



CAST-FAB PROPERTY

3040 Forrer Street | Cincinnati, OH 45209

Offering Memorandum
For Sale | Development & Investment Opportunity

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TABLE OF CONTENTS

- EXECUTIVE SUMMARY
 - Offering Summary 4
 - Terms 5

- PROPERTY OVERVIEW
 - Property Aerial/Access Map 7
 - Zoning Map 8
 - Survey 9

- MARKET OVERVIEW
 - Greater Cincinnati Overview/Midtown Submarket Summary 11
 - Midtown Mixed Use Projects..... 12

EXECUTIVE SUMMARY



OFFERING SUMMARY

INVESTMENT SNAPSHOT

Owner	Cast-Fab
Site	3040 Forrer Street Cincinnati, OH 45209
City	Cincinnati
County	Hamilton
Area	Oakley
Zoning	CG-A
Parcel Numbers	#052-0001-0019-00 #049-0001-0014-00 #051-0001-0059-00
Acreage	28 Acres
Offering Price:	\$17,000,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,043	116,222	253,053
Average Household Income	\$71,864	\$77,600	\$73,209

TRAFFIC COUNTS

	Vehicles Per Day
I-71 East of Site	142,700
Madison Road	10,500
Ridge Road	30,251
Disney Street	4,600

The Cast-Fab property is a prime 28 Acre development parcel adjacent to, and visible from, I-71. Zoned Commercial General in the heart of a thriving business corridor and desirable community, the site is a rare opportunity.

The Midtown office submarket has emerged from the recession as a strong alternative for users needing both high quality office space and immediate access to the major highway networks. In the Midtown office submarket the overall vacancy rate continues to decline. As of Q2 2017, the overall office vacancy rate stands at 5.9%, comprised of 3.6% and 5.8% for Class A and B properties, respectively.

EXPLOSIVE CITY/REGIONAL RENAISSANCE - Cincinnati, Ohio is undergoing a regional renaissance that is nothing short of amazing. Years of economic planning and development are all intersecting in the market place creating a live, work, play environment reminiscent of a 24/7 City. New developments, entertainment venues, mass transit alternatives and continued development of more residential units, has Greater Cincinnati's development firing on all cylinders delivering a diverse economic base that weathers any economic storm.

OFFERING PRICE: \$17,000,000

TERMS

The land located at 3040 Forrer Street, Cincinnati, OH 45209 is being offered for sale, fee simple absolute by Colliers International on behalf of the Owner. The Property is being offered for sale by Colliers International, to a select group of qualified investors with development experience. All offers should include, at minimum, the following:

- Purchase price and terms
- Earnest money
- Closing date
- Allocation of costs for buyer/seller
- Development experience in Midwest or nationally
- Due diligence period

Please submit all Letters of Intent to:

