OFFERING MEMORANDUM

TACO BELL

1590 NORTON RD

STOW, OH 43228

25-YEAR ABSOLUTE NNN GROUND LEASE

AKRON, OH MSA

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PASSOV GROUP
COMMERCIAL BROKERAGE

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INVESTMENT OVERVIEW

THE OFFERING

Passov Group is pleased to present the opportunity to purchase **Taco Bell in Stow, OH**, comprising a newly constructed Taco Bell subject to an **Absolute NNN Ground Lease** with Pacific Bells, LLC, one of the largest Taco Bell franchisees in the United States. The Lease commenced in March 2026 with **24.6 Years** remaining on the primary term with **1.75% Annual Rent Increases** throughout the Lease Term and all five 5-year renewal options. The subject is located on 0.86 AC and improved with a 2,239 SF building at 1590 Norton Rd in Stow, Ohio.

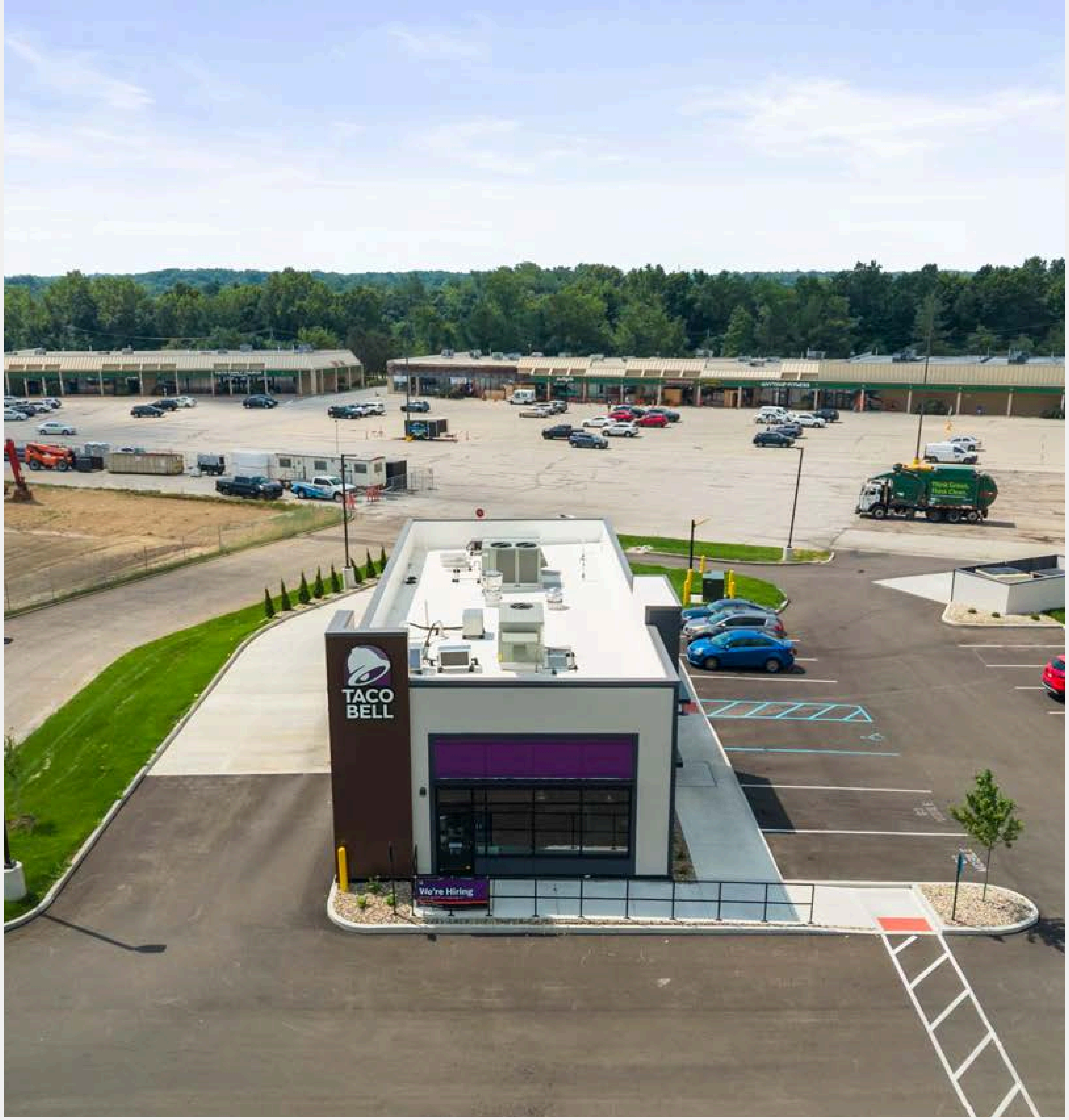
The property is offered at **$2,608,696 (5.75% cap rate)**, reflecting $150,000 in Annual Base Rent. The Property is positioned at a **hard-corner, signalized intersection** with traffic counts of **29,400 VPD** within an established retail node Grocery-Anchored by Giant Eagle, which generates 1M+ annual visits and $51M in annual sales, **ranking #1 of 17 Giant Eagles** within 15 miles and in the **top 10% of the format nationally**.

Given this is a **new construction asset** subject to an Absolute NNN Ground Lease, the property requires zero deferred maintenance and offers investors a long runway before any capital investment is anticipated. The 1.75% Annual Rent Increases provide contractual income growth throughout the entire Lease Term, a meaningful distinction from the traditional 10% increases every five years commonly found across the NNN market. Pacific Bells operates **311+ Taco Bell locations across 11 states and has more than tripled its footprint since 2015**.

Stow's growth story is supported by significant nearby investment. The subject is directly adjacent to **The Amp, a new 2,500-seat outdoor amphitheater currently under construction**, and sits within a planned **50+ acre DORA district** with direct access to a new trail spur connecting the 34-mile regional Bike & Hike Trail. Immediately north, Industrial Realty Group is redeveloping the **130-acre, 1.4M SF former JOANN Inc. corporate headquarters into Hudson District, a mixed-use corporate, distribution and retail campus**.

