Offering Memorandum

CBRE

Price Reduction!

Fully Occupied Southwest General Anchored Medical & Retail Investment

1350 WEST BAGLEY ROAD

BEREA, OHIO 44017

CLEVELAND | HEALTHCARE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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The Offering

CBRE is pleased to present 1350 West Bagley for sale, a fully occupied medical and retail investment asset anchorced by Southwest General Health Center. The subject property reflects an excellent opportunity for investors seeking to grow their portfolio with stabilized and recession-resistant tenancy fully leased through 2028. The property is ideally positioned immediately fronting Bagley Road (23,107 AADT) surrounded by numerous retail, dining and QSR establishments.

Investment Highlights

- Recession-resistant anchor tenancy with Southwest General Health Center and LegoHeadz Barber Saloon.
- Management efficient investment with two (2) tenants under net lease structures providing an inflationary hedge for investors.
- Both leases subject to base rent increases over the term.
- Ideally located as an outparcel to Bagley Commons adjacent to Burger King, Taco Bell, Broad View Eye Center, Rise & Grind Cafe and many other dining and service establishments.

$695K

Reduced List Price!

3,000

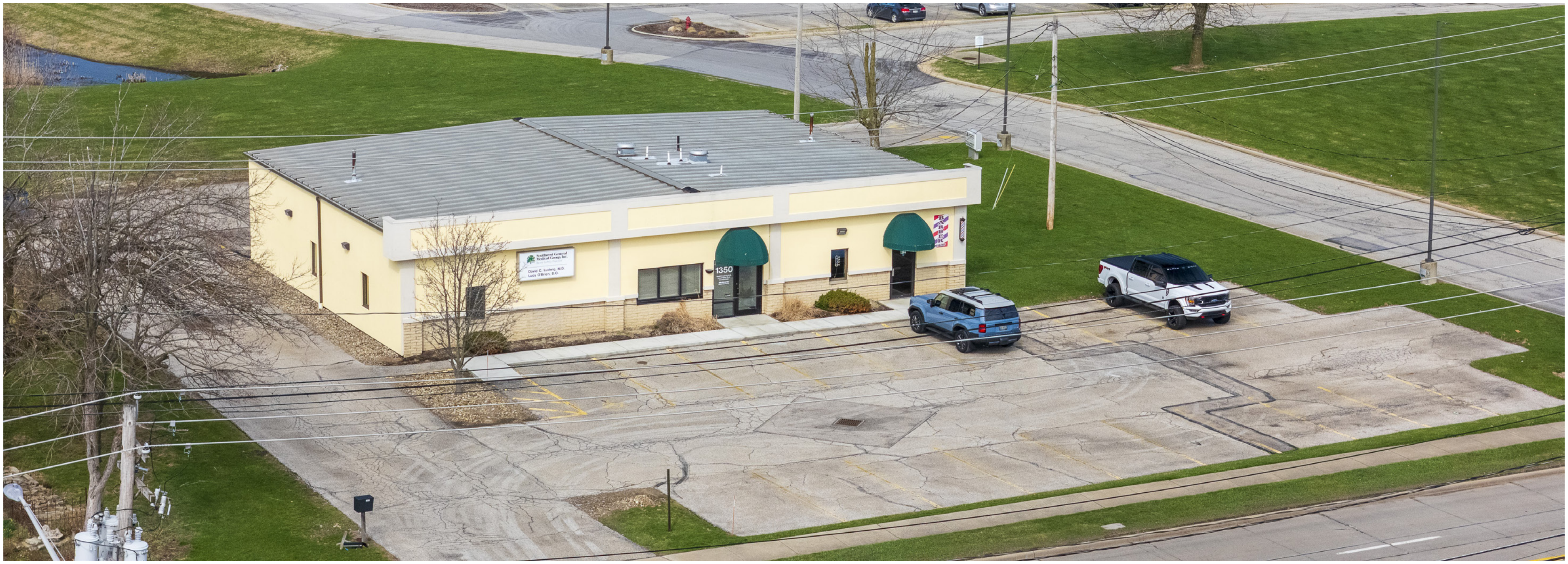
Square Feet

7.66%

Cap Rate

100%

Occupancy




Southwest General
Medical Group, Inc.
Berea Family Practice
David C. Ludwig, M.D.
Lucy O'Brien, D.O.
1350