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PROPERTY OVERVIEW

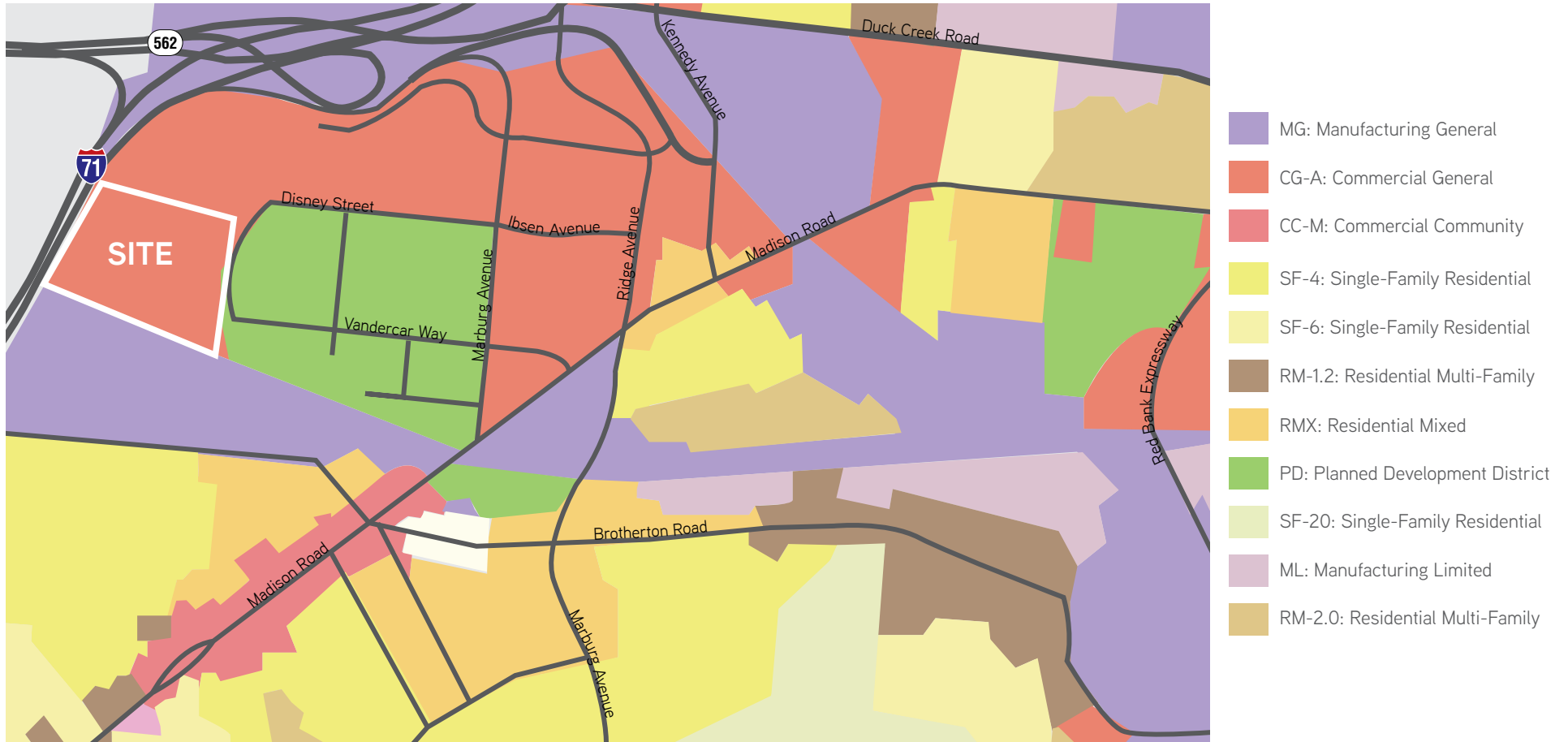


PROPERTY AERIAL/ACCESS MAP

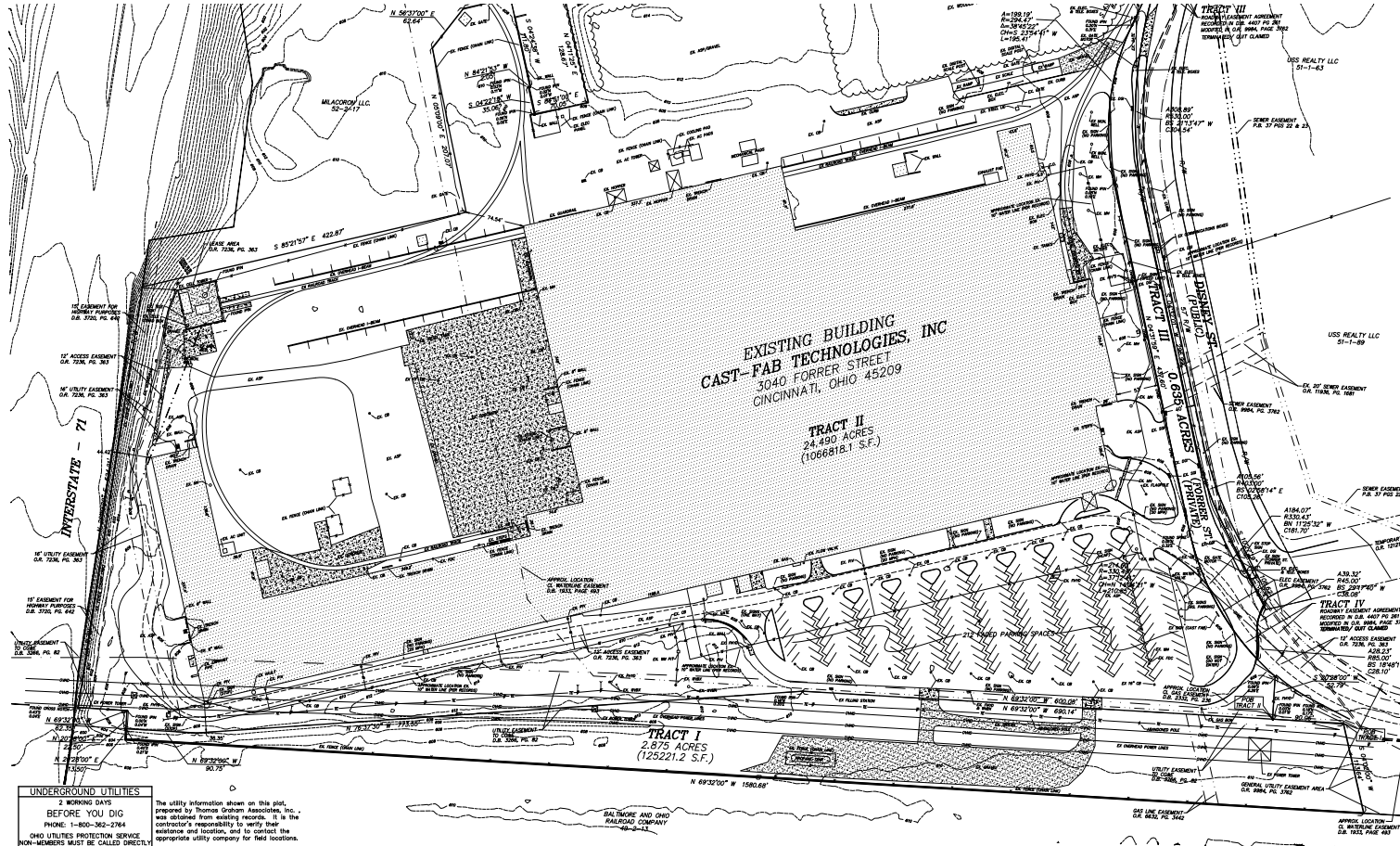
- = Primary Access
- = Secondary Access
- = Cincinnati Transit Bus Route
- = Transit Station



ZONING MAP



SURVEY & PROPERTY DETAILS



PROPERTY INFORMATION

Zoning	Acreage	Demolition & Grading Time Frame	Environmental	Utilities	Distinguishing Features
CG-A	28	Underway Est. Completion: Q1 2018	Upon request	Electric, Water, Sewer onsite	<ul style="list-style-type: none"> Large, level site located in the Cincinnati I-71 corridor Adjacent to successful Oakley Station, Madtree Brewery and numerous neighborhoods Premier visibility and access from I-71

MARKET OVERVIEW





GREATER CINCINNATI OVERVIEW

A population of 2.2 million makes Cincinnati the 24th largest metro area in the U.S.A.



5TH

Most affordable metro area by FORBES Magazine

370 FIRMS
FORTUNE
500



Unemployment Rates

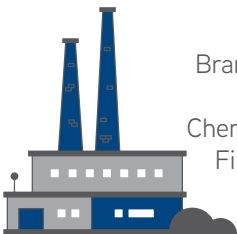
4.8% U.S.A.

