

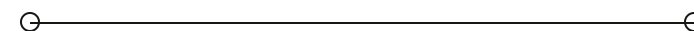
PRICE REDUCED



SALE / LEASE

**2100 W. Alexis Rd. (AKA
5817 Tetherwood)**

Toledo, OH 43613



PRESENTED BY:

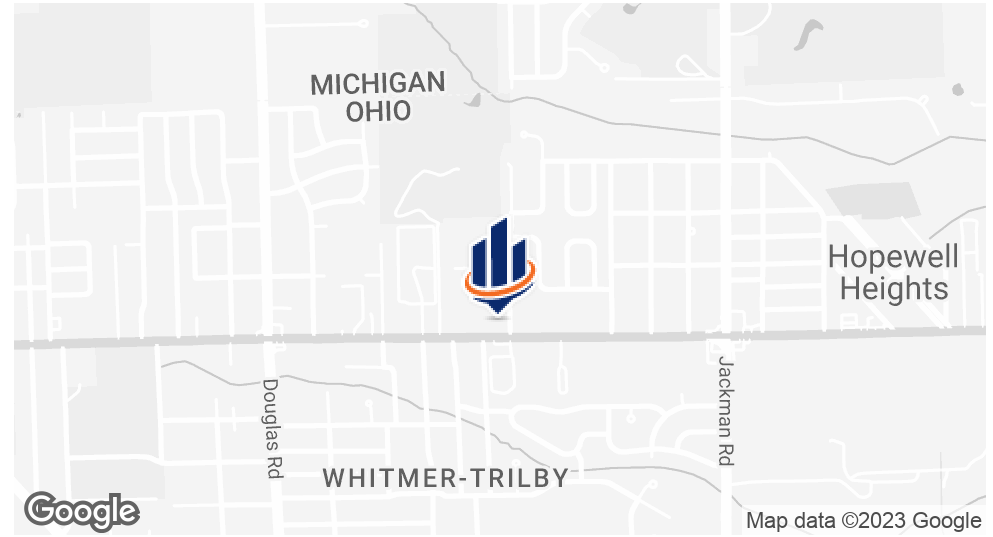
RAMI SEBAI

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PROPERTY SUMMARY



SALEPRICE	\$725,000
LEASERATE	\$1,500/MONTH (MG)

PROPERTY OVERVIEW

Office building divided into three (3) suites with stable tenancy. Suite B-1 has been subdivided from Suite B and is available for lease. It is currently improved as a turn-key laboratory.

PROPERTY HIGHLIGHTS

- Suite A: Swift Recruiters
- Suite B: Detroit Quality Staffing ; Suite B1: Vacant turn key laboratory operation (1,100 Sqft)
- Suite C: The Epilepsy Center (Fire alarm system in Suite C & security system in all units)
- Excellent exposure along Alexis Rd.
- Located at a signalized intersection on TARTA bus route
- Traffic count: 23,250 VPD, 2021

OFFERING SUMMARY

BUILDING/LOT SIZE: 10,140 SF / 0.932 Acres

PRICE/SF: \$71.50

CAP RATE / CASH ON CASH RETURN: 11.73% / 19%

YEAR BUILT / YEAR RENOVATED: 1976 / 2018

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BUILDING + LOCATION INFORMATION

CITY/STATE/ZIP	TOLEDO, OH 43613
SIGNAL INTERSECTION	YES
BUILDING SIZE	10,140 SF
CEILING HEIGHT	16'
NUMBER OF FLOORS	1
PROPERTY SUBTYPE	OFFICE
LOT SIZE	0.93 ACRES
LOT DEPTH	325'
PARKING TYPE	SURFACE
HVAC	CENTRAL
ROOF	RUBBER
TAXES (2021)	\$5,985.49

STREET ADDRESS	2100 ALEXIS RD.
COUNTY	LUCAS
ROAD TYPE	PAVED
TENANCY	MULTIPLE
MINIMUM CEILING HEIGHT	9'
ZONING	10-CR
LOT FRONTAGE	125'
STREET PARKING	NO
NUMBER OF PARKING SPACES	60+
RESTROOMS	9

