



FATT BOYZ WHEELS, TIRES & SERVICE

Dayton, OH

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Fatt Boyz

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OFFICES NATIONWIDE AND THROUGHOUT CANADA

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At Fattboyz, LLC, our goal is to ensure you continue to get where you need to go in the years to come with a reliable vehicle. We provide the products and services you need to keep your car, light truck, or SUV dependable. Whether it's installing replacement tires or providing mechanical services, you can count on quality workmanship and fair prices at our local service center.

When you need quality automotive and tire services that you can rely on, it's time to visit Fattboyz, LLC. We carry everything your vehicle needs to perform well and drive smoothly, so stop by today and see for yourself how our team can help you today!

We are one of the leading auto repair shops serving customers in Dayton, OH, Kettering, OH, Huber Heights, OH, and surrounding areas. All automotive repair and mechanic services at Fattboyz, LLC are performed by highly qualified mechanics. Our mechanic shop works on numerous vehicles with the use of quality truck and car repair equipment. Whether you drive a passenger car, medium sized truck, mini-van, or SUV, our mechanics strive to ensure that your vehicle will be performing at its best before leaving one of our service bays. Our auto repair shop is capable of servicing a variety of makes and models. Our superior standards show that our mechanics always have the best interests of our customers in mind. Looking for a one-stop automotive repair shop? Look no further than us, and allow our mechanics to give you a reliable estimate of any automotive repair issue you might be facing.

Number of Locations

2

Ownership

Private

FATT BOYZ WHEELS, TIRES & SERVICE

4742 Wadsworth Road Dayton, OH 45439

OFFERING PRICE

\$600,000

CAP RATE

7.76%

GROSS LEASABLE AREA

15,090 SF

- ▶ 4+ Years Remaining on a NN Lease with One, 5-Year Renewal Option
- ▶ Signage Visible From I-75 and Surrounding Areas With Clear Visibility Along Wadsworth Road
- ▶ Property Features 10 Garage Door Bays With a Large Parking Lot on 1.15 Acres
- ▶ Building is Partitioned Allowing For Easy Multi-Tenant Conversion in the Future
- ▶ Situated 2 Minutes from I-75 Exit (96,101 VPD) and Needmore Road (19,415 VPD), Just 10 Minutes from Downtown Dayton
- ▶ Strong Demographics: Population Exceeds 175,000 Within 5-Miles of the Subject | 72,000 Households within 5-Miles
- ▶ Dayton is the Sixth Largest City in Ohio and Home to Multiple Aerospace, Defense and Medical Employers With an Economic Impact of Over \$7 Billion Annually

PROPERTY OVERVIEW // 4742 Wadsworth Road

THE OFFERING			PROPERTY DESCRIPTION	
Property	Fatt Boyz Tire Service		Year Built	1975
Property Address	4742 Wadsworth Rd, Dayton, OH 45439		Gross Leasable Area	15,090 SF
PRICE RANGE			Zoning	Commercial
Price	Cap Rate	Price /SF	Type of Ownership	Fee Simple
\$600,000	7.76%	\$39.76	Lot Size	+/- 1.15 Acres
INCOME		2020	\$/SF	
Annual Rent		\$60,000	\$3.98	
Effective Gross Income		\$60,000	\$3.98	
EXPENSES		2020	\$/SF	
RE Taxes (2020)		\$13,458	\$0.89	
Total Operating Expenses		\$13,458	\$0.89	
NOI		\$46,542	\$3.08	



LEASE ABSTRACT // 4742 Wadsworth Road

TENANT	Fatt Boyz, LLC			
GUARANTOR	Private			
ORIGINAL LEASE TERM	10 Years			
LEASE COMMENCEMENT	05/01/2016			
LEASE EXPIRATION	04/30/2026			
LEASE TYPE	NN			
GLA	15,090 SF			
RENT SCHEDULE	Term	\$/SF	Monthly	Annual
	Current	\$3.98	\$5,000	\$60,000
	Option 1	\$5.17	\$6,500	\$78,000
RENEWAL OPTIONS	One, 5-Year Option			
TAXES	Landlord Responsible			
INSURANCE	Tenant Pays			
UTILITIES	Tenant Pays			
LANDLORD REPAIRS & MAINTENANCE	None			
TENANT REPAIRS & MAINTENANCE	All Else, Tenant Pays Additional Rent on Increases in Real Estate Taxes and any Assessments Issued Against the Property			
RIGHT OF FIRST REFUSAL	No			

