

Retail Investment Opportunity



**16-18 Main Street
Milford, OH 45150**

CONTACT:

Chris Nachtrab

chris.nachtrab@everestrealstate.com
513/769-2509

Karen Duesing

karen.duesing@everestrealstate.com
513/769-2518

EVEREST

OFFICE

INDUSTRIAL

RETAIL

INVESTMENT





TABLE OF CONTENTS

<i>Section 1</i>	<i>Investment Summary & Overview</i>
<i>Section 2</i>	<i>Pricing and Financial Analysis</i> <i>- Financial Summary</i> <i>- Income</i> <i>- Expenses</i> <i>- Tenant Profiles</i>
<i>Section 3</i>	<i>Property Description</i> <i>- Property Photos</i> <i>- Location Overview</i> <i>- Aerial Photos</i>
<i>Section 4</i>	<i>Demographics Profiles</i>

Investment & Expenses

16-18 Main Street Retail (Pro Forma) 5,800 SF

Income	Annual	PSF
Schedule Rent *1	\$70,800	\$12.20
Expense Recapture		
Real Estate Taxes	\$5,309.32	\$0.91
Insurance	\$1,206.00	\$0.20
CAM	\$3,015.00	\$0.52 (est.)
Total Expense Recapture	\$9,453.00	\$1.62
Gross Potential Income	\$80,253.00	\$13.84

Expenses	Annual	PSF
Real Estate Taxes	\$5,309.32	\$0.91
Insurance	\$1,206.00	\$0.20
CAM	\$3,015.00	\$0.52 (est.)
Total Expenses	\$9,453.00	\$1.62
Gross Income	\$70,800	\$12.20



Successful Real Estate Solutions!

Chris Nachtrab

chris.nachtrab@everestrealstate.com

513/769-2509

Karen Duesing

karen.duesing@everestrealstate.com

513/769-2518

Tenant Summary & Analysis

16-18 Main Street Retail



MJ's on Main will be the place people flock to first for an enjoyable casual dining experience as well as a fun night of music, drink, and entertainment. The main focus is the food - the menu will be seasonal to take advantage of the freshest ingredients available. The dishes will be casual fare but with a great balance of flavors - great tasting food complemented with cool concoctions, wine, and craft beers. There will be seasonal light starters, small plates, sandwiches, salads, soups, and entrees with a separate Dessert Menu of house made desserts, dessert coffees and drinks.

Margie J. Potts, cooking instructor and media personality, has been a cooking instructor for over 20 years and currently does cooking segments on local television stations as well as private affairs. She has performed "live" television segments for over 14 years, and has done "Around the House" Seasonal Specials. Her cooking sponsor for the past 13 years has been Jungle Jim's International Market in Fairfield, Ohio.

Tenant Lease Abstract	
GLA	4,800 SF
% of Total GLA	82.75%
Rent Commencement	3/1/2010
Lease Expiration	2/28/2013
Option to Renew	Two 3-year options

Tenant Base Rent Schedule	Monthly	PSF	Annual
Years 1-3	\$4,500	\$11.25	\$54,000
Renewal Terms			
Years 1-3	\$4,900	\$12.25	\$58,800.
Years 4-7	\$5,300	\$13.25	\$63,600

*2nd floor office space that is part of MJ's can be taken back by Landlord and rented for increased income.

Tenant Summary & Analysis

16-18 Main Street Retail



AllyBeads Jewelry & Gifts, Ohio's premier bead shop, offers a wonderful selection of beads and findings along with ready-made jewelry and gifts.

AllyBeads Jewelry & Gifts is a full service bead shop with hundreds of bead strands, crystals, seed beads, findings and bead tools. We are an authorized dealer for Chamilia, She Beads, and Trollbeads - all wonderful lines of fun and unique jewelry! Gift items include Japanese Erasers, Silly Bandz, greeting cards, and more!

We are excited to offer a special shopping and working atmosphere for our customers. When you visit AllyBeads Jewelry & Gifts, you will be surrounded by a pleasant working environment - including individual workstations at the Bead Bar - where you can relax and design your latest creations supported by a complete bead shop at your fingertips and a unique collection of interchangeable jewelry!

Tenant Lease Abstract	
GLA	1,000 SF
% of Total GLA	17.24%
Rent Commencement	1/1/2011
Lease Expiration	12/31/2013
Option to Renew	Two 3-year options

Tenant Base Rent	Monthly	PSF	Annual
Years 1-3	\$1400	\$16.80	\$16,800
Renewal Terms			
Years 4-7	\$1500	\$18.00	\$18,000
Years 8-11	\$1600	\$19.20	\$19,200



Successful Real Estate Solutions!

