

Over \$2.05 Million in Upside & All Outlot Pads Included!



**Retail Investment
Offering Memorandum:**

**Burnett Plaza
508 South Burnett Road
Springfield, OH 45505**



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Burnett Plaza
508 South Burnett Road
Springfield, OH 45505



Investment Summary



Burnett Plaza

INVESTMENT HIGHLIGHTS

- **Service-Oriented Neighborhood Retail Center with 67% Occupancy: Long-Term, Tenured National Tenants, Including Credit Anchors AutoZone (S&P “BBB”/Moody’s “Baa1), Family Dollar & Ace Hardware**
- **Extremely Low \$37/S.F. Asking Price and Easily Replaceable Average Rents of Only \$6.04/SF with Significant Additional Upside Through Lease-Up of Vacant Units and Multiple Outparcel Development Opportunities**
- **Stabilized 8.00% CAP Rate (Assuming 93% Occupancy) Generating an Estimated \$210,000+ Increase to NOI + \$2,060,000 in Upside Value, Not Including Any Rental Increases or Outlot Development!!**
- **Several Tenants with Recent Lease Renewals Further Demonstrating Stability and Quality in the Asset: Rent-a-Center (5-Yr. Renewal, 2,400+ Locations), Family Dollar (5-Yr. Renewal, 7,100+ Locations), AutoZone (10-Yr. Renewal, 7,900 Locations Globally), & Showplace Rent to Own (6-Yr. Renewal, 15 Locations)**
- **Strong Reported Sales Performance Demonstrates Healthy Consumer Demand and the Property's Established Position Within the Springfield Trade Area**
- **3 Miles to Wittenburg University: 1,500+ Students & Faculty Combined, Contributing to the Center's Daily Daytime Traffic**
- **Multiple Parceled Off Outparcels Included for Additional Future Upside to NOI (See Page 14 for Details)**



ADDITIONAL HIGHLIGHTS

- **Ideal Demographics with Average Household Incomes of \$78,000 Within a 5-Mile Radius and Direct Access to Large Population Base (76,000+ People Within 5-Miles)**
- **Immediate Access to Springfield's Dominant Retail Corridor: Less Than Two Miles from North Bechtle Avenue Featuring Walmart Supercenter, Meijer, Lowe's, Home Depot, Kohl's, Hobby Lobby, Marshalls, ALDI, Chick-fil-A, Texas Roadhouse, Panera Bread and Numerous Additional National Retailer**
- **Affordable and Stable Community with a Cost of Living Well Below the National Average, Supporting Long-Term Residential Stability and Consumer Demand**
- **Springfield is the County Seat of Clark County with Short Commute (29 Miles) to Downtown Dayton and Close Proximity to Several Colleges/Universities and Numerous Other High-Profile Companies**
- **Surrounded by Major Employers: Konecranes (3 Miles, ~2,000 Employees Nationwide), Mercy Health—Springfield Regional Medical Center (3 Miles, ~2,000 Employees, 220 Beds), Assurant (3 Miles, ~1,600 Employees), Springfield City School District (~1,400 Employees, Serving 7,500 Students in 17 Educational Facilities), Wittenburg University (3 Miles, 1,500 Students & Faculty), and Numerous Public Sector Employers Throughout Clark County**





LOCATION OVERVIEW



Springfield sits as the county seat and has long served as the commercial and civic center of Clark County, offering a unique blend of Midwestern affordability, regional accessibility, and economic resilience. Positioned a little over 25 miles northeast of Dayton and 45 miles west of Columbus, the city benefits from its location between two of Ohio's largest employment centers while maintaining the convenience and character of a close-knit community. As one of Southwest Ohio's longstanding industrial and retail hubs, Springfield continues to attract residents and businesses seeking a strategic location with a lower cost of living and a stable economic foundation.

The city's connectivity has played a significant role in its continued growth and relevance. Springfield is situated at the crossroads of Interstate 70 and U.S. Route 68, providing direct access to Columbus, Dayton, Indianapolis, and the broader Midwest. Interstate 75, Interstate 71, and Interstate 675 are all within a short drive, strengthening the region's position as an attractive destination for distribution, manufacturing, and commerce. Dayton International Airport is located approximately 30 miles west of the city, while John Glenn Columbus International Airport is roughly 45 miles east, offering convenient access for both business and leisure travelers.



Springfield's economy has evolved well beyond its manufacturing roots into a diverse mix of healthcare, education, logistics, government, and advanced industry. Major employers include Konecranes (3 miles, ~2,000 employees nationwide), a global leader in material handling solutions with a significant local presence, Assurant (3.5 miles, ~1,600 employees), Springfield City School District (~1,400 employees, 7,500+ students across 17 educational facilities), and numerous public-sector employers throughout Clark County. The community also benefits from its proximity to the employment drivers of both the Dayton and Columbus markets, creating a broad and stable labor pool that supports long-term economic activity.

Healthcare remains one of the region's strongest sectors. Mercy Health – Springfield Regional Medical Center (3 miles, 2,000+ employees) serves as the area's primary healthcare provider and a major source of employment, offering approximately 220 beds and comprehensive medical services to residents throughout Clark County and the surrounding communities. The broader region is further supported by nationally recognized systems including Premier Health, OhioHealth, and The Ohio State University Wexner Medical Center (one of the nation's leading academic medical systems), reinforcing Springfield's access to quality care and specialized treatment options.