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DAIKIN APPLIED

GOODYEAR

Wendy's

Needmore Rd. (19,415 VPD)

McDonald's



Wadsworth Rd. (5,059 VPD)

Interstate -75 (96,101 PVD)

future metals

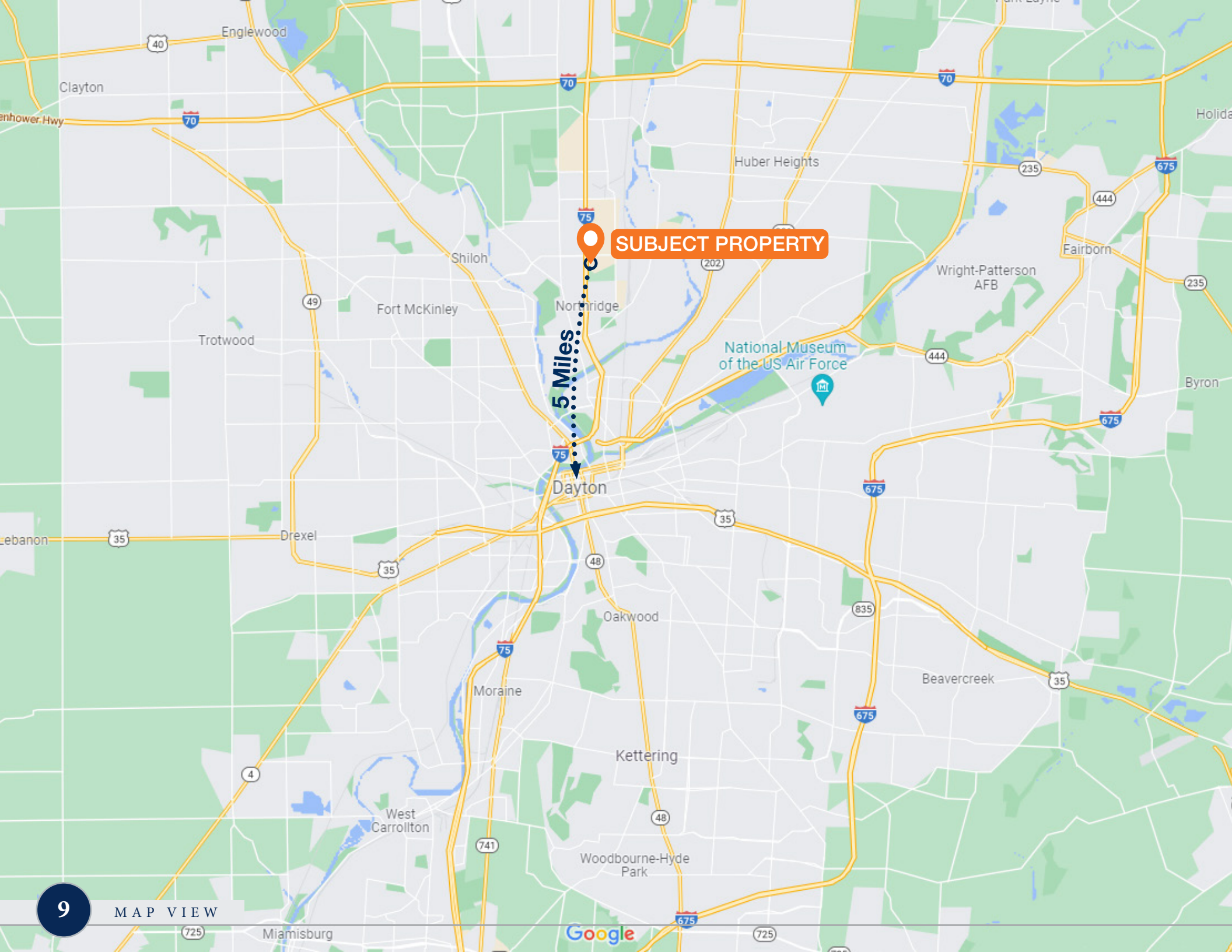
Parker
LORD

Northridge High School

HOLLYWOOD Gaming
DAYTON RACEWAY

[CSX]