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2100 Alexis Underwriting	
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Gross Rent	\$121,875	
Vacancy	\$18,000	
Effective Gross Income	\$103,875	EGI
Property management	\$4,155	4% of EGI
Property insurance	\$1,733	
Real estate taxes	\$5,986	
Accounting & Legal	\$900	
Repairs & Maintenance	\$1,800	
Lawn & Snow	\$2,900	
Trash	\$1,380	
Total Expenses	\$18,854	
NOI	\$85,021	
Sale Price	\$725,000	
Cap Rate	11.73%	
Loan Terms: 7% Interest, 20 year fixed, 75% LTV		
Down Payment	\$181,250	
Annual Debt Service	\$50,592	
Net Cash Flow	\$34,429	
Cash On Cash Return	19.00%	

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Modified Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,100 SF	LEASE RATE:	\$1,500 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	-	2,640 SF	Modified Gross	N/A	Leased
Suite B	-	2,500 SF	Modified Gross	N/A	Leased
Suite B1	Available	1,100 SF	Modified Gross	\$1,500 per month	Turn key laboratory operation / tenant pays utilities
Suite C	-	3,900 SF	Modified Gross	N/A	Leased

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ADDITIONAL PHOTOS



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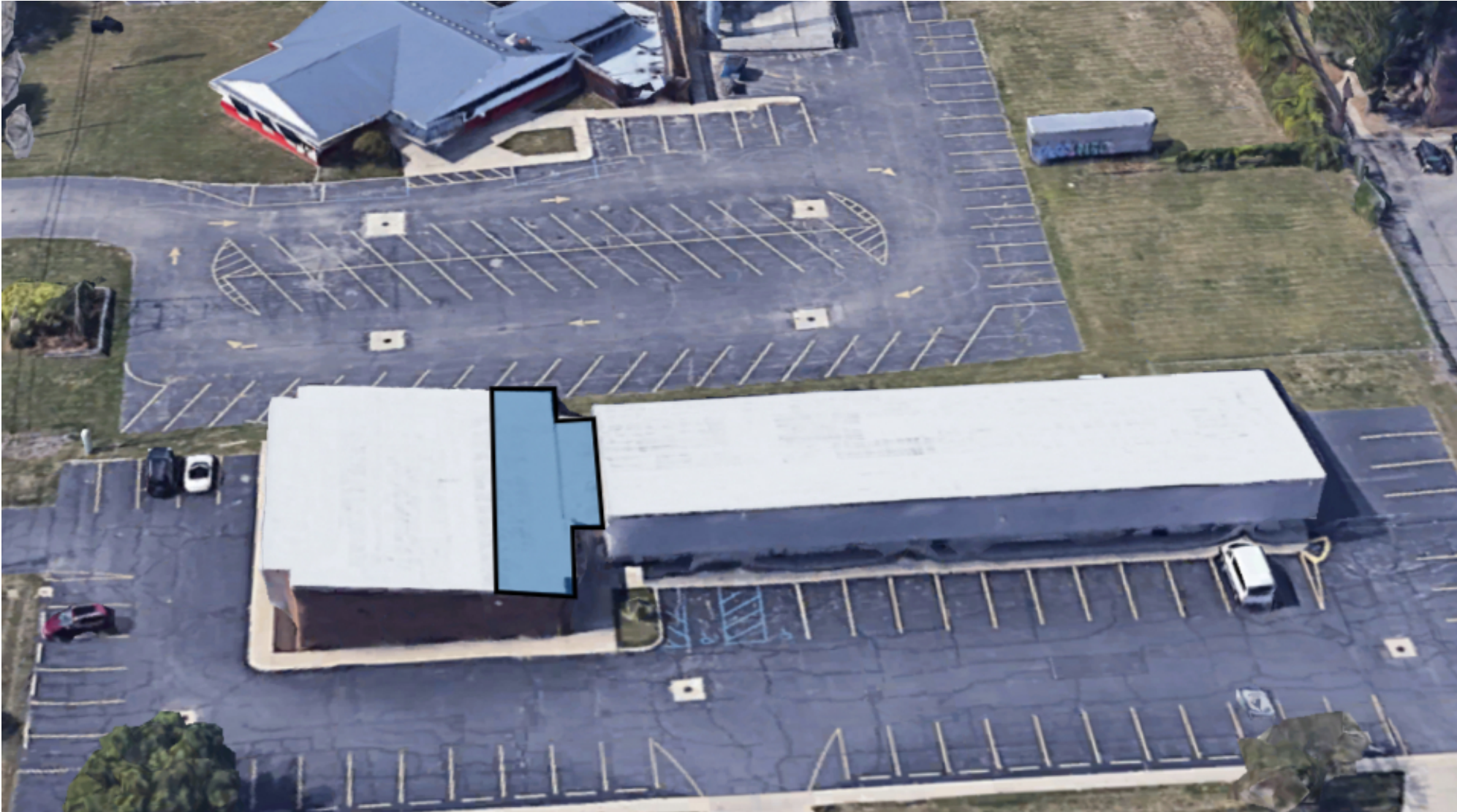
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AERIAL PHOTO - SUITE B1 PICTURED BELOW TURN KEY LABORATORY OPERATION FOR LEASE



