

## Office Building For Sale

2555 South Dixie Drive  
Dayton, OH 45409



# THANK YOU

## FOR YOUR CONFIDENTIALITY

**NAI Bergman (“Broker”) has been retained by the Seller of 2555 S Dixie Drive in Kettering, Ohio (“Property”) as the exclusive broker for this opportunity.**

This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim an responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries

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Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with

any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any 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, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

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SECTION

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OFFERING  
SUMMARY



# EXECUTIVE SUMMARY



2555 S Dixie Highway  
Dayton, OH 45409

NAI Bergman is pleased to present 2555 S Dixie Highway, (the “Property”) located in the Kettering, Ohio. This 25,194 SF multi-tenant office building featuring 27 Suites. The building is 100% occupied. Stable investment property with long term tenants. Located just outside of Downtown Dayton on a very busy thoroughfare. South Dixie sees 15,900 cars per day and connects Kettering/Moraine with Downtown Dayton.

Parcel ID	N64-04220-0001
Size:	25,194 SF
Lot:	1.414 Acre
# of Units	27
Occupancy	100%

# INVESTMENT HIGHLIGHTS



**Excellent Demographics** – Fantastic demographics with 142,694 people within 5 miles and an average household income of \$89,752 within 3 miles.

**Premium Location** – The Property is located in Montgomery County in the Kettering area of Dayton. Convenient located close I75 and US35. Great location close to Downtown Dayton, Oakwood, University of Dayton and more!!

**Diverse Tenant Mix** – This property features a mix of traditional office users, medical office users and retail/office users on the first floor. This building also offers a variety of suite sizes from small to large. The first floor suites have access from the parking lot. The second floor suites have access via common hallways.

**Growing and Improving Market** – Kettering has a population of 57,862 people according to the 2020 census making it the largest Dayton suburb. Kettering is named for Charles F Kettering who resided there from 1914 to 1958.

