

NNN INVESTMENT

MEDICAL OFFICE FOR SALE

3712-3718 RIDGE MILL DRIVE, HILLIARD, OHIO 43026.



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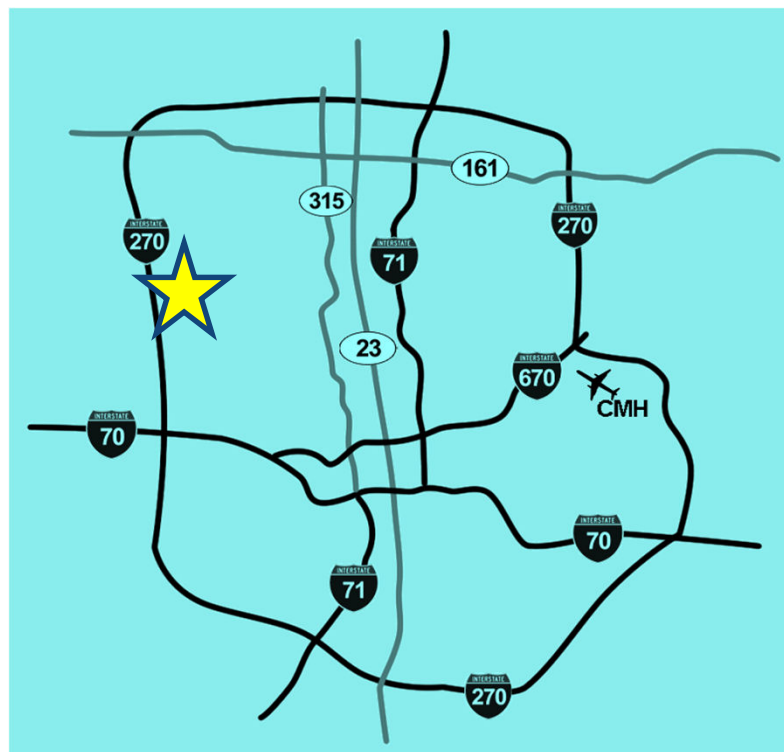
PROPERTY HIGHLIGHTS

- +/- 10,223 SF multi-tenant medical office building (parcel # 560-229676)
- 100% leased NNN investment
- Brand new built-out suite with a 10-year lease commences December 1, 2026
- Located in Hilliard's Mill Run development—near TruePointe
- Sale price: \$1,975,000

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DESIGNATED PARKING



RENT ROLL AND N.O.I.

Ray of Hope NNN Rent Schedule (5,570 SF):

Year 1	\$13.20/SF	\$6,127.00/Month	\$73,524.00/Annually
Year 2	\$13.20/SF	\$6,127.00/Month	\$73,524.00/Annually
Year 3	\$13.45/SF	\$6,243.04/Month	\$74,916.48/Annually
Year 4	\$13.45/SF	\$6,243.04/Month	\$74,916.48/Annually



Syntero, Inc. NNN Rent Schedule (4,653 SF):

Year 1	\$14.80/SF	\$5,738.70/Month	\$68,864.40/Annually
Year 2	\$15.24/SF	\$5,909.31/Month	\$70,911.72/Annually
Year 3	\$15.70/SF	\$6,087.68/Month	\$73,052.16/Annually
Year 4	\$16.17/SF	\$6,269.95/Month	\$75,239.04/Annually
Year 5	\$16.66/SF	\$6,459.92/Month	\$77,519.04/Annually
Year 6	\$17.16/SF	\$6,653.79/Month	\$79,845.48/Annually
Year 7	\$17.70/SF	\$6,851.54/Month	\$82,218.48/Annually
Year 8	\$18.20/SF	\$7,057.05/Month	\$84,684.60/Annually
Year 9	\$18.75/SF	\$7,270.31/Month	\$87,243.72/Annually
Year 10	\$19.30/SF	\$7,483.58/Month	\$89,802.96/Annually



N.O.I. at \$1,975,000 Sales Price:

Year 1	\$142,388	7.21% CAP
Year 2	\$144,436	7.31% CAP
Year 3	\$147,969	7.49% CAP
Year 4	\$150,156	7.60% CAP