The surrounding employment base continues to expand as well. The Route 8 / Ohio Turnpike interchange industrial corridor has seen the **recent delivery of 1.2M+ SF of speculative warehousing**, with an additional **600,000 to 800,000 SF planned**, adding to the daytime population and consumer demand supporting the corridor.

The broader Akron MSA provides the macro foundation. Anchoring the **3.6M+ population Cleveland-Akron-Canton CSA**, the market generated $47.3B in GDP in 2023 with **6.2% year-over-year growth** and is home to two Fortune 500 headquarters. The region's economy is anchored by 1,200+ polymer-related companies and 42,000 workers, alongside a healthcare sector contributing ~20% of the economy. Combined with a cost of living 15% below the U.S. average, that diversification and affordability provide a durable foundation supporting long-term investment performance.



EXECUTIVE SUMMARY

OFFERING PRICE

$2,608,696

OFFERING SUMMARY	
Cap Rate	5.75%
Net Operating Income	$150,000
Lot Size	0.86 Acres
Building Size	2,239 SF
Year Built	2026

LEASE SUMMARY	
Address	1590 Norton Rd
City, State	Stow, OH
Lease Type	Absolute NNN Ground Lease
Tenant	Taco Bell
Guarantor	Pacific Bells, LLC (311+ Units)
Lease Commencement	March 22, 2026
Lease Expiration	March 21, 2051
Initial Term	25 Years
Lease Term Remaining	24.6 Years
Rental Increases	1.75% Annual Increases
Renewal Options	5, 5-Yr Options

RENT SCHEDULE

	START DATE	END DATE	ANNUAL RENT	CAP RATE	RENT/SF
Year 1	3/22/2026	3/21/2027	$150,000	5.75%	$66.99
Year 2	3/22/2027	3/21/2028	$152,625	5.85%	$68.17
Year 3	3/22/2028	3/21/2029	$155,296	5.95%	$69.36
Year 4	3/22/2029	3/21/2030	$158,014	6.06%	$70.57
Year 5	3/22/2030	3/21/2031	$160,779	6.16%	$71.81
Year 6	3/22/2031	3/21/2032	$163,592	6.27%	$73.06
Year 7	3/22/2032	3/21/2033	$166,455	6.38%	$74.34
Year 8	3/22/2033	3/21/2034	$169,368	6.49%	$75.64
Year 9	3/22/2034	3/21/2035	$172,332	6.61%	$76.97
Year 10	3/22/2035	3/21/2036	$175,348	6.72%	$78.32
Year 11	3/22/2036	3/21/2037	$178,417	6.84%	$79.69
Year 12	3/22/2037	3/21/2038	$181,539	6.96%	$81.08
Year 13	3/22/2038	3/21/2039	$184,716	7.08%	$82.50
Year 14	3/22/2039	3/21/2040	$187,948	7.20%	$83.94
Year 15	3/22/2040	3/21/2041	$191,238	7.33%	$85.41
Year 16	3/22/2041	3/21/2042	$194,584	7.46%	$86.91
Year 17	3/22/2042	3/21/2043	$197,989	7.59%	$88.43
Year 18	3/22/2043	3/21/2044	$201,454	7.72%	$89.98
Year 19	3/22/2044	3/21/2045	$204,980	7.86%	$91.55
Year 20	3/22/2045	3/21/2046	$208,567	8.00%	$93.15

*1.75% Annual Increases continue throughout the entire 25-year initial lease term and and any exercised options

TRADE AREA

DISTRIBUTION CENTER
Green Oasis Lawncare
DISTRIBUTION CENTER
NTW
NATIONAL TIRE WHOLESALE
BINARY DEFENSE
FIRST GLASS
WINDOW & DOOR
Vizmeg Landscape
Freedom CABINETS
Rademaker
HUDSON EXTRUSIONS, INC.
Carpet Pro SERVICES
ALTTRAN
DimensionEngineering
Potesta & Company
Darrow Rd
LeafHome
RAMCO SPECIALTIES, INC.
REGAL
EHCS
Goodwill
KELTEC
little tikes
highfields
Ellsworth ADVISORS
e3 Diagnostics
11,800 VPD
Norton Rd
SUBJECT PROPERTY
TACO BELL
17,500 VPD
Spicy Sombreros
Arby's
DOUBLE SHOT
COFFEE DRIVE THRU
Wendy's
Domino's Pizza
BRUEGGER'S BAGELS
BURGER KING
Hong Kong
FAITH FAMILY CHURCH
GIANT EAGLE
SUBWAY
EXCEL
at Hattie Larlham
Valvoline
Great Clips
Recent Development of 67
New Single-Family Homes
8
HALLSTAR
MRC Global
ARLINGTON VALLEY FARMS
KARVO COMPANIES
AKROCHEM CORPORATION
NMG AEROSPACE
instantwhip
FERRY INDUSTRIES, INC.
Concrete Leveling
AtNetPlus
COMMERCE DRIVE INDUSTRIAL CORRIDOR
redi storage
SUMMIT BUILDING SERVICES
cenweld
reidy medical supply
BRANDON
PROCESS DYNAMICS
WALTER METALS
ANDERSON INTERNATIONAL CORP
Bemer
BLAZE TECHNICAL SERVICES, INC.
HYDRAULIC MANIFOLDS USA
FLOOR COVERINGS international
IRON MOUNTAIN
World Equipment & Machine Sales Co.
INOVA STAFFING
audio-technica
WILSON
N

SUBMARKET OVERVIEW

STOW SUBMARKET

The Stow submarket delivers a strong, above-average consumer profile for Summit County. Average household income exceeds $138,000 within 3 miles, supported by a substantial daytime population and broad consumer spending base across food, entertainment, household and service categories. This combination of household income, population density and spending capacity provides a durable consumer foundation for QSR and retail tenancy.