Chris Nachtrab

chris.nachtrab@everestrealstate.com

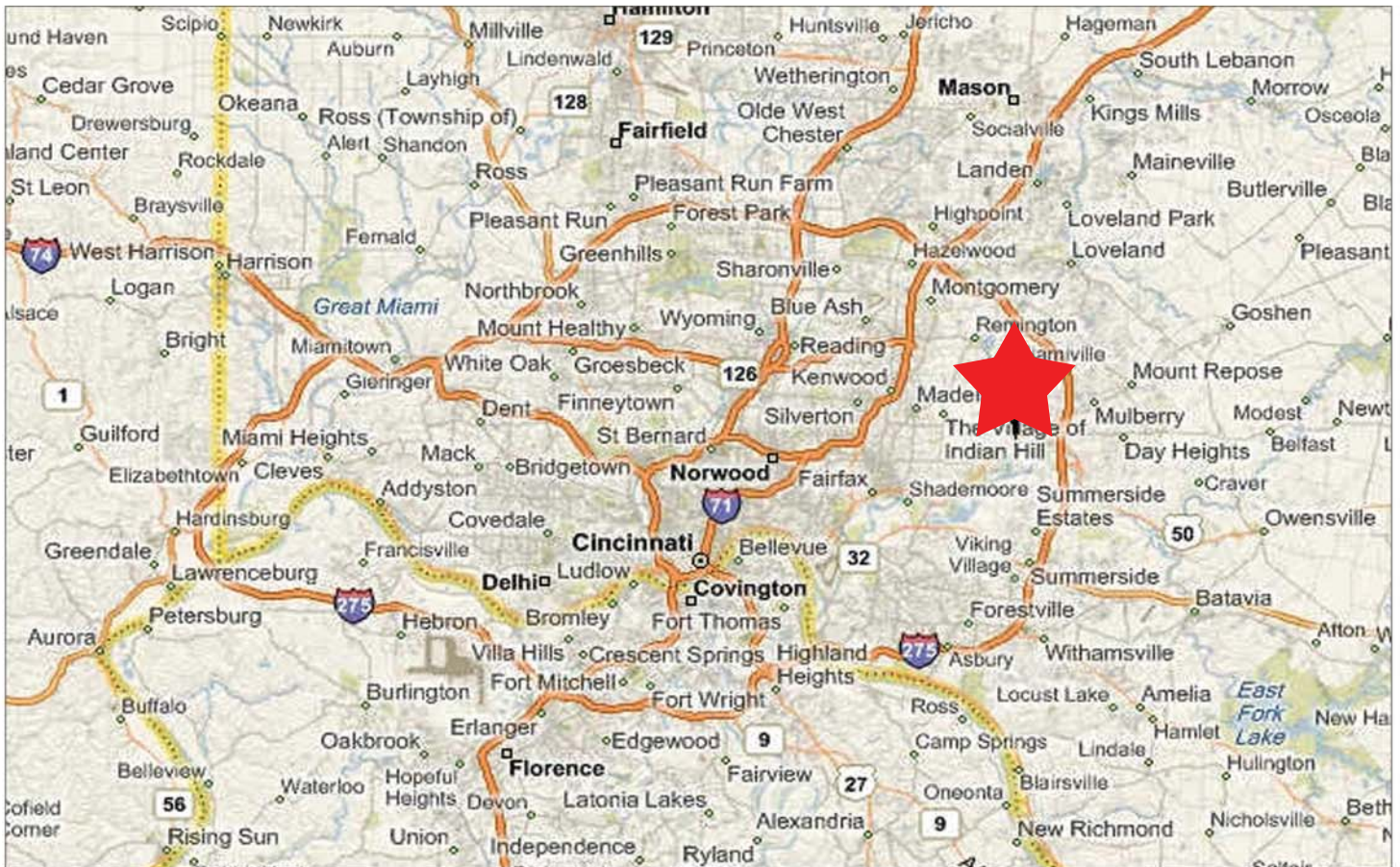
