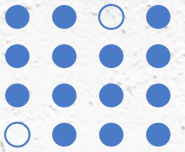


FERGUSON®

4362 Elick Ln | Batavia, OH 45103

OFFERING MEMORANDUM



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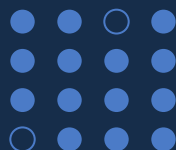
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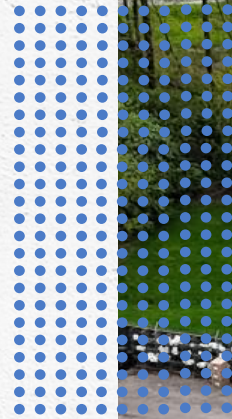
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INVESTMENT HIGHLIGHTS

- **Favorable Lease Structure**

Triple net (NNN) lease structure, with limited landlord responsibilities; perfect for in, and out of, state buyers.

- **Strategic Location**

Strategically positioned southeast of Cincinnati. This location is adjacent to Ohio State Route 32, a critical highway averaging +/-25,000 daily vehicles, connecting east-west cities to Cincinnati.

- **Strong Tenant Profile**

Ferguson Enterprises, Inc., is the world leader in plumbing supplies, publicly traded on the NYSE (\$FERG) and has a market cap of over \$43 Billion. With over 1,750 locations across North America and over 1 million customers, they continue to put the customer first and prove why they are the best in the industry,

- **Effective Building Layout**

The property was specifically built for Ferguson's operational needs. With a low coverage ratio and parking spaces, this property allows for distribution and storage use while at the same time giving retail customers a location they can visit.



INVESTMENT OVERVIEW

Matthews Real Estate Investment Services™, on behalf of ownership, is pleased to present an industrial single tenant net lease investment opportunity located at **4362 Elick Lane, Batavia, OH 45103**. This was a built-to-suit for *Ferguson Enterprises* in 2001 and they have maintained their occupancy since. The tenant is ±2 years into their third extension period and has recently executed their last option to renew for 3 years starting September 1st, 2025. This renewal holds a 6%-10% increase in rents, based on CPI*. Pricing assumes the bottom of the contractual rent increase range (6%).

The property is situated on ±1.20 acres and features a GLA of ±5,300 SF right off James A. Rhodes Appalachian Highway which sees an annual average daily traffic of ±25,000 vehicles. Batavia benefits from a skilled labor force of nearly 120,000 contributing to its position within the expanding Cincinnati metro area of ±1.5 million workers. The county's population growth ensures a diverse talent pool for employers across various industries.

FERGUSON LEASE ABSTRACT

Lease Type	NNN
Lease Commencement	September 1, 2025
Lease Expiration	August 31, 2028
Rent	\$6,531/Month
Rent PSF	\$14.79 PSF*
Lease Term	±3 Years
Term Remaining	±3 Year
Renewal Options	None
Landlord Responsibilities	Roof & Structure, Exterior Pavement
Tenant Responsibilities	Real Estate Taxes, Insurance, Maintenance
RECENT IMPROVEMENTS	Building Addition - 1,300 SF (2015)

Rent Increase will be determined by 50% of cumulative CPI throughout the previous term (2022-2025)



\$1,044,906

LIST PRICE



\$78,368*

NOI

(Commencing 9/1/2025)*



±3 YEAR

TERM REMAINING

(Commencing 9/1/2025)*



7.50%

CAP RATE

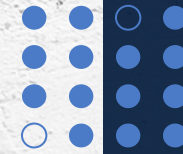


6%-10%

RENTAL INCREASES AT RENEWAL

(Based on Modified CPI*)

PROPERTY SUMMARY



Property Summary

Address	4362 Elick Ln Batavia, OH 45103
---------	------------------------------------

RBA	±5,300 SF
-----	-----------

Lot Size	±1.20 AC
----------	----------

Coverage	10.14%
----------	--------

Zoning	B-1
--------	-----

Construction	Metal
--------------	-------

Year Built	2001
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Drive In Doors	1
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FINANCIAL OVERVIEW

YEAR 1		
Income	Total	\$ PSF
Rental Income	\$78,363	\$14.79
EFFECTIVE GROSS REVENUE	\$78,363	\$14.79
NET OPERATING INCOME	\$78,363	\$14.79



RENT ROLL

SUITE	TENANT	LEASE START	LEASE END	SF	% OF GLA	CONTRACT RENTAL RATE		RENT \$ PSF	ANNUAL INCREASES	OPTIONS
						YEAR	MONTH	\$ PSF/YR		
1	Ferguson	Sep-25	Aug-28	±5,300	100%	\$78,363	\$6,531	\$14.79	None	None
Occupied Totals				±5,300	100%	\$78,363	\$6,531	\$14.79	-	-
Totals				±5,300	100%	\$78,363	\$6,531	\$14.79	-	-

TENANT OVERVIEW



Ferguson is a leading plumbing company renowned for its comprehensive range of products and services in the plumbing and HVAC industry. With a rich history spanning over several decades, Ferguson has established itself as a trusted name, delivering top-notch solutions to contractors, plumbers, and homeowners alike. The company's extensive inventory includes everything from pipes, fittings, and valves to water heaters, faucets, and fixtures, ensuring customers have access to the highest quality products for their plumbing needs. Additionally, Ferguson's commitment to exceptional customer service sets it apart, with knowledgeable staff ready to assist clients in finding the right solutions for their projects.