5.0% Ohio

5.0% Cincinnati

TOP INDUSTRIES

- Advanced Energy
- Aerospace
- Automotive
- Branding & Creative Services
- Chemistry & Plastics
- Financial Services
- IT Services
- Biosciences



KPMG named Cincinnati as the least costly location to do business among all large U.S. cities.



MAJOR EMPLOYERS

- Procter & Gamble
- University of Cincinnati
- Health Alliance of Greater Cincinnati
- Fifth Third Bancorp
- The Kroger Co.
- Dunnhumby
- Cincinnati Financial Corporation
- General Electric Aircraft Engines
- Medpace
- Northwestern Mutual
- Anthem Blue Cross Blue Shield
- American Red Cross
- Mercy Health
- CDK Global
- Interbrand
- Mayfield Brain & Spine

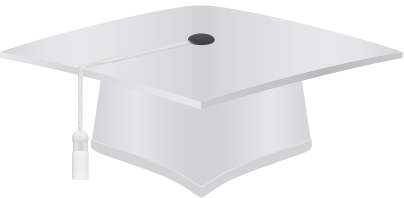
NINE

Fortune 500 Firms are headquartered in Greater Cincinnati:

AK Steel
American Financial
Ashland Inc.
Fifth Third Bancorp
General Cable

Macy's, Inc.
Omnicare
Procter & Gamble Co.
The Kroger Company

300 colleges & universities within a 200 mile radius



15-county region at the intersection of:
Ohio
Kentucky
Indiana



In the heart of the Midwest, Cincinnati is located within 600 miles of 65% of the U.S. population, within one day's trucking service to 20 major metropolitan markets.

**LIVE.
WORK.
PLAY.**

MIDTOWN SUBMARKET SUMMARY

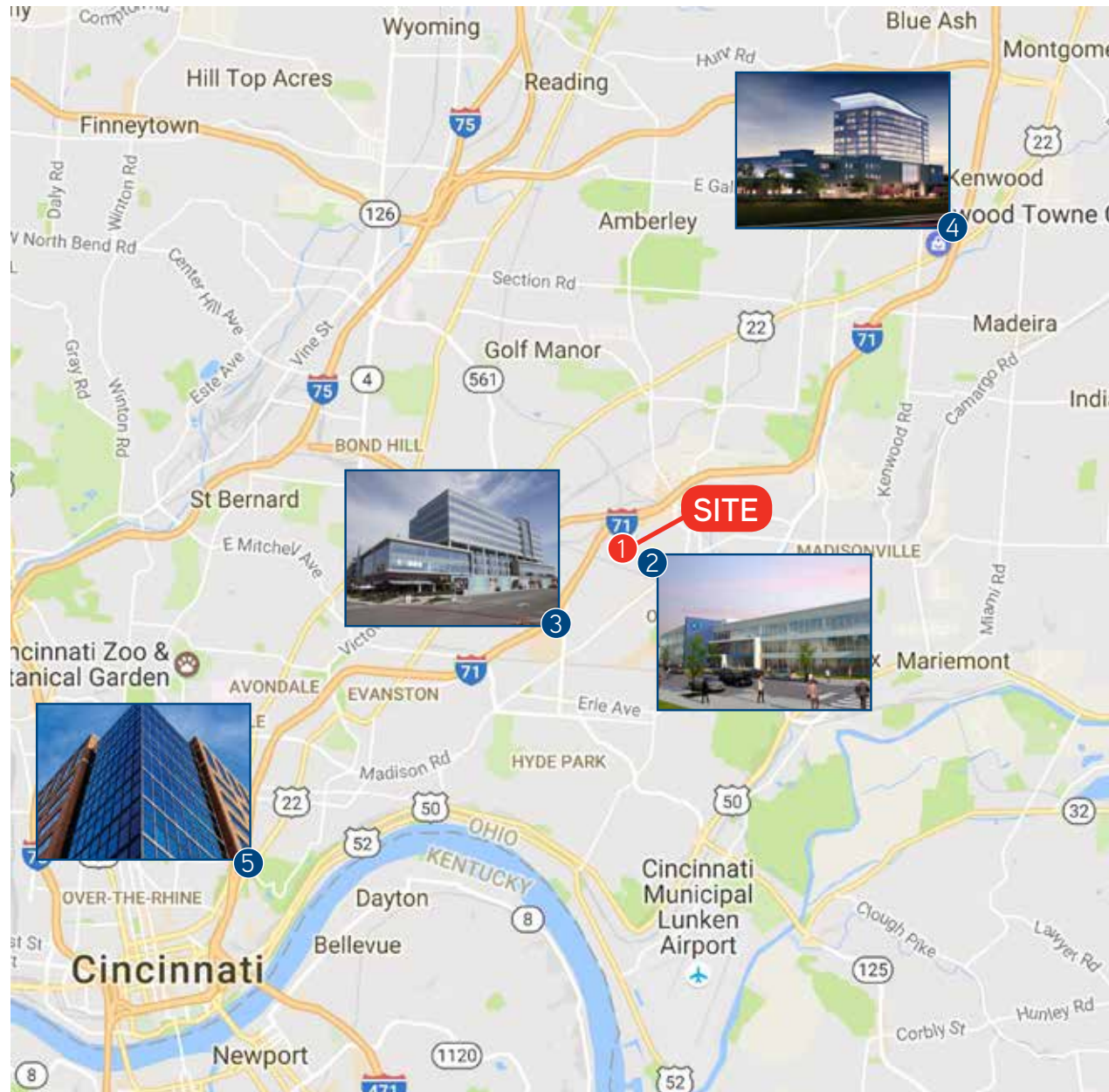
The Cast-Fab property is located in the Midtown submarket, in the city of Cincinnati. The market has a history of progress and stability, being utilized over the past 40 plus years as a center for sales and office users seeking immediate access to the highway system. The overall Midtown submarket comprises more than 5.4 million square feet of the 63 million square feet in Greater Cincinnati/Northern Kentucky. As of Q2 2017, the overall office vacancy rate stands at 5.9%, comprised of 3.6% and 5.8% for Class A and B properties, respectively. Overall, year-to-date net absorption stands at 176,160 SF.

