

POINT WEST OFFICE PORTFOLIO

 3033 & 3055 Kettering Blvd. Moraine, OH. 45439



Marcus & Millichap
THE BENDER GROUP

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INVESTMENT OVERVIEW

SECTION 1





GLA +/- 130,583 SF | LOT SIZE: +/- 8.12 ACRES

 3033 & 3055 Kettering Blvd. Moraine, OH. 45439

POINT WEST OFFICE PORTFOLIO

 3033 & 3055 Kettering Blvd. Moraine, OH. 45439

Point West Office Portfolio is a two building multi-tenant professional office portfolio totaling 131,172 sqft. The office buildings were built in 1985 and have been extremely well maintained and updated over the years. The properties are currently sitting at a combine occupancy of 74%, with Point West II being 87% and Point West III being 59%. The properties are occupied by a strong diverse mix of local and regional professional tenants with high value-add potential for a new owner.

Point West Office Portfolio is located in the South-Central Dayton Submarket, just 10 minutes from downtown Dayton, in Moraine, Ohio. The subject property is situated .5 miles off I-75 N as well as 9 miles from I-70 – an extremely populated commercial highway that gets approximately 53,000 VPD. With a current population of 746,000 in the Dayton Metro area, the Point West Office Portfolio is provided as one of the only communities serving Class B Medical/Professional office assets in the relative area.



DIVERSIFIED MEDICAL AND PROFESSIONAL TENANTS



SIGNIFICANT VACANCY UPSIDE FOR NEW OWNERS



STRATEGICALLY POSITIONED ALONG I-75 AND I-70 53,000 VPD



LOW PRICE PER SQUARE FOOT SALE

Point West Office Portfolio is one of the rare office parks in the area that couples immediate access to downtown Dayton with abundant parking and attractive landscaping surrounding the buildings. The subject properties sits on over 8 acres and features over 489 surface parking spaces between the two buildings. The northern elevation of the buildings also features high visibility looking over Dorothy Ln, which also provides ease of access to both offices and the restaurants that surround them.

With a 5.6% market vacancy and proof of concept in Point West II, the subject properties provide a rare opportunity for an investor to capitalize on acquisition with strong cash flow upside potential with vacancy and replaceable, below market rents.



POINT WEST II

📍 3033 Kettering Blvd. Moraine, OH. 45439

YEAR BUILT 1985

TOPOGRAPHY Flat

FOUNDATION Concrete Slab

EXTERIOR Steele

ROOF Flat

FIRE PROTECTION Wet Sprinkler System

53

NUMBER OF UNITS



01

NUMBER OF BUILDINGS



03

NUMBER OF STORIES



44,437 SF

GROSS LEASEABLE AREA

3.74 ACRES

ACRES +/-



PARKING

Asphalt

169 Free Surface Spaces Available

Ratio of 1.96/1,000 SF



APN

J44-04103-0219



ZONING

Office



HIGHWAY ACCESS

I-75 | US-35



AIRPORT

31 Minutes to Dayton International Airport



POINT WEST III

 3055 Kettering Blvd. Moraine, OH. 45439

YEAR BUILT 1986

TOPOGRAPHY Flat

FOUNDATION Concrete Slab

EXTERIOR Masonry

ROOF Flat

FIRE PROTECTION Wet Sprinkler System

53
NUMBER OF UNITS


01
NUMBER OF BUILDINGS


04
NUMBER OF STORIES



86,146 SF

GROSS LEASEABLE AREA

4.38 ACRES

ACRES +/-



PARKING

Asphalt

328 Free Surface Spaces Available | Ratio of 5.30/1,000 SF
31 Covered Spaces



APN

J44-04103-0222



ZONING

Office



HIGHWAY ACCESS

I-75 | US-35



AIRPORT

31 Minutes to Dayton International Airport



33,165 VPD



106,529 VPD



131,393 VPD



Walmart

16,784 VPD

MORaine

KETTERING BLVD.

