

Florence Investment Price Reduction \$645,000!

9.62 % CAP

FLORENCE, KY



OFFERING MEMORANDUM

KW COMMERCIAL

3505 Columbia Parkway

Cincinnati, OH 45226

PRESENTED BY:

KATE NGUYEN, CCIM, MBA

Senior Advisor

0 513.638.1723

kate.nguyen@kw.com

Confidentiality & Disclaimer

FLORENCE, KY

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams Advisors Realty in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KATE NGUYEN, CCIM, MBA

Senior Advisor
0 513.638.1723
kate.nguyen@kw.com

KW COMMERCIAL

3505 Columbia Parkway
Cincinnati, OH 45226

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Executive Summary



SALE PRICE: \$645,000

PRICE PER UNIT: \$66.48 PSF

LEASE RATE: \$8.04 MG

LOT SIZE: 2.16 Acres

BUILDING SIZE: 9,702 SF

YEAR BUILT: 1996

ZONING: C-3 Commercial Services

MARKET: Florence

SUB MARKET: Cincinnati International Airport
Submarket

CROSS STREETS: US 42

TRAFFIC COUNT: 36,000

PROPERTY OVERVIEW

Kate Nguyen, MBA, CCIM is pleased to present this free-standing flex warehouse/retail building located in the heart of Florence in the Greater Cincinnati Northern KY Airport corridor. This location is highly sought after for retailers with a retail vacancy rate of 0.4%. Retailers within a 0.25 miles radius include United Dairy Farmers, Walgreens, Krogers, Autozone, Dollar Tree, Sherwin Williams, McDonald's, and Dunkin' Donuts. The trade area demographics includes an average household income of \$76,000 per annum. Traffic count on US 42 is 36,000 average cars per day.

PROPERTY FEATURES

- 9,702 SF available for lease or sale
- Ideal location for restaurant, retail, or showroom
- Located in highly sought after City of Union, 76,000 average household income, 36,000 cars per day
- Retailers within 0.25 mile radius include: McDonald's, Taco Bell, Sherwin Williams, Krogers, Walgreen, United Dairy Farmers

8625 HAINES DRIVE

FINANCIAL ANALYSIS

1

INCOME & EXPENSES

RENT ROLL

PROPERTY DETAILS

DEMOGRAPHICS MAP

REGIONAL MAP

LOCATION MAPS

ADVISOR BIO & CONTACT 1

Income & Expenses

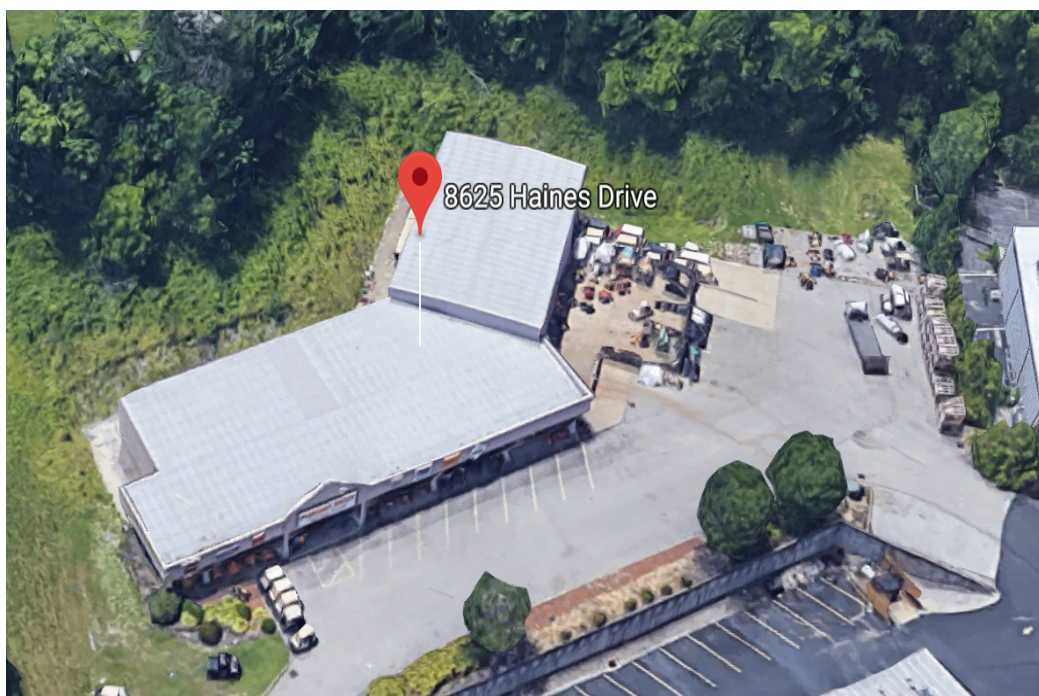
INCOME SUMMARY		PER SF
GROSS INCOME	\$78,000	\$8.04
EXPENSE SUMMARY		PER SF
Bank Charges	\$25	\$0.00
Insurance - Property	\$1,887	\$0.19
Legal and accounting	\$950	\$0.10
License, Fees, and Memberships	\$175	\$0.02
Taxes - Property	\$8,090	\$0.83
Taxes - Other	\$136	\$0.01
GROSS EXPENSES	\$11,264	\$1.16
NET OPERATING INCOME	\$62,017	\$6.39