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PROPERTY  
OVERVIEW



# PROPERTY OVERVIEW

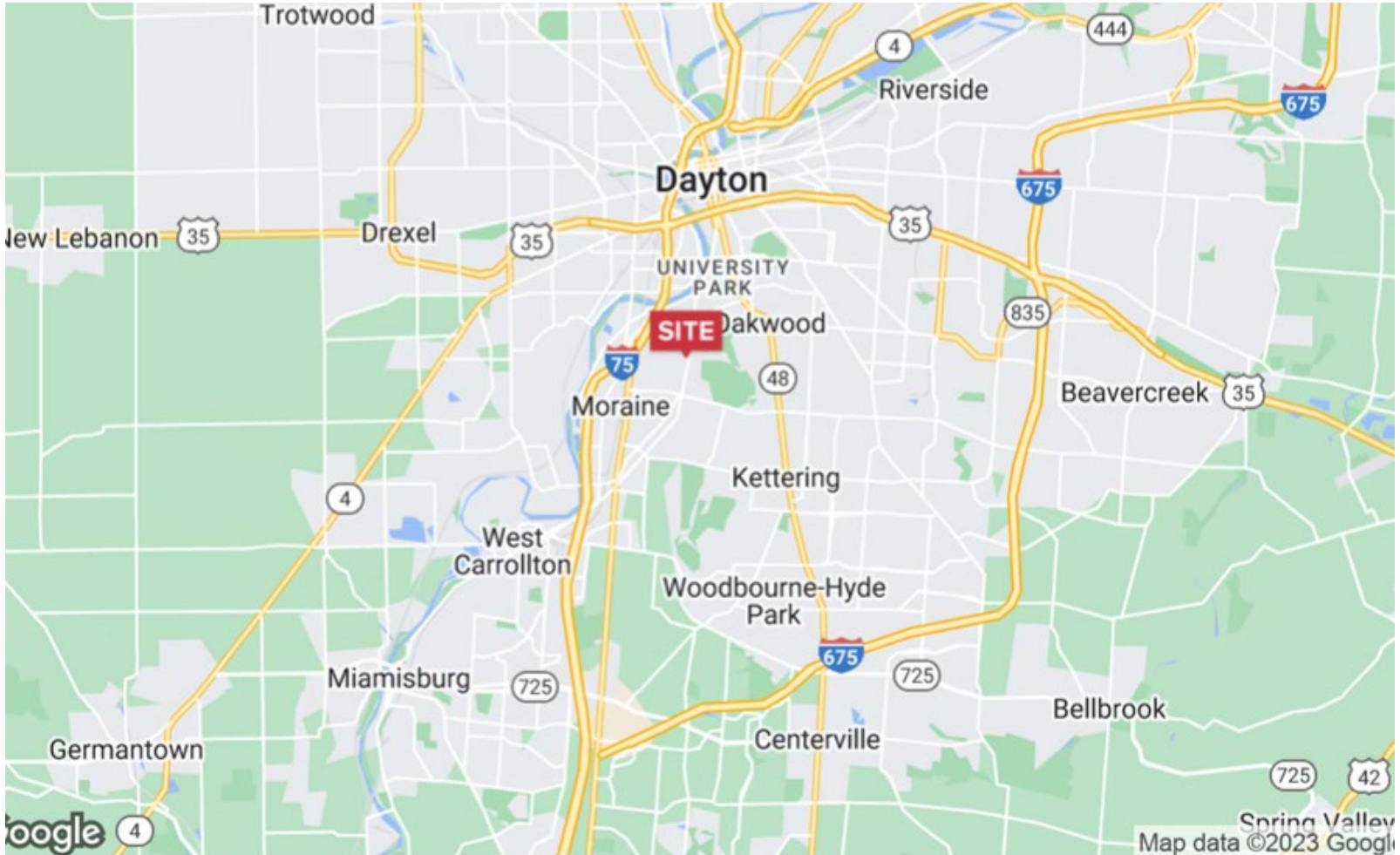
## PROPERTY DESCRIPTION

Address	2555 South Dixie Highway Dayton, OH 45409	Occupancy	100%
Land	1.414 AC	Real Estate Taxes	\$27,994.73 Annually
Square Footage	± 25,194 SF	Construction	Brick/Tile
Parking	88 +/- Spaces	Roof	Rubber
Frontage	170'	Parcel ID #	N64-04220-0001
Number of Units	27 Units	HVAC	6 Roof top units
Unit Mix	27 Office Users	Zoning	B- General Business
Built	1987	Price	\$1,300,000.00