Education and workforce development continue to strengthen Springfield's long-term outlook. Wittenberg University, a respected private liberal arts institution located within the city, enrolls approximately 1,400 students and 500 employees, and contributes to the area's intellectual and cultural fabric. Clark State College serves more than 5,000 students annually through workforce training and academic programming designed to meet regional employment needs. Together with nearby institutions such as Wright State University (~11,900 students and ~1,100 faculty), the University of Dayton (~10,500 students and ~1,000 faculty), and The Ohio State University, one of the largest universities in the nation with more than 60,000 students. These schools provide a steady pipeline of skilled talent for local employers.



Beyond its economic fundamentals, Springfield offers a quality of life rooted in community pride and accessibility. Residents enjoy attractions such as the Frank Lloyd Wright-designed Westcott House, Buck Creek State Park, and the extensive National Trail Parks and Recreation District. The city's thriving Bechtle Avenue corridor serves as Springfield's primary retail destination, drawing shoppers from across the region with its concentration of national retailers, restaurants, hotels, and everyday conveniences. Combined with easy access to the cultural amenities and professional sports offerings of Dayton and Columbus, Springfield provides an appealing balance of small-city charm and metropolitan accessibility.

With its strategic location, established retail corridors, diverse employment base, and longstanding role as a regional destination, Springfield continues to offer the stability and connectivity that support long-term commercial investment throughout Southwest Ohio.



SUMMARY

Price:	\$3,145,000
Gross Leasable Area:	84,335
Price/SF:	\$37.29
NOI:	\$204,508
CAP Rate:	6.50%
Lot Size:	Approx. 11.835 Acres
Foundation:	Concrete
Roof:	Flat Rubber Composite



Current Operating Data

Rental Income:	\$542,772
Tenant Reimbursements:	\$123,219
Potential Gross Income:	\$665,992
Vacancy (Actual):	(\$204,369)
Vacancy for Reimbursements Lost:	(\$58,179)
Effective Gross Income:	\$403,444
Expenses:	\$198,936
NOI:	\$204,508
Annual Debt Service:	\$115,573
Structural Reserve (\$0.10/S.F.):	\$8,433.50
Cash Flow After Reserves:	\$80,501

Stabilized Operating Data (93% Occupied)











Rental Income:	\$546,932
Tenant Reimbursements:	\$155,482
Potential Gross Income:	\$702,414
Vacancy (Actual):	(\$38,285)
Vacancy for Reimbursements Lost:	(\$14,098)
Effective Gross Income:	\$650,030
Expenses:	\$233,746
NOI:	\$416,285
Annual Debt Service:	\$273,375
Structural Reserve (\$0.10/S.F.):	\$8,433.50
Cash Flow After Reserves:	\$134,476



Financial Analysis



Rent Roll

Tenant	Square Feet	% of Total	Tenant Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
	2,400	2.85%	2013	7/1/2019	MTM	\$ 7.25	\$ 17,400	NNN	None	N/A
	4,200	4.98%	2000	11/1/2026	10/31/2031	\$ 7.25	\$ 30,450	NNN	None	Option 1: \$7.98/SF
	21,000	24.90%	1978	5/1/2022	4/30/2030	\$ 4.25	\$ 89,250	Modified Gross (Pays In-Suite Utilities)	None	Option 1: \$4.50/SF
	10,660	12.64%	1992	1/1/2026	12/31/2030	\$ 6.80	\$ 72,474	Increase Over Base Year 2000	None	Option 2: \$7.48/SF
	8,067	9.57%	1993	4/1/2026	3/31/2036	\$ 6.51	\$ 52,532	Modified NNN (Certain Allowable CAM Items)	4/1/2029 - \$6.84/SF 4/1/2031 - \$7.18/SF	Option 2: \$7.90/SF Option 3: \$8.69/SF
(1) 	5,000	5.93%	2014	10/1/2026	9/30/2032	\$ 5.85	\$ 29,231	NNN	3% Annual Increases: Next increase 10/1/2027 - \$6.02/SF 10/1/2028 - \$6.20/SF 10/1/2029 - \$6.39/SF 10/1/2030 - \$6.58/SF 10/1/2031 - \$6.78/SF	N/A
	665	0.79%	2015	11/1/2023	12/31/2026	\$ 8.15	\$ 5,420	NNN	None	N/A
	1,967	2.33%	2022	3/1/2022	5/31/2027	\$ 8.04	\$ 15,815	NNN	None	Option 1: \$9.37/SF
(2) 	1,440	1.71%	2018	11/1/2021	10/31/2026	\$ 13.13	\$ 18,907	NNN	None	N/A
	640	0.76%	2020	11/13/2020	MTM	\$ 10.82	\$ 6,925	NNN	None	N/A
Vacant	12,107	14.36%	2026	N/A	N/A	\$ 6.50	\$ 78,696	NNN		
Vacant	2,392	2.84%	N/A	N/A	N/A	\$ 10.50	\$ 25,116	NNN		
Vacant	4,148	4.92%	N/A	N/A	N/A	\$ 8.00	\$ 33,184	NNN		
Vacant	1,330	1.58%	N/A	N/A	N/A	\$ 10.00	\$ 13,300	NNN		
Vacant	8,319	9.86%	N/A	N/A	N/A	\$ 7.00	\$ 58,233	NNN		
Total Property	84,335	100.00%				\$ 6.49	\$ 546,932			
Vacancy	28,296	33.55%				\$ 7.37	\$ 208,529			

(1) Lease Extension in Process. See Terms.