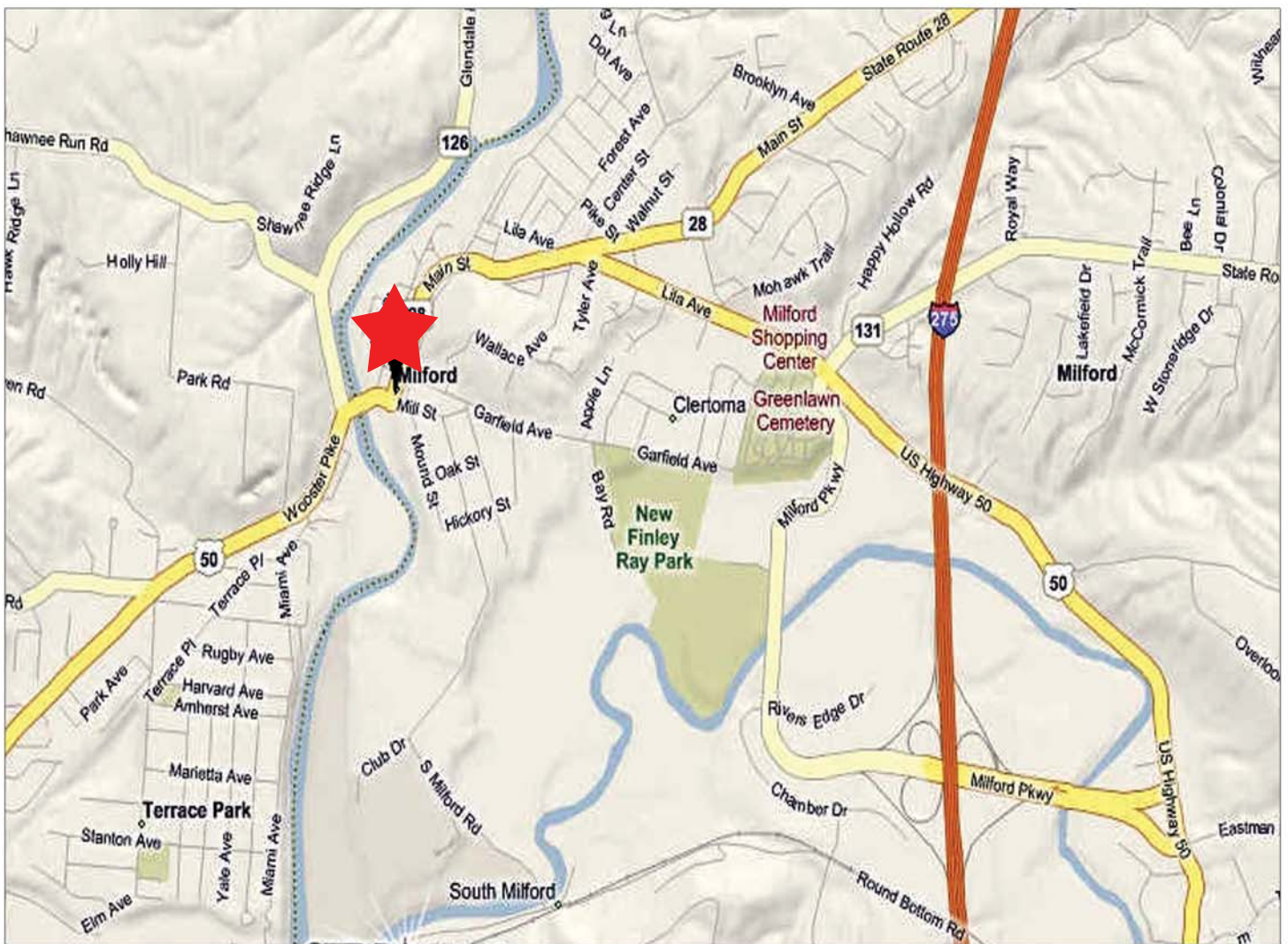
513/769-2509

