

FOR SALE > OFFICE SPACE

Sunlawn Portfolio

WEST CHESTER, OHIO



Investment Highlights

Sunlawn properties are comprised of three freestanding office buildings totaling 23,100 SF. Excellent location in West Chester, Ohio with easy access to I-75, Cincinnati, Ohio and Dayton, Ohio.

- > West Chester is the fastest growing suburban area of Cincinnati
- > Two tenants with average lease term of 7 years
- > 308 (13/1000 RSF) parking spaces available in the office park
- > Includes two zoned development pads currently providing partial parking for anchor
- > In-Place NOI of \$406,371

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> Building Photos



Hondros West Chester A Building



Hondros West Chester B Building



Hondros West Chester C Building

> Financial Summary

10-Year Hold Period

IN-PLACE PRO-FORMA - Year Ending 8/13/2017

Tenant	Suite	GLA	Leases Dates		Minimum Rent			Expense Reimbursement		Total Revenue
			Start	End	Annual	Monthly	PSF	Annual	PSF	
National Education Seminars	7600 TPB	8509	09/13/07	06/30/23	136,144	11,345	16.00	121,845	14.32	257,989
National Education Seminars	7602 TPB	4465	06/09/09	06/30/23	76,045	6,418	17.25	70,692	15.83	146,737
National Education Seminars	7592 TPB	7088	10/01/12	06/30/23	120,520	9,894	16.75	91,671	12.93	212,191
Hondros College	7592 TPB		10/01/12	05/31/16	0	0		0	0	0
Hondros College	7592 TPB	3038	06/01/16	05/31/26	49,091	4,091	16.16	39,286	12.93	88,377
(1) National Education Seminars - Parking	7598 TPB	1	01/01/15	06/30/23	10,723	776	0.00	0	0	10,723
(2) National Education Seminars	7604 TPB	1	01/01/15	06/30/23	13,848	1,001	0.00	0	0	13,848
Occupied					23,100	100.00%	Totals	\$406,371	\$323,494	\$729,865
Vacant					0	0.00%				
Total					23,100	100.00%			Total Gross Income	\$729,865
								7600 TPB	\$ 14.32	121,845
								7602TPB	\$ 15.83	70,692
								7592 TPB	\$ 12.93	130,959
								Total Expenses	\$ 14.00	323,496
								Net Operating Income	\$ 17.56	406,371

(1) 30 Parking Spaces

(2) 42 Parking Spaces

> Property Description

Hondros West Chester A Building

7600 Tyler's Place Boulevard, West Chester, Ohio 45069

The West Chester A Building is a 1-story building with 8,509 SF of leasable space that was built in 2007. There are 5 Classrooms, Offices, Break Area, Library, Lobby, and Reception Area. The building has access to the 308 parking spaces available in the office park.

Hondros West Chester B Building

7602 Tyler's Place Boulevard, West Chester, Ohio 45069

The West Chester B Building is a 1-story building with 4,465 SF of leasable space that was built in 2009. There are Offices and 1 Classroom. The building has access to the 308 parking spaces available in the office park.

Hondros West Chester C Building

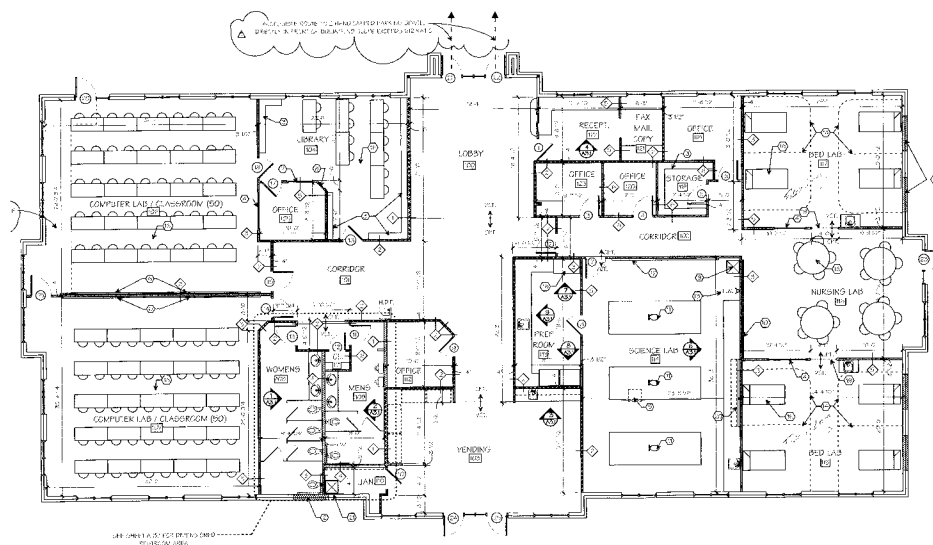
7592 Tyler's Place Boulevard, West Chester, Ohio 45069