Moreover, Ferguson not only excels in product offerings but also in its dedication to innovation and sustainability. The company continually seeks out cutting-edge technologies and environmentally-friendly practices to enhance efficiency and reduce its environmental footprint. With a network of locations across the country, Ferguson is well-positioned to serve a diverse clientele, delivering excellence in plumbing solutions while upholding its core values of integrity, respect, and teamwork.

GENERAL INFORMATION

Tenant Name:	Ferguson
Headquartered:	Newport News, VA
Locations:	1,750+
Year Founded:	1953
Website:	ferguson.com





EASTGATE MALL
SHOE DEPT. ENCORE
LENSCRAFTERS
KOHL'S
JCPenney Bath & Body Works

Eastgate
Pools & Spas

CURTISS-WRIGHT

EASTGATE CROSSING
Marshalls
DOLLAR TREE
ROSS
Great Clips

LANDSCAPE
DAVID VOGEL
COMPANY

+ 45,900 VPD

32

32 EAST SHOPPING CENTER
five BELOW
HomeGoods
ULTA
Burlington
carter's
Michaels
SPORTSMAN'S

HOBBY LOBBY
Valvoline
Cane's
Hampton

WILLOWVILLE ELEMENTARY
666 STUDENTS

Waffle House
meijer
City BARBELLUE
Chick-fil-A

EASTGATE PAVILION
DICK'S
SPORTING GOODS
DSW
DESIGNER SHOE WAREHOUSE
BEST BUY
PET SMART
MATTRESS FIRM

SUBJECT PROPERTY

CHUCK E. CHEESE
Great Clips
GameStop

LifeStorage

Party City
Original
JUNGLE JIMMY'S
MATTRESS FACTORY

TQL
TOTAL QUALITY LOGISTICS

FURNITURE Fair
For Style and Flair

ALDI
sam's club

Jeff Wyler
EASTGATE AUTO MALL

ELITE ATHLETICS
SPORTS + COMPLEX

+ 83,200 VPD

INTERSTATE
275

IVY POINTE SENIOR APARTMENTS
119 UNITS

CLOUGH PIKE ELEMENTARY
556 STUDENTS

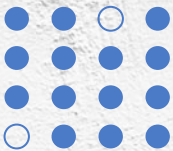
Walmart
Supercenter

Ellis & Watts
GLOBAL INDUSTRIES, INC.

TSC TRACTOR SUPPLY CO.

PROVISION LIVING
Senior Living Communities

AREA OVERVIEW



Batavia, OH

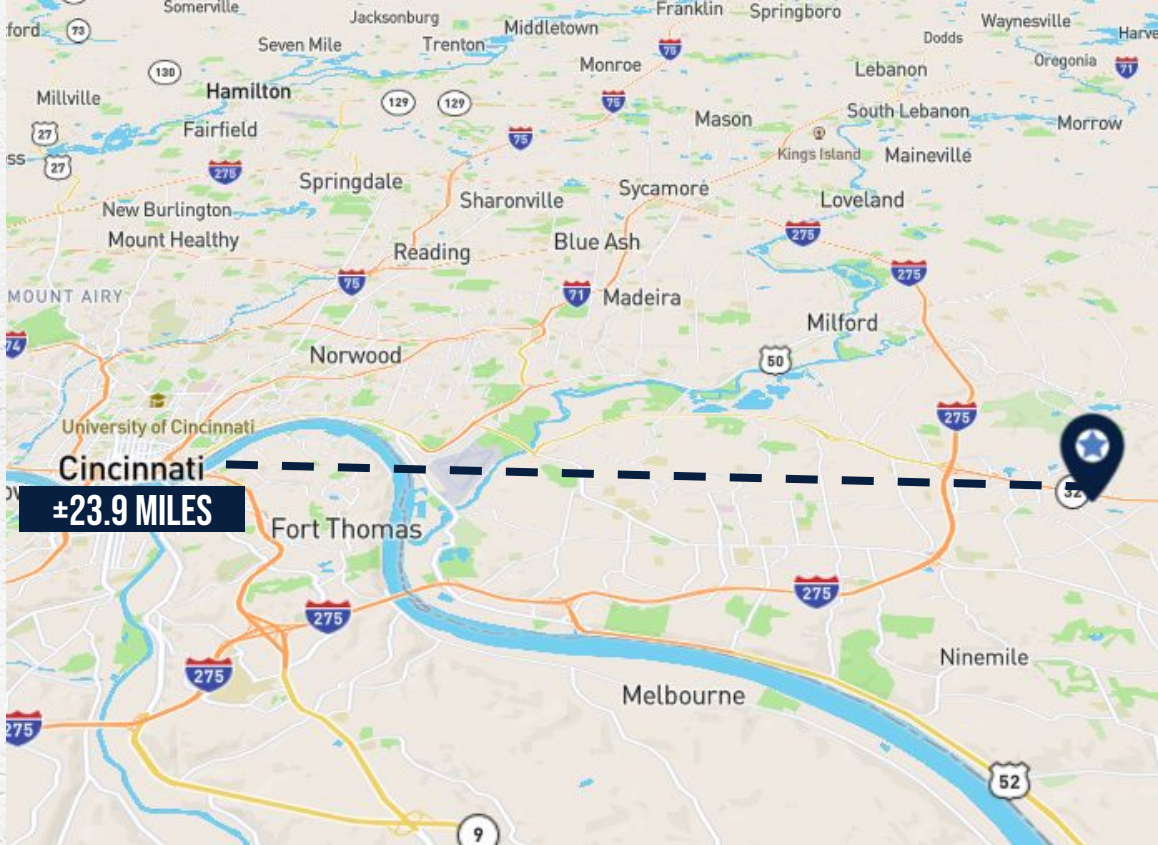
Batavia, Ohio, nestled in Clermont County, offers a charming blend of historical significance and modern amenities. Established in 1814, Batavia boasts a rich heritage, evident in its well-preserved historic district. Visitors can explore landmarks like the Clermont County Courthouse, built in 1936 with its striking Art Deco architecture, or immerse themselves in the town's past at the Clermont County Historical Society Museum. Beyond its historical appeal, Batavia provides residents and visitors with a range of recreational opportunities, including parks, trails, and sports facilities. With its small-town charm and convenient access to nearby cities like Cincinnati, Batavia offers a delightful balance of rural tranquility and urban convenience.