1350
1344

Tenant Overview

Southwest General Health Center

Square Footage: 2,500 SF
Lease Commencement: 6/1/2009
Lease Expiration: 7/31/2029
Base Rent: $19.00/SF increasing to $19.25 on Feb 1, 2027
Lease Structure: NNN
Renewal Option(s): One 5-year renewal option

Founded in 1920 by local residents responding to a flu epidemic, Southwest General has always been a hospital committed to supporting the community. Wemaintain strong ties to the Greater Cleveland area through our quality medical services, our partnerships with University Hospitals and local community organizations and our many community benefit programs promoting health and wellness.

Southwest General is home to nationally recognized physicians, state-of-theart technology and a full range of medical, surgical and emergency services,including a Level III trauma center. Our services are designed to provide patients with care that addresses their physical, mental, emotional and spiritual needs.

LegoHeadz Barber Saloon

Square Footage: 500 SF
Lease Commencement: 1/1/2025
Lease Expiration: 12/31/2028
Base Rent: $13.00/SF increasing to $15.50/SF on Jan 1, 2027
Lease Structure: NNN
Renewal Option(s): One 2-year renewal option

LegoHeadz is a neighborhood salon focused on serving the community in more ways than haircuts. Open 10a - 5p with walk-ins welcome, LegoHeadz also operates a fresh food pantry that is always open available for those in need.

Financials

	AS-IS		2027 PRO FORMA		Notes
REVENUE					
Current Rental Income	$54,000		$55,875		i
Total Rental Income		$54,000		$55,875	
OTHER INCOME					
SWG Reimbursements	$15,360		$15,360		ii
Legoheadz Reimbursments	$2,794		$2,794		ii
TOTAL OTHER INCOME		$18,154		$18,154	
EFFECTIVE GROSS REVENUE		$72,154		$74,029	
OPERATING EXPENSES					
Common Are Maintenance					
Maintenance & Repairs	$500		$500		iii
Landscaping	$648		$648		iii
Snow Removal	$2,473		$2,473		iii
TOTAL COMMON AREA MAINTENACE		$3,621		$3,621	
UTILITIES					
Gas	$919		$919		iii
Water	$363		$363		iii
Sewer	$680		$680		iii
TOTAL UTILITIES		$1,962		$1,962	
Taxes					
Taxes Real Estate	$10,023		$10,023		iv
Total Taxes		$10,023		$10,023	
Other Expenses					
Insurance	$1,158		$1,158		
Management Fees 4%	$2,160		$2,961		v
TOTAL OTHER EXPENSES		$3,318		$4,119	
TOTAL OPERATING EXPENSES		$18,924		$19,725	
NET OPERATING INCOME		$53,230		$54,304	
ASK PRICE / CAP RATE	$695,000	7.66%		7.81%	

