



**Retail Investment
Offering Memorandum:**

**Walmart Plaza
1229 S. Main Street
Bryan, OH 43506**



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Walmart Plaza
1229 S. Main Street
Bryan, OH 43506



Investment Summary

Walmart Plaza

INVESTMENT HIGHLIGHTS

- 94% Occupied Center with 77% Nationally Recognized Tenants Anchored by Dollar Tree (NASDAQ: DLTR) and All Tenant on NNN Lease Structures
- Shadowed by 204,000 SF, Corporately Owned, 24-Hour Walmart Supercenter: Signalized Entrance to Shared Access and Parking as Well as Other High Traffic Generating Outparcel Retailers, McDonald's, Tim Horton's/Cold Stone Creamery, AutoZone, Monroe Muffler & Brake and Sonic
- High 13.98% Projected Year-1 Cash-on-Cash Return with Additional Future Income Potential From Buildable Land Included with Offering
- Over 70% of Center Has Had Recent Extensions/Lease Executions Within Approximately 1-Year Proving Commitment and Success at the Location
- Dominant Retail Corridor in County Seat Market Drawing from a 20-25 Mile Radius as Next Closest Walmart Stores to the North and West are Approx. 30 Miles Away
- Surrounded by Major Employers: Williams County, Spangler Candy, Johnson Controls, Ohio Art Company, Titan Tire, Nostrum Labs and Bryan Hospital
- High-Traffic Location with Walmart Supercenter and Additional Outlot Retailers Along with Prominent Monument Signage on Main North-South Roadway Through Entire City



INVESTMENT OVERVIEW

The Cooper Commercial Investment Group has been exclusively retained by ownership to sell the 100% fee simple interest in the Walmart Plaza, a Walmart Supercenter shadow anchored retail center in the heart of Bryan, Ohio. The 27,956 S.F. retail center is being offered for \$3,630,000, representing an 8.00% CAP Rate and high 13.98% projected year-1 cash-on-cash return. The 94% occupied center has all tenants on NNN lease structures and consists of 77% nationally recognized names such as Dollar Tree (NASDAQ: DLTR), Shoe Sensation, GameStop (NYSE: GME), Regis Corp. backed First Choice Haircutters (NYSE: RGS), Cricket Wireless and Verizon Wireless. Most of the tenants have been located at the center for many years and have consistently renewed, proving their commitment to the location and market. In fact, over 70% of the space in the center has had new leases executions or extensions within the last year and all but one of those were tenant renewals. Considering all of the tenants have expirations beyond the year 2020, the center has minimal near term lease rollover and also offers additional future income potential with the extra buildable land that is included with the offering. The center also benefits from major shadow retailers, Walmart Supercenter, McDonald's, Monro Muffler and Brake Tim Horton's, AutoZone, and Sonic. The retail corridor draws from a 20-25 mile radius being that the next closest Walmart store to the north and west are situated approximately 30 miles away.

Walmart Plaza is positioned along Main Street, also known as US-127 that runs north and south through the entire city and connects with I-90 to the north and Route 6, just south of the center. The center is located in the most northwestern county in Ohio, Williams County, which serves as the county seat, making it a tri-state area being located with close proximity to both, the Michigan and Indiana lines. The featured center is located in the business corridor, less than 1.5 miles to all of the area's major employers, including Williams County, headquarter to Spangler Candy Company (creator of Dum-Dum suckers, candy canes, lollipops, circus peanuts and many more), Johnson Controls, Ohio Art Company, Titan Tire Corporation, Nostrum Laboratories and the Bryan Hospital (113 beds) which support the variety of tenants at the center. With the building's desirable location and inviting appearance, the asset is positioned to be a solid investment well into the future.





LOCATION OVERVIEW

Known as one of the finest small towns in the State of Ohio, Bryan has been a community at the center of life in Northwestern Ohio for many decades. Perhaps Bryan's greatest asset is its ability to combine the friendliness and charm of a small town with the conveniences of a large city. Located in the heart of the industrial Midwest, Bryan is just minutes from Michigan and Indiana – truly at the center of the country's economic growth. These elements, along with a strong school system, booming downtown shopping district, and extensive park system, combine to make life in Bryan very appealing. Indeed, commitment to the betterment of their community is a quality that all Bryan residents possess. And hard work has certainly paid off as Bryan was ranked 30th in Norman Crampton's book "The 100 Best Small Towns in America".

Bryan is the county seat of Williams County and located in a tri-state corridor being located in Ohio but just 16 miles to the Michigan line and 15 miles to the Indiana line. Bryan is approximately 70 miles from Toledo, Ohio and 50 miles from Fort Wayne, Indiana. The city is served by U.S. Route 6, US-127, State Route 2, SR 15, and SR 34. SR 15 connects to the Ohio Turnpike, which passes to the north of Bryan. Main Street, also known as US-127 runs north and south through the city and connects with I-90 to the north and Route 6, just south of the center.

Bryan's manufacturers are diversified; however it is best known for two very famous products made by companies headquartered in the city; Dum Dum suckers made by Spangler Candy Company (as well as much of the world's candy cane production) and the Etch-A-Sketch made by Ohio Art Company. The city is also home to Titan Tire Corporation, makers of Goodyear- and Titan-brand off-road tires and a Johnson Controls Plant. In 2005 a Sun Pharmaceutical plant specializing in making generic medications, opened in the city. The plant was sold to Nostrum Laboratories in 2015. Additionally, Community Hospitals and Wellness Centers consist of 3 hospital facilities with Bryan being the largest in the region with 113 beds to host patients.