12,554 VPD

DAYTON

Kettering HEALTH 2.0 MILES

- Arzola Urology
- Benjamin & Marian Schuster Heart Hospital
- Epilepsy Center at the Walla
- Kettering Health Cancer Care
- Main campus - Emergency Center
- Medical Group Urology




FINANCIAL ANALYSIS

SECTION 2



POINT WEST OFFICE PORTFOLIO

 3033 & 3055 Kettering Blvd. Moraine, OH. 45439

OFFERING HIGHLIGHTS



130,584 SF
GROSS LEASEABLE AREA

\$5,510,000

OFFERING PRICE



8.12 ACRES
LOT SIZE



\$42.20
PRICE/SF



\$432,594
NOI



68.31%
OCCUPANCY

OFFERING HIGHLIGHTS

TENANT SUMMARY

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Annual TAX Reimb.	Annual INS Reimb.	Annual MGMT. Reimb.	Base Stop Reimb.	Other Lease Terms
Point West II - 3033 Kettering Blvd																
100	Visiting Physicians Association - HarmonyCares	4,648	10.49%	Apr-04	Dec-27	\$ 6,027	\$ 72,323	\$ 15.56	Jan-27	\$ 15.87	\$ -	\$ -	\$ -	\$ -	\$ -	2, 3yr Options
101	Seven Hills Psychology LLC	2,706	6.11%	Jul-24	Feb-31	\$ 2,830	\$ 33,957	\$ 12.55	Mar-27 Mar-28 Mar-29	\$ 15.75 \$ 16.00 \$ 16.25	\$ -	\$ -	\$ -	\$ -	\$ -	
103	Carillon Advisors LLC - Compound Planning	1,049	2.37%	May-22	Apr-28	\$ 1,389	\$ 16,670	\$ 15.89	May-27	\$ 16.22	\$ -	\$ -	\$ -	\$ -	\$ -	
105	Evergreen Live (OH), LLC	1,471	3.32%	Nov-25	Oct-28	\$ 1,839	\$ 22,065	\$ 15.00	Nov-26 Nov-27	\$ 15.45 \$ 15.91	\$ -	\$ -	\$ -	\$ -	\$ -	3, 1yr Options
110	Partners Land Title Agency, LLC.	3,163	7.14%	Sep-13	Mar-31	\$ 3,955	\$ 47,460	\$ 15.00	Apr-27 Apr-28 Apr-29	\$ 15.37 \$ 15.67 \$ 15.97	\$ -	\$ -	\$ -	\$ -	\$ -	
111	Boston Brace International Inc.	1,863	4.21%	Jan-26	Dec-30	\$ 2,329	\$ 27,945	\$ 15.00	Jan-27 Jan-28 Jan-29	\$ 15.50 \$ 16.00 \$ 16.50	\$ -	\$ -	\$ -	\$ -	\$ -	
201	Hochman & Plunkett Co., LPA	7,545	17.03%	Sep-06	Jul-27	\$ 8,488	\$ 101,858	\$ 13.50			\$ -	\$ -	\$ -	\$ -	\$ -	
210	Your Private Secretary	833	1.88%	Jan-99	MTM	\$ 694	\$ 8,330	\$ 10.00			\$ -	\$ -	\$ -	\$ -	\$ -	
213	The Attkisson Law Firm	5,381	12.15%	Jan-17	Sep-29	\$ 6,838	\$ 82,060	\$ 15.25	Oct-26 Oct-27 Oct-28	\$ 15.50 \$ 15.75 \$ 16.00	\$ -	\$ -	\$ -	\$ -	\$ -	
219	Hochman & Plunkett - Storage	256	0.58%	Sep-06	MTM	\$ 389	\$ 4,668	\$ 18.23			\$ -	\$ -	\$ -	\$ -	\$ -	
220	Vacant	1,056	2.38%			\$ 1,320	\$ 15,840	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
225	Vacant	277	0.63%			\$ 346	\$ 4,155	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	

