



1120 MAIN ST, CUYAHOGA FALLS, OH 44221

INTERACTIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

.....03

.....07

.....10

.....12

EXCLUSIVELY LISTED BY

JOSH EIN

FIRST VICE PRESIDENT

Direct +1 (301) 971-0207

Mobile +1 (301) 233-4713

License No. MD 643676 | VA 0225242141 |

DC SP98371724

josh.ein@matthews.com

BROKER OF RECORD

KYLE MATTHEWS

License No. REC.2022007141 (OH)





INVESTMENT HIGHLIGHTS

- 13+ Years Remaining on Corporately Guaranteed lease to American Road Group, LLC
- ±3.35-Acre Parcel to ±46,297 VPD at the Intersection of Main Street and Howe Avenue
- Positioned Within Dense Retail Cluster Anchored by High-Performing Target with 1.6M annual customer visits
- Immediately Off Route 8, Serving the Akron Metro with ±101,000 VPD
- Highly Dense Submarket with 214,821 Residents Within 5-Miles
- #1 Harley-Davidson Location within Akron Market and among the Best in the State







HIGHWAY 59
±101,000 VPD

MAIN ST
±14,000 VPD

SUBJECT
PROPERTY

L A Z B O Y

PHOENIX
TECHNICAL SOLUTIONS

FAMOUS FOR
Steak
'n
Shake
STEAKBURGERS

Arby's

getGo

Denny's

giant
eagle

QUICK N CLEAN
CAR WASHING... FAST & EASY

Citizens

THE PLAZA AT CHAPEL HILL
SHOPPING CENTER

Chick-fil-A

TACO BELL
BURGER KING

PET SMART
five BELOW
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
BEST BUY

O'Charley's

THE HOME DEPOT

NISSAN

7-ELEVEN

Cane's
CHICKEN FINGERS

SHEETZ
FRESH FOOD
MADE TO ORDER

Bob Evans
RESTAURANT

THE VITAMIN SHOPPE
MATTRESS FIRM

COUNTRY
INN & SUITES
BY RADISSON

Hyundai





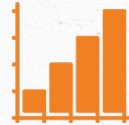
\$5,511,111

LIST PRICE



\$372,000

NOI



6.75%

CAP RATE



±3.35 AC

LOT SIZE



±41,490 SF

GLA



1995

YEAR BUILT

INVESTMENT SUMMARY

Address 1120 Main St, Cuyahoga Falls, OH 44221

Price PSF \$132.83

Rent PSF \$8.96

APN 02-19519

Lease Type NN

Original Lease Term ±15.5 Years

Lease Effective Date 8/8/2022

Lease Expiration Date 2/7/2038

Term Remaining on Lease ±13 Years

Options Three, 5-Year Options



FINANCING INQUIRIES

For financing options reach out to:

