



OFFERING MEMORANDUM

5000 Oberlin Ave, Lorain, OH 44053

This prime triple-net (NNN), fully leased dental office presents an exceptional 1031 exchange opportunity for investors seeking a stable, hands-off cash flow asset in 2025. The property features a freshly executed 5-year lease with multiple renewal options, ensuring long-term occupancy by a nationally recognized tenant with deep community roots.

	2026 P	2025 P	2024	2023
Income				
Rental income	38,776.04	31,074.02	33,269.81	30,999.96
Reimbursement of Ins & RE Tax	12,000.00	11,498.58	11,660.04	10,966.68
Total Income	\$ 50,776.04	\$ 42,572.60	\$ 44,929.85	\$ 41,966.64
Expenses				
Real Estate Taxes	7,750.00	7,409.58	7,707.04	7,629.76
Insurance	4,250.00	4,089.00	3,953.00	3,451.00
Repairs & Maintenance	0.00	0.00	137.80	0.00
Total Expenses	\$ 12,000.00	\$ 11,498.58	\$ 11,797.84	\$ 11,080.76
Net Operating Income	\$ 38,776.04	\$ 31,074.02	\$ 33,132.01	\$ 30,885.88