Stow's employment base is undergoing meaningful reinvestment. The city's northwest quadrant sits within six miles of two Route 8 interchanges and the Ohio Turnpike, anchoring a well-connected industrial corridor that has seen the recent delivery of more than 1.2 million square feet of speculative warehousing, with an additional 600,000 to 800,000 square feet planned. Manufacturing remains the area's largest employment sector, supported by established employers including Audio-Technica, MACtac, Matco Tools and NMG Aerospace, alongside Arhaus's $43 million global headquarters and distribution center nearby in Boston Heights.

Stow's corporate and civic momentum amplifies this foundation. Industrial Realty Group is redeveloping the 130-acre, 1.4 million square foot former JOANN Inc. headquarters into Hudson District, a mixed-use corporate and distribution campus along the same Norton and Darrow Road corridor. The subject is directly adjacent to The Amp, a new 2,500-seat outdoor amphitheater anchoring a planned entertainment district, and is Grocery-Anchored by Giant Eagle, generating 1M+ annual visits and $51M in annual sales and ranking in the top 10% of the format nationally, providing sustained daily traffic that directly underpins the node's retail performance.

The convergence of above-average household incomes, a growing industrial and employment base and significant nearby investment positions this Stow node among the more defensible retail submarkets in the Akron MSA. Continued employment growth, expanding entertainment infrastructure and established retail traffic provide multiple layers of demand supporting the corridor's long-term retail fundamentals.

REGIONAL ACCESS

Akron, OH – 15 Miles S
20 minute drive

Cleveland, OH – 35 Miles N
40 minute drive

Columbus, OH – 135 Miles SW
2 hour 10 minute drive

Toledo, OH – 130 Miles NW
2 hour drive

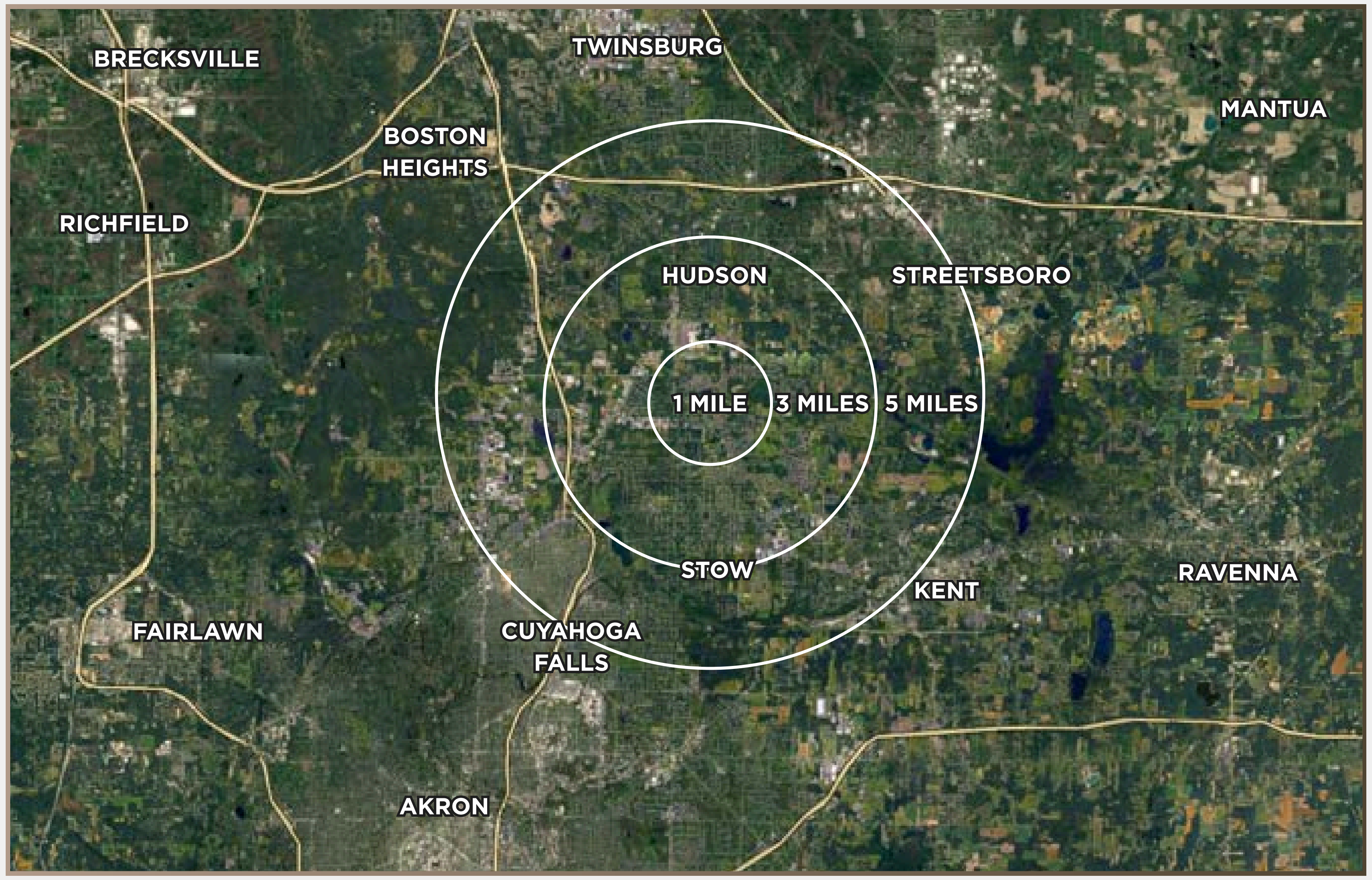
Youngstown, OH – 40 Miles W
1 hour drive