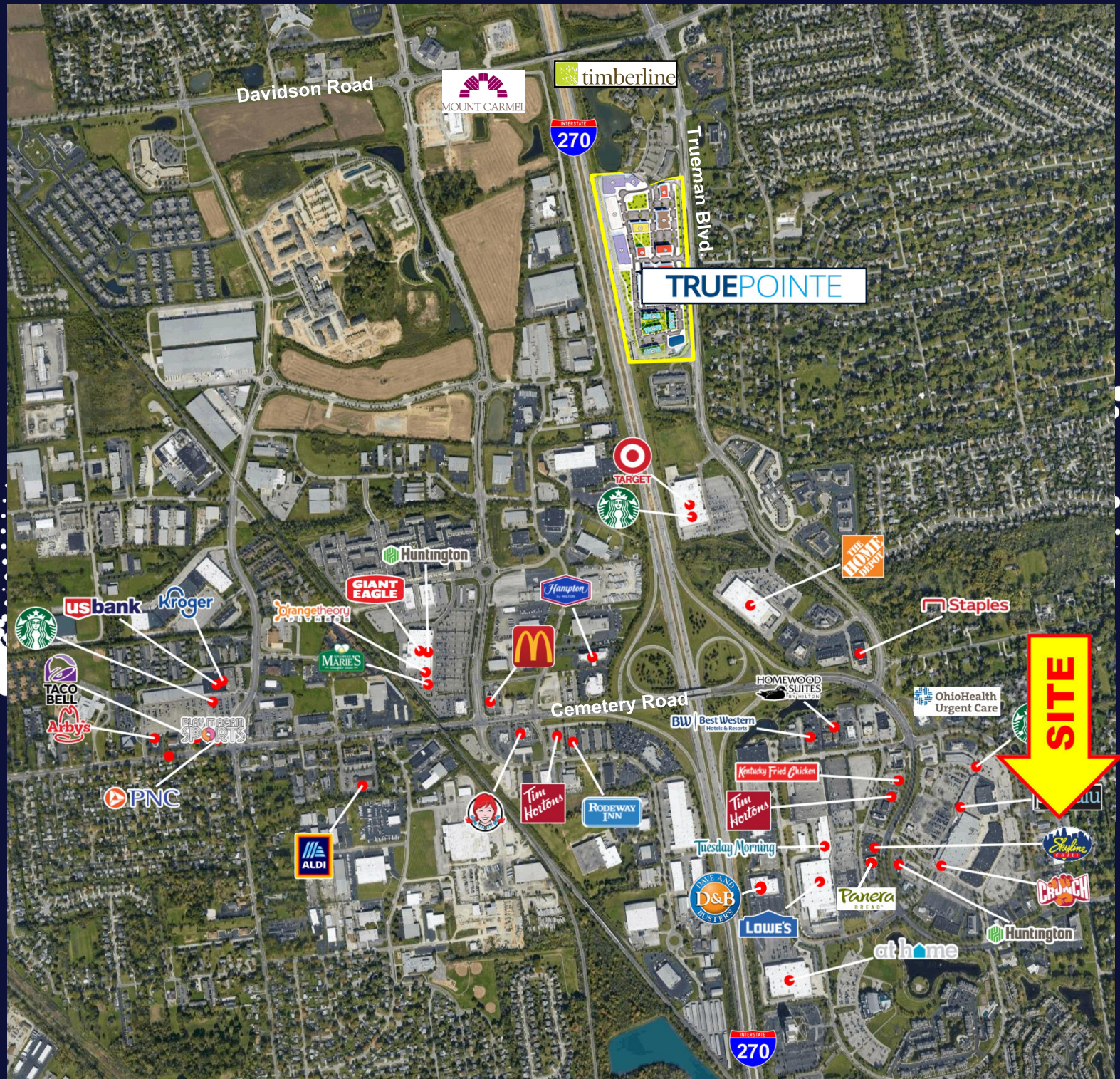
Pro-Forma N.O.I. assuming \$.25 Ray of Hope annual escalations:

Year 5	\$153,828	7.79% CAP
Year 6	\$157,547	7.98% CAP
Year 7	\$161,312	8.17% CAP
Year 8	\$165,172	8.36% CAP
Year 9	\$169,123	8.56% CAP
Year 10	\$173,075	8.76% CAP