Google



SUBJECT PROPERTY

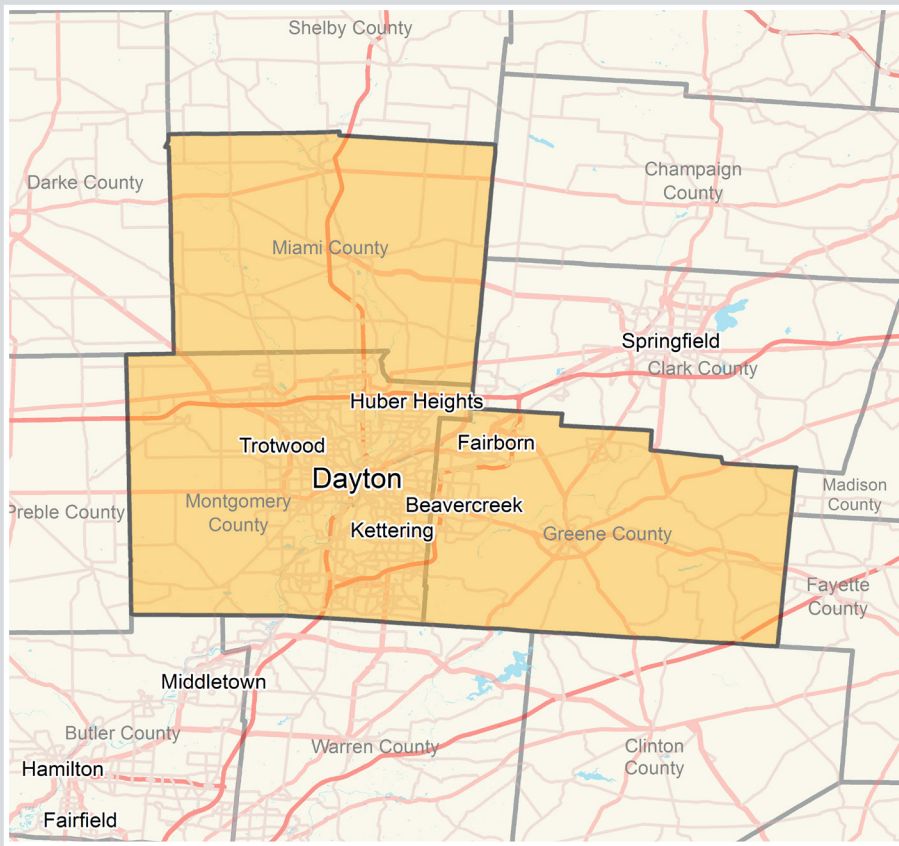
5 Miles

Dayton

MARKET ANALYSIS // *Dayton, OH*

DAYTON METRO OVERVIEW:

The Dayton metro area is often referred to as the birthplace of aviation as it was the home of the Wright brothers and where they researched and experimented with flight. Composed of Greene, Montgomery and Miami counties, it is the fourth largest metropolitan area in Ohio. Defense and aerospace industries comprise a large section of the region's economy. Additionally, healthcare accounts for a sizable portion of the area's employment; several key institutes and centers are located here.



DAYTON METRO HIGHLIGHTS:



TECHNOLOGY HUB

Dayton is known for its high concentration of aerospace and aviation technology. In 2009, it was designated as Ohio's aerospace innovation hub.



HEALTHCARE SERVICES

Metro hospitals consistently earn top national rankings and recognition as well as many of HealthGrades' top ratings.



HIGHER EDUCATION

The University of Dayton and Wright State University are two major higher-education institutions providing a skilled labor pool.

ECONOMY HIGHLIGHTS:

- Hospitals in the Greater Dayton area including Miami Valley Hospital, Kettering Medical Center and Dayton Children's Hospital are a major employment sector with nearly 32,000 workers.
- Wright-Patterson U.S. Air Force Base is just east of Dayton. The base employs 27,500 military, civilian and contract employees and has a \$4.3 billion annual economic impact.
- The logistics sector is growing buoyed by interstate access, a dedicated freight runway and on-site warehouse at the Dayton International Airport, CSX Rail and a Foreign Trade Zone designation.
- Tech Town, a 40-acre district developed in downtown Dayton, was created as a tool to support the attraction and growth of high-technology business and promote technology commercialization.