(2) Expected to stay upon expiration



Based on Current Ask Price

	Pro Forma 2026-2027	
	2026-2027	\$/SF
Net Operating Income	\$ 204,508	\$ 2.42
Analysis		
Capitalization Rate	6.50%	6.50%
Valuation	\$ 3,145,000	\$ 37.29
Expected Cash-on-Cash Return	5.12%	5.12%

Stabilized - 93% Occupancy

Valuation Based on 8.00% CAP Rate

	Pro Forma 2026-2027	
	2026-2027	\$/SF
Net Operating Income	\$ 416,285	\$ 4.94
Analysis		
Capitalization Rate	8.00%	8.00%
Valuation	\$ 5,205,000	\$ 61.72



Financial Analysis
As-Is



		Pro Forma 2026-2027			
		2024	2025	2026-2027	\$/SF
INCOME:					
Rental Income		\$ 336,123	\$ 332,683	\$ 542,772	\$ 6.44
Tenant Reimbursements:					
Real Estate Tax		19,218	17,838	39,382	0.47
Insurance		4,036	3,809	19,500	0.23
CAM (1)		22,932	21,126	52,467	0.62
Prior Year Reconciliations		26,730	-	-	-
Management Fee (1)		-	-	1,944	0.02
Admin. Fees (1)		-	-	1,427	0.02
Miscellaneous Income		6,732	9,731	8,500	0.10
Gross Potential Rental Income		\$ 415,771	\$ 385,186	\$ 665,992	\$ 7.90
Vacancy (Actual)	37.65%			(204,369)	(2.42)
Vacancy For Reimbursements Lost (Actual)	33.55%			(58,179)	(0.69)
Effective Gross Income		\$ 415,771	\$ 385,186	\$ 403,444	\$ 4.78
OPERATING EXPENSES:					
Management Fee	4%	\$ 19,192	\$ 19,471	\$ 13,536	\$ 0.16
Real Estate Taxes		94,767	78,652	62,000	0.74
Insurance		24,957	26,796	27,000	0.32
Landscaping		5,582	6,818	6,000	0.07
Snow Removal		30,202	30,202	30,000	0.36
Utilities					
Electric/Gas		4,491	4,796	5,000	0.06
Water/Sewer		10,978	11,694	11,500	0.14
Repairs & Maintenance		9,706	7,157	7,500	0.09
Lot Sweeping		7,183	1,246	5,000	0.06
Lighting Repairs		770	4,401	2,900	0.03
Parking Lot Repairs & Maintenance (2)		102	1,619	5,000	0.06
Fire Safety		-	46	100	0.00
Trash Removal		4,746	7,415	7,400	0.09
HVAC Repairs & Maintenance		-	-	1,000	0.01
Roof Repairs & Maintenance		3,227	1,592	3,000	0.04
Non-Reimbursable Utilities		19,363	22,208	10,000	0.12
Non-Reimbursable Repairs & Maintenance		3,424	140	2,000	0.02
Total Expenses		\$ 238,689	\$ 224,252	\$ 198,936	\$ 2.36
Net Operating Income		\$ 177,082	\$ 160,934	\$ 204,508	\$ 2.42
Loan Analysis					
Net Operating Income				\$ 204,508	\$ 2.42
Cash Flow Available Before Debt Service				\$ 204,508	\$ 2.42
Capitalization Rate				6.50%	6.50%
Valuation				\$ 3,145,000	\$ 37.29
Loan to Value				50.00%	50.00%
Loan Amount				\$ 1,572,500	\$ 18.65
Rate				6.20%	6.20%
Term				5	5
Amortization				30	30
Annual Debt Service				\$ 115,573	\$ 1.37
Debt Service Coverage Ratio				1.77	1.77

(1) Historically, Admin. And Management Fees have been grouped together in CAM. We have separated for Pro Forma purposes.

(2) Current tax value is \$3,902,060. Real estate taxes shown anticipated reduced taxes based on current sales price.



Financial Analysis
Stabilized (93% Occupancy)