In addition to its historical and recreational offerings, Batavia provides a welcoming environment for businesses and families alike. The town's thriving economy is supported by a diverse range of industries, including manufacturing, agriculture, and retail. Residents benefit from a strong sense of community, with local events and festivals fostering connections among neighbors. Batavia's schools are highly regarded, providing quality education from elementary through high school. Whether enjoying a leisurely stroll through its picturesque streets or engaging in vibrant community activities, Batavia exudes a sense of warmth and vitality that makes it a cherished destination in the heart of Ohio.

ECONOMY

Batavia, Ohio, situated along the banks of the scenic East Fork of the Little Miami River, captivates visitors with its idyllic charm and vibrant community spirit. As the county seat of Clermont County, Batavia serves as a hub of activity, offering a delightful mix of historical landmarks, recreational opportunities, and modern conveniences. Its tree-lined streets, adorned with quaint shops and cozy cafes, invite leisurely exploration, while its parks and green spaces provide ample opportunities for outdoor adventure.

Whether admiring the historic architecture of its downtown area or enjoying the tranquility of nature along the riverbanks, Batavia exudes a timeless appeal that beckons visitors to linger and locals to call it home.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	10,255	49,706	104,569
Current Year Estimate	9,846	48,255	101,893
2020 Census	9,493	46,544	100,041
Growth Current Year-Five-Year	4.16%	3.01%	2.63%
Growth 2020-Current Year	3.72%	3.68%	1.85%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,531	20,633	42,095
Current Year Estimate	4,348	20,095	41,253
2020 Census	4,119	19,185	40,013
Growth Current Year-Five-Year	4.20%	2.68%	2.04%
Growth 2020-Current Year	5.56%	4.74%	3.10%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$94,285	\$100,265	\$116,893



CINCINNATI, OH

Cincinnati, Ohio, often celebrated as the *"Queen City,"* is a vibrant urban gem nestled along the banks of the Ohio River, marking a rich historical and cultural confluence in the American Midwest. Established in 1788, the city's roots delve deep into the early days of the United States, earning a distinguished place in the nation's expansion westward.

Cincinnati boasts a diverse architectural landscape, ranging from the historic Over-the-Rhine district, renowned for its well-preserved 19th-century buildings and lively arts scene, to the sleek, modernist contours of the Cincinnati Art Museum and the innovative design of the John A. Roebling Suspension Bridge, a precursor to New York's iconic Brooklyn Bridge. The city's cultural vitality is further enriched by its strong musical heritage, including the Cincinnati Symphony Orchestra and the annual Cincinnati Music Festival, one of the oldest and largest events of its kind in the country.



2.26M
CINCINNATI MSA
POPULATION



1.21M+
CITY LABOR
FORCE

#44 BEST CITIES FOR YOUNG
PROFESSIONALS IN AMERICA

#66 CITIES WITH THE LOWEST
COST OF LIVING IN AMERICA

#88 BEST CITIES TO LIVE IN AMERICA

#88 BEST CITIES TO RAISE A FAMILY IN
AMERICA

#97 MOST DIVERSE CITIES IN AMERICA

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4362 Elick Ln** (“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.

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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.



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