Canton, OH – 30 Miles S
40 minute drive

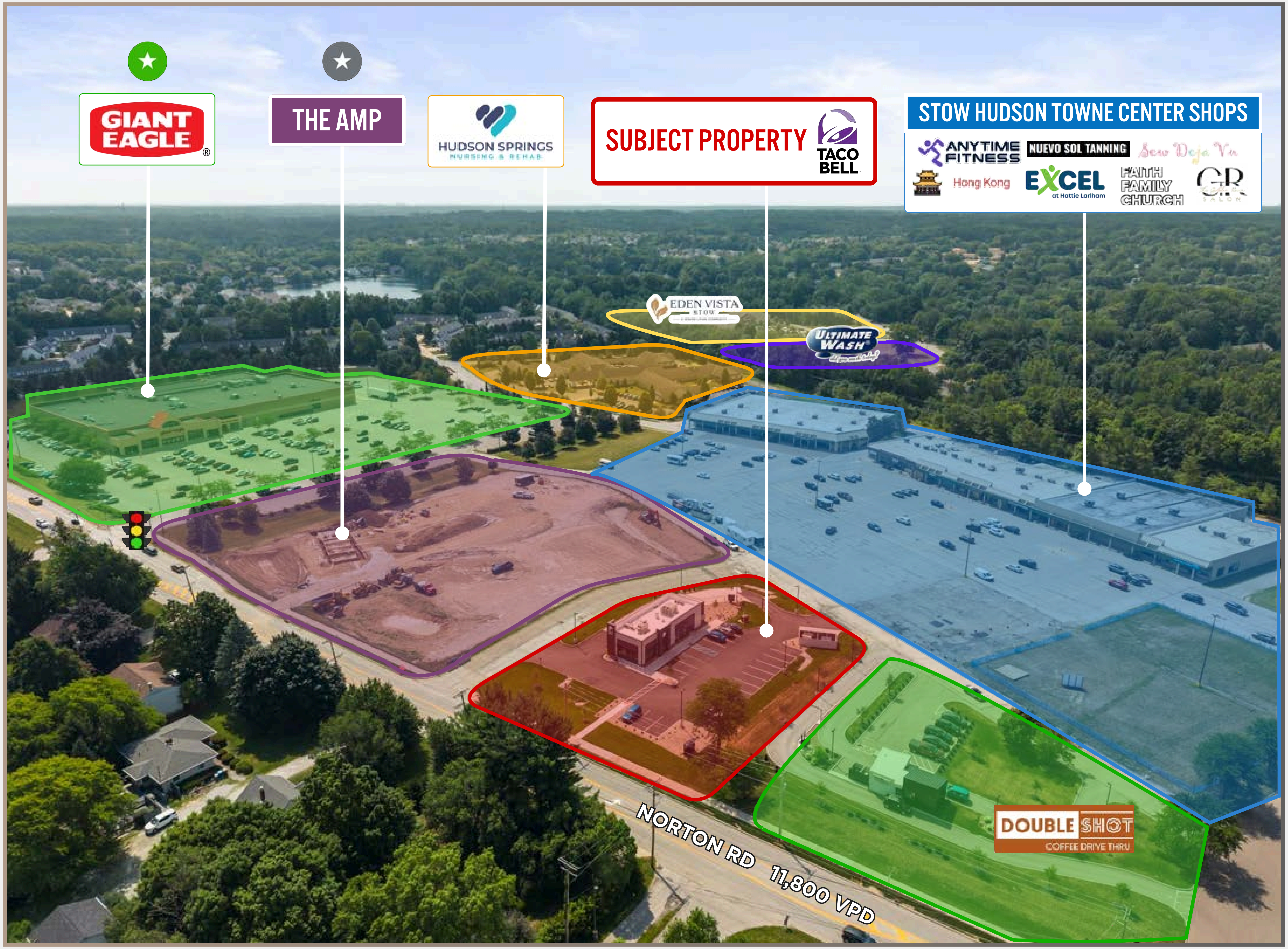
DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	6,005	40,299	100,227
Daytime Population	3,881	19,250	42,015
Total Daytime Population	**9,886**	**59,549**	**142,242**
Households	2,503	15,970	41,450
Average Household Income	$120,545	$138,032	$124,861

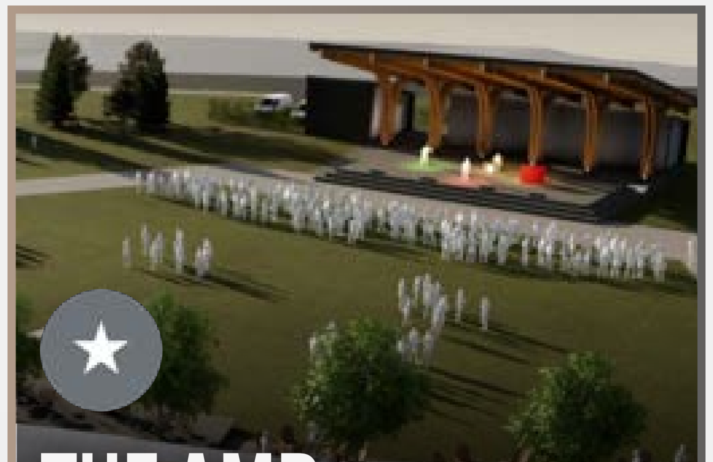
CONSUMER SPENDING	1-MILE	3-MILES	5-MILES
Apparel	$4,242,275	$29,524,041	$71,747,799
Entertainment, Hobbies, & Pets	$12,443,815	$87,891,549	$216,033,441
Food & Alcohol	$22,838,326	$156,873,279	$385,444,835
Household	$14,130,375	$99,551,731	$242,338,077
Transportation & Maintenance	$18,621,966	$143,224,315	$351,990,072
Health Care	$4,429,105	$30,780,911	$75,990,733
Education & Daycare	$5,638,703	$41,001,765	$95,611,931
Total Consumer Spending	**$82,344,565**	**$588,847,591**	**$1,439,156,888**

STOW SUBMARKET MAP



SOUTHEAST





THE AMP

2,500 Seat Outdoor Amphitheater currently under construction

GIANT EAGLE

#1 of 17 Giant Eagle's within 15 Miles / Top 10% Nationally (Placer.ai)

PLANNED DORA ENTERTAINMENT DISTRICT

50+ AC Designated Outdoor Refreshment Area planned, allowing open container throughout the district