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

Notes

i) Per rent roll

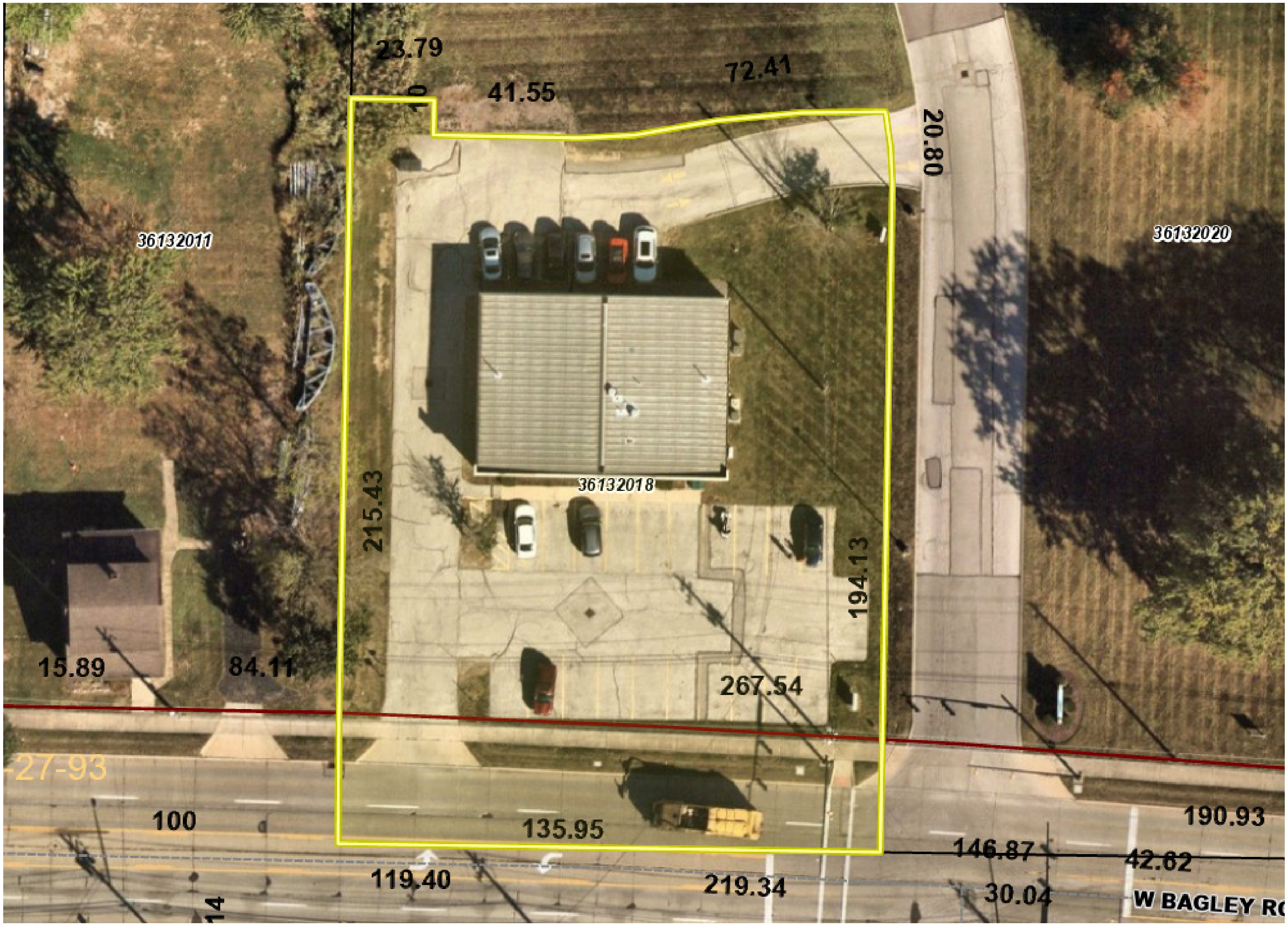
ii) Per 2026 estimated tenant reimbursements

iii) Operating Expenses per Ownership's 2025 financial statements adjusted for reasonable and customary property expenses