SUMMARY

Price:	\$3,630,000
Down Payment:	\$907,500
Gross Leasable Area:	27,956 S.F.
Price/SF:	\$129.85
NOI:	\$290,356
CAP Rate:	8.00%
Year Built:	1999
Lot Size:	Approx. 2.74 Acres
Foundation:	Concrete
Exterior:	Concrete Block/Metal
Roof:	Rubber Membrane

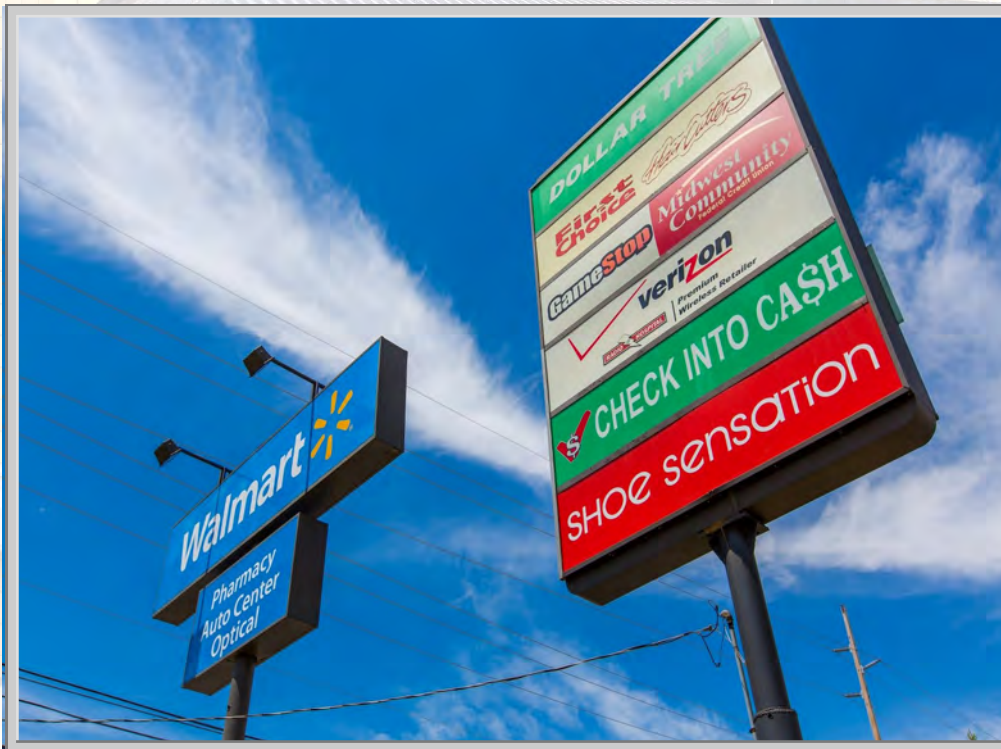


Operating Data

Rental Income:	\$328,280
Tenant Reimbursements:	\$76,888
Potential Gross Income:	\$405,168
Vacancy (Actual 7.44%):	(\$24,435)
Vacancy for Reimbursements:	(\$4,197)
Effective Gross Income:	\$376,536
Expenses:	\$86,180
NOI:	\$290,356
Annual Debt Service:	\$160,717
Structural Reserve (\$0.10/S.F.):	\$2,796
Cash Flow After Reserves:	<u>\$126,844</u>
Cash-on-Cash Return:	<u>13.98%</u>

Anticipated New Financing

Loan Amount:	\$2,722,500
Loan Type:	New Loan
Interest Rate:	4.25%
Amortization:	30 Years
Term:	10 Years
Loan-to-Value (LTV):	75.00%
Monthly Debt Payment:	\$13,393














Financial Analysis



Rent Roll

Tenant	Actual GLA	Actual PRS	Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Rental Bumps	Option Rate/S.F.
NAP: 	204,000	Shadow Anchor								
 DOLLAR TREE	8,577	30.68%	2011	7/1/2016	6/30/2022	\$9.50	\$81,482	Modified NNN (see cap)	None	(2) 5-Yr. Remain Option 2: \$9.75/SF Option 3: \$10.75/SF
SHOE SENSATION	5,142	18.39%	2015	9/21/2015	3/31/2021	\$9.00	\$46,278	NNN	3/21/2019 \$9.50/SF	(2) 3-Yr. Option 1: \$10.00/SF Option 2: \$11.00/SF
 (1)	2,380	8.51%	2012	2/1/2018	1/31/2020	\$14.56	\$34,659	NNN	None	(2) 5-Yr. Option 1: \$16.00/SF Option 2: \$17.00/SF
	1,275	4.56%	1999	6/1/2017	5/31/2020	\$18.53	\$23,626	NNN	None	N/A
 REGIS CORPORATION	1,360	4.86%	1999	12/1/2016	11/30/2021	\$16.00	\$21,760	NNN	None	N/A
	1,260	4.51%	2017	7/9/2017	7/31/2020	\$13.75	\$17,325	NNN	None	(2) 2-Yr. Option 1: \$14.75/SF Option 2: \$15.50/SF
	1,573	5.63%	2015	11/1/2015	10/31/2020	\$12.00	\$18,876	NNN	11/1/2018 \$14.00/SF	(2) 5-Yr. Option 1: \$15.40/SF Option 2: \$16.94/SF
	1,360	4.86%	2008	3/27/2017	12/31/2021	\$14.00	\$19,040	NNN	None	(1) 5-Yr. Option 1: \$15.00/SF
	3,400	12.16%	2002	5/12/2017	9/30/2023	\$12.00	\$40,800	NNN	None	N/A
Vacant	1,629	5.83%	N/A	N/A	N/A	\$15.00	\$24,435	N/A	N/A	N/A
Total Building	27,956	100.00%				\$11.74	\$328,280			
Vacancy	1,629	5.83%				\$15.00	\$24,435			