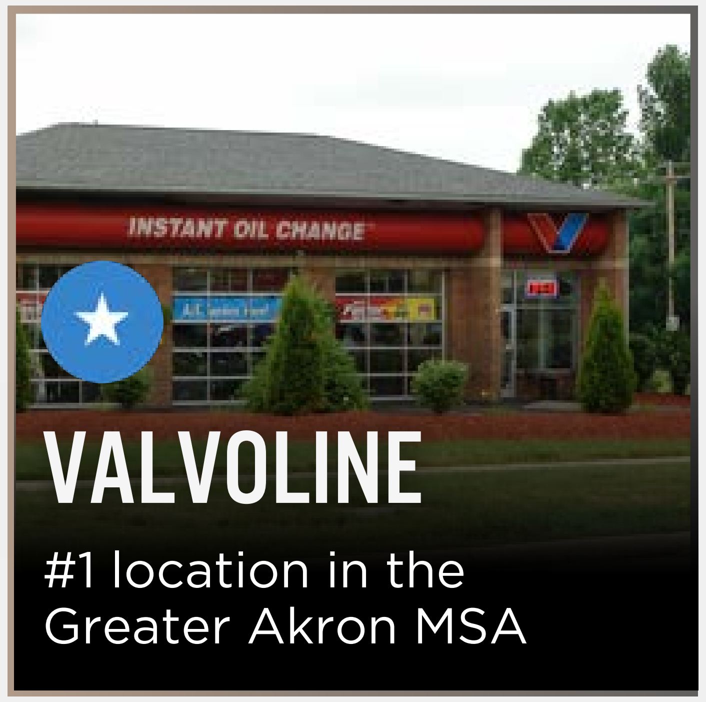
WEST

SHOPPES OF STOW

Over 350k Annual Visitors, with direct access to the 34-mile regional Bike & Hike Trail

COMMERCE INDUSTRIAL CORRIDOR

Over 3M SF of Industrial & Warehouse space driving strong daytime traffic



VALVOLINE

#1 location in the Greater Akron MSA






TACO BELL
We're Hiring

INVESTMENT HIGHLIGHTS

BACKED BY AN INSTITUTIONALLY OWNED, HIGH-GROWTH FRANCHISEE

- New construction 25-year Absolute NNN Ground lease with 1.75% annual rent escalations running continuously throughout the initial 25-year term and all five 5-year renewal options, providing contractual income growth throughout the lease
- Lease guaranteed by Pacific Bells, LLC, one of the largest Taco Bell franchisees in the U.S., which operates 311+ Taco Bell locations across 11 states, generates $762M in Revenue and has more than tripled its footprint since 2015, demonstrating a sustained track record of unit growth.
- Founded in 1986 with a single Taco Bell location, Pacific Bells has four decades of operating history within the Taco Bell system, expanding through a combination of new store development and strategic franchise acquisitions

DOMINANT RETAIL NODE WITH EXCEPTIONAL TRAFFIC AND PROVEN CONSUMER DEMAND

- The property sits at a hard-corner, signalized intersection combining for 29,400 VPD, providing strong visibility and accessibility within the surrounding retail corridor
- Grocery-Anchored by Giant Eagle – Top-performing Giant Eagle within 15 miles and ranks in the top 10% of all Giant Eagle locations nationally, generating 1M+ annual visits and $51M in annual sales (Placer.ai)
- Direct proximity to Shoppes at Stow, generating an additional 355K+ annual visits and the top Valvoline location in the Akron MSA (Placer.ai), reinforcing the depth of consumer demand within the immediate trade area
- Recent delivery of 1.2M+ SF of speculative warehousing, with an additional 600,000 to 800,000 SF planned within the Route 8 / Ohio Turnpike interchange industrial corridor, further expanding the surrounding employment and daytime demand base