iv) Modeled per County records

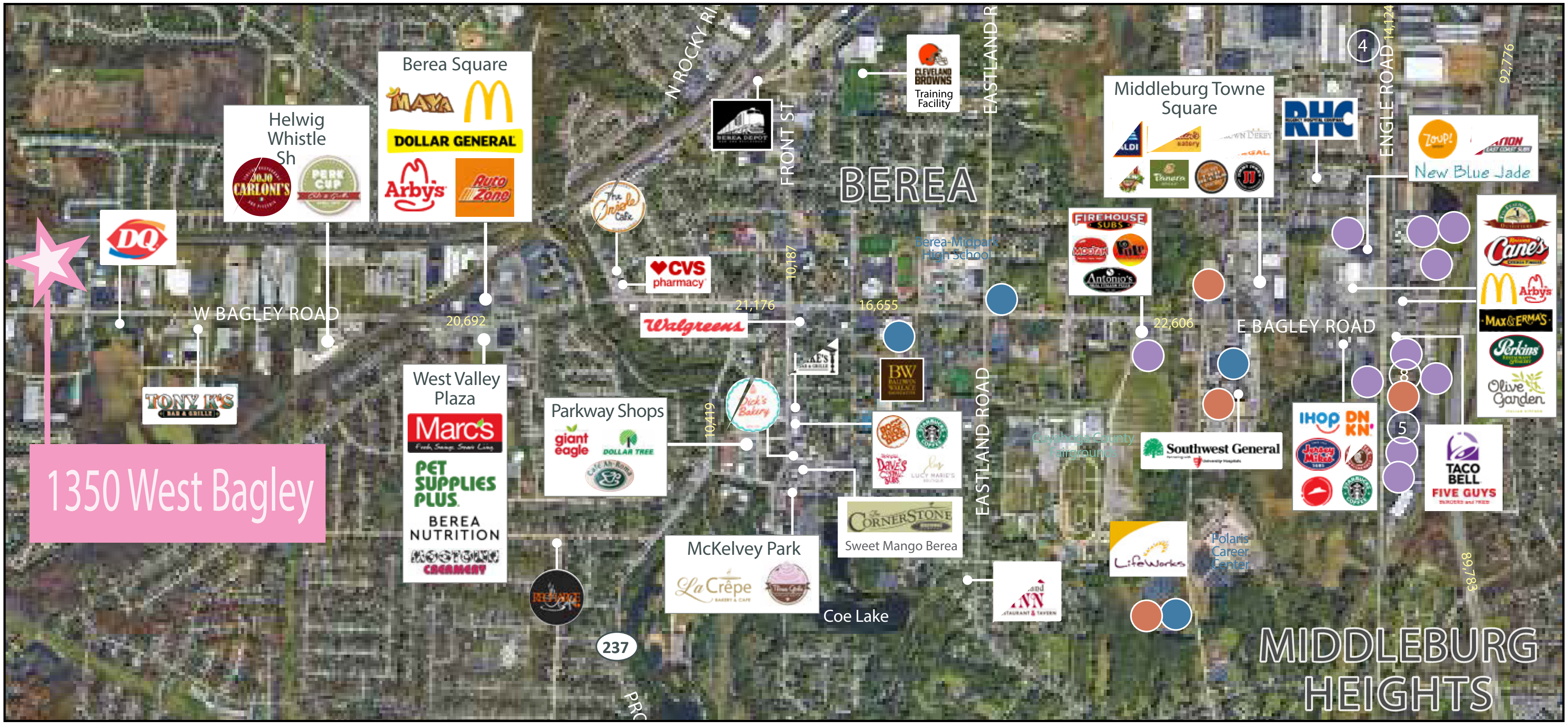
v) Modeled per customary market management fee

Parcel Aerial Map



SOURCE: CUYAHOGA COUNTY

Aerial Trade Map



TRADE AREA INFO

W Bagley Road & Front Street
(3 Miles)

- Population: 53,333
- Daytime Population: 61,101
- Total Households: 22,578
- Median HH Income: $64,579
- Total Businesses: 2,027
- Total Employees: 44,143

MAJOR OFFICE BUILDINGS

363,938 Total SF
(Source, CoStar)

1. Quadax - 88,298 SF
2. L. Jon Schurmeier Pavilion - 88,000 SF
3. Southwest General Middleburg Medical Center - 75,000 SF
4. Plaza South One - 56,320 SF
5. Plaza South Three - 56,320 SF

HOTELS

13 Hotels/1,479 Rooms
(Source, CoStar)

1. Crowne Plaza - 283
2. Sonesta Suites - 158
3. Courtyard - 154
4. Comfort Inn - 136
5. Red Roof Inn - 116
6. Residence Inn - 116
7. Home 2 Suites - 111
8. Days Inn - 106
9. Hampton - 97
10. Motel 6 - 95
11. Extended Stay - 71

MAJOR EMPLOYERS

1. Southwest General - 2,100
2. Baldwin Wallace University - 1,200
3. Quadax - 600
4. AmeriMark - 600
5. OhioGuidestone - 300

OFFERING MEMORANDUM

1350 West Bagley

Fully Occupied Medical & Retail Investment

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