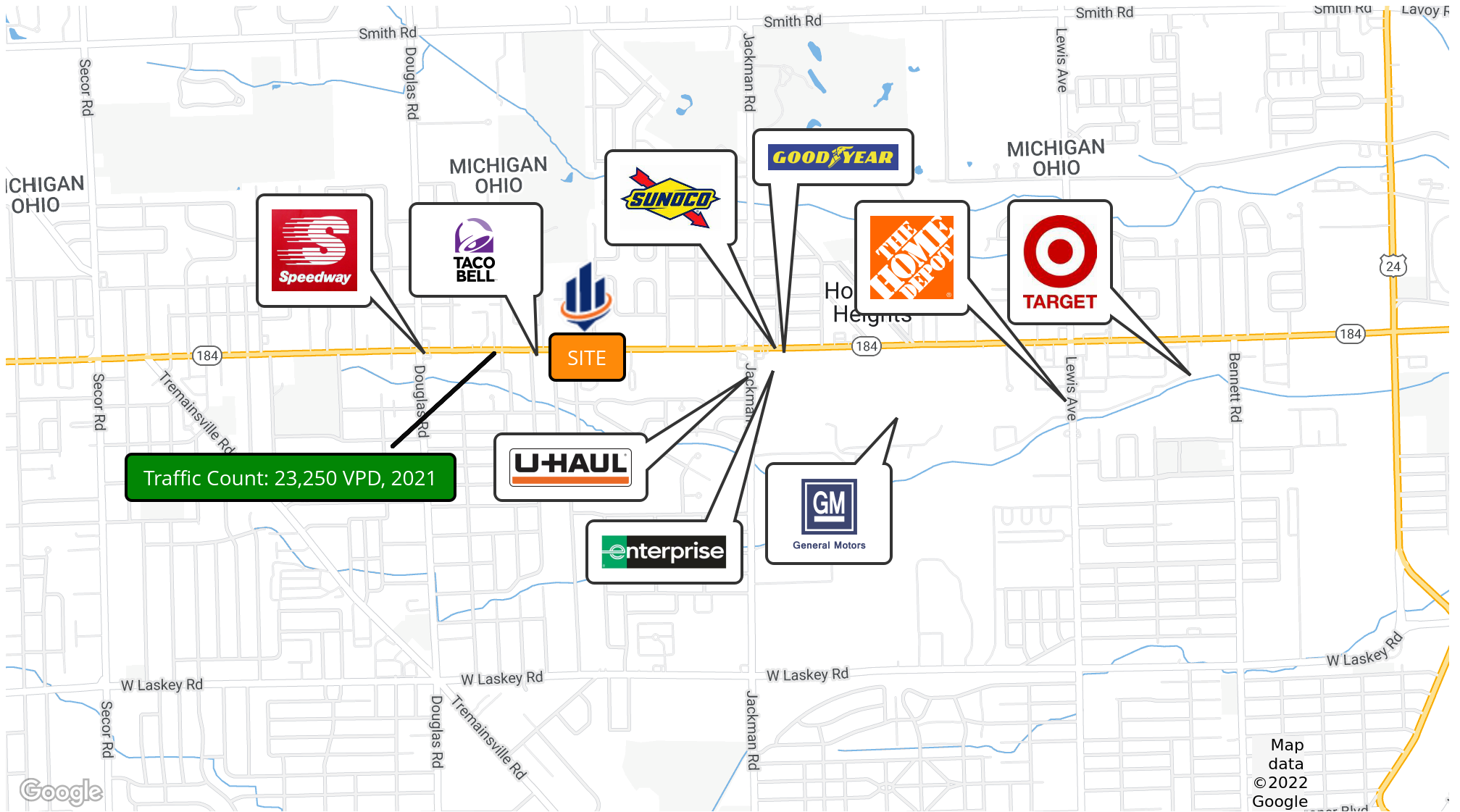
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

