



Toledo Pet Farm

1429 Baronial Plaza Drive
Toledo, OH 43615

TOLEDO PET FARM

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PROPERTY INFORMATION

TOLEDO PET FARM

Offering Summary

The Reichle Klein Group is pleased to market for sale the Toledo Pet Farm – a single-tenant, net-leased asset. Established in 2012, Toledo Pet Farm occupies a 14,559 SF building that is situated on four-plus acres. Toledo Pet Farm is a full-service, resort-style pet facility with services which include: boarding, day care, grooming, fitness, training, photography, party rental and pet styling (through the Toledo Career Institute). Toledo Pet Farm is the largest facility of its kind and a dominant service provider in Northwest Ohio.

Investment Highlights

- Eight-plus years operating history
- Triple net (NNN) lease structure
- Below-market rental rate of \$5.35/SF
- Seven years of remaining lease term with two five-year options • 10% increases each option
- Landlord responsible for roof, structure and mechanical system
- Since 2012, the U.S. pet industry has experienced an increase in spending in excess of 40% to \$75 billion
- 163,099 people reside within a five-mile radius
- 68,985 households with a \$60,530 average household income within a five-mile radius
- Proximity to I-475/US-23 interchange



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TOLEDO PET FARM

Investment Summary

List Price:	\$825,000
Current NOI:	\$78,000
Cap Rate:	9.45%
Year Built:	1979
Building Size:	14,599 SF
Land Acreage:	4.08 Acres
Price/SF:	\$56.51
Lease Type:	Triple Net "NNN"
Lease Term:	Seven (7) Years
Options:	Two 5-Year Options
Option Increases:	10% Each Option

Lease Summary

Tenant:	The Pet Farm, Inc.
Lease Type:	Triple Net "NNN"
Annual Rent:	\$78,000
Landlord Responsibilities:	Roof, Structure, Mechanical System
Taxes, Insurance, CAM:	Tenant
Lease Start Date:	January 1, 2012
Lease End Date:	May 31, 2027
Current Term Remaining:	Seven (7) Years
Renewal Options:	Two Five-Year Options
Increases:	10% Each Option

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TOLEDO PET FARM

Property Details

SALE DETAILS

Building Size	14,599 SF
Sale Price	\$825,000

BUILDING INFORMATION

Year Built	1979
Tenancy	Single
Construction Status	Existing
Exterior Signage	Pylon Signage on Airport Highway

PROPERTY DETAILS

Zoning	CN - Neighborhood Commercial
Acreage	4.08 Acres
Annual Real Estate Taxes	\$12,336
Parcel / APN Numbers	20-51461
# Parking Spaces	163

LOCATION INFORMATION

Building Name	Toledo Pet Farm
City, State & Zip	Toledo, OH 43615
County	Lucas
Submarket	South/Southwest
Cross Streets	Airport Highway (State Route 2)
Nearest Highway	I-475/US-23