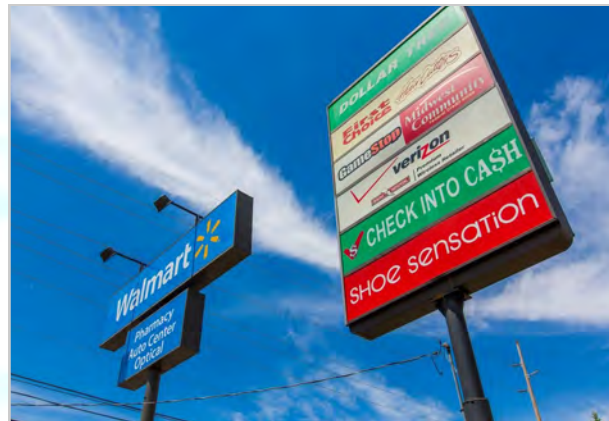
(1) Blended rental rate for increase effective 2/1/2018.



Financial Analysis

		2016	Pro Forma 2017-2018	
			2017-2018	\$/SF
INCOME:				
Potential Rental Income				
Rental Income		\$ 262,718	\$ 328,280	\$ 11.74
Tenant Reimbursements				
CAM		29,491	36,250	1.30
Real Estate Taxes		23,381	26,551	0.95
Insurance		6,839	9,225	0.33
Signage Income		4,600	2,100	0.08
Admin. Fee		2,306	2,762	0.10
Gross Potential Rental Income		\$ 329,334	\$ 405,168	\$ 14.49
Vacancy Factor (Actual)	7.44%		\$ (24,435)	\$ (0.87)
Vacancy for Reimbursements Lost	5.83%		(4,197)	(0.15)
Effective Gross Income		\$ 329,334	\$ 376,536	\$ 13.47
OPERATING EXPENSES:				
Management Fee	4%	\$ 13,066	\$ 12,154	\$ 0.43
Real Estate Taxes		25,714	26,551	0.95
Insurance		9,225	9,225	0.33
Landscaping/Grounds		2,381	2,500	0.09
Snow/Ice Removal		5,150	5,250	0.19
Utilities		367	500	0.02
Site Maintenance & Repairs		3,017	4,000	0.14
Parking Lot Repairs & Maintenance		15,407	15,500	0.55
Lot Sweeping		4,344	4,000	0.14
Roof Repairs		3,609	3,500	0.13
Signage Repairs		975	1,000	0.04
Non-Reimbursable R&M (Vacant Units)		701	1,000	0.04
Non-Reimbursable Utilities (Vacant Units)		805	1,000	0.04
Total Expenses		\$ 84,760	\$ 86,180	\$ 3.08
Net Operating Income		\$ 244,574	\$ 290,356	\$ 10.39
Loan Analysis				
Net Operating Income			\$ 290,356	\$ 10.39
Cash Flow Available Before Debt Service			\$ 290,356	\$ 10.39
Capitalization Rate				
			8.00%	8.00%
Valuation				
Loan to Value			75.00%	75.00%
Loan Amount			\$ 2,722,500	\$ 97.39
Rate				
Rate			4.25%	4.25%
Term			10	10
Amortization			30	30
Annual Debt Service				
Annual Debt Service			\$ 160,717	5.75
Debt Service Coverage Ratio				
Debt Service Coverage Ratio			1.81	1.81

