

Office Building For Sale or Lease

Forest Park, Ohio

Quality Building and a Great Buy!



FEATURES

- **7,040 Total SF**
- Built in 1991
- 1.997 acres (room to expand or build new building up to 6,000 SF)
- Wooded view
- Enclosed executive garage
- (1) mile to I-275
- On-site parking
- New HVAC throughout
- Extra 1 acre site
- 10' high ceilings
- I-275 monument signage
- Lease rate: 7.95/SF NNN
- Sale price: \$695,000

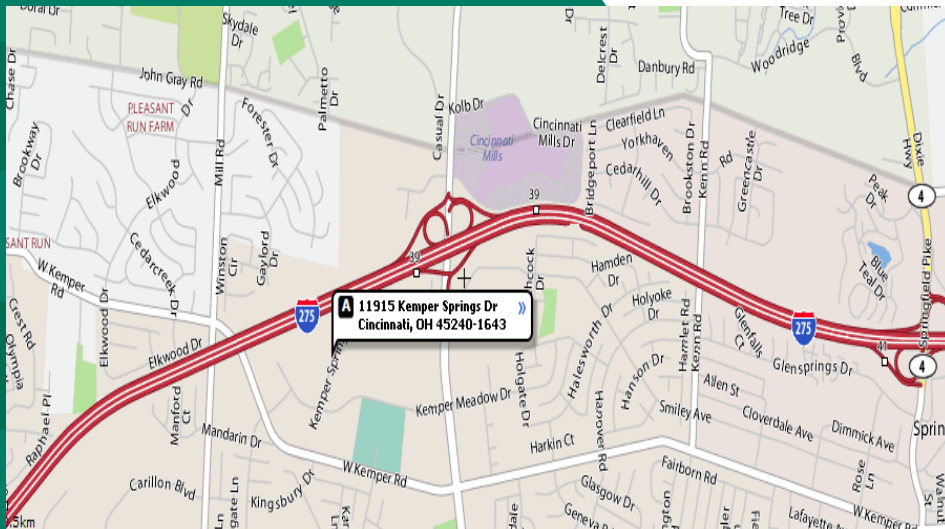
LOCATION

**11915 Kemper Springs Drive
Cincinnati, OH 45240**

CONTACT

Mark Richter

mark.richter@everestrealstate.com
513/769-2516



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

11915 Kemper Spring Drive



FOR MORE INFORMATION, CONTACT

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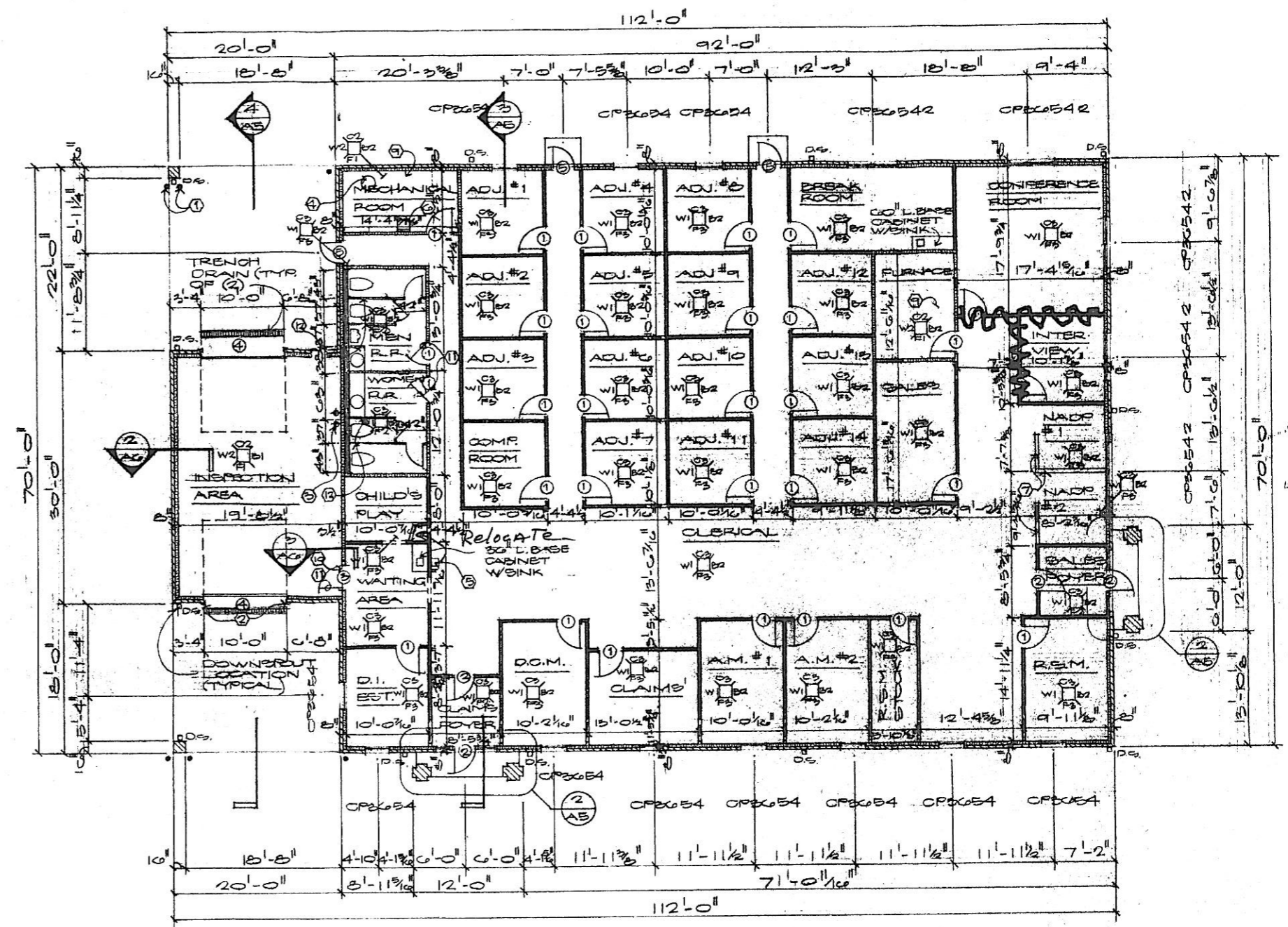
UW = NO WALLS