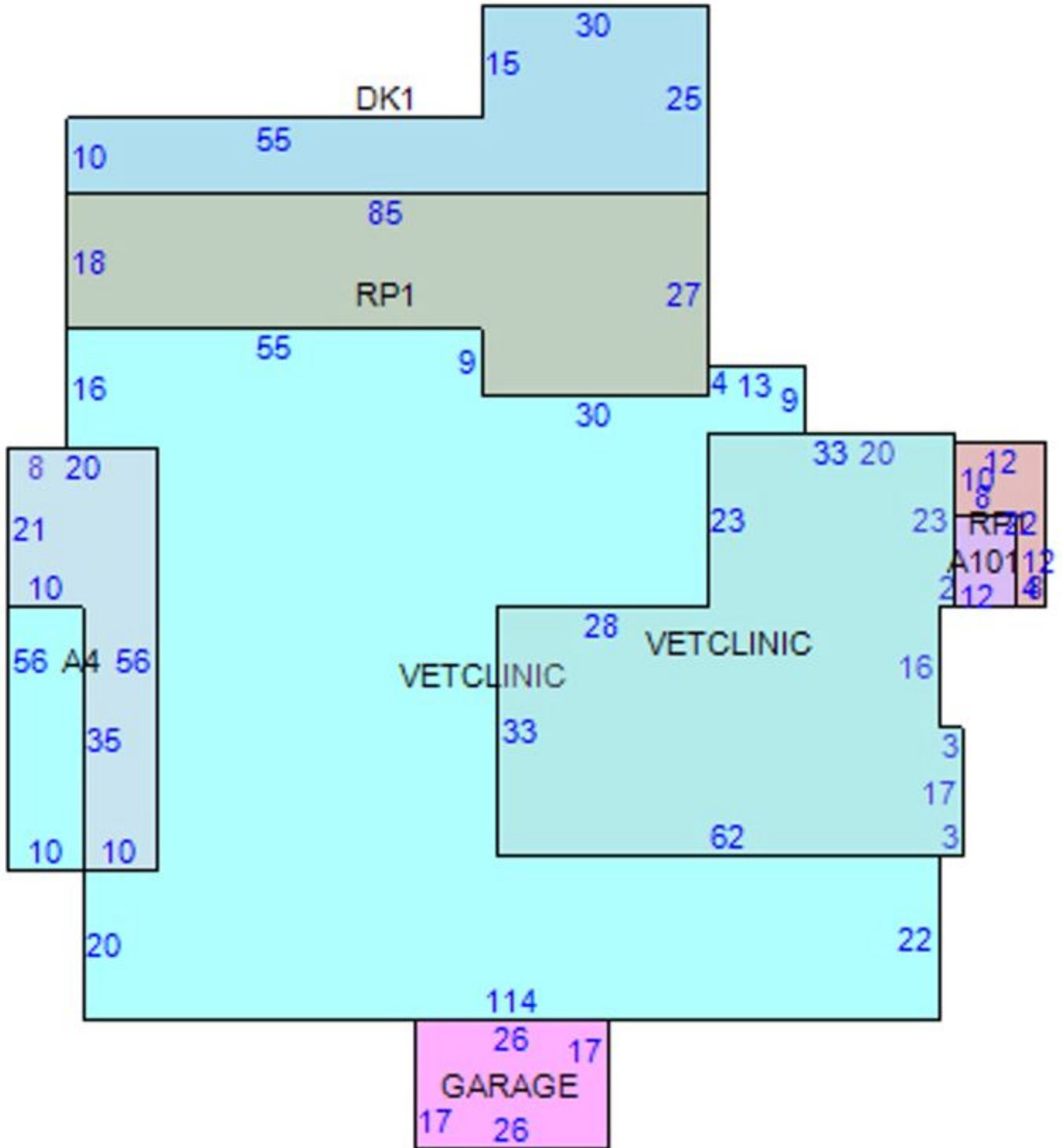
UTILITIES

Internet Provider	Various
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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Building Sketch



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Additional Photos



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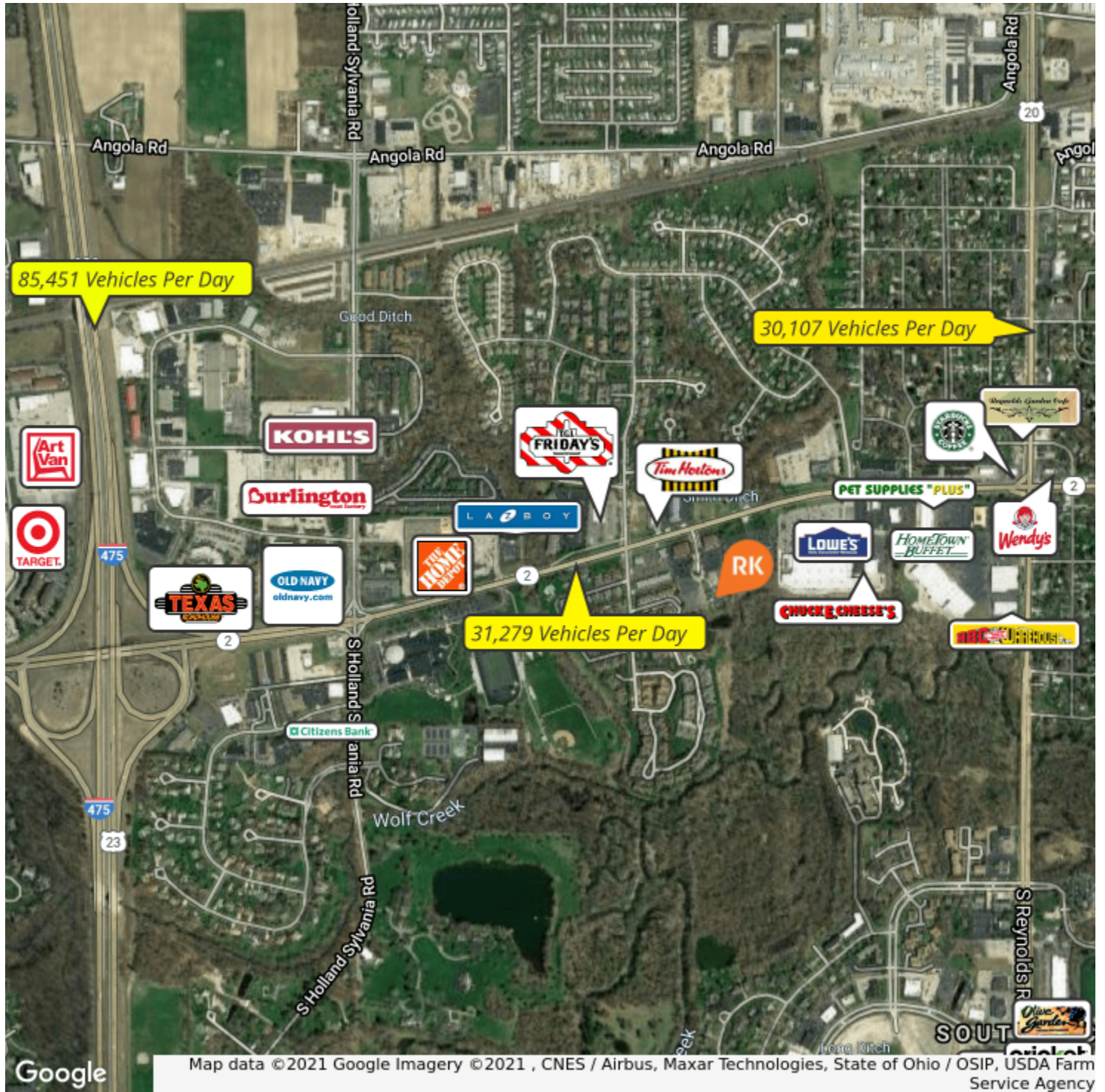
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LOCATION INFORMATION