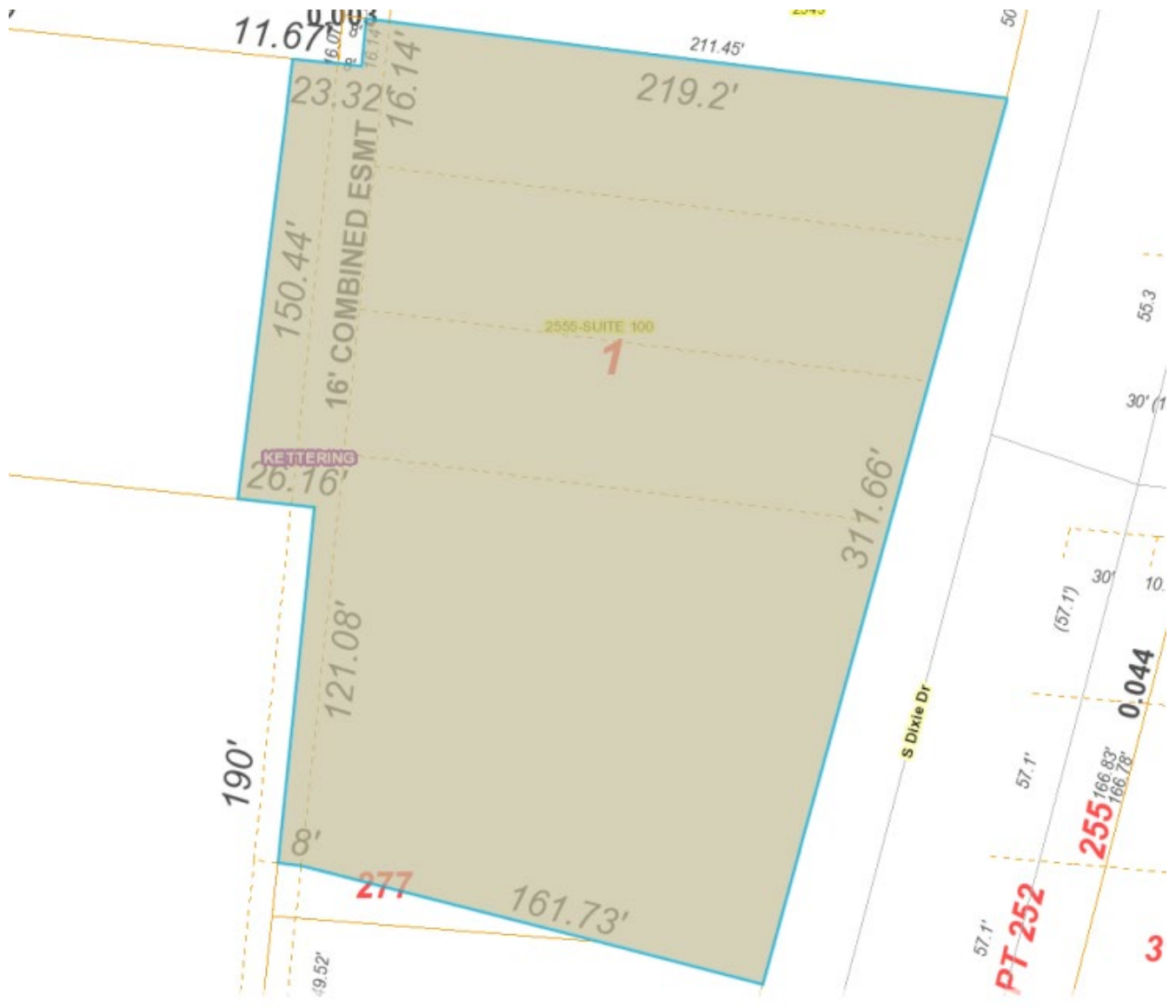
# SITE MAP



# SITE AERIAL



# PLAT MAP



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TENANT  
OVERVIEW

2555  
Southern Hills  
Plaza  
SAFY  
Preserving Families  
Securing Futures  
DIABETES  
RAYTON



# RENT ROLL

2555 South Dixie	Lease Start	Lease End	Mo. Rent
Affiliated Medical - Suite 101B	10/1/2008	M to M	\$1,100
Access Home Care - Suite 100, 101A	2/1/2017	6/30/2023	\$1,745
Deerfield Law Firm - Suite 201	3/1/2004	M to M	\$906
Diabetes Association - Suite 112	2007	12/31/2023	\$1,957
Hanvanich Financial LLC - Suite 202	9/1/2008	M to M	\$160
Quality Containment - Suite 214 - 216	12/1/2004	M to M	\$250
Quarter Century Design - Suite 236	6/10/2001	M to M	\$375
RGM Psychotherapy - Suite 106	9/1/2006	M to M	\$825
SAFY of Ohio, Inc - Suite 260	2008	1/31/2024	\$3,500
Rhino Exteriors - Suite 238	1/15/2022	2/1/2024	\$350
Poppy's Therapeutic Corner - Suite 102	8/16/2019	10/31/2025	\$1,259
Noble Circle Project - Suite 104, 105	11/1/2018	10/31/2023	\$1,500
VITAs Trucking, LLC - Suite 272	11/5/2021	MTM	\$300
Suite 274 - Tupaco Counseling	5/15/2018	1/31/2024	\$275
Suite 276 - 282 - Earthworks Healing Arts	2/15/2022	2/28/2024	\$900
Suite 284, 286 - Dominos	5/1/2022	5/31/2023	\$325
Catch All Properties - Suite 240	2/1/2021	5/31/2024	\$1,260
Suite 204 - John Cunningham	5/1/2022	4/30/2023	\$150
Suite 206 - Yochai Oahan (Sam)	3/1/2021	M to M	\$200
Suite 208 - Garage Door Repair	2/1/2021	M to M	\$200
Suite 212 - Vectura Logistics	8/1/2022	7/31/2023	\$275
Suite 218 - Amerika Land LLC	1/1/2021	M to M	\$200
Suite 220 - Tyyanna Sharp	2/1/2021	M to M	\$275
Suite 230 - 160 Driving Academy	4/1/2021	2/28/2024	\$750
Suite 250 - Express Brokerage	1/6/2021	M to M	\$300
Anointed Home Health - Ste 107, 108	4/1/2021	3/31/2024	\$1,200
Suite 109 (Storage Room) Diabetis Assoc.	4/15/2021	12/31/2023	\$130