TENANT SUMMARY

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Annual TAX Reimb.	Annual INS Reimb.	Annual MGMT. Reimb.	Base Stop Reimb.	Other Lease Terms
300	Edward D. Jones & CO., L.P.	1,064	2.40%	Jul-19	Sep-29	\$ 1,493	\$ 17,914	\$ 16.84	Oct-26 \$ 17.17 Oct-27 \$ 17.52 Oct-28 \$ 17.87		\$ -	\$ -	\$ -	\$ -	\$ -	Termination Option
301	Royal Connections	2,510	5.67%	Feb-26	Mar-31	\$ 2,719	\$ 32,630	\$ 13.00	Apr-27 \$ 14.00 Apr-28 \$ 15.00 Apr-29 \$ 16.00		\$ -	\$ -	\$ -	\$ -	\$ -	
302	Vacant	1,508	3.40%			\$ 1,885	\$ 22,620	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
310	Vacant	1,678	3.79%			\$ 2,098	\$ 25,170	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
320	NCS Pearson, Inc.	1,868	4.22%	Oct-10	Sep-30	\$ 2,498	\$ 29,981	\$ 16.05	Oct-27 \$ 16.35		\$ -	\$ -	\$ -	\$ -	\$ -	1. 3yr Option
324	Vacant	1,156	2.61%			\$ 1,445	\$ 17,340	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
325	Voca Corporation of Ohio	2,829	6.39%	Jun-18	May-27	\$ 3,326	\$ 39,914	\$ 14.11			\$ -	\$ -	\$ -	\$ -	\$ -	1. 3yr Option
326	Client First, Inc.	1,436	3.24%	Mar-10	Oct-26	\$ 2,001	\$ 24,015	\$ 16.72			\$ -	\$ -	\$ -	\$ -	\$ -	
Total Units: 53		44,297	100.00%			\$ 53,910	\$ 646,915				\$ -	\$ -	\$ -	\$ -	\$ -	
Occupied		38,622	87.19%			86.84%	\$ 561,790	\$ 14.55			\$ -	\$ -	\$ -	\$ -	\$ -	
Vacant		5,675	12.81%			13.16%	\$ 85,125	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	

- Notes:**
- 1) WALT = 2.52 Years Remaining
 - 2) Seven Hills Psychology is paying reduced rent until Sept-2026.
 - 3) Partners Land Title Agency is paying half off rent each month of March during their lease term.
 - 4) A handful of tenants are on base year leases which the owner is not collecting any additional CAM income from.

Offering Summary			Proposed Financing		
Buy	Asking Price:	\$ 3,020,000	Initial Equity:	25% down	\$ 755,000
	Square Footage:	86,287 SF	First Mortgage Balance:	75%	\$ 2,265,000
	Asking Price per Square Foot:	\$ 35.00			
Stabilize	Projected Stabilized Net Rents:	\$ 14.78	Projected Deal Costs		
	Projected Scheduled Gross Income:	\$ 1,275,425	Soft Costs:		
	Stabilized Vacancy Factor: (10.00%)	\$ 127,542	Legal:		
	Stabilized Expenses: \$7.00 / SF	\$ 604,009	Leasing Commissions:		
	Stabilized NOI:	\$ 543,873	Hard Costs:		
	Amortizing Debt Servicing:	\$ 183,521	Capital Improvements:		
	Stabilized Pre-Tax Cash Flow:	\$ 360,352	Tenant Improvements: \$25.00 / SF		
Sell	Per Square Foot:	\$ 6.30	Projected Lease-Up Carrying Costs: x 1.00 Yr		
	Projected Exit Cap Rate:	10.00%	Initial Debt Service: Amortizing		
	Projected Disposition Value:	\$ 5,439,000	Less - Initial NOI:		
	Projected Price per Square Foot:	\$ 63.03	Carrying Cost Total:		
			Total Projected Deal Costs:		
			Total Acquisition + Deal Costs:		
Upside Projections					
Projected Stabilized Value:			\$ 5,439,000		
Projected Sale Costs:			(6.00%) \$ 326,000		
Projected Net Proceeds:			\$ 5,113,000		
Projected Stabilized Pre-Tax Cash Flow on Capital Invested:			18.79%		
Projected Profit Upon Stabilized Sale:			\$ 930,441		
Projected Sale Pre-Tax Return on Capital Invested:			48.52%		