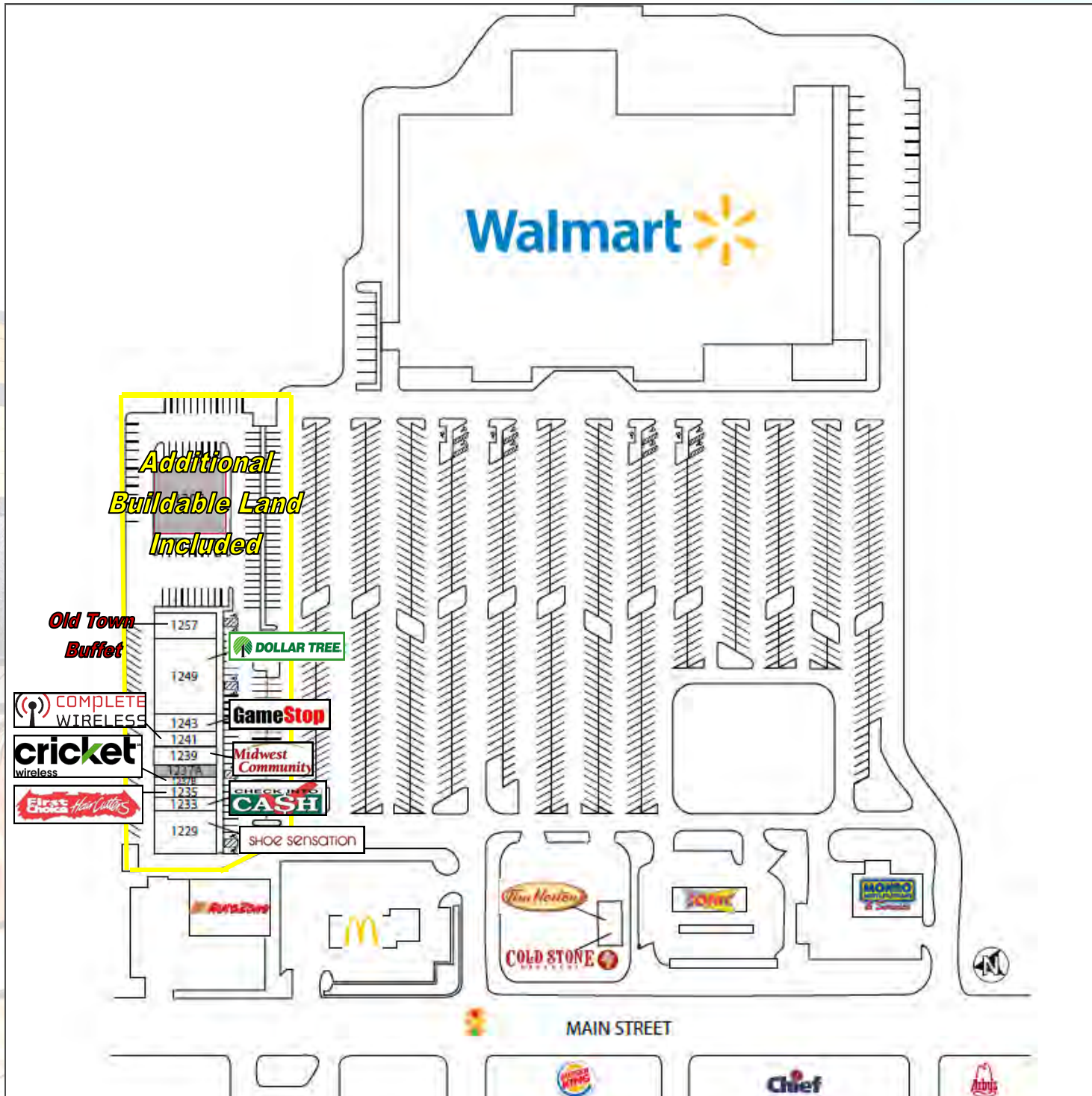




Property Analysis



Site Plan



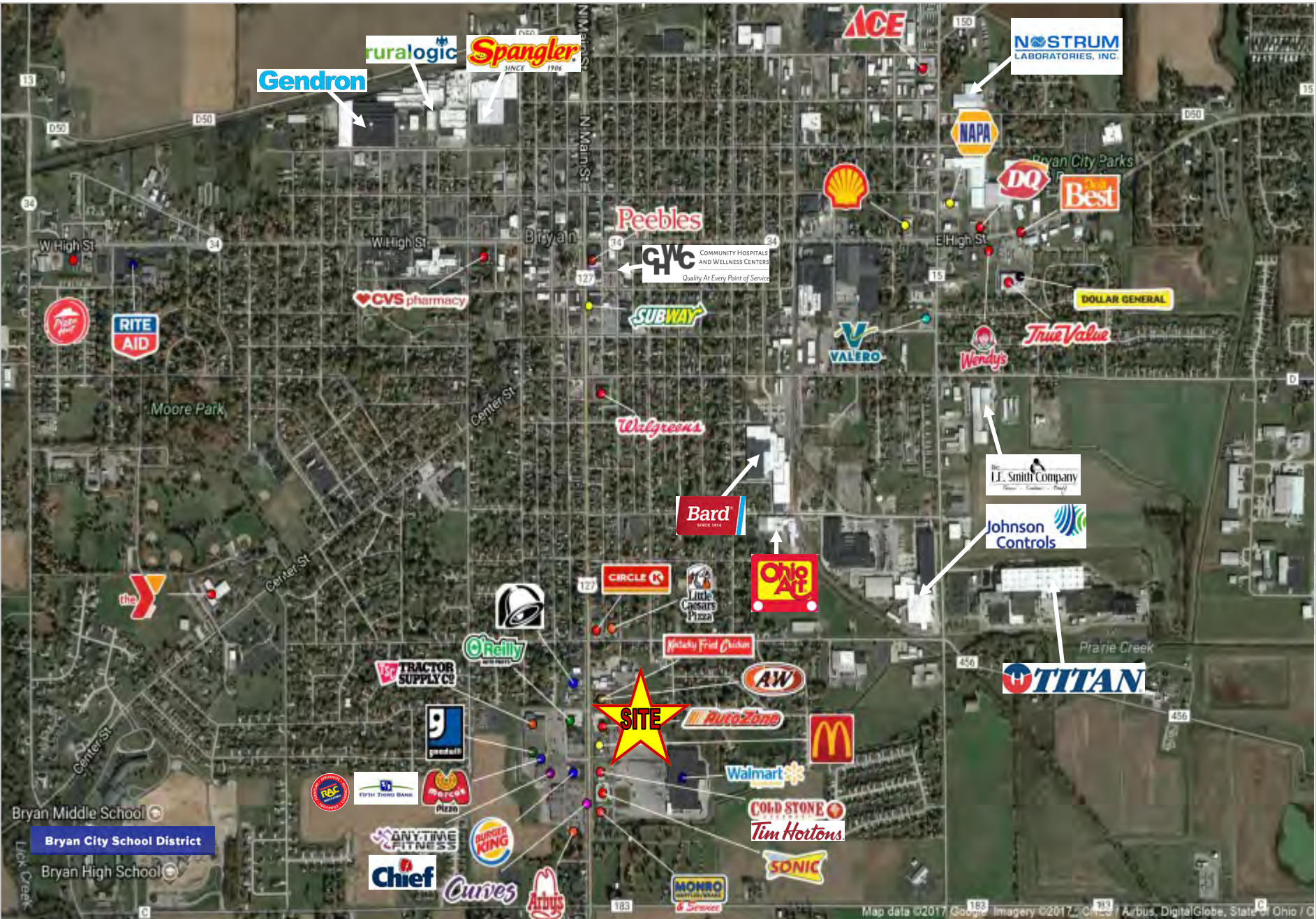