TOLEDO PET FARM

Aerial Map



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Aerial Map



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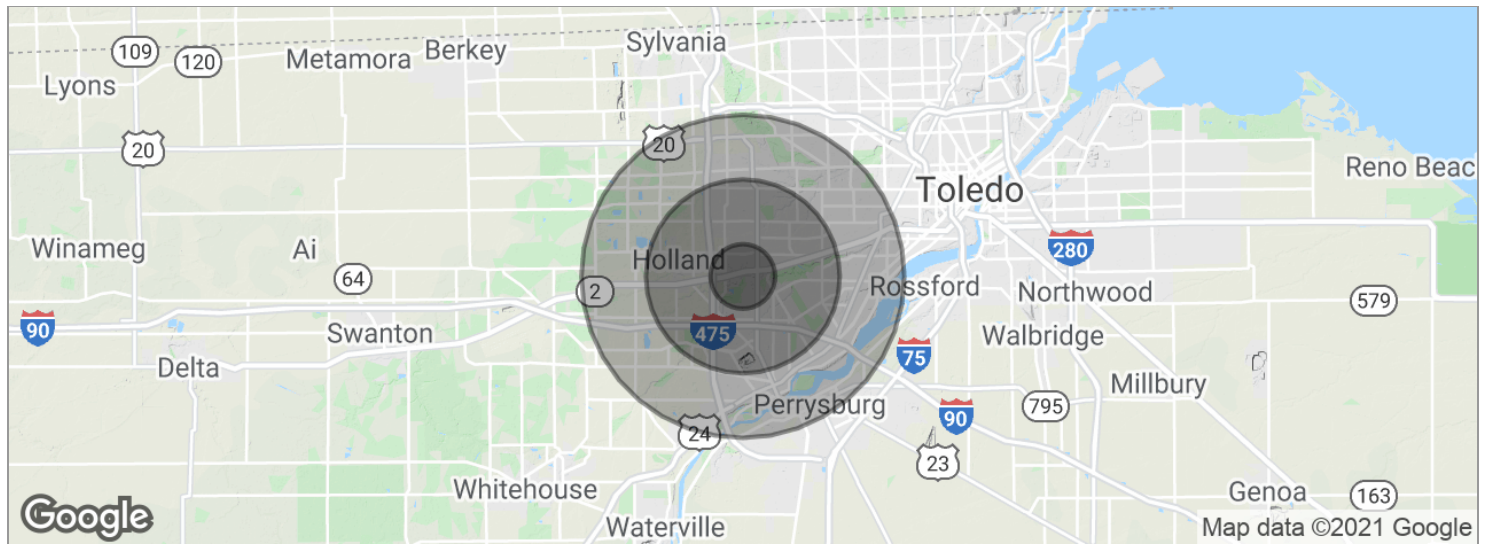
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DEMOGRAPHICS

TOLEDO PET FARM

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,250	67,644	163,099
Median age	33.8	35.8	37.2
Median age (Male)	32.9	33.9	35.5
Median age (Female)	35.5	37.2	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,903	29,915	68,985
# of persons per HH	2.1	2.3	2.4
Average HH income	\$47,699	\$50,181	\$60,530
Average house value	\$169,449	\$146,575	\$151,589

* Demographic data derived from 2010 US Census