



TREASURE AND ASSOCIATES



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CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$555,000

Lot Size: 5.61 Acres

Zoning: C - Commercial

Price / SF: \$2.27

PROPERTY OVERVIEW

Price Reduced! Development Land for Sale.

PROPERTY HIGHLIGHTS

- Frontage on two streets | Fornoff Rd and Dering Ave
- All utilities available
- Shovel ready
- Ideal access on/off State Rt 104
- Located in an Opportunity Zone. Go to <https://eig.org/opportunityzones> for details.

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PROPERTY DESCRIPTION



PROPERTY OVERVIEW

Price Reduced! Development Land for Sale.

LOCATION OVERVIEW

Frontage on two streets | Fornoff Rd. & Dering Ave

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PROPERTY DESCRIPTION // 5



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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Frontage on two streets | Fornoff Rd and Dering Ave
- All utilities available
- Shovel ready
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COMPLETE HIGHLIGHTS // 6



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ADDITIONAL PHOTOS



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LOCATION MAPS



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AERIAL MAPS



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SITE PLAN



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Opportunity Zone Program In Columbus

As an Investor: If you are investing in a property or business in an Opportunity Zone, the program offers three main benefits:

- A temporary tax deferral for capital gains reinvested in an Opportunity Fund.
- A step-up in basis for capital gains reinvested in an Opportunity Fund:
- 10% basis increase if the investment is held for at least 5 years and 15% if held for at least 7 years.
- A permanent exclusion from taxable income of capital gains from the sale or exchange of a qualified fund investment if it is held for at least 10 years.

For more information on Opportunity Zones in Columbus, please contact:

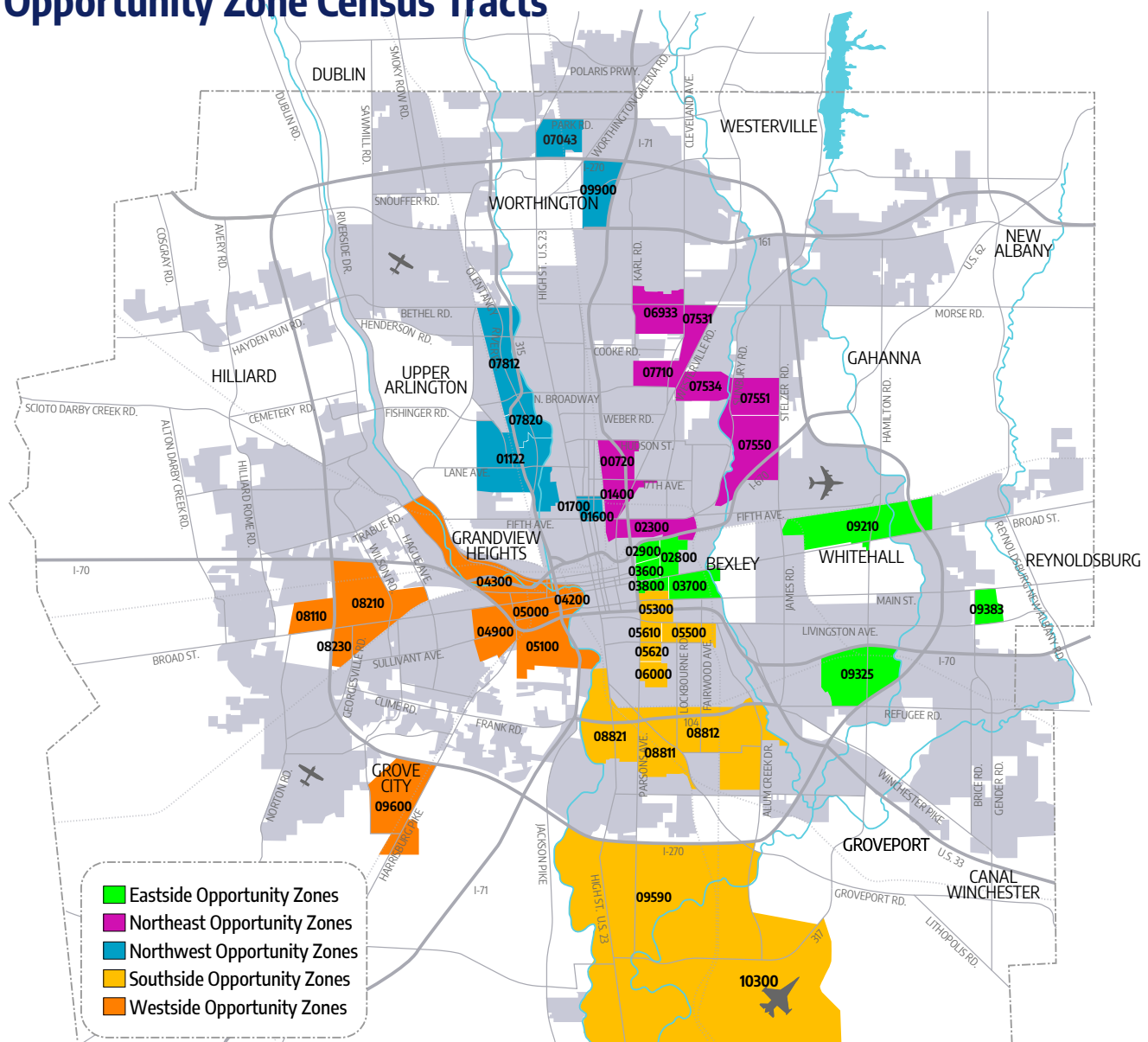
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Opportunity Zone Census Tracts