Greg Kavoklis
+1 (818) 206-5835
gregory.kavoklis@matthews.com

LEASE ABSTRACT

Tenant Entity	Akron American Road LLC
DBA	Hall of Fame Harley Davidson
Type of Ownership	Fee Simple
Lease Guarantor	American Road Group, LLC
Term Remaining on Lease	±13 Years
Base Rent	\$372,000
Rental Increases	Rent shall increase each year by the greater of: (A) one percent (1%), or (B) the increase in CPI, but in no event shall the increase in CPI exceed 2% per year.
Assumed Rental Increases	2% Increases Every Year Starting Year 5 (Assumed)
Option Periods	3, 5 Year Option Periods
Notification Period to Exercise Options	Providing written notice to Landlord on or before 180 days prior to the end of the term, or a renewal term.
Termination Option	Yes
Landlord Obligations	<p>Landlord will replace, when and as necessary, in whole or in part, as determined by a commercially reasonable standard, the roof and roof structure covering, structure, foundation of the building, parking lot, driveway; and notwithstanding the above, in the event that any such repair, replacement or restoration is necessitated by a Tenant Necessitated Repair, and Tenant has failed to cure such matter after receipt of a notice of default in accordance with Section 23(b) hereof (provided, however, the cure period shall be reduced to 5 days where it is reasonable to complete such repair within said time period in order to preserve the Leased Premises), then Tenant shall be required to reimburse Landlord for all reasonable costs and expenses that Landlord incurs in order to perform such Tenant Necessitated Repairs, plus an administrative fee of 10% of such amount, and such reimbursement shall be paid, in full, within 30-days after Landlord's delivery of demand therefor, which shall include proper document of such reasonable costs and expenses. Moreover, Landlord agrees to be responsible for any required replacement Landlord repairs of the HVAC units serving the Property in excess of \$5,000 per instance during the first 2 years of the Term. Tenant, during the last year of the Lease, shall only be responsible for HVAC replacement expenses in an amount equal to the replacement cost, per instance, prorated based on a commercially reasonable estimate of the useful lifespan of the unit.</p>
Tenant Obligations	<p>Tenant shall, at its expense, throughout the Term, (i) maintain and repair, the Leased Premises and the fixtures and appurtenances therein (including, but not limited to, the Leased Premises' plumbing, sprinkler, and HVAC systems, parking lot, roof, gutters, driveway, structure (including tuck pointing), floors, walls, windows, electrical systems, all doors, overhead or otherwise, and glass located in the Leased Premises or otherwise available in the Leased Premises for Tenant's use; and (ii) maintain, in full force and effect, a preventative maintenance and service contract with a reputable service provider for maintenance of the HVAC systems of the Leased Premises (a copy of which service agreement shall be provided to Landlord within 15 days after the Commencement Date). Tenant shall also be responsible for all cost and expenses incurred to perform any and all repairs and replacements (whether structural or non-structural; interior or exterior; and ordinary or extraordinary), in and to the Leased Premises and the facilities and systems thereof, if and to the extent that the need for such repairs or replacements arises directly or indirectly from any or all of: (a) the performance or existence of any Alterations, (b) the installation, use or operation of Tenant's Property in the Leased Premises, (c) the moving of Tenant's Property in or out of the Leased Premises, and (d) any act, omission, misuse, or neglect of Tenant, any of its subtenants, or others entering into the Leased Premises by act or omission of Tenant or any subtenant. Any repairs or replacements required to be made by Tenant to any or all of the structural components of the Leased Premises and the mechanical, electrical, sanitary, HVAC, or other systems of the Leased Premises shall be performed by appropriately licensed contractors approved by Landlord, which approval shall not be unreasonably withheld. All such repairs or replacements shall be subject to the supervision and control of Landlord, and all repairs and replacements shall be made with materials of equal or better quality than the items being repaired or replaced.</p>
Percentage Rent	None
Financial Reporting	<p>Within 120 days after the end of each fiscal year of Tenant, Tenant shall deliver to Landlord a copy of Tenant's most recent year's balance sheet and profit and loss statement. All such financial statements shall be prepared in accordance with historical practices, and shall be certified to be accurate and complete by an officer or director of Tenant and Guarantor, respectively.</p>
Assignment & Subletting	<p>"Tenant shall not: (a) assign or otherwise transfer this Lease; (b) sublet the Leased Premises or any part thereof, or allow the same to be used or occupied by anyone other than Tenant; or (c) mortgage, pledge, encumber, or otherwise hypothecate this Lease or the Leased Premises, without obtaining the prior written consent of Landlord, which consent may be given or withheld in Landlord's sole discretion; provided however, in the event Tenant sells substantially all of its assets or if a majority of its voting ownership is transferred or conveyed, and (1) the proposed assignee has the financial wherewithal and financial standing at least equal to that of the Tenant upon the Commencement Date hereof, and (2) there is a replacement guarantor with the financial wherewithal and financial standing at least equal to that of the Guarantor upon the Commencement Date hereof, or otherwise financial wherewithal and financial standing that is commercially reasonable for a guarantor of a Lease of this type, then Landlord shall approve any proposed assignee promptly upon receipt of written evidence that the purchaser or transferee is approved by Harley-Davidson as a dealer operator at the Property, and in such case the Landlord and guarantors of Landlord's obligations under this Lease shall be released from liability hereunder. Any purported assignment, mortgage, transfer, pledge or sublease made without the prior written consent of Landlord shall be absolutely null and void."</p>
Right of First Refusal	Tenant shall notify Landlord within 10 days after receipt of such notice of the Refusal Terms whether Tenant will exercise its option under this Right of First Refusal.
Security Deposit	<p>Within 30 days of the closing on the sale of the Leased Premises to a third party, or within 30 days upon the default of Tenant, Tenant shall deposit with Landlord a sum equal to 1 month of Rent, representing security for the performance by Tenant of the covenants and obligations hereunder.</p>