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MARKET RENT	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Pleasant Valley Outdoor Power		9,702	9/1/18	8/31/23	\$5	\$78,004	100.0	\$8.04
TOTALS/AVERAGES		0			\$5	\$78,004		\$8.04

Property Details

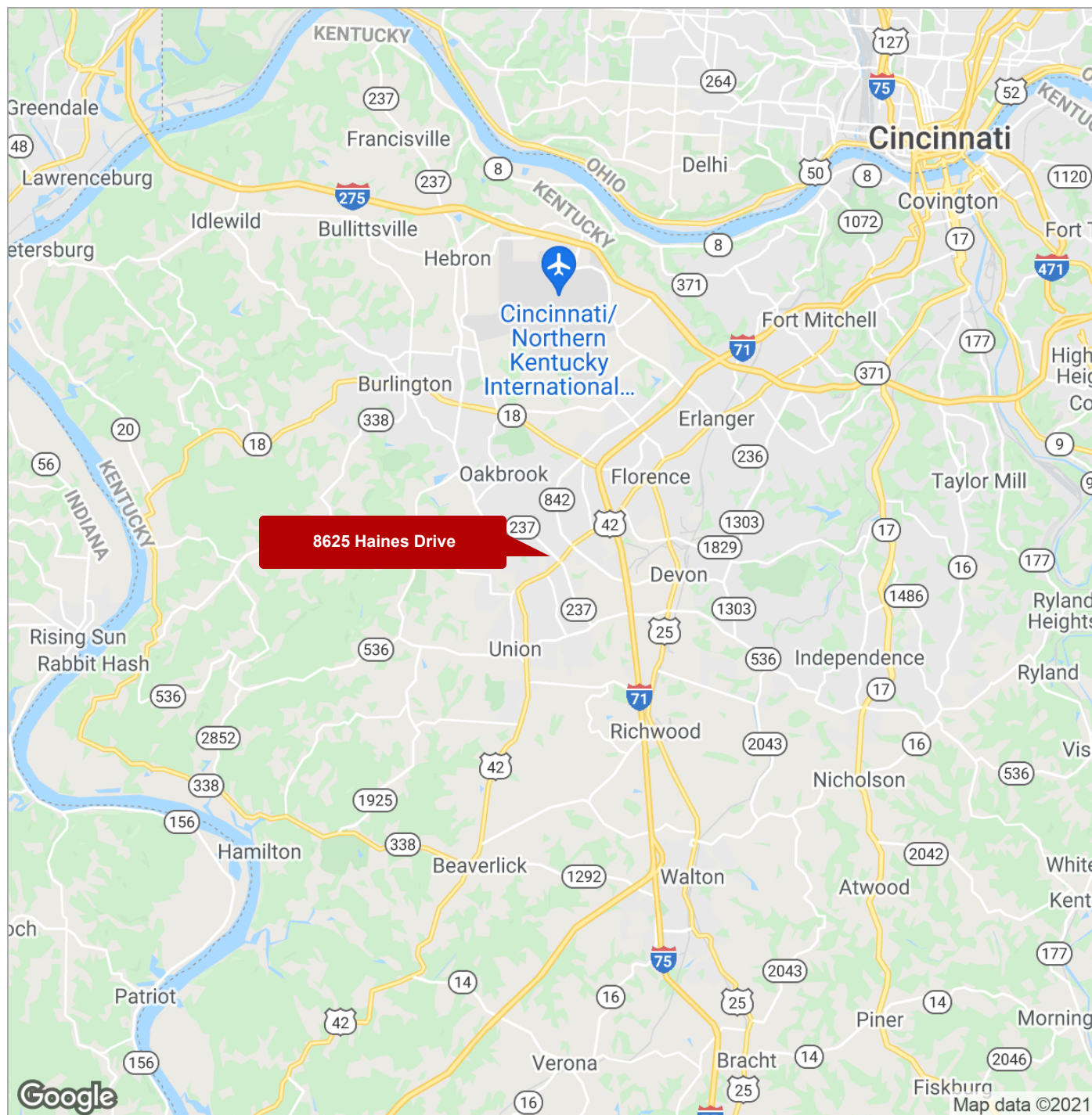
PROPERTY NAME:	Pleasant Valley Retail Center
STREET ADDRESS:	8625 Haines Drive
CITY, STATE, ZIP:	Florence, KY 41042
PROPERTY TYPE:	Retail
APN:	062.00-06-005.00
GROSS LEASABLE AREA:	9,702 SF
ZONING:	C-3 Commercial Services
YEAR BUILT:	1996
NUMBER OF STORIES:	1