Opportunity Zone Program In Columbus

What are Opportunity Zones?

Qualified Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017. This program encourages new, long-term investment in property or businesses in specific areas around the City through federal tax incentives for investors. To take advantage of the program, investors must reinvest new capital gains into Qualified Opportunity Funds which are spent in Qualified Opportunity Zones.

What are capital gains?

A capital gain happens when you sell something for more than you bought it for. Buy a used car for \$1,000 and sell it for \$2,000 a week later, and you have a \$1,000 capital gain—same as if you bought stock for \$1,000 and sold it for \$2,000. Just about everything you or a company owns qualifies as a capital asset that could create a capital gain—whether it as an investment, such as stocks or property, or was bought for personal or company use, such as a car or a big-screen TV.

How do investors invest in an Opportunity Zone and what are Qualified Opportunity Funds?

Investments in Opportunity Zones must be made through Qualified Opportunity Funds. There are very few limitations on what kinds of organizations can create and manage an Opportunity Fund, though it must be created as either a partnership or a corporation, and the Fund must be established and managed according to regulations created by the United States Department of Treasury.

Are there Qualified Opportunity Zones in Columbus?

There are 44 approved Qualified Opportunity Zones in Franklin County, 39 of which are solely located in the City of Columbus, focused in 5 areas:

- **Eastside Opportunity Zones:** Includes parts of Whitehall along Broad Street, the Brice and Main Corridor in Reynoldsburg, the Eastland Mall area, Mt. Vernon, King-Lincoln District, Olde Towne East, Near East Side, and Franklin Park.
- **Northeast Opportunity Zones:** Includes parts of Milo-Grogan, Devon Triangle, the Cleveland Avenue Corridor (South Lindon, Northern Lights area, Walnut Creek, and the Cleveland and Morse area), Framingham, Cumberland Ridge, and Bridgeview.
- **Northwest Opportunity Zones:** Includes parts of Crosswoods, The Continent, and West Campus.
- **Westside Opportunity Zones:** Includes parts of the Scioto Peninsula, Franklinton, South and Central Hilltop, Valleyview Heights, Consumer Square West, Westland Mall, and Lincoln Village.
- **Southside Opportunity Zones:** Includes parts of the Rick-enbacker area, 270/23/Alum Creek Drive area, Route 104 Industrial Corridor, and the East Parsons Avenue Corridor.

The Opportunity Zone map shows the location of these zones, and you can search for your specific address at https://www.cims.cdfifund.gov/preparation/?config=config_nmtc.xml.

How do Qualified Opportunity Funds benefit Opportunity Zones?

At least 90% of the money placed in Qualified Opportunity Funds must be spent in Opportunity Zones, and can be invested in operating businesses, equipment, and real estate. The Funds will not provide direct grants but could provide repayable loans or equity investments to projects located in a Zone. Funds have the potential to direct financing to areas of Columbus where it can otherwise be challenging to access traditional capital.

What does the Opportunity Zone Program mean for me?

