



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.

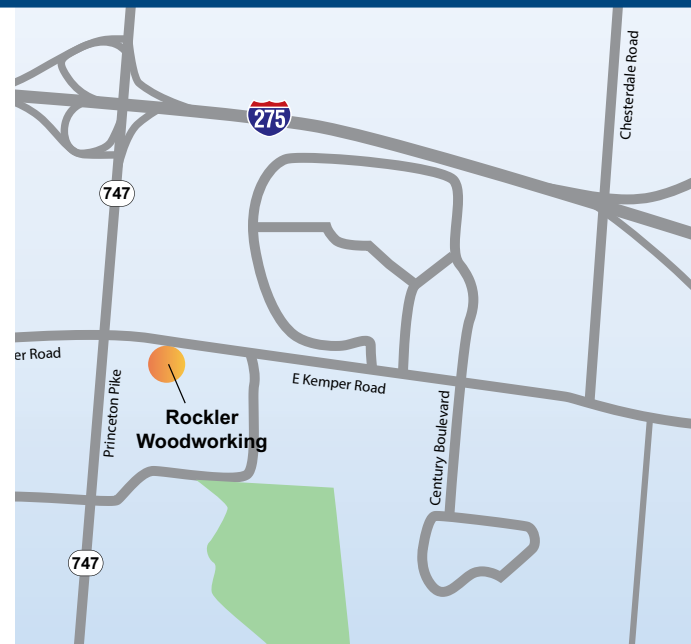
INVESTMENT SNAPSHOT

| | |
|----------------------|---------------------------------------------------------------------------------------------|
| 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 | \$1,531,000 |
| Capitalization Rate | 7.25% |
| 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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