		2024	2025	Pro Forma 2026-2027	\$/SF
INCOME:					
Rental Income		\$ 336,123	\$ 332,683	\$ 546,932	\$ 6.49
Tenant Reimbursements:					
Real Estate Tax		19,218	17,838	60,409	0.72
Insurance		4,036	3,809	19,500	0.23
CAM (1)		22,932	21,126	52,467	0.62
Prior Year Reconciliations		26,730	-	-	-
Management Fee (1)		-	-	9,748	0.12
Admin. Fees (1)		-	-	3,857	0.05
Miscellaneous Income		6,732	9,731	9,500	0.11
Gross Potential Rental Income		\$ 415,771	\$ 385,186	\$ 702,414	\$ 8.33
Vacancy (Actual)	7.00%			(38,285)	(0.45)
Vacancy For Reimbursements Lost (Actual)	7.00%			(14,098)	(0.17)
Effective Gross Income		\$ 415,771	\$ 385,186	\$ 650,030	\$ 7.71
OPERATING EXPENSES:					
Management Fee	4%	\$ 19,192	\$ 19,471	\$ 20,346	\$ 0.24
Real Estate Taxes		94,767	78,652	90,000	1.07
Insurance		24,957	26,796	27,000	0.32
Landscaping		5,582	6,818	6,000	0.07
Snow Removal		30,202	30,202	30,000	0.36
Utilities					
Electric/Gas		4,491	4,796	5,000	0.06
Water/Sewer		10,978	11,694	11,500	0.14
Repairs & Maintenance		9,706	7,157	7,500	0.09
Lot Sweeping		7,183	1,246	5,000	0.06
Lighting Repairs		770	4,401	2,900	0.03
Parking Lot Repairs & Maintenance		102	1,619	5,000	0.06
Fire Safety		-	46	100	0.00
Trash Removal		4,746	7,415	7,400	0.09
HVAC Repairs & Maintenance		-	-	1,000	0.01
Roof Repairs & Maintenance		3,227	1,592	3,000	0.04
Non-Reimbursable Utilities		19,363	22,208	10,000	0.12
Non-Reimbursable Repairs & Maintenance		3,424	140	2,000	0.02
Total Expenses		\$ 238,689	\$ 224,252	\$ 233,746	\$ 2.77
Net Operating Income		\$ 177,082	\$ 160,934	\$ 416,285	\$ 4.94
Loan Analysis					
Net Operating Income				\$ 416,285	\$ 4.94
Cash Flow Available Before Debt Service				\$ 416,285	\$ 4.94
Capitalization Rate				8.00%	8.00%
Valuation				\$ 5,205,000	\$ 61.72
Loan to Value				75.00%	75.00%
Loan Amount				\$ 3,903,750	\$ 46.29
Rate				5.75%	5.75%
Term				5	5
Amortization				30	30
Annual Debt Service				\$ 273,375	\$ 3.24
Debt Service Coverage Ratio				1.52	1.52

(1) Historically, Admin. And Management Fees have been grouped together in CAM. We have separated for Pro Forma purposes.