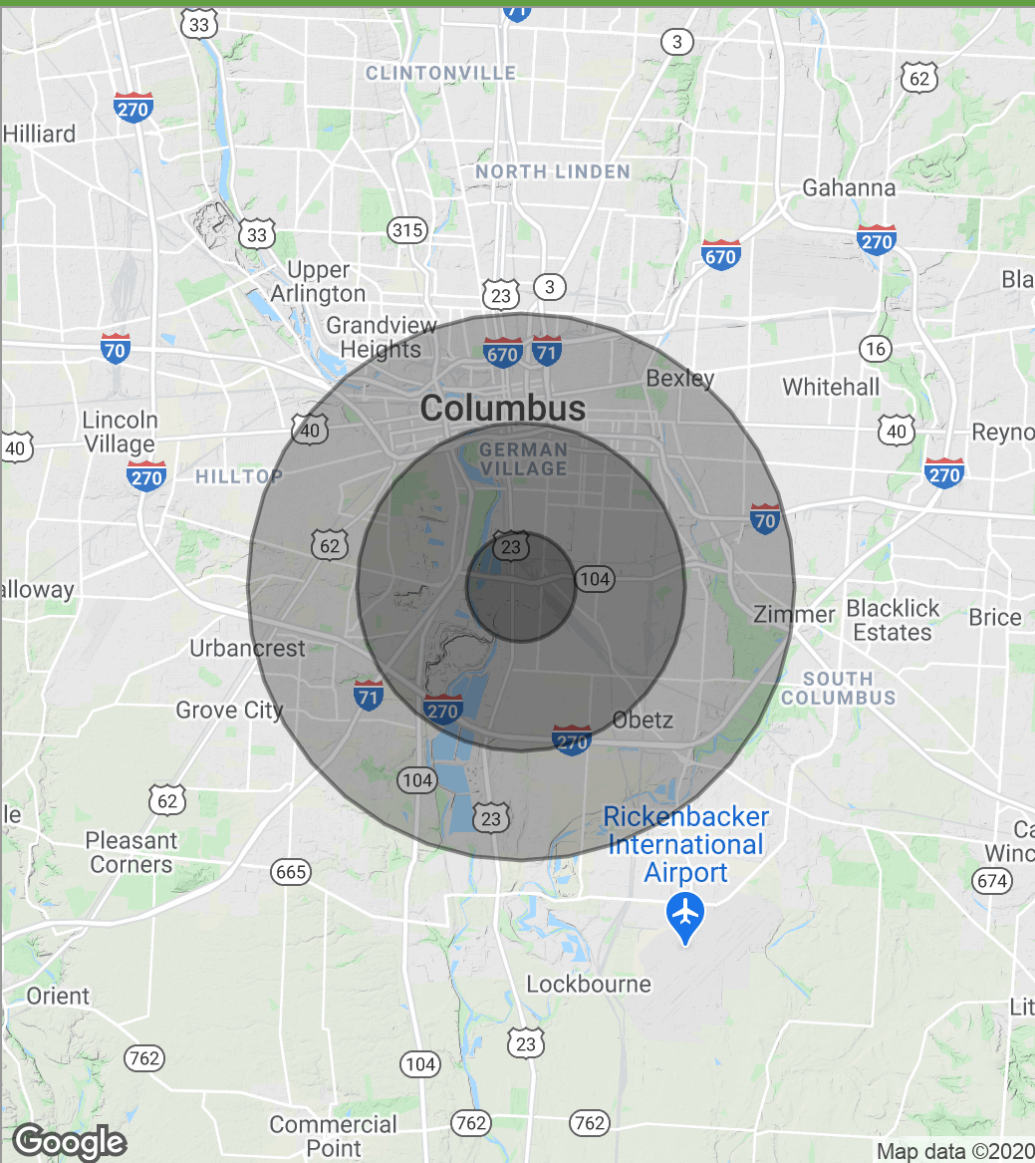
As a Business Owner: If you are a business owner currently in an Opportunity Zone or thinking about relocating to one, the program provides two major benefits:

1. **Attracting Investors** – Your location offers potential investors significant tax incentives for investing in your business through Qualified Opportunity Funds, for example, as a repayable loan to purchase new machinery or a long-term equity investment for a share of your business. Whether you chose to set up a Fund, talk to existing investors, or approach other Funds, the program increases the marketability of your business to attract new capital.
2. **Investing in Yourself** – If, as a business owner, you or your company has new capital gains, the program and Qualified Opportunity Funds provide a chance to earn the federal tax incentives while making needed investments in your business.