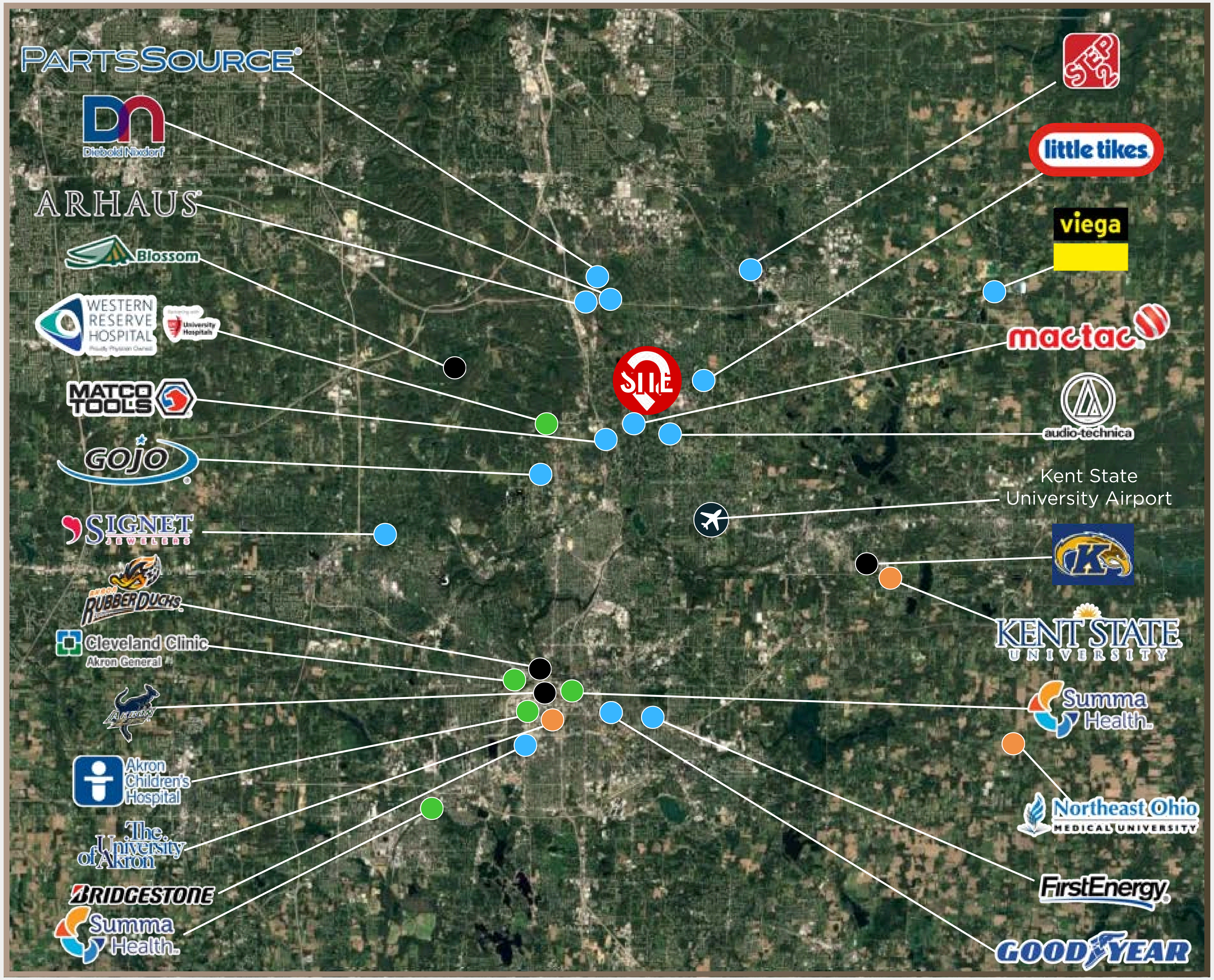
STOW: A GROWING RETAIL AND ENTERTAINMENT DESTINATION IN THE AKRON MSA

- The subject property is positioned within an emerging entertainment district anchored by The Amp, a 2,500-seat outdoor amphitheater currently under construction directly adjacent to the site, coupled with a full exterior facade remodel of Stow Hudson Towne Center directly behind the property
- The site sits within a planned 50+ acre DORA (Designated Outdoor Refreshment Area) district with direct access to a new trail spur connecting the 34-mile regional Bike & Hike Trail, along with a public plaza, bike station and seating, positioning the property to benefit from extended outdoor foot traffic and evening/weekend consumer activity
- Immediately north on Darrow Road, Industrial Realty Group is redeveloping the 130-acre, 1.4M SF former JOANN Inc. corporate headquarters into Hudson District, a mixed-use corporate, distribution and retail campus
- The broader Akron MSA generated $47.3B in GDP in 2023, growing 6.2% year-over-year, and is home to two Fortune 500 headquarters, Goodyear Tire & Rubber and FirstEnergy Corp

HIGH-GROWTH, DIVERSIFIED AKRON MSA WITH DURABLE ECONOMIC TAILWINDS

- The Akron MSA anchors the 3.6M+ population Cleveland-Akron-Canton CSA, Ohio's largest combined metropolitan area
- Home to 1,200+ polymer-related companies and 42,000 workers, earning the region the "Polymer Valley" designation and representing roughly 15% of MSA GDP, anchored by Bridgestone Americas' technical center and the region's legacy rubber/tire R&D base
- Healthcare & social assistance is the MSA's largest and fastest-growing sector, contributing ~20% of the economy and ~$9B to 2023 GDP, led by Summa Health and Cleveland Clinic Akron General
- Cost of living is 15% below the U.S. average, with housing costs 41% below the U.S. average, supporting durable in-migration and workforce affordability

MARKET OVERVIEW



MAJOR EMPLOYERS | HOSPITALS | UNIVERSITIES | SPORTS TEAMS/ ENTERTAINMENT

AKRON, OH MSA

ESTABLISHED NORTHEAST OHIO MARKET

- 702,219 Population (Summit & Portage Counties)
- Anchors the 3.6M+ population Cleveland-Akron-Canton, OH CSA, Ohio's largest metro area

$47.3+ BILLION ECONOMY

- $47.3 Billion MSA GDP (2023), 6.2% YoY growth
- Home to 2 Fortune 500 HQs: Goodyear Tire & Rubber and FirstEnergy Corp

"POLYMER VALLEY": A DIFFERENTIATED INDUSTRY CLUSTER

- Home to 1,200+ polymer-related companies and 42,000 workers, anchored by Bridgestone Americas' technical center and legacy rubber/tire R&D (roughly 15% of MSA GDP)

HEALTHCARE-LED, GROWING SECTOR

- Healthcare & social assistance is the largest and fastest-growing sector, contributing ~20% of the economy and adding ~$9 Billion to 2023 GDP, led by Summa Health and Cleveland Clinic Akron General

