



FOR SALE

OFFERING MEMORANDUM

SINGLE-TENANT INVESTMENT PROPERTY

2008 Maple Avenue · A 3,000 SF brick office building on Zanesville's primary commercial artery, leased to Fosterbridge, LLC through August 2030 with a five-year renewal option.

\$499,000
ASKING PRICE

8.56%
CAP RATE

\$42,719
NET OPERATING INCOME



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2008 MAPLE AVENUE · ZANESVILLE, OHIO 43701

10/24/2023

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

A stable, turnkey investment on Zanesville's primary commercial artery.

This 3,000 SF commercial property sits on Maple Avenue, where traffic counts exceed 15,000 vehicles per day, capturing high exposure within a regional trade area serving more than 86,000 residents at an average household income of \$64,495.

The investment features a long-term lease with Fosterbridge, LLC — a subsidiary of Amivie, LLC, backed by Martis Capital — delivering reliable cash flow through August 2030 with a five-year renewal option thereafter.

The property has been well maintained, with significant capital improvements completed in 2026 including new HVAC equipment. Annual gross rent of \$54,000 and NOI of \$42,719 produce a low-maintenance, high-yield return.

\$
499,000
ASKING PRICE

8.56
%
CAP RATE

3,000
SF
BUILDING
AREA

2030
LEASE
EXPIRATION



SUBJECT PROPERTY • 2008 MAPLE AVENUE

WHAT YOU GET

INVESTMENT HIGHLIGHTS

1

8.56% cap rate in place

\$42,719 of net operating income on a \$499,000 asking price — day-one yield, no lease-up risk.

2

Credit-supported tenancy

Fosterbridge, LLC, a subsidiary of Amivie, LLC, backed by Martis Capital.

3

Term through August 2030

Five-year term expiring 8/3/2030 with a five-year renewal option and 3% annual escalations in the option period.

4

Capped tenant repairs

Tenant handles utilities, operating expenses and maintenance up to \$500 per repair and \$2,500 annually.

5

New 2026 HVAC

Gas forced heat and central air replaced in 2026; shingled roof is four to seven years old.

6

Hard-corner exposure

15,000+ vehicles per day on Maple Avenue, Zanesville's primary retail and service corridor.

ASKING PRICE

\$499,000

8.56%
CAP RATE

\$54,000
GROSS RENT

\$166
/SF
PRICE PER SF

LOCATION & TRADE AREA

MARKET OVERVIEW



TRADE AREA DEMOGRAPHICS

86,000+

Residents in the trade area

\$64,495

Average household income

15,000+

Vehicles per day on Maple Ave

I-70

Interstate corridor through Zanesville

DRIVE DISTANCES

Newark

25
mi

Cambridge

26
mi

Columbus

55
mi

Wheeling, WV

78
mi

ANNUAL INCOME & EXPENSE ESTIMATE

FINANCIAL ANALYSIS

LINE ITEM	PER MONTH	ANNUAL
INCOME		
Base Rent — Fosterbridge, LLC	\$4,500	\$54,000
Potential Gross Income	\$4,500	\$54,000
OPERATING EXPENSES		
Real Estate Taxes	\$413	\$4,955
Insurance	\$182	\$2,186
Maintenance / Repair (5%)	\$68	\$810
Snow Removal / Landscaping	\$210	\$2,520
Reserves (5%)	\$68	\$810
Total Operating Expenses	\$940	\$11,281
NET OPERATING INCOME	\$3,560	\$42,719

RETURNS AT ASKING PRICE

Capitalization Rate	8.56%
Price Per Square Foot	\$166
Expense Ratio	20.9%
Rent Per SF (Gross)	\$18.00

OPTION-PERIOD RENT GROWTH

OPTION YR 1
\$4,635
/mo

OPTION YR 3
\$4,917
/mo

OPTION YR 5
\$5,216
/mo

Illustrative option-period figures assume the contractual 3% annual escalation applied to the current \$4,500 monthly base rent. Operating figures are estimates provided by ownership and have not been audited. Buyer should verify all income, expenses, taxes and insurance independently.

IN PLACE AT CLOSING

LEASE ABSTRACT

LEASE SUMMARY

TENANT	Fosterbridge, LLC — a subsidiary of Amivie, LLC, backed by Martis Capital
TERM	Five years, expiring August 3, 2030
RENEWAL	One five-year option with 3% annual escalations during the option period
BASE RENT	\$4,500 per month · \$54,000 annually
ASSIGNMENT	Lease transfers to the new owner at closing
LANDLORD PAYS	Real estate taxes, insurance, structural and roof repairs, mowing, snow removal
TENANT PAYS	Utilities, operating expenses and property maintenance, capped at \$500 per repair and \$2,500 per year
MAINTENANCE SPLIT	Landlord covers repairs exceeding \$500 per instance or \$2,500 annually

ABOUT THE TENANT

FOSTERBRIDGE, LLC

OCCUPANT · GUARANTOR

Fosterbridge operates from the building as a subsidiary of Amivie, LLC, which is backed by Martis Capital — a healthcare-focused private investment firm. The corporate structure behind the lease adds durability to the income stream well beyond that of a typical local single-tenant asset.

INCOME DURABILITY

Years Remaining On Term

4
yrs

Renewal Option

5
yrs

Option Escalation

3
%/yr

Tenant Repair Cap

\$2,500
/yr

BUILDING, SITE & TRADE AREA

PROPERTY DETAILS

ADDRESS	2008 Maple Avenue, Zanesville, OH 43701
PARCELS	Three contiguous parcels: 2008 Maple Ave, 2002 Maple Ave, 556 Glendale Ave
BUILDING	3,000 SF brick veneer, single story
ROOF	Shingled, approximately four to seven years old
SYSTEMS	Gas forced heat and central air; new HVAC equipment installed 2026
OUTBUILDING	Detached two-car garage
PARKING	Private paved lot with ADA-designated space
TRAFFIC COUNT	15,000+ vehicles per day on Maple Avenue
TRADE AREA	86,000+ residents • \$64,495 average household income

3,000 SF

Brick veneer building leased in its entirety

3 Parcels

Conveyed together, including the detached garage



MAPLE AVE FRONTAGE

10/24/2



ENTRANCE & LOT



2-CAR GARAGE

10/24

LET'S TALK

THANK YOU

We'd be glad to walk you through 2008 Maple Avenue and answer any questions about the lease, the financials, or the Zanesville market. Reach out anytime.



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