ANNUALIZED OPERATING DATA					
Lease Year	Annual Rent	Monthly Rent	Rent PSF	Rent Increase	Cap Rate
Years 1-4 (August 8, 2022-August 8, 2026)	\$372,000	\$31,000	\$8.97	-	6.75%
Years 5 (August 9, 2026-August 8, 2027)	\$379,440	\$31,620	\$9.15	2.00%	6.89%
Year 6 (August 9, 2027-August 8, 2028)	\$387,029	\$32,252	\$9.33	2.00%	7.02%
Year 7 (August 9, 2028-August 8, 2029)	\$394,769	\$32,897	\$9.51	2.00%	7.16%
Year 8 (August 9, 2029-August 8, 2030)	\$402,665	\$33,555	\$9.71	2.00%	7.31%
Year 9 (August 9, 2030-August 8, 2031)	\$410,718	\$34,227	\$9.90	2.00%	7.45%
Year 10 (August 9, 2031-August 8, 2032)	\$418,932	\$34,911	\$10.10	2.00%	7.60%
Year 11 (August 9, 2032-August 8, 2033)	\$427,311	\$35,609	\$10.30	2.00%	7.75%
Year 12 (August 9, 2033-August 8, 2034)	\$435,857	\$36,321	\$10.51	2.00%	7.91%
Year 13 (August 9, 2034-August 8, 2035)	\$444,574	\$37,048	\$10.72	2.00%	8.07%
Year 14 (August 9, 2035-August 8, 2036)	\$453,466	\$37,789	\$10.93	2.00%	8.23%
Year 15 (August 9, 2036-August 8, 2037)	\$462,535	\$38,545	\$11.15	2.00%	8.39%
Year 16 (August 9, 2037-February 8, 2038)	\$471,786	\$39,315	\$11.37	2.00%	8.56%
Option 1	\$481,222	\$40,102	\$11.60	2% Annually	8.73%
Option 6	\$531,308	\$44,276	\$12.81	2% Annually	9.64%
Option 10	\$575,104	\$47,925	\$13.86	2% Annually	10.44%