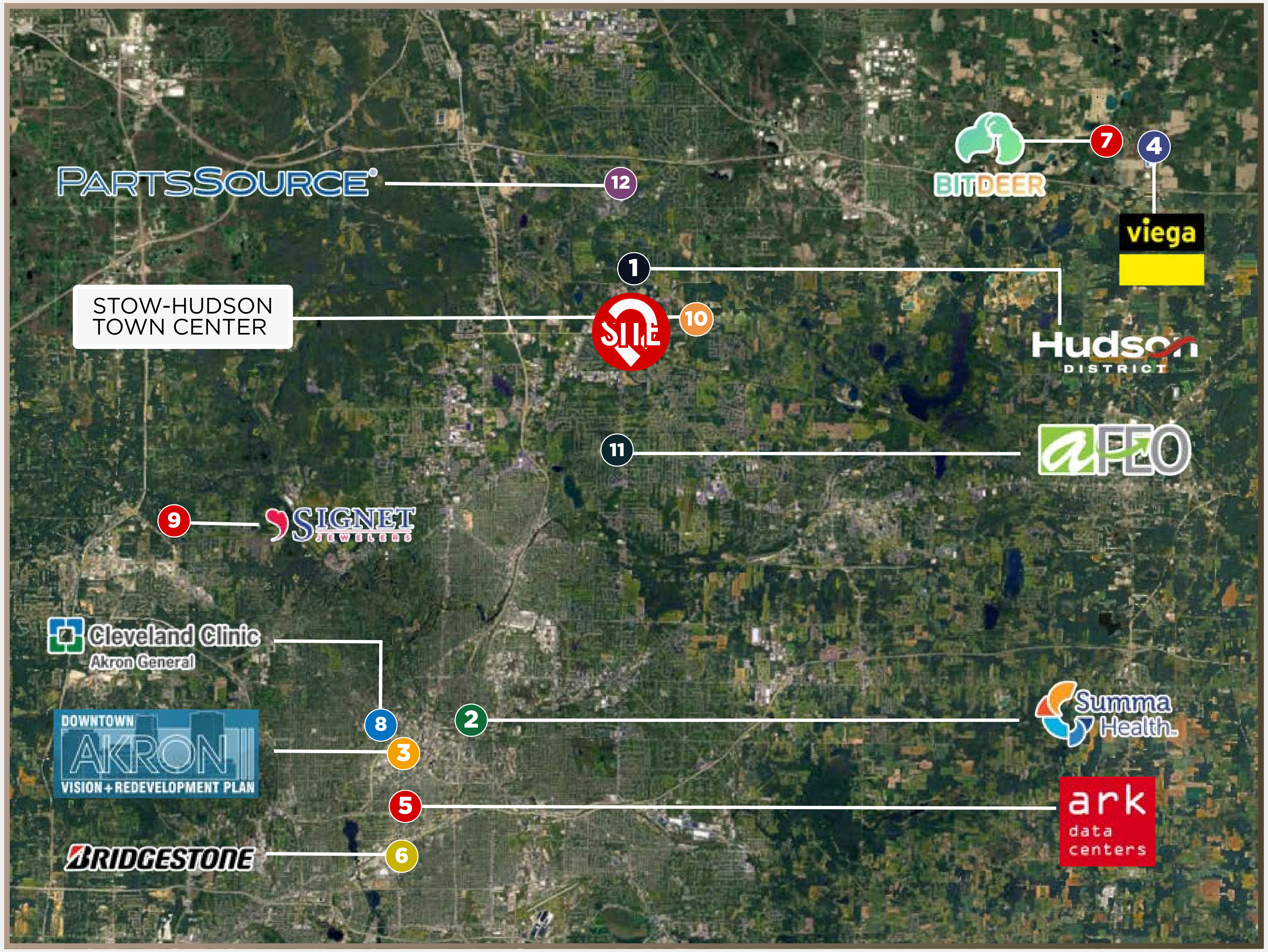
AFFORDABLE COST OF LIVING

- Cost of living is 15% below the U.S. average, with housing costs 41% below the U.S. average

CENTRAL LOGISTICS POSITION

- Within an 8-hour drive of half the U.S. population and over half of U.S. buying power and manufacturing output, plus nearly two-thirds of the Canadian economy

NOTABLE DEVELOPMENTS



1 HUDSON DISTRICT
Redevelopment of the former JOANN Inc. corporate headquarters into a 1.4M SF, 130-acre mixed-use industrial/office/retail campus by Industrial Realty Group (IRG); deal value undisclosed

2 SUMMA HEALTH SYSTEM TRANSFORMATION
Up to $350M multi-phase facility plan anchored by the 343,000 SF Williams Tower on the Akron campus

3 DOWNTOWN AKRON PLAN
$200M+ of development currently in the pipeline, targeting 600 new residential units per the Downtown Akron Partnership

4 VIEGA LLC MANUFACTURING FACILITY
$178M investment in a new 244,000 SF plumbing fittings plant (ProPress/MegaPress product lines), opened September 2025; initial workforce of 68 growing to 200+ over five years, fully carbon-neutral operations

5 ARK DATA CENTERS EXPANSION
Part of a $136M combined investment across its Akron and Independence data center facilities, backed by a 10-year, $4.5M state tax credit

6 BRIDGESTONE AMERICAS TECHNOLOGY CENTER
$125M+ invested in Akron operations since 2012, anchored by the original $100M, 260,000 SF R&D campus

7 BITDEER SHALERSVILLE CAMPUS
Proposed 15-building, 150MW data center campus in Portage County, Bitdeer's largest planned U.S. facility

8 CLEVELAND CLINIC AKRON GENERAL EXPANSION
$49.3M emergency department expansion, 67,000 SF, nearly tripling the prior ED's size

9 SIGNET JEWELERS / STERLING JEWELERS CAMPUS
- 500,000 SF North American HQ campus in Fairlawn housing ~2,500 employees
- BOUNCE INNOVATION HUB — 300,000 SF innovation hub in the former B.F. Goodrich plant, backed by a $20M "Fusion Fund" for startups

10 STOW HUDSON TOWNE CENTRE
Full facade and site renovation anchored by a new city amphitheater, funded in part by a $1.375M city land acquisition for the amphitheater site

11 APEX INITIATIVE
$6.4M in grants targeting 500 STEM polymer jobs

12 PARTSSOURCE HQ RELOCATION
Healthcare tech platform ($237.7M annual revenue, ~500 employees) relocated its 46,000 SF HQ to Hudson

TOP EMPLOYERS

SUMMA HEALTH SYSTEM | ~7,000 EMPLOYEES

Summa Health is a nonprofit, integrated healthcare delivery system and the largest private employer in Summit County. The system operates the Akron and Barberton hospital campuses, a rehab hospital, a health plan, and dozens of community health centers across Northeast Ohio. Summa is currently mid-way through a $350 million system-wide facility transformation anchored by the new Williams Tower, its state-of-the-art patient care building. The system's scale and continued reinvestment generate sustained healthcare and administrative employment that directly underpins consumer spending in the trade area.