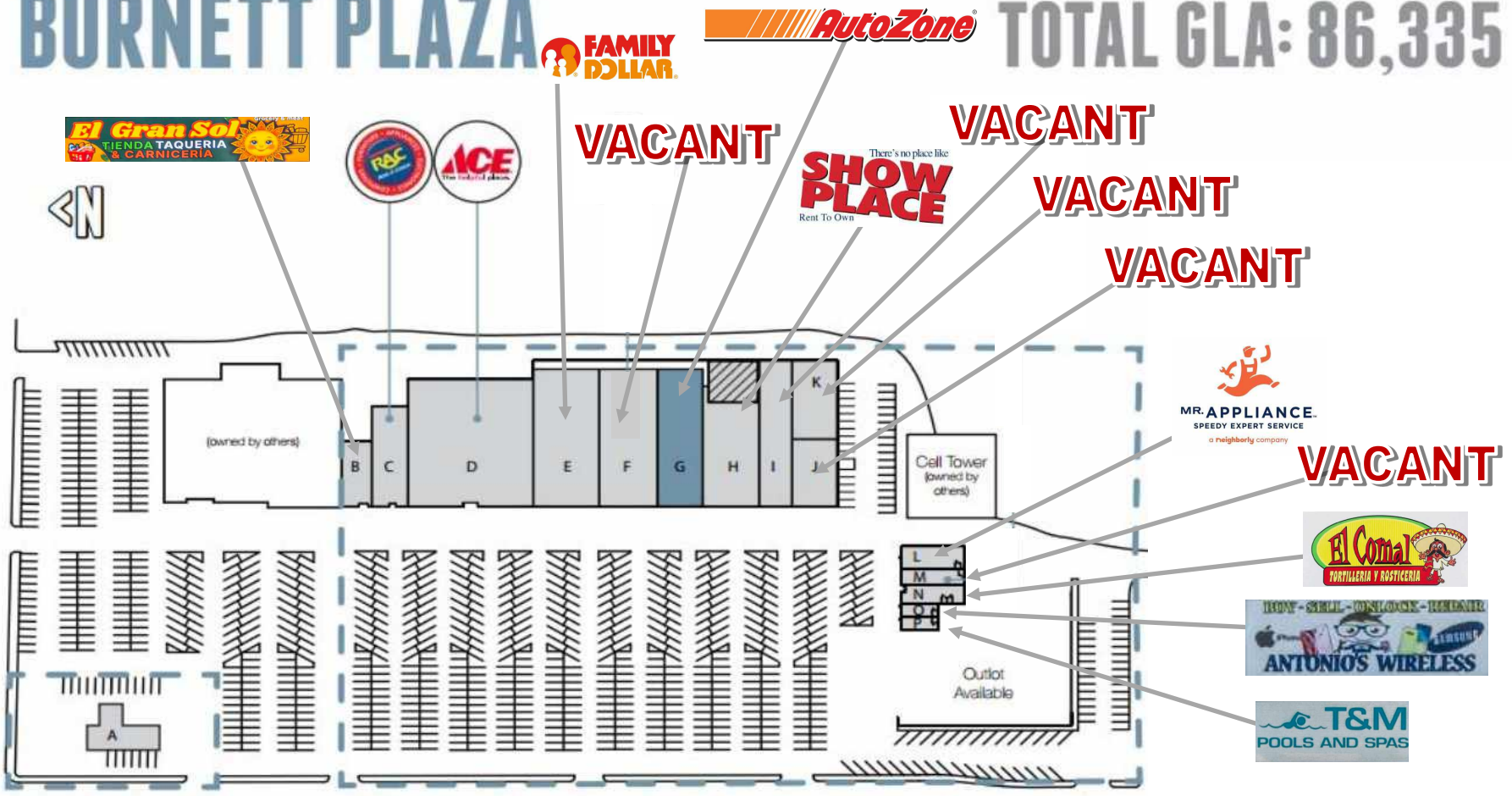


Property Analysis



BURNETT PLAZA

TOTAL GLA: 86,335



Additional Separately Parceled

Outlots Included with Sale



GRUEN DRIVE 60' R/W



BURNETT ROAD RW VARIES



Less than 2 Miles West
2,000+ Employees & 220 Beds

Less than 2 Miles West
~1,500 Students & Faculty

~28 Miles West

Less than 3 Miles West
1,600+ Employees

Less than 2 Miles East
~2,000+ Employees

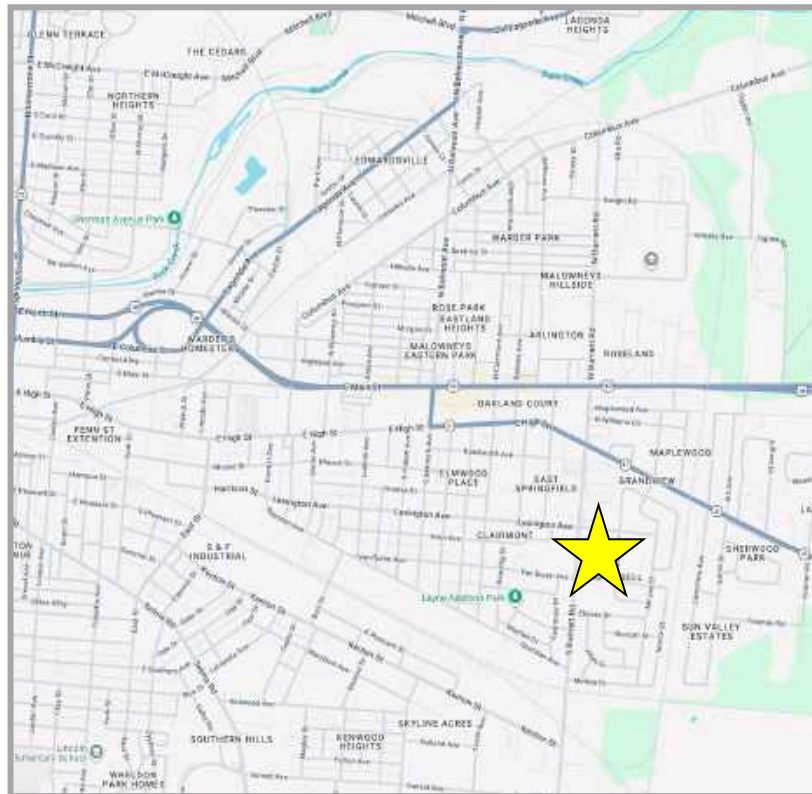
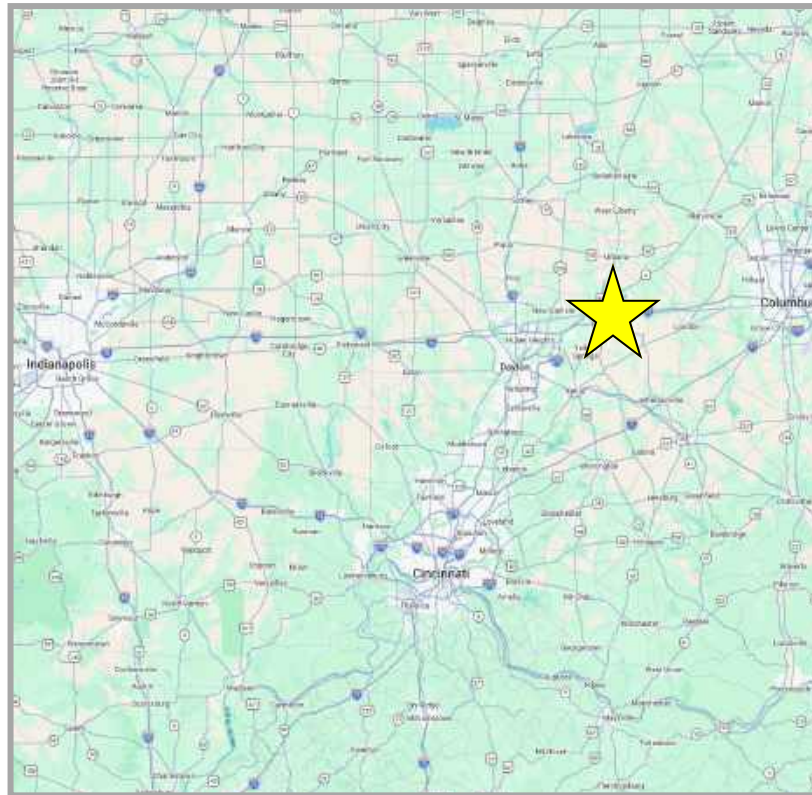
20 Miles Southwest
~13,000 Students & Faculty