FLOOR PLAN DRAWING NOTES:

1. 36" h. x 4" d. concrete filled steel bollard (typical of 6).
2. Steel angle guard: 3-1/2" x 3-1/2" x 5/16" - extending 36" above floor line at brick corner of garage doors (paint to match brick) (typical of 4).
3. HW & CW, hot and cold water; H.B., hose bibb.
4. Water heater.
5. Drinking fountain.
6. Service sink.
7. 65" h. - 2 x 6 low walls at 16" o.b. with stained wood cap.
8. Provide a limited area fire suppression system for all mechanical rooms.
9. Down 4" concrete curb.
10. Door clos r
11. Toilet partitions.

KEY TO ROOM FINISHES

FLOORS	BASE
F1 Exposed Concrete	B1 None
F2 Vinyl Tile	B2 Rubber Cove
F3 Carpet	
WALLS	CEILING
W1 Gypsum Board (drywall)	C1 Gypsum Board (drywall)
W2 F/C Gypsum Board (drywall)	C2 F/C Gypsum Board (drywall)
	C3 Suspended Acoust. Ceiling Tile



DIMENSION NOTES

Exterior dimensions face of foundation.
Interior dimensions... of studs.
Interior partitions, 5-1/2" unless noted otherwise.

LINTELS (2 x 4 Studs Partitions)

Spans to 6'-0" - two 2 x 12's with plywood spacers.
6'-0" to 9'-0" - two 2 x 12's with 1/2" x 11" plywood plates.
9'-0" and larger - three 2 x 12's with two 1/2" x 11" steel plates.

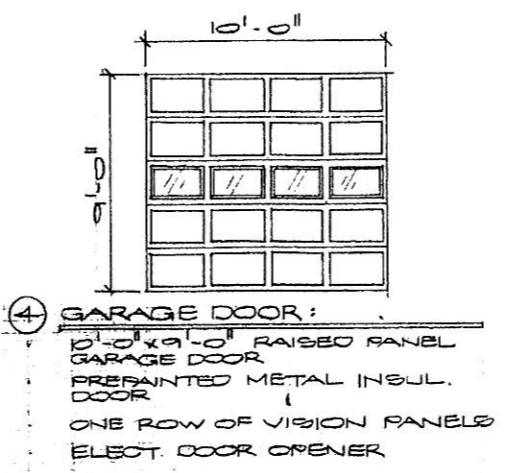
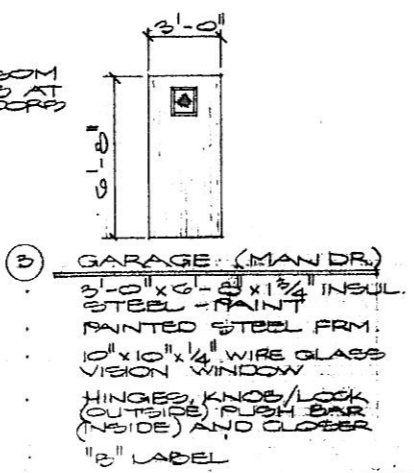
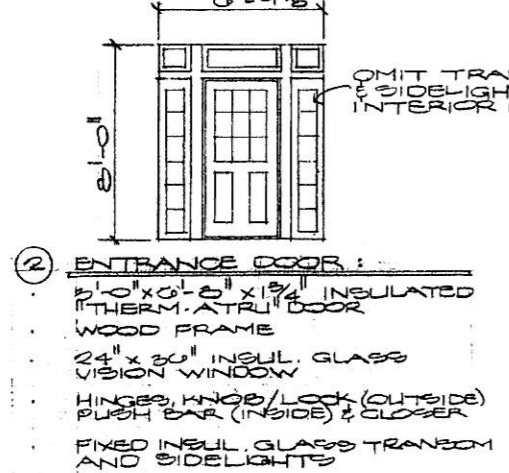
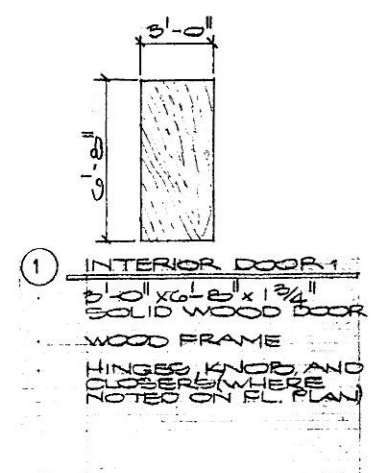
LINTELS (2 x 6 Studs Partitions)

