



SINGLE TENANT NN LEASED \ RETAIL INVESTMENT OPPORTUNITY \ AVAILABLE AS PORTFOLIO OR INDIVIDUALLY

J.D. BYRIDER

florence

6619 DIXIE HIGHWAY FLORENCE, KY 41042

miamisburg

1575 MIAMISBURG CENTERVILLE ROAD DAYTON, OH 45459

INVESTMENT HIGHLIGHTS

- > J.D. Byrider is an extremely strong used car sale operator with long term success at current locations
- > Exceptionally well maintained buildings in strong locations
- > Extremely well located in respective markets
- > Densely populated trade areas with attractive demographics
- > Base rent increases in each renewal option period
- > Limited landlord obligations



SNAPSHOT

florence

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| Tenant | Byrider Sales of Indiana S, LLC dba JD Byrider | Byrider Sales of Indiana S, LLC dba JD Byrider |
|----------------------|--|---|
| Website | www.jdbyrider.com | www.jdbyrider.com |
| Addresses | 6619 Dixie Highway Florence, KY 41042 | 1575 Miamisburg Centerville Rd. Dayton, OH 45459 |
| County | Boone County | Montgomery County |
| Parcel | 061.23-28-001.00, 061.23-28-006.00 | 067-03601-0074 |
| Lease Type | NN | NN |
| Acres | 4.06 | 3.002 |
| Building Size | 23,772 SF | 15,464 SF |
| Year Built | 1976 | 1986 |
| Zoning | C-3, Commercial Services | B-4, Business District |
| Asking Price | \$2,886,000 | \$2,479,448 |
| NOI | \$209,252.80 | \$181,158.84 |
| Cap Rate | 7.25% | 7.25% |
| Lease Term Remaining | 5 Years | 5 years |
| Renewal Options | Two (2), five year options | Two (2), five year options |



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