29 Miles West to Dayton

17,000+ VPD



Location Maps





402 S Burnett Rd Springfield, OH 45505	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2026 Estimated Population	10,808	48,065	76,088	116,462
2031 Projected Population	10,886	48,380	76,041	116,378
2020 Census Population	10,557	46,141	74,903	116,091
2010 Census Population	10,633	48,650	76,904	118,039
2026 Median Age	38.3	36.1	39.5	41.3
Households				
2026 Estimated Households	4,689	19,435	32,089	49,121
2031 Projected Households	4,620	19,227	31,549	48,352
2020 Census Households	4,682	18,473	31,113	48,035
2010 Census Households	4,577	18,760	30,918	47,551
Race and Ethnicity				
2026 Estimated White	80.2%	72.0%	75.5%	81.4%
2026 Estimated Black or African American	10.3%	18.8%	16.2%	11.5%
2026 Estimated Asian or Pacific Islander	0.7%	0.6%	0.9%	0.9%
2026 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%	0.2%
2026 Estimated Other Races	8.5%	8.2%	7.1%	6.0%
2026 Estimated Hispanic	5.8%	5.2%	4.5%	3.7%
Income				
2026 Estimated Average Household Income	\$69,484	\$68,752	\$77,965	\$88,043
2026 Estimated Median Household Income	\$54,932	\$53,138	\$59,311	\$68,894
2026 Estimated Per Capita Income	\$30,204	\$27,977	\$33,071	\$37,268
Education (Age 25+)				
2026 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.4%	3.0%	2.4%
2026 Estimated Some High School (Grade Level 9 to 11)	11.4%	11.5%	9.6%	8.1%
2026 Estimated High School Graduate	37.5%	37.5%	36.0%	34.3%
2026 Estimated Some College	22.1%	22.8%	22.4%	22.2%
2026 Estimated Associates Degree Only	12.2%	9.3%	9.9%	10.9%
2026 Estimated Bachelors Degree Only	11.4%	10.8%	12.6%	13.8%
2026 Estimated Graduate Degree	2.7%	4.5%	6.5%	8.3%
Business				
2026 Estimated Total Businesses	246	1,407	2,203	2,985
2026 Estimated Total Employees	2,713	18,894	28,704	37,425
2026 Estimated Employee Population per Business	11.0	13.4	13.0	12.5
2026 Estimated Residential Population per Business	43.9	34.2	34.5	39.0



Tenant Analysis



AutoZone (NYSE: AZO, S&P “BBB”/Moody’s “Baa1”) is one of the nation’s leading specialty retailers and distributors of automotive replacement parts and accessories. Founded in 1979, the company operates more than 6,000 stores across the United States, Mexico, and Brazil, serving both DIY customers and professional mechanics through a highly accessible neighborhood store format.

AutoZone offers a comprehensive selection of automotive products, including replacement parts, batteries, brakes, oil and fluids, tools, and maintenance accessories. Many locations also provide complimentary in-store services such as battery testing, check engine light diagnostics, and product installation assistance, enhancing customer convenience and driving repeat visitation.

Source: autozone.com



Autozone.com

Tenant Lease Abstract

Headquarter:	Memphis, TN
# of Total Locations:	7,900 Globally
Ticker:	NYSE: AZO
S&P Credit Rating:	BBB
Moody’s Credit Rating:	Baa1
GLA:	8,067
Tenant Since:	1993
Current Term Start:	4/1/2026
Lease Expiration:	3/31/2036
Rental Bumps:	2029, 2031
Options:	(2) 5-Yr.
Exclusive:	Auto Parts Store
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$52,532.00	\$4,377.65	\$6.51
Bump 4/1/2029:	\$55,178.28	\$4,598.19	\$6.84
Bump 4/1/2031:	\$57,921.06	\$4,826.76	\$7.18
Option 1:	\$63,729.30	\$5,310.78	\$7.90
Option 2:	\$70,102.23	\$5,841.85	\$8.69

Tenant Recapture

Common Area Maintenance:	Modified NNN Certain Allowable CAM Items
Insurance:	Modified NNN
Real Estate Taxes:	Modified NNN
Management Fee:	None
Admin. Fee:	None



Familydollar.com

Family Dollar (a subsidiary of Dollar Tree, Inc. – NASDAQ: DLTR, Moody’s “Baa2” and S&P’s “BBB”) is a leading discount variety retailer serving value-conscious consumers across the United States. Founded in 1959, the company operates thousands of neighborhood-format stores focused on providing affordable everyday essentials in convenient, close-to-home locations.

Family Dollar offers a broad assortment of merchandise including food and beverage products, household goods, health and beauty items, cleaning supplies, apparel, and seasonal products. The store is designed to serve frequent, small-basket shopping trips, catering primarily to daily and weekly household needs.

With its emphasis on low-price point essentials and neighborhood accessibility, Family Dollar generates consistent repeat traffic driven by non-discretionary consumer demand. Its strong value positioning and necessity-based retail model make it a dependable, traffic-producing tenant within community and convenience oriented retail centers nationwide.