\$20,667

SECTION

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**FINANCIAL  
ANALYSIS**



# FINANCIAL ANALYSIS

## FINANCIAL ANALYSIS (T12)

BASE RENT INCOME	\$248,991.26
OTHER INCOME	\$0.00
<b>TOTAL INCOME</b>	<b>\$248,991.26</b>
TOTAL EXPENSES	\$121,461.30
<b>NOI</b>	<b>\$127,529.96</b>
<b>CAP Rate</b>	<b>9.8%</b>



# P & L

<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Interest Income	0.00
Rental Income	248,991.26
Utility Reimbursement	0.00
<b>Total Income</b>	<u>248,991.26</u>
<b>Gross Profit</b>	<u>248,991.26</u>
<b>Expense</b>	
Advertising and Promotion	182.75
<b>Cleaning and Maintenance</b>	
Elevator	0.00
Fire and Security	0.00
HVAC Cleaning and Maintenance	0.00
Janitorial	18,474.34
Lawn care and Snow Removal	8,273.85
Painting	0.00
Pest Control	779.38
Plumbing Maintenance	235.00
Cleaning and Maintenance - Other	575.99
<b>Total Cleaning and Maintenance</b>	<u>28,338.56</u>
Insurance Expense	4,507.00
Office Supplies	31.31

<b>Repairs</b>		
Flooring	2,609.28	
HVAC	10,353.59	
Plumbing	605.73	
Roofing and Siding	6,800.00	
Repairs - Other	<u>21,806.11</u>	*Approximately \$11,000 in capital improvements, Ste's 274-286
<b>Total Repairs</b>	<u>42,174.71</u>	
Supplies	1,691.60	
Taxes - Property	<u>36,382.00</u>	*Annual taxes are \$27994. Underpaid in 2021 and county added it to 2022
Telephone Expense	0.00	
<b>Utilities</b>		
Electric	18,676.28	
Gas	4,162.63	
Internet	1,185.76	
Trash	2,189.44	
Utilities - Telephone	0.00	
Water	1,347.09	
Utilities - Other	-19.83	
<b>Total Utilities</b>	<u>27,541.37</u>	
<b>Total Expense</b>	<u>140,849.30</u>	
<b>Net Ordinary Income</b>	<u>108,141.96</u>	
<b>Adjusted NOI</b>	<u>127,529.96</u>	



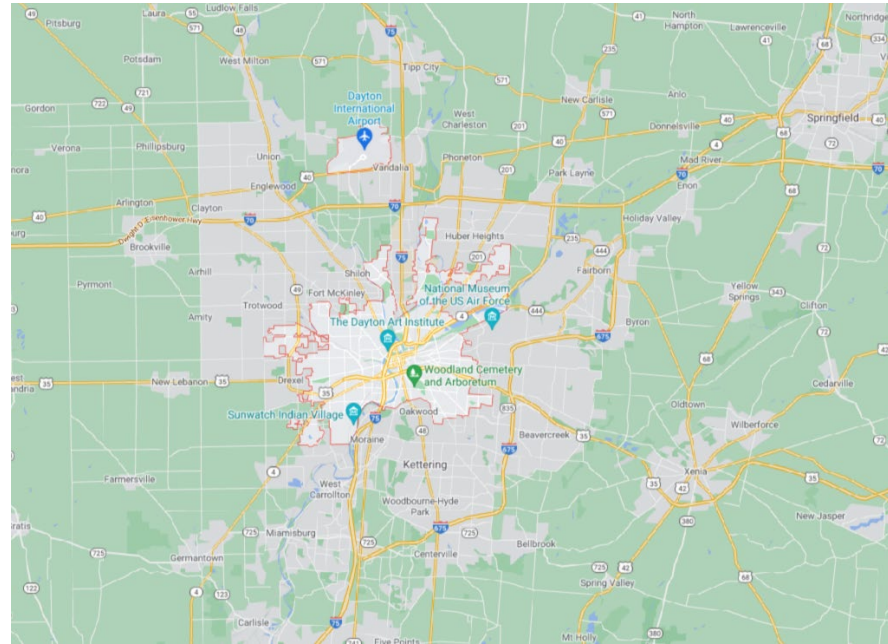
SECTION

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LOCATION &  
MARKET  
OVERVIEW