KENT STATE UNIVERSITY | ~5,700 EMPLOYEES

Kent State University is Ohio's third-largest public university and one of only seven Ohio institutions holding the Carnegie Foundation's R1 top-tier research designation. The university employs more than 2,700 full- and part-time faculty and 3,000+ staff members, supporting a student body exceeding 25,000. Kent State ranks #23 on Crain's Cleveland Business list of the 100 Largest Northeast Ohio Employers. The university's steady public-sector payroll provides durable, locally rooted employment and consumer demand throughout the surrounding trade area.

AKRON CHILDREN'S HOSPITAL | ~5,000 EMPLOYEES

Akron Children's Hospital is a free-standing, independent pediatric hospital ranked among the nation's best by U.S. News & World Report. The hospital serves a 25-county region across Ohio, providing everything from well-child visits to trauma care and treatment of rare and serious childhood disorders. Akron Children's maintains corporate partnerships with many of the region's other major employers, including FirstEnergy and Goodyear. The hospital's scale and specialization make it one of the most stable, recession-resistant employers in the Akron MSA.

UNIVERSITY OF AKRON | ~5,000 EMPLOYEES

The University of Akron is a large regional public research university operating on an annual budget of roughly $300 million, making it a core economic anchor regardless of enrollment cycles. The university's nationally ranked College of Polymer Science and Polymer Engineering feeds a regional cluster of more than 1,200 polymer-related companies. This academic pipeline reinforces Akron's identity as the nation's "Polymer Valley." The university's employment base, spanning faculty, administration, and research staff, supports stable household income and spending throughout the surrounding market.

FIRSTENERGY CORP | ~4,600 EMPLOYEES

FirstEnergy is a Fortune 500 utility holding company whose Akron-based service subsidiary alone employs approximately 4,600 people, out of more than 11,000 company-wide across a six-state footprint. The company's 10 regulated electric distribution subsidiaries form one of the nation's largest investor-owned electric systems. FirstEnergy is currently mid-way through a five-year, $28 billion capital investment plan to modernize its grid infrastructure. As one of only two Fortune 500 companies headquartered in the Akron MSA, FirstEnergy anchors a significant base of corporate and engineering employment.

GOODYEAR TIRE & RUBBER COMPANY | ~3,000 EMPLOYEES

Goodyear is a NYSE-listed, global tire manufacturer that employs approximately 3,000 people at its Akron headquarters and R&D center. The campus houses executive leadership, engineering, and polymer research functions supporting Goodyear's global product development. Goodyear remains one of only two Fortune 500 companies headquartered in Akron and continues to drive innovation in polymer science alongside the University of Akron. The company's century-long presence generates sustained white-collar and technical employment that directly underpins consumer spending in the trade area.

SIGNET JEWELERS / STERLING JEWELERS | ~2,500 EMPLOYEES

Signet Jewelers is the world's largest diamond jewelry retailer, operating Kay Jewelers, Zales, and Jared, among other brands, across thousands of stores in North America. The Bermuda-domiciled, NYSE-listed company maintains its North American headquarters campus in the Akron area, housing roughly 2,500 employees. These roles support retail operations, e-commerce, merchandising, and corporate functions across the company's national footprint. Signet's deep roots in the community generate sustained white-collar and professional employment that directly underpins consumer spending in the trade area.

CLEVELAND CLINIC AKRON GENERAL | ~1,700 EMPLOYEES

Cleveland Clinic Akron General is a 532-bed, nonprofit teaching and research medical center that serves as the hub for Cleveland Clinic's Southern Region. The hospital is a Level I Trauma Center and holds Magnet-status nursing recognition, an honor held by fewer than 400 hospitals nationally. Akron General employs roughly 1,700 people directly, plus additional staff across its Lodi Hospital and regional health and wellness centers. The hospital's affiliation with the world-renowned Cleveland Clinic system provides a stable, high-quality healthcare employment anchor for the surrounding trade area.

TENANT PROFILE

311+ LOCATIONS ACROSS 11 STATES

HEADQUARTERED IN VANCOUVER, WA

$762M IN REVENUE

3X GROWTH IN LOCATIONS SINCE 2015

7,000+ EMPLOYEES

Pacific Bells, LLC is a leading multi-brand franchise operator headquartered in Vancouver, Washington, and one of the largest Taco Bell franchisees in the United States. The company was founded in 1986 by Dennis and Anna January with a single Taco Bell location in Tualatin, Oregon, which remains open today. Pacific Bells grew steadily through the following decades, expanding its footprint across the Pacific Northwest and into additional markets through a combination of new store openings and franchise acquisitions. By 2015, the company had grown to 86 locations and entered a period of accelerated expansion that substantially increased both its restaurant count and geographic footprint.

Pacific Bells has since more than tripled in size, growing to more than 250 restaurants across nine states by late 2021. The company's continued expansion has established Pacific Bells as one of the largest and most experienced Taco Bell franchise operators in the country. Today, Pacific Bells operates over 311 Taco Bell restaurants across 11 states, with continued growth in the works.

With approximately four decades of operating history, Pacific Bells has established a significant track record of restaurant development, franchise acquisitions and multi-state operations. The company's growth from a single Taco Bell restaurant in 1986 to more than 311 locations today demonstrates a sustained history of expansion within the Taco Bell system.

DISCLAIMER

Passov Real Estate Group ("PREG") has been retained as the exclusive Broker regarding the sale of this property. PREG advises all prospective Buyer's as follows:

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The Offering Memorandum has been prepared by PREG and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire.

The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, PREG and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. PREG has not verified any of this information, nor has PREG conducted any investigation regarding these matters. PREG makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by PREG. Further, PREG and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by PREG shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. PREG expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs.

Buyer agrees to indemnify, defend, protect and hold PREG and any affiliate of PREG harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of PREG, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold PREG harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any Buyer at any time with or without notice. The Owner shall have no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligation thereunder have been satisfied or waived.

No employee of the Owner is to be contacted without the written approval of PREG and doing so would be a violation of this confidentiality agreement. Buyer agrees not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Owner.

By accepting this Offering Memorandum, Buyer agrees to release and hold Broker harmless from any claim, cost, expense, or liability arising out of Buyer's investigation and/or purchase of this property.

PRESENTED BY

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