TENANT PROFILE



American Road Group has been in association with the Harley-Davidson Motor Company for over 20 years. Steve & Anne Deli purchased their first location, Orlando Harley-Davidson, in 2000 and have since built it into *one of the most successful and sustaining Harley-Davidson dealerships in the United States*. Today, American Road Group's flagship dealerships include Orlando Harley-Davidson (Orlando, FL), Laconia Harley-Davidson (Meredith, NH), Wildcat Harley-Davidson (London, KY), Pocono Mountain Harley-Davidson (Tannersville, PA), Rock-n-Roll Harley-Davidson (Cleveland, OH), Adventure Harley-Davidson (Dover, OH), Rubber City Harley-Davidson (Cuyahoga Falls, OH) and Mad River Harley-Davidson (Sandusky, OH). Their merchandise stores at Walt Disney World, Key West and other highly sought-after destinations proudly present Harley-Davidson merchandise in some of the most highly trafficked, accessible settings in the country. The company's owners, Steve and Anne Deli, have strong roots leading back to Milwaukee, home to the first Harley-Davidson motorcycle, and developed their careers at the Harley-Davidson Motor Company. Steve was asked by Harley-Davidson Motor Company, which was then at the brink of disaster, to refinance the company. He not only accomplished that but in 1986, he led the IPO which gave HDMC the firm financial foundation to grow and prosper. He went on to build a finance company with HDMC as a minority investor to provide consumer financing for Harley-Davidson motorcycles. Wife, Anne, was hired by Harley-Davidson Motor Company as a consultant to help define brand development outside the United States. She was then recruited by then-president to become the Vice President of Global Brand Management and Marketing, making her the first woman VP at Harley-Davidson Motor Company. In this role, Anne was at the helm of the Harley-Davidson brand at a pivotal time in the 1990's as sales were growing rapidly and expanding to a broader customer audience. Today, *American Road Group's vision is to be the leading Harley-Davidson dealership group in the country*, positioned to play a major role in the future success of Harley-Davidson through superior rider satisfaction, setting the bar in motorcycle sales, service, merchandise and most importantly, the customer experience.



HARLEY DAVIDSON PROFILE



Founded in 1903 in Milwaukee, Wisconsin, Harley-Davidson has evolved into a global symbol of freedom and individuality. *Renowned for its powerful engines and distinctive designs*, the company's product line spans a diverse range of motorcycles, catering to both classic cruising and modern touring preferences. With a global network of dealerships, Harley-Davidson offers comprehensive sales, servicing, and customization services, ensuring an exhilarating experience for riders worldwide. Operating manufacturing facilities in key locations across the United States, including Pennsylvania and Missouri, the company's international footprint extends to countries such as Brazil and India, underscoring its significant presence in the global motorcycle market. Remaining a stalwart in the industry, Harley-Davidson continues to capture the imagination of a diverse community of riders united by their love for the open road and the unique thrill of riding a Harley.

Embracing a rich heritage and a spirit of innovation, *Harley-Davidson remains a frontrunner in the motorcycle industry*, balancing tradition with cutting-edge technology. With an unwavering commitment to quality and craftsmanship, Harley-Davidson's motorcycles have become synonymous with a lifestyle centered on the freedom of the open road. As the company expands its global reach, it continues to create a vibrant community of riders, fostering a culture of camaraderie and adventure that transcends geographical borders.

HEADQUARTERS

Milwaukee, WI

OF EMPLOYEES

6,300+

STOCK TICKER

HOG (NYSE)