Spans to 6'-0" - three 2 x 12's with plywood spacers.
6'-0" to 9'-0" - three 2 x 12's with two 1/2" x 11" plywood plates.
9'-0" and larger - three 2 x 12's with two 1/2" x 11" steel plates. Bolted with 1/2" round through bolts # 16" o.c. staggered.

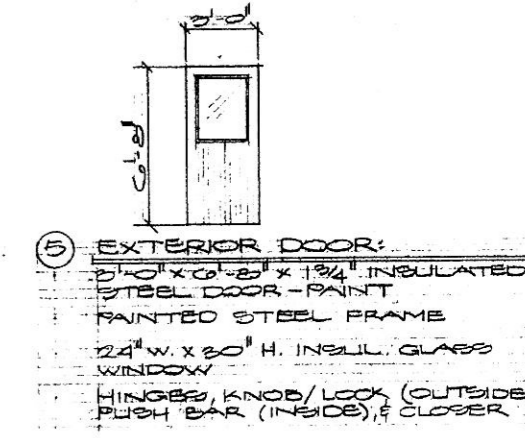
STEEL ANGLES

Spaces to 4'-0" - 3-1/2" x 3-1/2" x 1/4"
4'-0" to 6'-0" - 4" x 3-1/2" x 1/4"
6'-0" to 10'-0" - 5" x 3-1/2" x 1/4"

FLOOR PLAN
SCALE: 1/8" = 1'-0"



NOTES:
All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort. Except for dwelling units, draw bolts, hooks and other similar devices shall be prohibited on all egress doors.





QUADRANT FINANCIAL*

90% FINANCING AVAILABLE

11915 Kemper Springs Drive

Cincinnati, Ohio

Project Description	
Purchase Price	\$ 695,000
Down Payment (10%)	\$ 69,500
Loan Amount (90%)	\$ 625,500
Term of Loan in Years	25
Interest Rate*	6.00%
Monthly Loan Payment	\$4,030

Down payments as low as 10% of purchase price, improvements and closing costs!

Return on Investment Data - End of Year: 10		
	Appreciation of Property	
	1%	5%
Down Payment	\$ (69,500)	\$ (69,500)
Principal Paydown	\$ (147,918)	\$ (147,918)
Total Invested by Owner	\$ (217,418)	\$ (217,418)
Value of Real Estate	\$ 701,950	\$ 729,750
Principal Balance Due	\$ 477,582	\$ 477,582
Equity in Real Estate	\$ 224,368	\$ 252,168
Gain on Investment	\$ 6,950	\$ 34,750
Return on Investment	3.20%	15.98%

BUILDING OFFERED BY:
<p>Mark Richter The Everest Group Phone: 513-769-2516 Mark.richter@everestrealstate.com</p>

FINANCING OFFERED BY:
<p>Randy Church Vice President Quadrant Financial, Inc. Phone: 513-281-5628 Fax: 513-281-5629 randyc@quadrant-financial.com <i>Quadrant Financial is a subsidiary of First Chatham Bank</i></p>

*This scenario uses a rate of 6.0% as of 11/3/2010. This is a sample rate used for illustration purposes. Individualized, formal rate quotes are provided with loan prescreenings and are dependent on many credit/underwriting factors. Please call for rate options.

This flyer is for information purposes only and does not represent a commitment to lend.



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