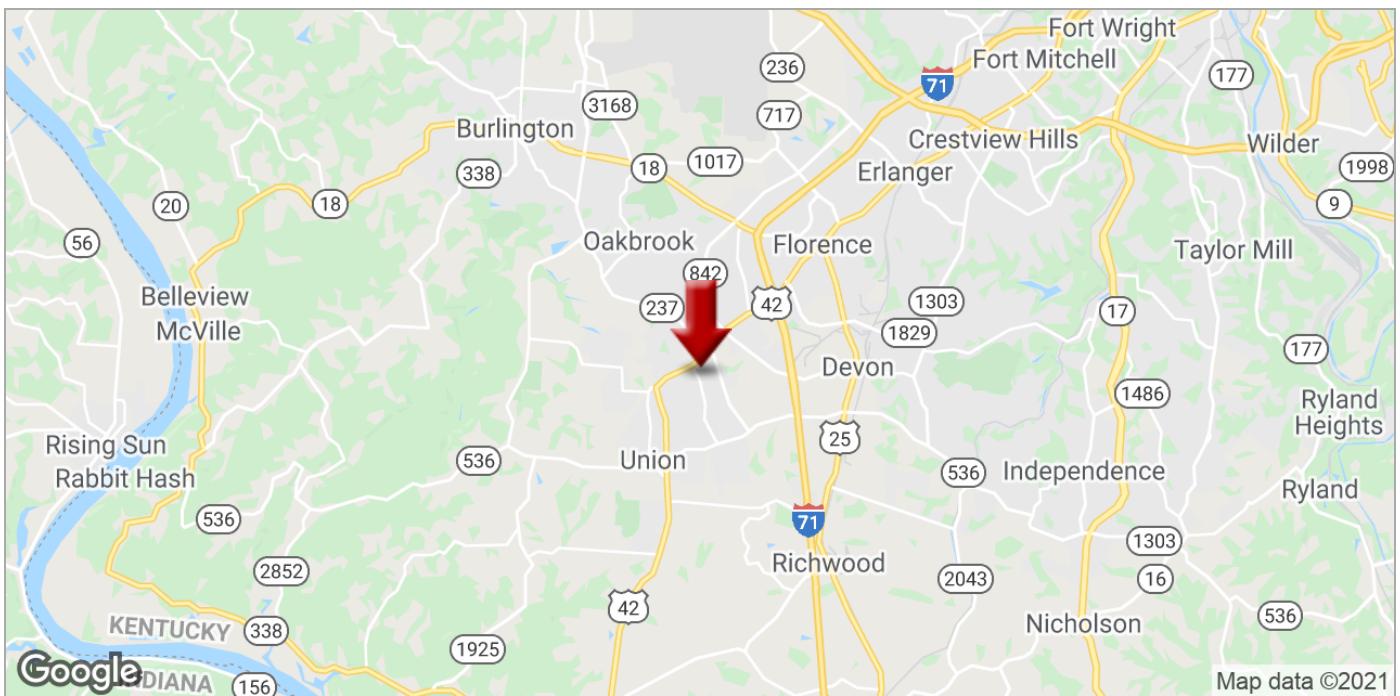
A map of the Cincinnati area, Ohio, with three concentric circles centered on Union, KY. The circles represent travel time zones: the innermost circle is the darkest gray (10 minutes), the middle circle is medium gray (20 minutes), and the outermost circle is light gray (30 minutes). The map shows major roads, including I-71, I-75, and US-52, and various towns such as Lawrenceburg, Hebron, Erlanger, Florence, Independence, Walton, Hamilton, Rising Sun, and Union. The Cincinnati city area is visible in the upper right corner.