The West Chester C Building is a 1-story building with 10,126 SF of leasable space that was built in 2012. There are 4 Classrooms, Offices, Lobby, and Reception Area. The building has access to the 308 parking spaces available in the office park.

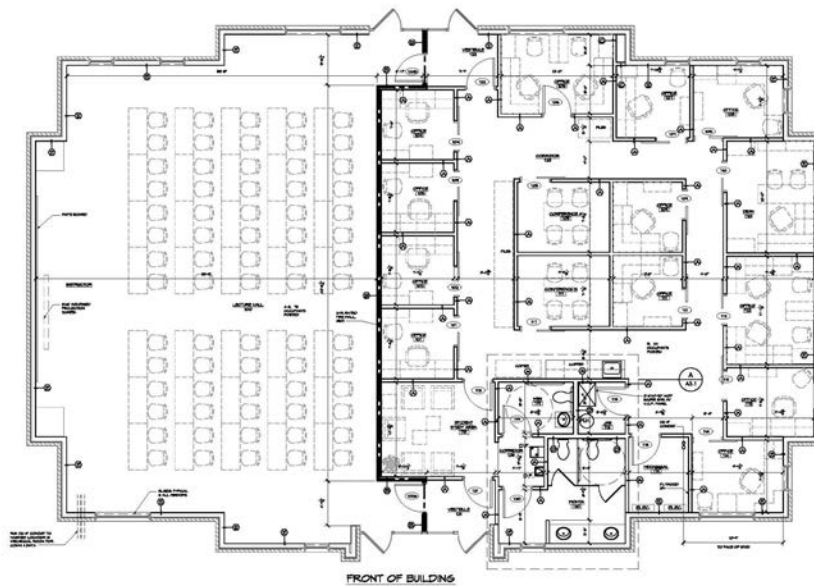
Parking

National Education Seminar leases 72 parking spaces throughout the site.

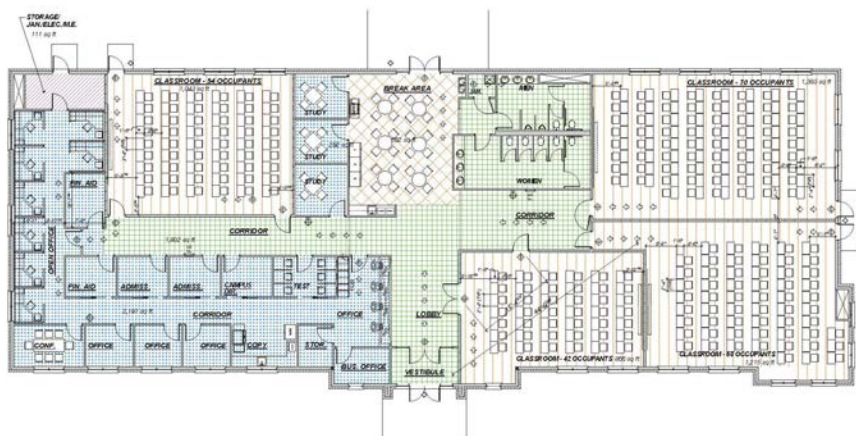
> Floor Plans



Hondros West Chester A Building



Hondros West Chester B Building



Hondros West Chester C Building