TENANT SUMMARY

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Point West III - 3055 Kettering Blvd																
100	Vacant	5,386	6.24%			\$ 6,733	\$ 80,790	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
101	PYRAMID HEALTHCARE, INC	5,174	6.00%	Oct-22	Oct-27	\$ 7,114	\$ 85,371	\$ 16.50	Oct-26	\$ 17.00	\$ -	\$ -	\$ -	\$ -	\$ -	2, 2yr Options
108	Vacant	1,737	2.01%			\$ 2,171	\$ 26,055	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
110	Vacant	3,310	3.84%			\$ 4,138	\$ 49,650	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
111	State of Ohio	5,296	6.14%	Oct-16	Jun-27	\$ 5,958	\$ 71,496	\$ 13.50			\$ -	\$ -	\$ -	\$ -	\$ -	6, 2yr Options Termination Option
200	MacLeod Capital Resources, Inc.	2,152	2.49%	Nov-99	MTM	\$ 2,550	\$ 30,600	\$ 14.22			\$ -	\$ -	\$ -	\$ -	\$ -	
201	Division 1 Roofing	1,710	1.98%	Apr-24	Mar-26	\$ 2,191	\$ 26,291	\$ 15.38			\$ -	\$ -	\$ -	\$ -	\$ -	
205	Vacant	6,544	7.58%			\$ 8,180	\$ 98,160	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
210	Dungarvin Ohio, LLC	2,273	2.63%	Sep-25	Aug-32	\$ 2,652	\$ 31,822	\$ 14.00	Sep-26 Sep-27 Sep-28	\$ 14.42 \$ 14.85 \$ 15.30	\$ -	\$ -	\$ -	\$ -	\$ -	1, 5yr Option
215	Vacant	3,204	3.71%			\$ 4,005	\$ 48,060	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
216	KED Management LLC	1,200	1.39%	Sep-24	Aug-27	\$ 1,500	\$ 18,000	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	Automatic 1yr Options
218	Refresh Management LLC	2,371	2.75%	Mar-23	Apr-26	\$ 3,458	\$ 41,493	\$ 17.50			\$ -	\$ -	\$ -	\$ -	\$ -	2, 3yr Options
219	Vacant	1,902	2.20%			\$ 2,378	\$ 28,530	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
300	Total Homecare Solutions	8,295	9.61%	Apr-12	Oct-30	\$ 9,301	\$ 111,616	\$ 13.46	Nov-26 Feb-27 Nov-27	\$ 13.72 \$ 15.19 \$ 15.49	\$ -	\$ -	\$ -	\$ -	\$ -	ROFR to lease adjacent space.

TENANT SUMMARY

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Annual TAX Reimb.	Annual INS Reimb.	Annual MGMT. Reimb.	Base Stop Reimb.	Other Lease Terms
Point West III - 3055 Kettering Blvd																
300A	Susan C. Mumford	740	0.86%	Jun-22	May-26	\$ 962	\$ 11,548	\$ 15.61			\$ -	\$ -	\$ -	\$ -	\$ -	
301	Amani Homecare Services LLC	435	0.50%	May-23	MTM	\$ 750	\$ 9,000	\$ 20.69			\$ -	\$ -	\$ -	\$ -	\$ -	
302	Vacant	265	0.31%			\$ 331	\$ 3,975	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
303	Acorn Physical Therapy LLC	853	0.99%	Jan-24	Dec-26	\$ 1,131	\$ 13,574	\$ 15.91			\$ -	\$ -	\$ -	\$ -	\$ -	
303B	Vacant	1,387	1.61%			\$ 1,734	\$ 20,805	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
304	Jet Right Cleaning Solutions LLC	1,197	1.39%	May-23	MTM	\$ 500	\$ 6,000	\$ 5.01			\$ -	\$ -	\$ -	\$ -	\$ -	
305	Cole-Byrd Investments LLC	371	0.43%	Aug-22	MTM	\$ 475	\$ 5,700	\$ 15.36			\$ -	\$ -	\$ -	\$ -	\$ -	
306	Shannon Walker	502	0.58%	Nov-23	MTM	\$ 640	\$ 7,681	\$ 15.30			\$ -	\$ -	\$ -	\$ -	\$ -	
308	Vacant	500	0.58%			\$ 625	\$ 7,500	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
309	Real Property Analysts	822	0.95%	Mar-99	MTM	\$ 600	\$ 7,200	\$ 8.76			\$ -	\$ -	\$ -	\$ -	\$ -	
311	The Bair Foundation	2,986	3.46%	Feb-09	Jan-30	\$ 2,462	\$ 29,547	\$ 9.90	Feb-27 Feb-28 Feb-29	\$ 10.09 \$ 10.29 \$ 10.50	\$ -	\$ -	\$ -	\$ -	\$ -	Termination Option
312	Kassab Management, LLC - Guardia	596	0.69%	Oct-08	MTM	\$ 663	\$ 7,959	\$ 13.35			\$ -	\$ -	\$ -	\$ -	\$ -	
319	Kunesh Eye Center, Inc.	1,250	1.45%	Feb-25	Mar-30	\$ 1,488	\$ 17,850	\$ 14.28	Apr-27 Apr-28 Apr-29	\$ 14.57 \$ 14.86 \$ 15.15	\$ -	\$ -	\$ -	\$ -	\$ -	2, 5yr Options
321	Vacant	1,556	1.80%			\$ 1,945	\$ 23,340	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	