Source: familydollar.com

Tenant Lease Abstract

Headquarter:	Chesapeake, VA
# of Total Locations:	7,123
GLA:	10,660
Tenant Since:	1992
Current Term Start:	1/1/2026
Lease Expiration:	12/31/2030
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive:	Variety Discount Store
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$72,474.00	\$6,039.50	\$6.80
Option 2:	\$79,736.80	\$6,644.73	\$7.48

Tenant Recapture

Common Area Maintenance:	Increase Over Base Year
Insurance:	Increase Over Base Year
Real Estate Taxes:	Increase Over Base Year
Management Fee:	None
Admin Fee:	None



Acehardware.com

Rocky's Ace Hardware is a locally operated franchise of the Ace Hardware cooperative, providing a comprehensive selection of hardware, home improvement, and maintenance products to residential and commercial customers. Founded in 1924 as part of the Ace Hardware network, the brand has grown into one of the most recognized neighborhood hardware retailers in the United States, with thousands of independently owned locations nationwide.

Rocky's Ace Hardware stores offer a wide range of products including tools, paint, plumbing and electrical supplies, lawn and garden equipment, seasonal goods, and household essentials. Many locations also provide value-added services such as key cutting, paint color matching, equipment rental, and in-store expert assistance, positioning the store as a convenient one-stop shop for everyday repair and maintenance needs.

Source: acehardware.com

Tenant Lease Abstract

Headquarter (US):	Springfield, MA
# of Total Locations:	~50
GLA:	21,000
Tenant Since:	1978
Current Term Start:	5/1/2022
Lease Expiration:	4/30/2030
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$89,250.00	\$7,437.50	\$4.25
Option 1:	\$94,500.00	\$7,875.00	\$4.50

Tenant Recapture

Common Area Maintenance:	Modified Gross (Pays In-Suite Utilities)
Insurance:	Gross
Real Estate Taxes:	Gross
Mgmt./Admin. Fee:	None



Rentacenter.com

Rent-A-Center is a leading lease-to-own retailer specializing in furniture, electronics, appliances, and home goods, providing flexible payment solutions for customers who prefer accessible ownership options without traditional financing. Founded in 1986, the company operates hundreds of locations across the United States, serving a broad customer base through both in-store and online channels.

The store offers a wide assortment of household essentials, including living room and bedroom furniture, televisions, computers, appliances, and other everyday necessities. Rent-A-Center's business model allows customers to lease merchandise with the option to obtain ownership over time through convenient weekly, bi-weekly, or monthly payments, with no long-term credit commitments required.

Source: rentacenter.com

Tenant Lease Abstract

Headquarter (US):	Plano, TX
# of Total Locations:	2,400+
Moody's Credit Rating:	Ba2
S&P Credit Rating:	BB
GLA:	4,200
Tenant Since:	2000
Current Term Start:	11/1/2026
Lease Expiration:	10/31/2031
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$30,450.00	\$2,537.50	\$7.25
Option 1:	\$33,516.00	\$2,793.00	\$7.98

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	5% of Previous (Excl. Snow/Ice Removal)
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	None
Admin Fee:	9% on CAM Including Management (No INS/RET)



La Condesa Grocery is a locally owned grocery store serving the Springfield, Ohio community with a wide selection of authentic Latin American food products and everyday household essentials. The market offers fresh produce, meats, pantry staples, spices, baked goods, and specialty imported items commonly used in traditional Mexican and Central American cuisine.

In addition to grocery offerings, La Condesa functions as a neighborhood destination for culturally specific ingredients that are not typically available in national supermarket chains, making it an essential resource for the surrounding community. The store also benefits from strong repeat visitation driven by daily household shopping needs and consistent demand for fresh and specialty food items.

Tenant Lease Abstract	
Headquarter (US):	Springfield, OH
# of Total Locations:	1
GLA:	2,400
Tenant Since:	2013
Current Term Start:	7/1/2019
Lease Expiration:	Month-to-Month
Rental Bumps:	None
Options:	None
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule			
	Annual	Monthly	PSF
Current:	\$17,400.00	\$1,450.00	\$7.25
Tenant Recapture			
Common Area Maintenance:	Pro Rata Share		
Insurance:	Pro Rata Share		
Real Estate Taxes:	Pro Rate Share		
Management Fee:	Pro Rata Share		
Admin Fee:	15% on CAM		



showplacerents.com

Showplace Rent to Own is a regional lease-to-own retailer offering furniture, appliances, electronics, and home goods through flexible payment options designed to accommodate a wide range of customer budgets. The company operates multiple locations across the Midwest, serving value-conscious consumers seeking immediate access to household essentials without traditional credit requirements.

The store features a broad selection of living room, bedroom, and dining furniture, along with major appliances, televisions, computers, and other everyday home necessities. Customers can lease merchandise with the option to obtain ownership over time through convenient payment plans, making the concept accessible to individuals and families managing short-term or limited credit needs.

