

Offering Summary

This is a sale / leaseback real estate investment offering by an ongoing professional business. As such, the identify of the seller and the actual property location will be identified upon execution of a confidentiality agreement.

Kenwood, Ohio Class A Office / Medical Condominium Property

(investment package detailing the prospect and more specific details of the property will be provided upon executes of a confidentiality agreement)

Executive Summary

- Offering is for a full floor office condominium located in Kenwood Ohio – the epicenter of the preferred Class A office environment in Cincinnati, Ohio
- First class finishes in the premier office condominium complex
- 8,950 square feet
- 13 year sale / leaseback by the current owner
- In close proximity to Jewish Hospital (part of the Mercy Health [www.mercy.com])
- Minutes of I-71
- Minutes to Kenwood Towne Center – premier retail location for the Greater Cincinnati community

Financial Information

- Offering price of \$2,500,000
- Investment analysis of property available upon request after signing confidentiality agreement

Investment Highlights

- Sale / Leaseback investment opportunity – mail box income type investment offering
- 13 year lease from a highly successful investment advisory firm as of the day of closing.
- Initial lease rate of \$19.82 / sf, escalating at 3% per year
- Tenant spent over \$500,000 in upgrades to the Premises
- After tax IRR of 10.04% on 10 year proforma analysis (based upon 25% down, 6.5% interest rate, 20 year amortization)
- Capitalization rate of 7.09%

Market Overview



Cincinnati, OH

Cincinnati, Ohio is situated in the southwestern corner of Ohio, along the Ohio River. Cincinnati has been consistently ranked as one of the fastest-growing metro areas in the Midwest. This growth can be attributed to factors such as its strong job market, affordable housing options, and quality of life.

The city's economy is driven by industries such as manufacturing, logistics, healthcare, and technology, with major companies like Procter & Gamble, Kroger, and Fifth Third Bank headquartered in the area. The area also boasts a thriving arts and culture scene, with renowned museums, theaters, and music festivals.

**For more information, please contact:
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