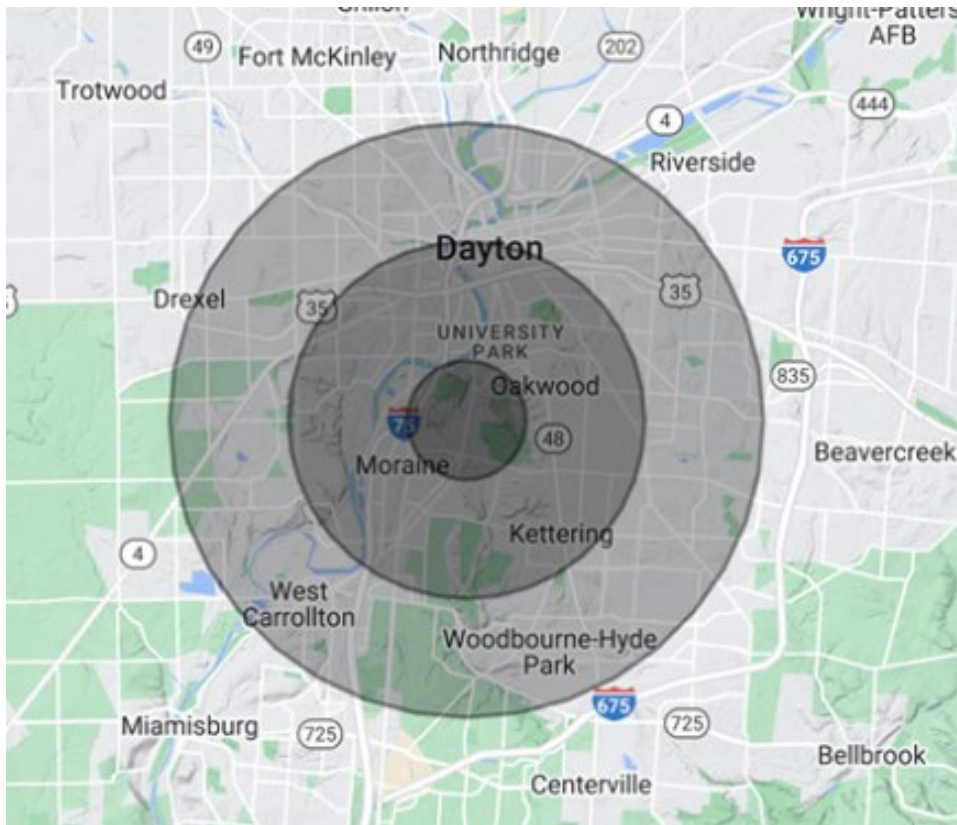
# MARKET OVERVIEW



## About Dayton

With approximately one million residents, the Greater Dayton area is the fourth largest metropolitan region in Ohio. Excellent employment opportunities, diversity and low cost of living make Dayton an attractive Midwestern location. Dayton is one of the nation's top 90-minute markets, with access to more than 5.6 million people by car and more than 137 million people by air. With a strong and diverse economy, the Greater Dayton area is a regional hub for national and global commerce. Dayton is home to Wright-Patterson Air Force Base (WPAFB), which serves as a key nerve enter of the Air Force. It is considered among the most important military installations in the country, and has a \$2.3 billion annual economic impact on the Greater Dayton Region. Dayton is aggressively looking to the future, and is home to a thriving IT community with companies such as LexisNexis, Standard Register, and Reynolds & Reynolds, among others. These companies, as well as Wright-Patterson Air Force Base, both complement and capitalize on this churning hot-bed of talent and skills coming out of the local universities each year.

# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	4,057	77,824	210,695
Median age	41.1	35.7	38.3
Median age (male)	37.8	33.9	36.6
Median age (Female)	42.9	36.5	39.6
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	1,996	34,391	104,746
# of persons per HH	2.0	2.3	2.0
Average HH income	\$95,946	\$67,625	\$56,184
Average house value	\$169,854	\$137,080	\$111,285

\* Demographic data derived from 2020 ACS - US Census

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