Source: www.showplacerents.com

Tenant Lease Abstract

Headquarter:	Marion, OH
# of Total Locations:	15
GLA:	5,000
Tenant Since:	2014
Current Term Start:	10/1/2026
Lease Expiration:	9/30/2032
Rental Bumps:	Annually
Options:	(1) 3-Yr.
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$29,231.00	\$2,435.92	\$5.85
Bump 10/1/2027:	\$30,100.00	\$2,508.33	\$6.02
Bump 10/1/2028:	\$31,000.00	\$2,583.33	\$6.20
Bump 10/1/2029:	\$31,950.00	\$2,662.50	\$6.39
Bump 10/1/2030:	\$32,900.00	\$2,741.67	\$6.58
Bump 10/1/2031:	\$33,900.00	\$2,825.00	\$6.78

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	15% On CAM



www.facebook.com/p/T-M-Pools-and-Spas-100063572979097

T&M Pools and Spas is a locally owned specialty retailer and service provider focused on swimming pool, spa, and outdoor leisure products. Serving residential customers throughout the region, the company offers a comprehensive selection of above-ground pools, hot tubs, pool chemicals, maintenance supplies, replacement parts, and seasonal accessories.

In addition to retail offerings, T&M Pools and Spas provides professional services including pool opening and closing, water testing, equipment installation, and ongoing maintenance support. The business caters to both new pool owners and long-term customers seeking reliable upkeep solutions, creating a strong base of repeat, seasonal visitation.

Source: www.facebook.com/p/T-M-Pools-and-Spas-100063572979097

Tenant Lease Abstract

Headquarter:	Springfield, OH
# of Total Locations:	1
GLA:	665
Tenant Since:	2015
Current Term Start:	11/1/2023
Lease Expiration:	12/31/2026
Rental Bumps:	None
Options:	None
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$5,420.00	\$451.65	\$8.15

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	15% On CAM



Mrappliance.com

Mr. Appliance of Lancaster, Grove City & Springfield is a locally operated franchise of a nationally recognized appliance repair service provider, specializing in the repair and maintenance of residential and commercial appliances. Serving customers throughout the Springfield, Ohio region and surrounding markets, the company delivers professional in-home service for a wide range of appliances including refrigerators, ovens, dishwashers, washers, dryers, and more.

As part of the Neighborly® family of home service brands, Mr. Appliance benefits from strong national brand recognition while maintaining a local, service-driven operating model. The business focuses on prompt response times, transparent pricing, and high-quality workmanship, providing customers with a reliable alternative to full appliance replacement.

Source: mrappliance.com

Tenant Lease Abstract

Headquarter:	Waco, TX
# of Total Locations:	325+
GLA (Expanded 2024):	1,967
Tenant Since:	2022
Current Term Start:	3/1/2022
Lease Expiration:	5/31/2027
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$15,815.00	\$1,317.89	\$8.04
Option 1:	\$18,430.79	\$1,535.90	\$9.37

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	None



www.facebook.com/ElComalTortilleria

El Comal is a locally owned Mexican restaurant serving authentic Mexican cuisine in Springfield, Ohio. The restaurant offers a diverse menu of traditional favorites, including tacos, burritos, enchiladas, fajitas, seafood specialties, and house-made salsas, delivering a dining experience rooted in authentic flavors and family-oriented hospitality.

Known for its welcoming atmosphere and generous portions, El Comal has established itself as a popular destination for both everyday dining and special gatherings. The restaurant serves a broad customer base through dine-in, takeout, and carryout services, attracting loyal local patrons as well as visitors from the surrounding area.

Source: www.facebook.com/ElComalTortilleria

Tenant Lease Abstract	
Headquarter:	Springfield, OH
# of Total Locations:	1
GLA (Expanded 2024):	1,440
Tenant Since:	2018
Current Term Start:	11/1/2021
Lease Expiration*:	10/31/2026
Rental Bumps:	None
Options:	None
Exclusive:	None
Other Termination:	None

* Tenant Expected to Stay After Expiration

Tenant Base Rent Schedule			
	Annual	Monthly	PSF
Current:	\$18,907.00	\$1,575.60	\$13.13
Tenant Recapture			
Common Area Maintenance:	Pro Rata Share		
Insurance:	Pro Rata Share		
Real Estate Taxes:	Pro Rata Share		
Management Fee:	Pro Rata Share		
Admin. Fee:	15% On CAM		



Antonio's Wireless is a locally operated wireless communications retailer with a variety of mobile products and services. The store specializes in smartphones, accessories, prepaid wireless plans, device activations, and customer support, providing convenient solutions for individuals and families seeking affordable connectivity options.

By offering personalized service and hands-on assistance, Antonio's Wireless helps customers navigate device upgrades, plan selections, and technical support needs in a neighborhood-focused retail environment. The business caters to both new and existing wireless users, generating recurring customer visits through activations, payments, and accessory purchases.

Source: www.facebook.com/antonioswirelesscolumbusohio

www.facebook.com/antonioswirelesscolumbusohio

Tenant Lease Abstract	
Headquarter:	Columbus, OH
# of Total Locations:	3
GLA (Expanded 2024):	640
Tenant Since:	2020
Current Term Start:	11/13/2020
Lease Expiration:	Month-to-Month
Rental Bumps:	None
Options:	None
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule			
	Annual	Monthly	PSF
Current:	\$6,925.00	\$577.07	\$10.82
Tenant Recapture			
Common Area Maintenance:	Pro Rata Share		
Insurance:	Pro Rata Share		
Real Estate Taxes:	Pro Rata Share		
Management Fee:	Pro Rata Share		
Admin. Fee:	None		



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data Information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

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Retail Investment Offering Memorandum



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