TENANT SUMMARY

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Annual TAX Reimb.	Annual INS Reimb.	Annual MGMT. Reimb.	Base Stop Reimb.	Other Lease Terms
Point West III - 3055 Kettering Blvd																
400	VITAS HEALTHCARE CORPORATION	7,572	8.78%	Dec-06	Nov-29	\$ 9,781	\$ 117,366	\$ 15.50			\$ -	\$ -	\$ -	\$ -	\$ -	
401	Vacant	5,793	6.71%			\$ 7,241	\$ 86,895	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
415	Vacant	3,528	4.09%			\$ 4,410	\$ 52,920	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	
418	Berry Investments, Inc.	3,808	4.41%	Jul-87	Mar-30	\$ 5,147	\$ 61,758	\$ 16.22	Apr-27	\$ 16.54	\$ -	\$ -	\$ -	\$ -	\$ -	2, 1yr Options
									Apr-28	\$ 16.87						
									Apr-29	\$ 17.21						
450	ConwayBrock Co., LPA	1,572	1.82%	Apr-24	Mar-29	\$ 2,085	\$ 25,016	\$ 15.91	Apr-27	\$ 16.39	\$ -	\$ -	\$ -	\$ -	\$ -	
									Apr-28	\$ 16.88						
Total Units: 54		86,287	100.00%			\$105,297	\$1,263,567				\$ -	\$ -	\$ -	\$ -	\$ -	
Occupied		51,175	59.31%			58.32%	\$ 736,887	\$ 14.40			\$ -	\$ -	\$ -	\$ -	\$ -	
Vacant		35,112	40.69%			41.68%	\$ 526,680	\$ 15.00			\$ -	\$ -	\$ -	\$ -	\$ -	

Notes:
 1) WALT = 2.35 Years Remaining
 2) A handful of tenants are on base year leases which the owner is not collecting any additional CAM income from.



GLA +/- 130,583 SF | LOT SIZE: +/- 8.12 ACRES

 3033 & 3055 Kettering Blvd. Moraine, OH. 45439

MARKET OVERVIEW

SECTION 3



DAYTON

OHIO

The Dayton metro area is often referred to as the birthplace of aviation, as it was the home of the Wright brothers and where they researched and experimented with flight.

Composed of Greene, Montgomery and Miami counties, it is the fourth-largest metropolitan area in Ohio. Defense and aerospace industries comprise a large section of the region's economy. Additionally, health care accounts for a sizable portion of the area's employment, with several key institutes and centers located here.



AEROSPACE HUB

Dayton is the official aerospace hub of Ohio, supported by its high concentration of aerospace and aviation technology firms.



HEALTH CARE SERVICES

Metro hospitals consistently earn top national rankings and recognition, as well as many of Healthgrades' top ratings.



HIGHER EDUCATION

The University of Dayton and Wright State University are two major higher education institutions that provide local employers with a skilled labor pool.

POPULATION
816K



0.9%
GROWTH 2023-2028*



The metro should add nearly 103,600 people in the next five years. A Bank of America study found Columbus to be the fastest-growing city in the second half of 2023.