Mixed-use developments have dominated leasing activity in 2016/2017 within the Midtown submarket. Four new mixed-use developments have opened or delivered, including Baldwin Center, Rookwood Exchange, Oakley Station and Kenwood Collection as shown on the map.

CINCINNATI TOP EMPLOYERS	# OF EMPLOYEES
Kroger Co.	21,646
University of Cincinnati	16,016
Cincinnati Children's Hospital	14,944
Tri-Health Inc.	11,800
Procter & Gamble Co.	11,000
UC Health	10,000
GE Aviation	7,800
Mercy Health Partners	7,500
St. Elizabeth Healthcare	7,479
Fifth Third Bancorp	6,882
City of Cincinnati	6,530
Christ Hospital Health Network	5,300
Archdiocese of Cincinnati	5,096
Hamilton County	4,569
Cincinnati Public Schools	4,500



MIDTOWN MIXED USE PROJECTS

**1** Cast-Fab Property Site**2** Oakley Station

- 72-acre mixed used development
- 80,644 SF Anthem Headquarters
- Phase II of 250,000 SF Class A office Space
- Restaurants and retail
- Kroger Marketplace
- 470 new apartments
- Al Neyer, LLC and USC Properties

3 Rookwood Exchange

- \$125 million mixed-used development
- 250,000 SF Class A office building
- 1260 upscale apartments
- Seasons 52 and The Capital Grille
- Courtyard by Marriot
- Jeffrey A. Anderson Real Estate

4 Kenwood Collection

- \$200 million office and retail development
- 290,000 SF Class A office building
- 260,000 SF of retail space
- 2,400 space parking garage
- 365 by Whole Foods market
- PECO Real Estate Partners

5 Baldwin Center

- \$100 Million multi-use campus
- 210,000 SF office building
- 190 loft style apartments
- 2 planned hotels
- Neyer Properties



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.