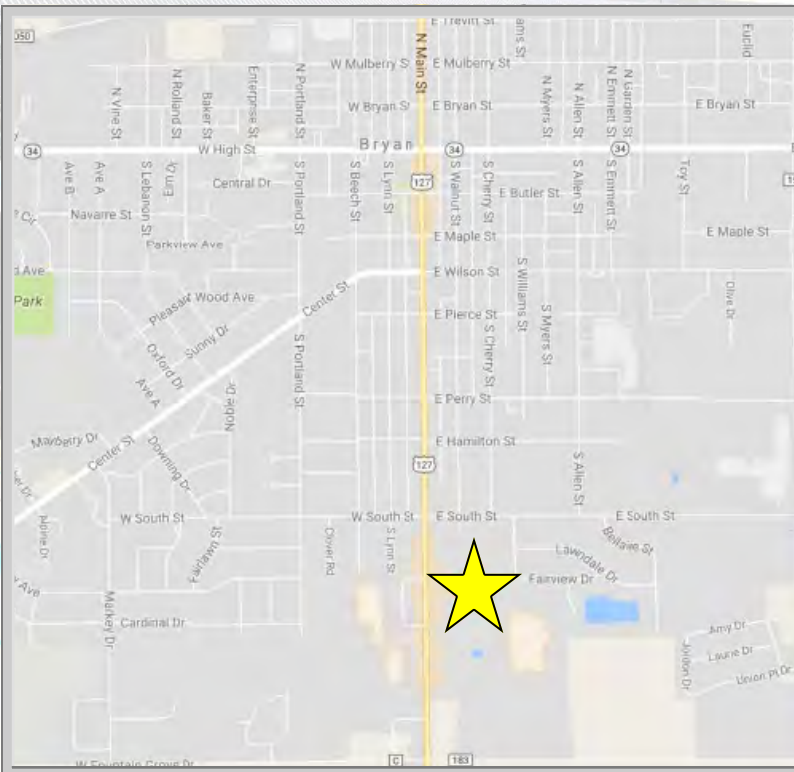
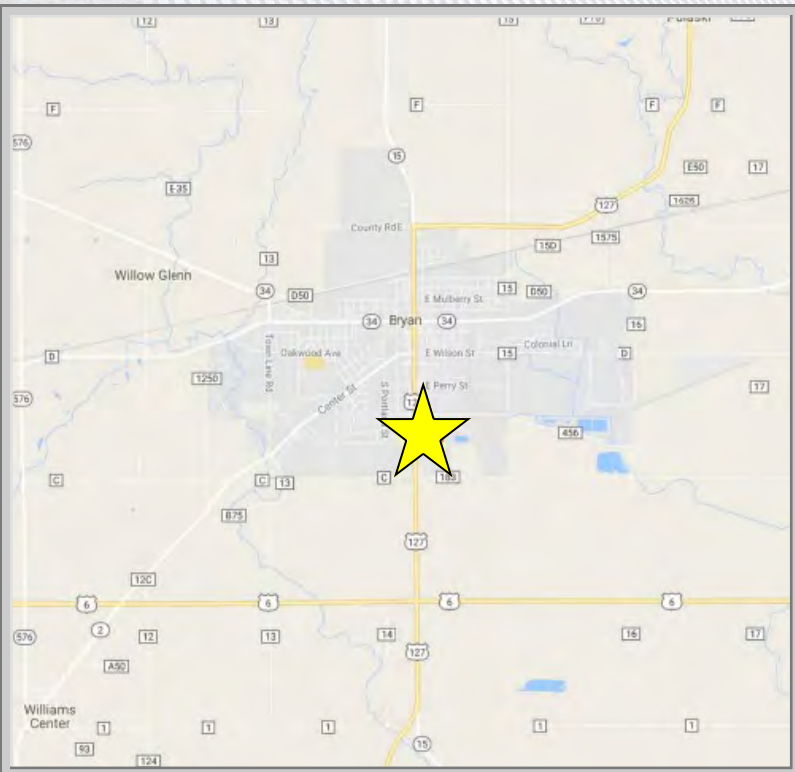
Aerial Site Plan





