



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

## J.D. BYRIDER

### florence

6619 DIXIE HIGHWAY  
FLORENCE, KY 41042

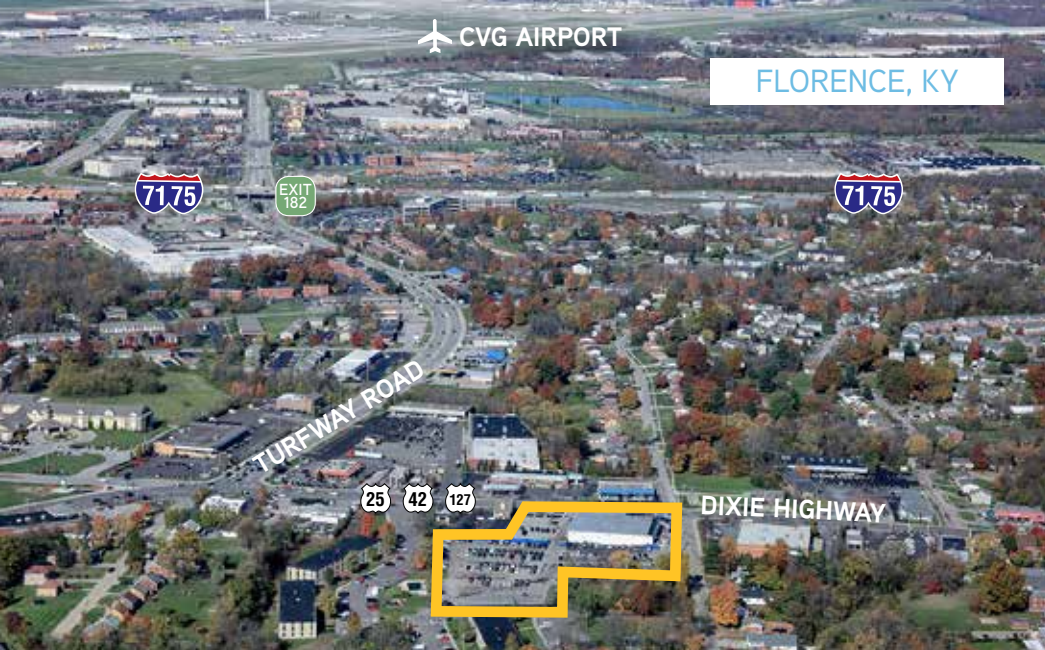
### miamisburg

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

Tenant	Byrider Sales of Indiana S, LLC dba JD Byrider
Website	<a href="http://www.jdbyrider.com">www.jdbyrider.com</a>
Addresses	6619 Dixie Highway Florence, KY 41042
County	Boone County
Parcel	061.23-28-001.00, 061.23-28-006.00
Lease Type	NN
Acres	4.06
Building Size	23,772 SF
Year Built	1976
Zoning	C-3, Commercial Services
Asking Price	\$2,886,000
NOI	\$209,252.80
Cap Rate	7.25%
Lease Term Remaining	5 Years
Renewal Options	Two (2), five year options

### miamisburg

Tenant	Byrider Sales of Indiana S, LLC dba JD Byrider
Website	<a href="http://www.jdbyrider.com">www.jdbyrider.com</a>
Addresses	1575 Miamisburg Centerville Rd. Dayton, OH 45459
County	Montgomery County
Parcel	067-03601-0074
Lease Type	NN
Acres	3.002
Building Size	15,464 SF
Year Built	1986
Zoning	B-4, Business District
Asking Price	\$2,479,448
NOI	\$181,158.84
Cap Rate	7.25%
Lease Term Remaining	5 years
Renewal Options	Two (2), five year options



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