



ROCKLER WOODWORKING & HARDWARE

333 East Kemper Road | Cincinnati, OH 45246



FOR SALE

SINGLE TENANT NET LEASE RETAIL INVESTMENT OPPORTUNITY

KEY HIGHLIGHTS

- › 100% occupied single tenant retail property located in the heart of the Tri-County retail trade area.
- › Rental rate is significantly below market for comparable space in the market. This below market rent creates a significant upside opportunity in the event Rockler vacates at some point in the future.
- › 15 year lease with rent commencement in September of 2012 thus delivering to the investor a current initially executed lease with 9+ full years remaining.
- › Owner only responsible for roof and structure.
- › Location provides fantastic visibility and direct access to a traffic light across the street from the Tri-County regional mall.
- › The asset is being offered free and clear of any debt. Attractive debt is still available allowing an investor to structure debt which matches the investors investment objectives while increasing the overall return.

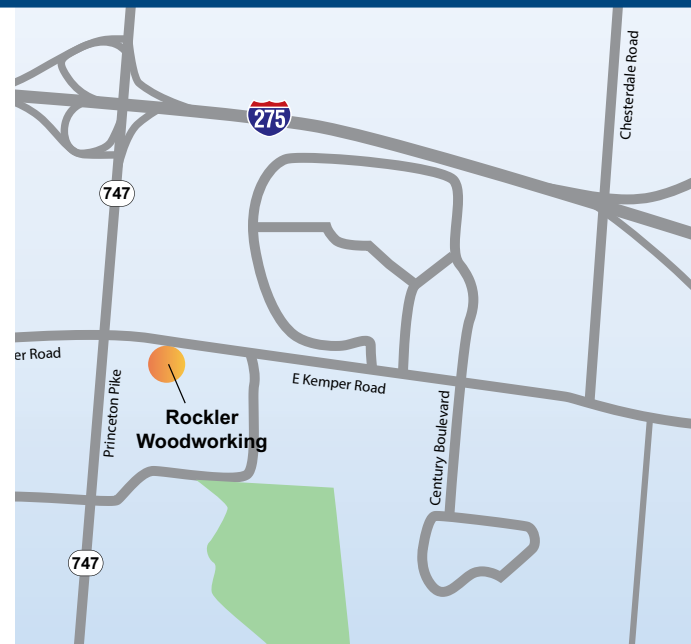
INVESTMENT SNAPSHOT

Tenant	Rockler Retail Group, Inc. (wholly owned subsidiary of Rockler Companies, Inc.)
Tenant website	www.rockler.com
Lease Commencement	August 19, 2012
Lease Expiration	August 31, 2027
Remaining Term	9+ Years
Lease Type	NNN* (defined in lease abstract section)
Offering Price	\$1,586,000
Capitalization Rate	7.00%
Annual Rent - Year 1	\$111,000
Average Rent	\$117,425
Implied Cap Rate	7.67%
Rent/PSF - Year 1	\$15.00
Rent Growth	\$0.50/psf every 2 years
Total SF	7,200
Parking Ratio	Self contained; 4.5 per 1,000 SF with cross parking easements to the entire shopping center

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,755	43,241	136,718
Average HH Income	\$64,442	\$63,089	\$80,849
Daytime Population	20,485	77,817	171,983

AERIAL



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