.
- Biopharmaceutical companies including Ricerca, WIL Laboratories, and Affymetrix are all located in the region.
- Health IT companies such as Hyland Software, Radisphere, and LexiComp complete the picture.

WORLD-CLASS CLINICAL & RESEARCH INSTITUTIONS

Internationally recognized clinical and research institutions provide the platform for Cleveland's biomedical industry. These institutions conduct over \$700 million in annual research and are nationally ranked by US News and World Report in all medical specialty areas.

- Cleveland Clinic - Nationally ranked in 24 specialties, including #1 heart and heart surgery for 21 years in a row; #2 in gastroenterology & GI surgery, rheumatology, urology, and nephrology.
- University Hospitals - Nationally ranked in 17 specialties, including cancer, ear, nose and throat, gastroenterology and GI surgery, and orthopedics.
- Akron Children's Hospital - Nationally Ranked in 7 specialties, including neonatology, neurology & neurosurgery, and urology.
- Case Western Reserve University - Nationally, School of Nursing ranked 17th, School of Medicine ranked 24th, and School of Engineering ranked 47th.

These institutions have been awarded over \$500 million in targeted funds for innovation in cardiovascular therapies, biomaterials, neurostimulation, medical imaging, and regenerative medicine.





CLEVELAND STATE UNIVERSITY



CLEVELAND STATE UNIVERSITY

Founded in 1964, Cleveland State University is a public research institution with over 17,000 students, 10 colleges and schools, and more than 175 academic programs.

According to the Brookings Institution, CSU is No. 18 in the U.S. among public universities that fulfill a critical dual mission: providing upward mobility and conducting impactful research. CSU is the only Ohio university in the top tier of the Brookings list.



ENROLLMENT

- ±17,000 Students & ±511 Academic Staff
- ±1,000 Administrative Staff
- 120,000+ Graduates



QUICK FACTS

- Established in 1964
- The 17-18 academic year welcomed the largest freshman class in its history, with 2,000 first-year students on campus



RANKINGS

- One of America's best colleges and universities
- #1 in the nation for increases in research expenditures



ENROLLMENT

- ±5,150 Undergraduate Students
- ±6,674 Graduate and Professional Students
- ±3,098 Full and Part-Time Staff



QUICK FACTS

- Accredited since 1913 by the Higher Learning Commission
- More than 110,000 Alumni
- The campus has 267 acres located in Cleveland's University Circle, and a 400-acre farm



RANKINGS

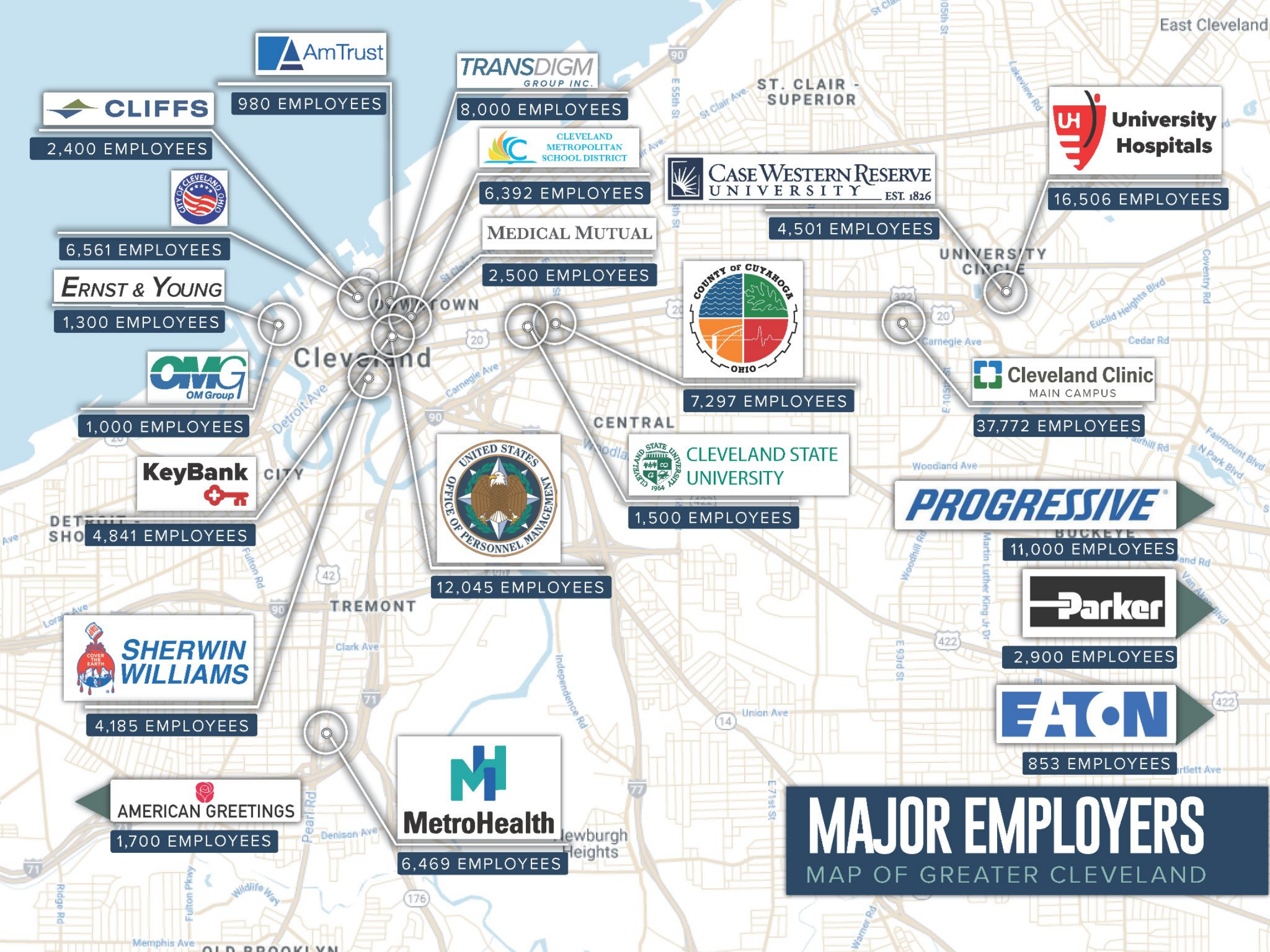
- 1st in Ohio
- 13th for commercialization of Research
- 32nd Most Innovative
- 40th Among National Universities



CASE WESTERN RESERVE UNIVERSITY

“Case,” a private research university established in 1826 and based in Cleveland’s University Circle neighborhood, serves over 5,000 undergraduate students and over 6,500 graduate and professional students. Case has 16 Nobel Laureates among current and former faculty and alumni and is ranked the 1st overall university in Ohio. The medical school, affiliated with the Cleveland Clinic, is ranked 24th nationally.





CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Subway** located at **3988 MAYFIELD ROAD | Cleveland, OH 44121** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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