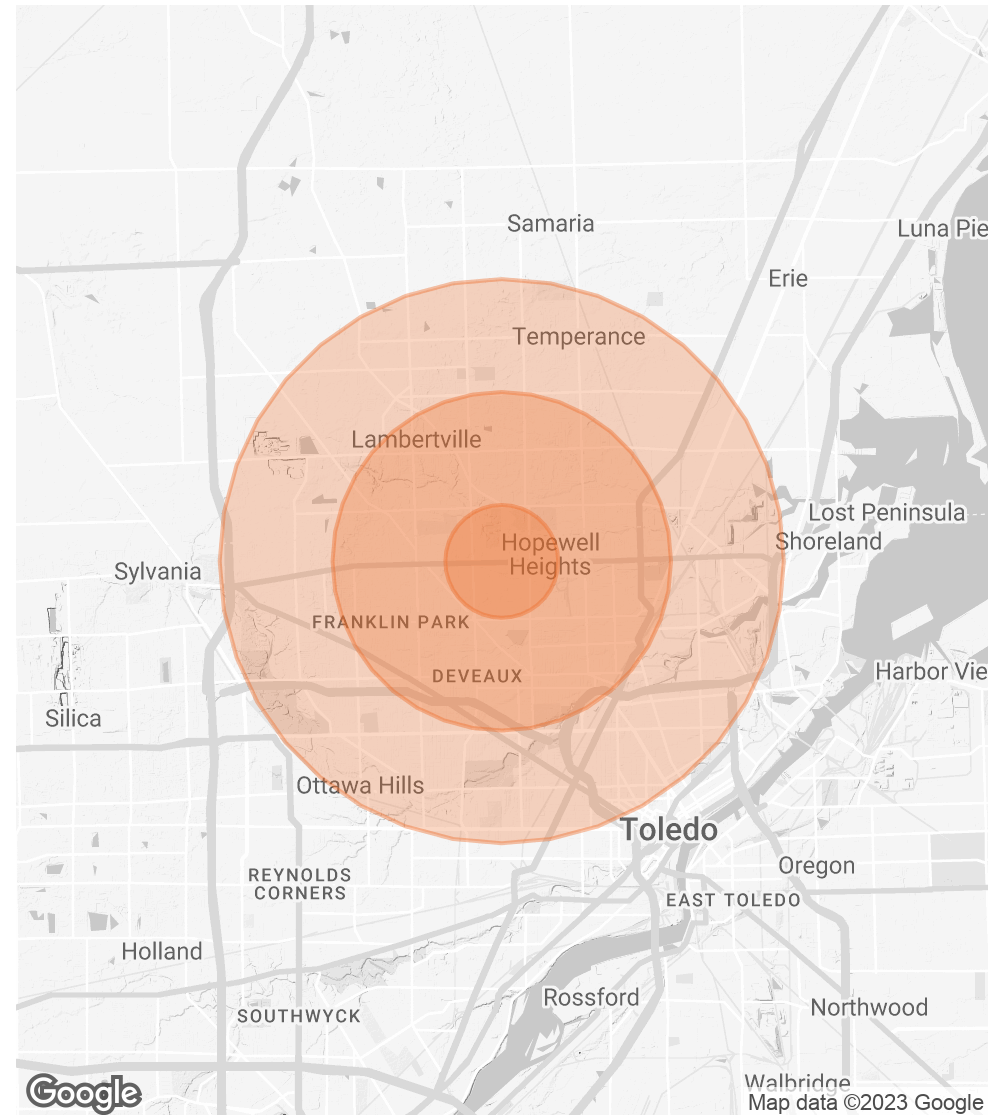
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,418	98,624	207,177
AVERAGE AGE	35.2	36.9	36.8
AVERAGE AGE (MALE)	33.2	35.8	35.1
AVERAGE AGE (FEMALE)	36.6	38.0	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,431	40,479	82,829
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$52,466	\$54,783	\$55,930
AVERAGE HOUSE VALUE	\$142,672	\$130,034	\$131,744