* Demographic data derived from 2010 US Census

Regional Map



Location Maps



Advisor Contact



Kate Nguyen, CCIM, MBA

SENIOR ADVISOR

kate.nguyen@kw.com

513.638.1723

BACKGROUND

Kate's core competency is in the pricing and negotiation of income-producing commercial real estate investments. Kate's experience in commercial real estate banking & underwriting, engineering, and environmental remediation has enabled her to negotiate competitive pricing in the purchase or sale of commercial properties in the market. Prior to joining KW Commercial, Kate worked as a tenant and buyer representative, helping companies gain a competitive advantage in finding strategic real estate locations. Kate's success in saving companies on rent expense, and purchase price through her shrewd negotiation skills and experience, has allowed her clients to use the savings from real estate to invest in other areas of its business such as equipment, R&D, etc. and helped her to earn repeat business nationwide.

Through her underwriting experience in commercial real estate finance and knowledge of the market, she can provide consulting on the pricing of any commercial real estate investment, she primarily focuses on net lease office, retail and industrial investments. Companies that have retained Kate to negotiate on its behalf include Adena Utilities Engineering, Professions, Inc., manufacturers including Atmos 360, formerly Pak/Teem Inc. Foreign-owned entities include German-based Flexicon, Warsteiner Beer Importers, The Freudenberg's Group EagleBurgmann Industries LP, China parent company XY Powersports, Inc. Prime Logistics, Chany Trucking, Inc., and Korean owned Tri-State Beef, Inc., to the disposition of retail sites for KFC, Long John Silvers, and sales of redevelopments sites including Autozone, and Tim Horton's. Kate has an MBA in Commercial Real Estate & Finance, and a B.S. in Civil and Environmental Engineering from the University of Cincinnati. Kate received her CCIM designation in October 2017.

A Certified Commercial Investment Member (CCIM) is a recognized expert in the disciplines of commercial and investment real estate. The designation is awarded by CCIM Institute. A CCIM is a resource to the commercial real estate owner, investor, and user, and is among a corps of over 9,500 professionals around the globe who hold the CCIM designation. CCIM designees live and work in the U.S., Canada, Mexico, and more than 35 other nations. International membership includes more than 1,000 professionals. CCIMs must be proficient in the areas of investment analysis, market analysis, user decision analysis and financial analysis for commercial real estate.

EDUCATION

BS Civil Engineering
MBA Real Estate and Finance

MEMBERSHIPS & ASSOCIATIONS

CCIM Certified Commercial Investment Member