Aerial Map Surrounding Area





Location Maps



1229 S Main St Bryan, OH 43506		3 mi radius	5 mi radius	10 mi radius	15 mi radius	20 mi radius
POPULATION	2017 Estimated Population	10,782	13,512	28,159	54,248	99,421
	2010 Census Population	11,013	13,799	28,781	55,329	101,367
	2017 Median Age	41.4	42.2	41.0	40.7	40.3
HOUSEHOLDS	2017 Estimated Households	4,821	5,937	11,554	21,981	40,132
	2022 Projected Households	4,855	5,980	11,739	22,330	40,904
	2010 Census Households	4,793	5,899	11,484	21,769	39,637
	2000 Census Households	4,680	5,759	11,376	21,602	39,329
	Projected Annual Growth 2017 to 2022	0.1%	0.1%	0.3%	0.3%	0.4%
	Historical Annual Growth 2000 to 2017	0.2%	0.2%	0.1%	0.1%	0.1%
RACE AND ETHNICITY	2017 Estimated White	94.0%	94.6%	94.9%	94.5%	93.8%
	2017 Estimated Black or African American	0.8%	0.7%	1.3%	1.2%	1.4%
	2017 Estimated Asian or Pacific Islander	0.9%	0.8%	0.7%	0.6%	0.6%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.3%	0.3%
	2017 Estimated Other Races	4.1%	3.6%	2.9%	3.5%	3.9%
	2017 Estimated Hispanic	5.6%	5.2%	4.7%	6.0%	7.0%
INCOME	2017 Estimated Average Household Income	\$53,818	\$56,454	\$59,223	\$62,279	\$62,212
	2017 Estimated Median Household Income	\$43,406	\$46,382	\$50,727	\$53,358	\$53,627
	2017 Estimated Per Capita Income	\$24,130	\$24,860	\$24,694	\$25,498	\$25,288
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.3%	2.5%	2.7%	2.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.5%	7.5%	7.4%	7.7%
	2017 Estimated High School Graduate	45.9%	44.9%	44.8%	44.3%	43.8%
	2017 Estimated Some College	21.1%	20.9%	20.4%	19.2%	19.5%
	2017 Estimated Associates Degree Only	10.0%	10.0%	9.6%	10.2%	10.2%
	2017 Estimated Bachelors Degree Only	10.1%	10.6%	10.4%	10.7%	10.7%
	2017 Estimated Graduate Degree	5.0%	5.7%	4.8%	5.4%	5.2%
BUSINESS	2017 Estimated Total Businesses	734	802	1,267	2,543	4,146
	2017 Estimated Total Employees	10,110	10,593	16,498	36,282	56,609
	2017 Estimated Employee Population per Business	13.8	13.2	13.0	14.3	13.7
	2017 Estimated Residential Population per Business	14.7	16.9	22.2	21.3	24.0

Walmart 
Supercenter

Tim Hortons
COLD STONE
CREAMERY 

GameStop

Auto
Zone

cricketSM
wireless

SHOE SENSATION



Midwest
Community
Federal Credit Union

CHECK INTO
CASH

DOLLAR TREE

SONIC
America's Drive-In

MONRO
MUFFLER/BRAKE
& Service

verizon ^v authorized
retailer
 **COMPLETE**
WIRELESS



Old Town
Buffet

First Choice *Haircutters*

REGIS
CORPORATION



Tenant Analysis



www.dollartree.com

Dollar Tree (NASDAQ: DLTR/S&P “BB”/Moody’s “Ba2”) is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network. Dollar Tree is stocked with a variety of items, including national and private-label brands, in departments such as health and beauty, food, party, toys, seasonal décor, housewares, glassware, dinnerware, house cleaning supplies, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, books, and more. Plus, stores sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods.

Source: www.dollartree.com

Tenant Lease Abstract

Headquarter:	Chesapeake, VA
# of Total Locations:	5,080+
Corporate:	Dollar Tree Stores, Inc.
Ticker Symbol:	NASDAQ: DLTR
S&P Credit Rating:	BB
Moody’s Credit Rating:	Ba2
GLA:	8,577
Tenant Since:	2011
Current Term Start:	07/01/2016
Lease Expiration:	06/30/2022
Rental Bumps:	None
Options:	(2) 5-Yr. Remain
Exclusive Use:	Variety Retail Store Single Price Point
Co-Tenancy:	Walmart
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$81,481.50	\$6,790.12	\$9.50
Option 1:	\$83,625.75	\$6,968.81	\$9.75
Option 2:	\$92,202.75	\$7,683.56	\$10.75

Tenant Recapture

Common Area Maintenance:	Fixed per Cap
CAM Cap:	5% Fixed Annual Increases Over Previous Year
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	None



Dollar Tree shares jump 9% premarket on better-than-expected earnings

Published: Aug 24, 2017 7:49 a.m. ET



By
**CIARA
LINNANE**

CORPORATE NEWS EDITOR



Shares of Dollar Tree Inc. **DLTR, +8.19%** surged 9% in premarket trade Thursday, after the company posted better-than-expected earnings for the second quarter. The discount store chain said it had net income of \$233.8 million, or 98 cents a share, in the quarter, up from \$170.2 million, or 72 cents a share, in the year-earlier period. Sales rose 5.7% to \$5.28 billion. The FactSet consensus was for EPS of 87 cents and sales of \$5.24 billion. The company is now expecting third-quarter EPS of 83 cents to 90 cents and sales of \$5.20 billion to \$5.29 billion. The FactSet consensus is for EPS of 87 cents and sales of \$5.27 billion. For the full-year, it expects EPS of \$4.44 to \$4.60 and sales of \$22.07 billion to \$22.28 billion. The FactSet consensus is for EPS of \$4.46 and sales of \$22.13 billion. Shares are down 3.7% in 2017 through Wednesday, while the S&P 500 **SPX, +0.08%** has gained 9.2%.