As a Property Owner: If you are a property owner currently in an Opportunity Zone, the program increases the marketability of your property. Whether it is an investor looking to purchase your house or land, or a business interested in leasing space in your building, this program offers significant benefits you should be aware of:

1. **Investors** – For the person or company looking to purchase your property, they are able to gain the federal tax benefits by making the purchase through a Qualified Opportunity Fund, increasing the value of the investment in your property.
2. **Tenants** – For the business interested in leasing space from you, they are able to attract and make investments from Funds due to their location in an Opportunity Zone, increasing the marketability of their business.

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,779	73,533	183,974
Median age	38.5	36.5	35.4
Median age (Male)	37.1	35.4	35.0
Median age (Female)	40.8	37.2	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,161	30,172	76,456
# of persons per HH	2.7	2.4	2.4
Average HH income	\$34,977	\$50,890	\$49,821
Average house value	\$87,116	\$139,245	\$153,624

* Demographic data derived from 2010 US Census

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DEMOGRAPHICS MAP // 13



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ADVISOR BIOS

ADVISOR BIO & CONTACT - TIM TREASURE

TIM TREASURE

Principal



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PROFESSIONAL BACKGROUND

Tim Treasure is the Principal of Treasure & Associates Commercial Real Estate. Treasure and Associates strives to provide its clients with local market knowledge, detailed financial analysis, and negotiation expertise to fully maximize their commercial real estate needs. In addition to office leasing, Treasure & Associates, specializes in selling or locating value-added acquisitions and investment grade real estate opportunities for local and national investors.

Tim has over twenty years of specialized tenant and landlord representation for Class A and Class B office buildings in Central Ohio (Columbus, Ohio MSA). Tim began his commercial real estate career in July 1994, with a primary focus in office leasing and investment sales. In only his second year, Tim was awarded the prestigious "Rookie of the Year" award which is given annually by the Columbus Board of Realtors Commercial Investments Section for transactions totaling over \$9,000,000. To date, Tim has leased (and/or sold) commercial real estate transactions totaling an average of \$21,000,000 annually. In 2006, Tim was awarded the SIOR designation and membership into the National Society of Industrial and Office Realtors. This designation is awarded to approximately ten (10) percent of the industry. Tim has negotiated multiple transactions on behalf of Johnson Controls, Inc., McDonald's Corporation, Pitney Bowes, Inc., Batelle Pulmonary Therapeutics, Inc. Norman Jones Enlow and Co., and Advanced Data Processing, Inc.

Tim is a certified member of SIOR (Society of Industrial and Office Realtors) which is a worldwide organization specializing in membership for highly successful commercial real estate salespersons, brokers and developers. Less than ten percent of the commercial real estate industry has earned this designation. Tim has served on numerous committees and boards including a nine year member of the City of Grandview Heights, OH board of zoning appeals and former board member of the Recognition Committee and Chairperson of the Education Committee at the Columbus Board of Realtors. In addition Tim served two consecutive terms as vestry member of Trinity Episcopal Church in Columbus, OH. Tim was chairperson for both terms for the stewardship program and was responsible for securing pledges for the church.

Personally Tim is happily married to wife Anne for more than thirty years and is proud to be the father of four children. Anne and Tim reside in Grandview Heights, OH

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ADVISOR BIO & CONTACT - TIM TREASUR



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ADVISOR BIO & CONTACT - MIKE BOCKBRADER

MIKE BOCKBRADER

Senior Vice President



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PROFESSIONAL BACKGROUND

Mike Bockbrader is a Senior Vice President and Licensed Real Estate Agent with Sperry Commercial Global Affiliates - Treasure & Associates. He has been working with Tim Treasure for more than three years. During his tenure with Treasure & Associates, Mike has been involved with sales and leases of Industrial, Office, Land, Multifamily, Retail and Portfolio transactions. Mike prides himself on his ability to listen to his clients and get them results.

He received his Bachelors of Business Administration Degree in Marketing from The University of Toledo. Mike comes to us with more than 25 years of strong negotiation experience having conducted multi-million dollar contract negotiations both domestically and internationally for companies such as Guardian Industries, JPMorgan Chase, and Nationwide Insurance. Mike is also a real estate investor and has the experience needed to research and locate solid investment properties.

Personally, Mike is happily married to his wife Elizabeth and is a proud father of two children Caroline and Beck. Mike and his family reside in Grandview Heights, Ohio.

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ADVISOR BIO & CONTACT - MIKE BOCKBR



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