

# Property Details

CONTROL: Owner VALUE: \$11,098,282  
LOAN: \$6,676,958  
EQUITY: \$4,421,324

TITLE: Syndication Investment Opportunity  
TYPE: Income Comb.

HAVE: Purchasing a trio of single-story flex/office buildings and seeking qualified investors to raise equity. Offering 8% 'safety first' preferred returns, and 10.6% returns after waterfall. Current tenants are "sticky" with a WALT of 60 months.

ADDRESS: Newmark Dr, Miamisburg, Ohio

BENEFITS TO NEW OWNER: The portfolio is 95.8% leased to a diverse tenant mix with medical, consulting, innovative technology manufacturing, secure office, day care, home health care, and real estate.

GROSS SCHEDULED INCOME: \$1,937,569 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$855,757

NOI: \$1,081,812

DEBT SERVICE: \$0

CASH FLOW: \$1,081,812

CAP RATE: 9.75%

REMARKS: Dayton and Cincinnati MSAs are merging at the next census to become a top 10 MSA in the U.S.A. Market with sub 5% vacancy, recession and on-line resistant Tenants

OWNER:

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