SHOE SENSATION

www.shoesensation.com

Shoe Sensation, Inc. provides quality and brand name footwear to the entire family. From toddlers to seniors, the large selection of shoes has something for everyone as the typical Shoe Sensation will showcase over 10,000 pairs of the latest styles. National brands such as Skechers, Clarks, Crocs, Rocket Dog, Fergalicious, Jellypop, Sperry, Skechers and Bearpaw. Children's shoes are available in popular brands including Skechers and Nike. Prominent men's brands include Dockers, Dr. Martens, Timberland, Lugz and Durango. A wide range of athletic shoes and work and safety styles include brands such as CAT, Timberland Pro and more. Since opening its first store in 1984, the company has grown to 15,000 square feet of offices, a 150,000 square foot distribution center and over 1,000 employees. Currently operating over one hundred (149+) locations in eighteen (18) states, Shoe Sensation designs its family shoe stores with customer-friendly layouts. The company plans to expand and increase the quantity of stores by 25% in 2017.

Source: www.shoesensation.com

Tenant Lease Abstract

Headquarter:	Jeffersonville, IN
# of Total Locations:	149
Corporate:	Shoe Sensation, Inc.
GLA:	5,142
Tenant Since:	2015
Current Term Start:	09/21/2015
Lease Expiration:	03/31/2021
Rental Bumps:	Yes, 2019
Options:	(2) 3-Yr.
Exclusive Use:	Shoe Stores
Co-Tenancy:	Walmart
Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$46,278.00	\$3,856.50	\$9.00
Bump 2019:	\$48,849.00	\$4,070.75	\$9.50
Option 1:	\$51,420.00	\$4,285.00	\$10.00
Option 2:	\$56,562.00	\$4,713.50	\$11.00

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM Expenses
Mgmt. Fee:	None



REGIS CORPORATION



Regis Corporation (NYSE: RGS) owns, operates, and franchises hairstyling and hair care salons for men, women, and children in the United States, the United Kingdom, Canada, and Puerto Rico. The company's salons offer haircutting and styling, including shampooing and conditioning; custom styling, cutting, and hair coloring; and other services, as well as professional hair care products. It operates salons primarily under the SmartStyle, Supercuts, MasterCuts, Regis Salons, Cost Cutters, Hair Masters, First Choice Haircutters, Magicuts, and Sassoon names in enclosed mall shopping centers, strip shopping centers, Walmart Supercenters, department stores, mass merchants, and high-street locations. As of 2016, the company owned, franchised, or held ownership interests in 9,483 locations worldwide.

www.signaturestyle.com

Source: www.signaturestyle.com; www.regiscorp.com

Tenant Lease Abstract

Headquarter: Edina, MN
 # of Total Locations: 9,483+
 Corporate/Guaranty: Regis Corp.
 Ticker Symbol: NYSE: RGS
 GLA: 1,360
 Tenant Since: 1999
 Current Term Start: 12/01/2016
 Lease Expiration: 11/30/2021
 Rental Bumps: None
 Options: None
 Exclusive Use: None
 Co-Tenancy: None
 Termination Clause: None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$21,760.00	\$1,813.33	\$16.00

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	None

GameStop®

POWER TO THE PLAYERS®

www.gamestop.com

GameStop Corp. (NYSE: GME/S&P “BB”/Moody’s “Ba1”) operates as an omnichannel video game retailer. It sells new and pre-owned video game hardware; video game software; pre-owned and value video game products; video game accessories. The company also sells mobile and consumer electronics, including wireless products and services, and accessories, as well as new and pre-owned smart phones; personal computer (PC) entertainment software in various genres, including sports, action, strategy, adventure/role playing, and simulation; and strategy guides, magazines, and interactive game figures. In addition, it offers collectibles that include licensed merchandise related to the video game, television, and movie industries, as well as pop culture themes.

Source: www.gamestop.com

Tenant Lease Abstract

Headquarter:	Grapevine, TX
# of Total Locations:	7,535+
Corporate:	GameStop Inc.
Ticker Symbol:	NYSE: GME
S&P Credit Rating:	BB
Moody’s Credit Rating:	Ba1
GLA:	2,380
Tenant Since:	2012
Current Term Start*:	02/01/2018
Lease Expiration:	01/31/2020
Rental Bumps:	None
Options:	(2) 5-Yr. Remain
Exclusive Use:	Video Game Sales Single Price Point
Co-Tenancy:	Walmart
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$34,659.00	\$2,888.25	\$14.56
Option 1:	\$38,080.00	\$3,173.33	\$16.00
Option 2:	\$40,460.00	\$3,371.67	\$17.00

* LL/Tenant have agreed to a 2-yr. renewal (shown) with an increase of \$0.75/SF. Blended rental rate for increase effective 2/1/2018.

Tenant Recapture

Common Area Maintenance:	Fixed per Cap
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	10% on CAM Expenses, Excluding Security and Snow Removal
Mgmt. Fee:	None



www.checkintocash.com

Check Into Cash is a national leader in direct lending, providing customers with affordable, short-term, small dollar credit solutions. The company provides Payday Advances, In-Store Cash Advances, Online Payday Loans, Title Loans, Title Pawns, Check Cashing, Western Union®, walk-in Bill Pay, and reloadable prepaid U.S. Money Cards in centers nationwide. Check Into Cash is truly a one-stop money shop. Founded in 1993, Check Into Cash has grown to more than 1000 branch locations in 30 states. The financial products Check Into Cash offers as a direct lender are also available online in a number of states. Check Into Cash is considered to be a pioneer of the payday advance industry.