YEAR FOUNDED

1903

2022 REVENUE

\$6.03B

AREA OVERVIEW

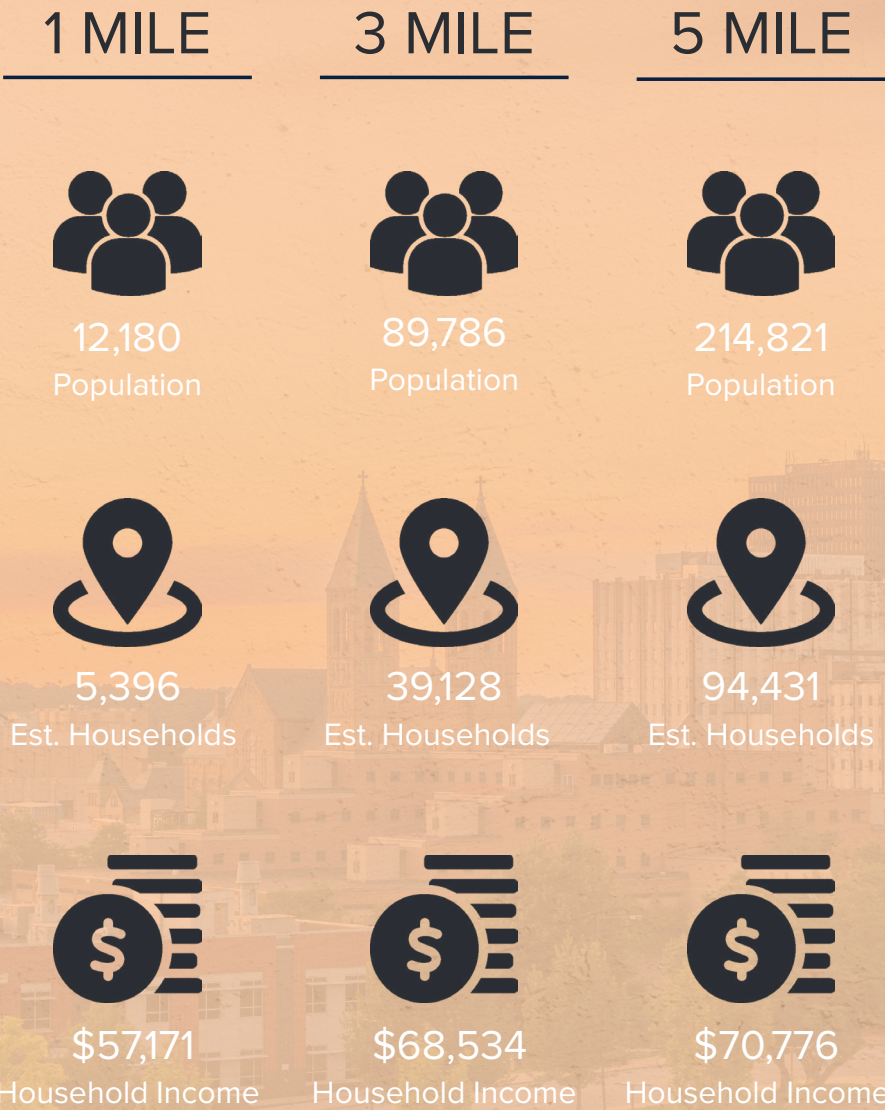
CUYAHOGA FALLS, OH

Boasting a prime location between Akron and Cleveland—Cleveland being around thirty miles distant and Akron only five miles south—Cuyahoga Falls enjoys an advantageous location. The 144-acre Gorge Metro Park, which boasts a variety of outdoor activities like seasonal ice skating and attractive pathways, is one of the city's most notable natural attractions. Manufacturing, healthcare, and technology are just a few of the many industries that support the city's strong economy and contribute to its continued growth and prosperity.

Fall River Square, Downtown Cuyahoga Falls, a bustling riverfront area, is the thriving center of the tourism industry. The center of tourism is located in Fall River Square, Downtown Cuyahoga Falls, a bustling riverfront neighborhood with a wide range of museums, art galleries, taverns, and quirky restaurants that provide locals and tourists with a diverse range of cultural experiences. Cuyahoga Falls, home to about 49,000 people, has managed to preserve its urban energy and sense of community, making it a popular tourist destination as well as a welcoming place for locals.

Nearby Education includes the University of Akron, with an enrollment of around 25,000 students, serves as a pivotal institution for academic and research excellence in the region. Notably, its significant economic impact is evident through the cultivation of a skilled workforce and the fostering of innovation, contributing to the overall development and prosperity of the community.