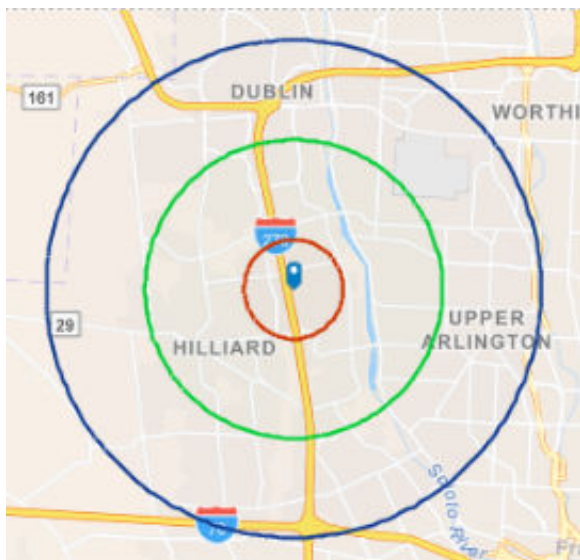
PHOTOS



AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

10,669

Population



2.3

Average
Household Size



38.6

Median Age

\$103,167

Median Household Income

BUSINESS



281

Total Businesses



4,852

Total Employees

EDUCATION



2%

No High School
Diploma



11%

High School
Graduate



16%

Some
College



71%

Bachelor's/Grad/Prof
Degree

INCOME



\$60,477

Per Capita
Income



\$103,167

Median
Household
Income



\$138,562

Average
Household
Income

EMPLOYMENT



81.0

White
Collar %



10.3

Blue
Collar %



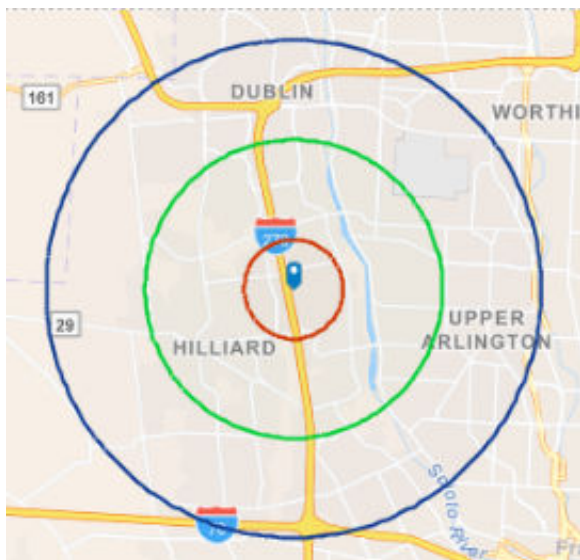
8.6

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

94,195

Population



Average
Household Size



Median Age

\$88,339

Median Household Income

BUSINESS



3,051

Total Businesses



43,872

Total Employees

EDUCATION



3%

No High School
Diploma



15%

High School
Graduate



20%

Some
College



61%

Bachelor's/Grad/Prof
Degree

INCOME



\$51,391

Per Capita
Income



\$88,339

Median
Household
Income



\$119,609

Average
Household
Income

EMPLOYMENT



77.2

White
Collar %



12.5

Blue
Collar %



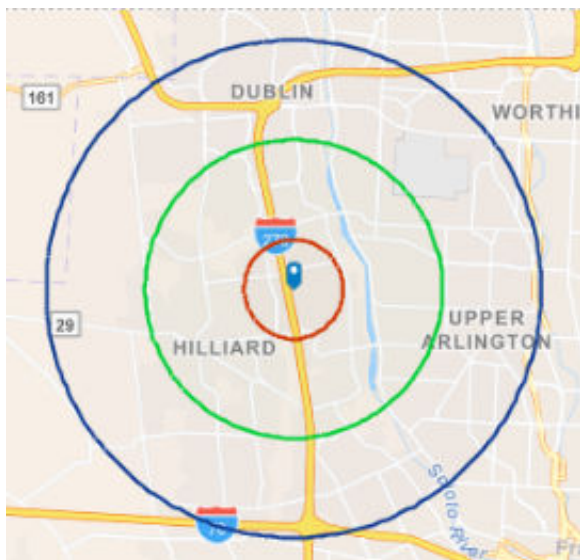
10.3

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

221,953

Population



Average
Household Size



Median Age

\$91,068

Median Household Income

BUSINESS



8,811

Total Businesses



139,489

Total Employees

EDUCATION



3%

No High School
Diploma



14%

High School
Graduate



20%

Some
College



63%

Bachelor's/Grad/Prof
Degree

INCOME



\$53,503

Per Capita
Income



\$91,068

Median
Household
Income



\$125,127

Average
Household
Income

EMPLOYMENT



77.8

White
Collar %



11.6

Blue
Collar %



10.6

Services
%

equity | brokerage

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