Source: www.checkintocash.com

Tenant Lease Abstract

Headquarter:	Cleveland, TN
# of Total Locations:	1,000+
Corporate/Guaranty:	Check Into Cash, Inc. Creditcorp of Ohio
GLA:	1,275
Tenant Since:	1999
Current Term Start:	06/01/2017
Lease Expiration:	05/31/2020
Rental Bumps:	None
Options:	None
Use:	Financial Products
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$23,625.75	\$1,968.81	\$18.53

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
CAM Cap:	7% Over Previous Years Expenses, Excluding Snow Removal
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	20% on CAM Expenses
Mgmt. Fee:	None



cricketSM wireless

www.cricketwireless.com

Cricket Wireless stands behind no annual contracts, cheap cell phone plan prices and no surprises. Cricket Wireless offers voice, text, and data and is a wholly owned subsidiary of AT&T. The company works to stand out from other cell phone companies by giving affordable priced cell phone plans, a variety of cell phone options, and a high-quality, reliable network. Cricket Wireless reports being on a nationwide 4G LTE network. Cricket has more 4G LTE coverage than cell phone companies: T-Mobile, MetroPCS, Sprint, and Boost. The cell phone plans are shown with all taxes included. Stores offer a selection of the most popular smartphones from Samsung, iPhone, Nokia & more.

Source: www.cricketwireless.com

Tenant Lease Abstract

Headquarter:	Atlanta, GA
# of Total Locations:	4,300
Franchise:	GMET Communications
GLA:	1,260
Tenant Since:	2017
Current Term Start:	07/09/2017
Lease Expiration:	07/31/2020
Rental Bumps:	None
Options:	(2) 2-Yr.
Exclusive Use:	Pre-Paid/No Contract Cellular Services/Products
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$17,325.00	\$1,443.75	\$13.75
Option1:	\$18,585.00	\$1,548.75	\$14.75
Option2:	\$19,530.00	\$1,627.50	\$15.50

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	20% on CAM Expenses
Mgmt. Fee:	None



Midwest Community

Federal Credit Union

www.midwestcommunity.org

Midwest Community Federal Credit Union is a member owned and controlled financial cooperative whose members share in the profits and benefits of the organization. The financial institution is a power of 14,000 consumers in Northwest Ohio working together to achieve financial goals and dreams. The credit union exists for the purpose of building lifelong trusted relationships by providing personalized financial services, including personal and small business banking, investments and insurance, education and resources, along with vehicle loans, credit cards, and lines of credit. Consumers that are a part of the Midwest Community FCU live, work, attend or go to school, or worship in Defiance, Henry, Fulton, Paulding, Williams, and the northern two-thirds of Putnam county in Ohio.

Source: www.midwestcommunity.org

Tenant Lease Abstract

Headquarter:	Defiance, OH
# of Total Locations:	4 Branches
Corporate:	Midwest Community FCU
GLA:	1,573
Tenant Since:	2015
Current Term Start:	11/01/2015
Lease Expiration:	10/31/2020
Rental Bumps:	Yes, 2018
Options:	(2) 5-Yr.
Exclusive Use:	Full-Service Bank
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$18,876.00	\$1,573.00	\$12.00
Bump 2018:	\$22,022.00	\$1,835.17	\$14.00
Option1:	\$24,224.20	\$2,018.68	\$15.40
Option2:	\$26,646.62	\$2,220.55	\$16.94

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	20% on CAM Expenses
Mgmt. Fee:	None



www.verizonwireless.com

Verizon (NYSE: VZ/S&P "BBB+"/Moody's "Baa1") is the #2 US telecom services provider, but it holds the top spot in wireless services ahead of rival AT&T Mobility. The company's core mobile business, Verizon Wireless, is primarily retail and serves 108 million customers. Verizon's wireline unit, with more than 19 million landline accounts, provides local telephone, long-distance, Internet access, and digital TV services to residential and wholesale customers. In addition, Verizon offers a wide range of telecom, managed network, and IT services to commercial and government clients in more than 150 countries. Verizon moved to expand its video and advertising capabilities with the acquisition of AOL for \$4.4 billion

At Complete Wireless Verizon retailer, the franchisee has the distinct privilege and opportunity to keep the Verizon community connected. And not just with cell phones, smartphones and tablets, but with the very latest wireless connectivity devices available.

Source: www.verizonwireless

Tenant Lease Abstract

Headquarter:	Bryan, OH
Franchise:	Personally Guaranteed
GLA:	1,360
Tenant Since:	2008
Current Term Start*:	03/27/2017
Lease Expiration:	12/31/2021
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

* Tenant recently executed an early lease extension.

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$19,040.00	\$1,586.67	\$14.00
Option1:	\$20,400.00	\$1,700.00	\$15.00

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	20% on CAM Expenses
Mgmt. Fee:	None



Old Town Buffet

(Chinese Restaurant)



Tenant Lease Abstract

Headquarter: Bryan, OH
 # of Total Locations: 1
 Corporate: Personally Executed
 GLA: 3,400
 Tenant Since: 2002
 Current Term Start: 05/12/2017
 Lease Expiration: 09/30/2023
 Rental Bumps: None
 Options: None
 Exclusive Use: Chinese Restaurant
 Co-Tenancy: None
 Termination Clause: None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$40,800	\$3,400.00	\$12.00

Tenant Recapture

Common Area Maintenance: Pro Rata Share
 Insurance: Pro Rata Share
 Real Estate Taxes: Pro Rata Share
 Admin. Fee: None
 Mgmt. Fee: None



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

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Retail Investment Offering Memorandum



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