2023 DEMOGRAPHICS



DISTANCE MAP



CLEVELAND, OH

±30 MILES

SUBJECT PROPERTY

±5.2 MILES



AKRON, OH

AKRON, OH

Akron, Ohio is a vibrant and historically rich city nestled in the heart of the Midwest. Known as the “Rubber Capital of the World” due to its pivotal role in the rubber and tire industry, Akron has evolved into a diverse and dynamic urban center. The city boasts a blend of industrial heritage and modern innovation, with a thriving arts and culture scene, numerous parks, and a burgeoning culinary landscape. Home to the University of Akron, the city’s educational institutions contribute to its intellectual vibrancy. The Cuyahoga Valley National Park lies on its doorstep, offering outdoor enthusiasts a scenic retreat. Akron’s historic neighborhoods, such as Highland Square and Goodyear Heights, showcase its architectural legacy, while its ongoing revitalization efforts reflect a community dedicated to shaping a promising future while honoring its storied past. Akron, Ohio, sustains a diverse and resilient economy that has evolved from its historical roots in the rubber and tire industry. While the city’s manufacturing heritage still holds significance, Akron’s economy has diversified to encompass sectors such as advanced manufacturing, healthcare, education, and technology. The presence of the University of Akron fosters innovation and research, contributing to a growing knowledge-based economy. The city’s strategic location within the Midwest transportation network has also facilitated logistics and distribution industries. Furthermore, Akron’s commitment to revitalization and urban development has attracted investment, leading to the emergence of vibrant commercial districts and entrepreneurial hubs. This multifaceted economic landscape underscores Akron’s adaptability and determination to forge a prosperous future.





CLEVELAND, OH

Dubbed as the largest city on Lake Erie, Cleveland has an estimated population of 373,000 due to a substantial portion of the metropolitan population living outside of the central city. Serving as a port city, Cleveland grew as a major manufacturing center due to its seaway connection as well as numerous canal and railroad lines. Its economy heavily relies on healthcare, biomedical, manufacturing, and higher education. The Cleveland Clinic is the biggest private employer in the state of Ohio and its medical sector was declared as one of America's best hospitals according to U.S. News & World Report. Additionally, the city is one of the top recipients of investments for biotechnology research, which is led by the Cleveland Clinic, University Hospitals of Cleveland, and the Case Western Reserve University. Cleveland is also proud to be home to major corporate headquarters like Progressive, Nordstrom, Sherwin-Williams Company, and NACCO industries. Furthermore, the city seems to be transitioning towards a more health-tech based economy with technology becoming a growing sector. Beyond being a trade and manufacturing center,

Cleveland has a diverse encompassment whose economy has also grown into performing arts and sprawling parks to support sustainability. Reputed for its vibrant art and culture scene, Cleveland is often referred to as the birthplace of rock and roll. Its history of rock begins in the 1950s when Alan Freed's radio show on WJW in Cleveland gained momentum due to its choice of music and popularizing the term "rock and roll". With rock music becoming popular among teenagers, Elvis Presley played his first concert ever at Cleveland's Brooklyn High School. Today, Cleveland is home to the Rock and Roll Hall of Fame, full of musical archives and memorabilia, which pays homage to its rich musical scene.



3.1M

CLEVELAND MSA POPULATION



\$134B

GROSS METRO PRODUCT



175,066+

CITY LABOR FORCE



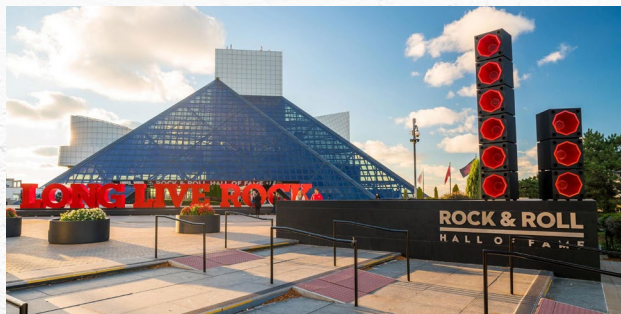
FIVE FORTUNE 500

CORPORATE HEADQUARTERS

CLEVELAND CULTURE

In Cleveland, catch a show at the second-largest theater district outside of Broadway, stroll the Rock & Roll Hall of Fame, or marvel 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.

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 INDIANS

(Major League Baseball)
24,083 Avg. Attendance



CLEVELAND BROWNS

(National Football League)
67,431 Avg. Attendance



CLEVELAND CAVALIERS

(National Basketball)
17,816 Avg. Attendance

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **501 East Basin Road, New Castle, DE 19720** (“Property”). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



1120 MAIN ST, CUYAHOGA FALLS, OH 44221

INTERACTIVE OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

BROKER OF RECORD

KYLE MATTHEWS

License No. REC.2022007141 (OH)