HOUSEHOLDS
341K

1.2%
GROWTH 2023-2028*

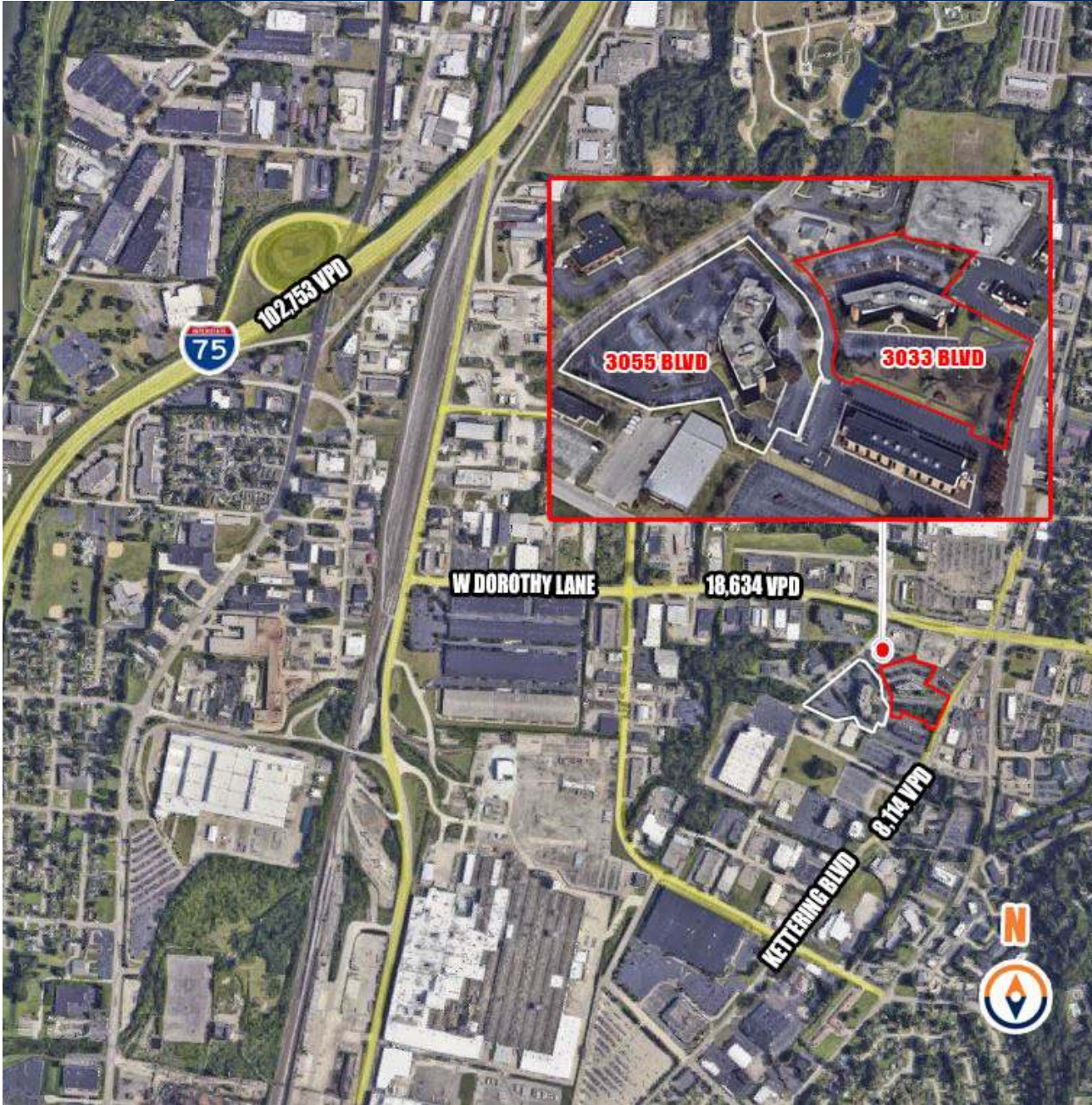
A median home price of roughly \$312,000 has afforded nearly 62 percent of households the opportunity to own a home.



MEDIAN HOUSEHOLD INCOME

\$60,900

U.S.
MEDIAN
\$68,500



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	5,087	65,479	202,638	515,531
2024 ESTIMATE	5,124	65,312	202,635	514,481
2020 CENSUS	5,345	65,824	206,630	518,212
2010 CENSUS	5,213	65,118	207,296	511,081
2025 DAYTIME POPULATION	10,008	94,777	250,298	547,244

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	2,273	27,562	89,804	224,047
2024 ESTIMATE	2,284	27,397	89,350	222,350
2020 CENSUS	2,303	27,096	88,507	219,168
2010 CENSUS	2,251	26,819	88,095	212,704

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD INCOME	\$97,692	\$98,003	\$81,848	\$96,199
MEDIAN HOUSEHOLD INCOME	\$49,430	\$50,254	\$46,802	\$56,466
PER CAPITA INCOME	\$43,124	\$39,762	\$35,712	\$40,257

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