* Demographic data derived from 2020 ACS - US Census



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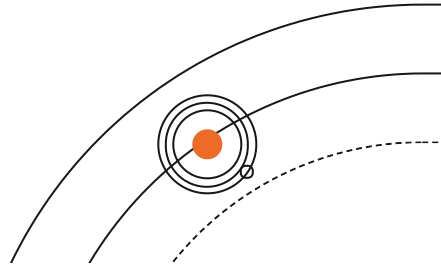
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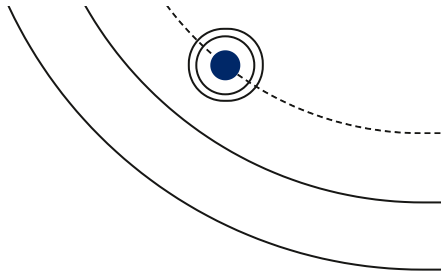
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SVN BENCHMARKS



SVN® benchmarks USA | 2022



THE SVN® ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

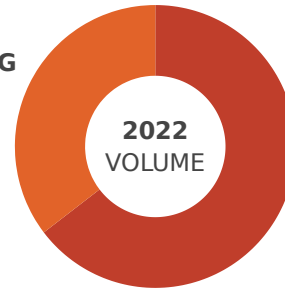
Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**

200+
OFFICES NATIONWIDE

2,000+
ADVISORS & STAFF

\$21.1B
TOTAL VALUE OF SALES & LEASE
TRANSACTIONS

LEASING
35.4%



SALES
64.6%

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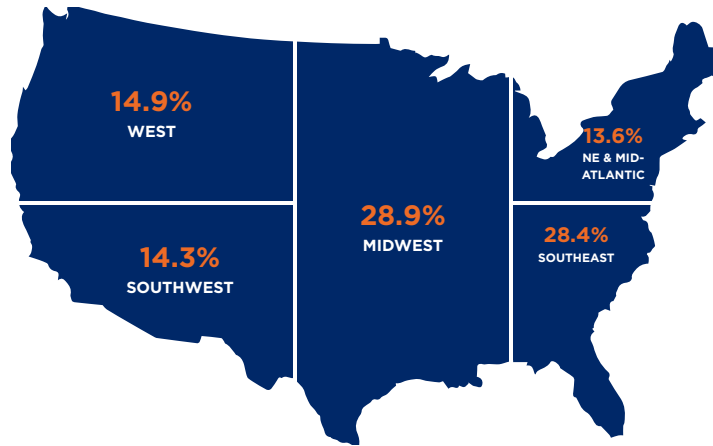
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SVN BENCHMARKS

SVN® benchmarks USA | 2022



TRANSACTION VOLUME united states national distribution*

CORE SERVICES

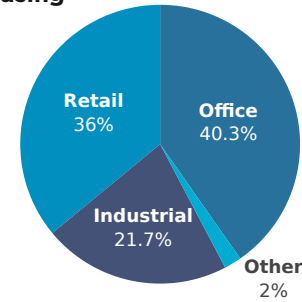
- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

SPECIALTY PRACTICES

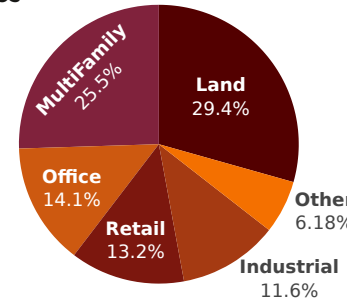
- Hospitality
- Industrial
- Land
- Multifamily

PRODUCT TYPE national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES

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