DAYTON METRO DEMOGRAPHICS



City Of DAYTON

Dayton is the sixth-largest city in the state of Ohio and the county seat of Montgomery County. A small part of the city extends into Greene County. The 2019 U.S. census estimate put the city population at 140,407, while Greater Dayton was estimated to be at 803,416 residents. This makes Dayton the fourth-largest metropolitan area in Ohio and 63rd in the United States. Dayton is within Ohio's Miami Valley region, just north of Greater Cincinnati.

Along with defense and aerospace, healthcare accounts for much of the Dayton area's economy. Hospitals in the Greater Dayton area have an estimated combined employment of nearly 32,000 and a yearly economic impact of \$6.8 billion. It is estimated that Premier Health Partners, a hospital network, contributes more than \$2 billion a year to the region through operating, employment, and capital expenditures. In 2011, Dayton was rated the #3 city in the nation by HealthGrades for excellence in healthcare.

Dayton is also noted for its association with aviation; the city is home to the National Museum of the United States Air Force. In 2007 Dayton was a part of the top 100 cities in America. In 2008, 2009, and 2010, Site Selection magazine ranked Dayton the #1 mid-sized metropolitan area in the nation for economic development. Also in 2010, Dayton was named one of the best places in the United States for college graduates to find a job.



POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	5,573	48,140	172,090
2021 Estimate			
Total Population	5,646	49,825	175,269
2010 Census			
Total Population	5,731	52,029	177,825
2000 Census			
Total Population	5,700	58,935	197,656
Daytime Population			
2021 Estimate	5,747	54,208	188,287
HOUSEHOLDS			
2026 Projection			
Total Households	2,269	20,530	71,865
2021 Estimate			
Total Households	2,284	21,175	72,788
Average (Mean) Household Size	2.5	2.3	2.4
2010 Census			
Total Households	2,308	22,175	73,973
2000 Census			
Total Households	2,282	25,195	80,953
Occupied Units			
2026 Projection	2,505	25,443	88,331
2021 Estimate	2,518	26,059	88,837
HOUSEHOLDS BY INCOME			
2021 Estimate			
\$150,000 or More	1.1%	4.1%	4.9%
\$100,000-\$149,999	3.9%	7.3%	9.5%
\$75,000-\$99,999	7.8%	10.1%	11.4%
\$50,000-\$74,999	18.1%	17.2%	17.6%
\$35,000-\$49,999	16.0%	14.2%	13.5%
Under \$35,000	53.1%	47.1%	43.0%
Average Household Income	\$41,839	\$53,394	\$58,371
Median Household Income	\$32,669	\$37,849	\$42,272
Per Capita Income	\$16,951	\$22,800	\$24,540

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Consumer Expenditure Top 10 Categories			
Housing	\$13,394	\$15,424	\$16,478
Transportation	\$6,374	\$7,474	\$8,061
Food	\$5,684	\$6,523	\$6,941
Personal Insurance and Pensions	\$4,418	\$5,437	\$5,965
Healthcare	\$4,039	\$4,679	\$5,003
Entertainment	\$1,835	\$2,204	\$2,432
Apparel	\$1,140	\$1,318	\$1,435
Gifts	\$981	\$1,150	\$1,252
Cash Contributions	\$906	\$1,203	\$1,369
Education	\$657	\$854	\$944
POPULATION PROFILE			
Population By Age			
2021 Estimate Total Population	5,646	49,825	175,269
Under 20	30.8%	27.1%	25.6%
20 to 34 Years	21.7%	20.2%	20.7%
35 to 39 Years	6.0%	5.9%	6.2%
40 to 49 Years	10.6%	11.2%	11.3%
50 to 64 Years	17.2%	20.0%	19.9%
Age 65+	13.6%	15.4%	16.4%
Median Age	33.0	37.2	38.0
Population 25+ by Education Level			
2021 Estimate Population Age 25+	3,515	33,168	119,115
Elementary (0-8)	6.7%	4.3%	3.9%
Some High School (9-11)	16.5%	11.5%	10.6%
High School Graduate (12)	41.1%	33.3%	31.1%
Some College (13-15)	24.5%	25.6%	25.6%
Associate Degree Only	6.5%	8.6%	9.3%
Bachelor's Degree Only	3.5%	10.6%	11.7%
Graduate Degree	1.4%	6.0%	7.8%

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