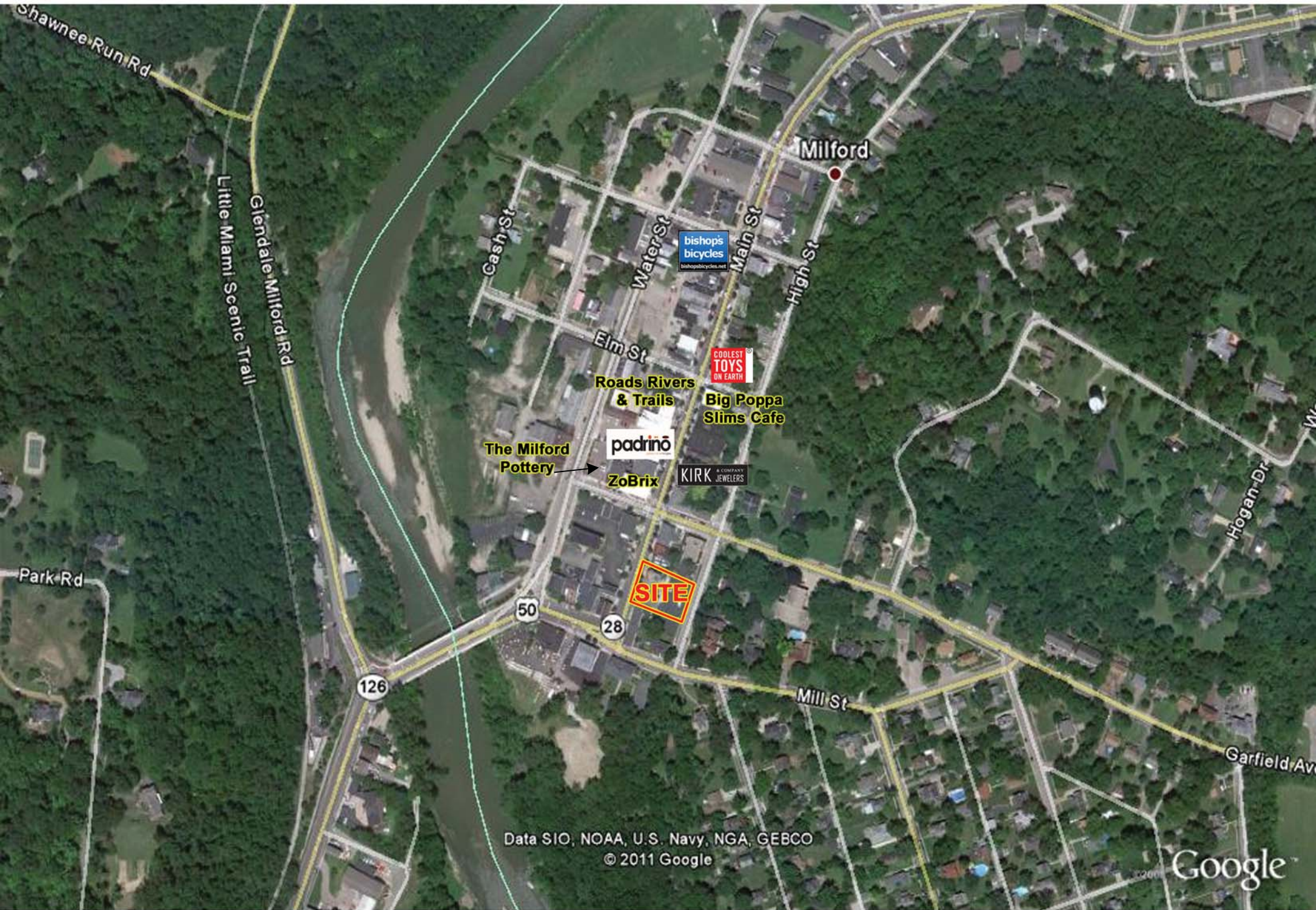
Karen Duesing

karen.duesing@everestrealstate.com

513/769-2518







Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2011 Google

Google

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	4,766	22,775	92,087
Male Population	45.0%	47.9%	48.0%
Female Population	55.0%	52.1%	52.0%
Median Age	45.6	40.8	40.1
2010 Income			
Median HH Income	\$47,784	\$70,569	\$72,497
Per Capita Income	\$33,981	\$37,524	\$36,940
Average HH Income	\$72,215	\$94,894	\$96,330
2010 Households			
Total Households	2,217	9,092	35,333
Average Household Size	2.10	2.47	2.58
2010 Housing			
Owner Occupied Housing Units	49.2%	66.4%	70.8%
Renter Occupied Housing Units	42.1%	26.3%	22.7%
Vacant Housing Units	8.7%	7.2%	6.5%
Population			
1990 Population	4,748	18,101	76,608
2000 Population	4,644	20,675	86,139
2010 Population	4,766	22,775	92,087
2015 Population	4,815	23,588	95,026
1990-2000 Annual Rate	-0.22%	1.34%	1.18%
2000-2010 Annual Rate	0.25%	0.95%	0.65%
2010-2015 Annual Rate	0.2%	0.7%	0.63%

In the identified market area, the current year population is 92,087. In 2000, the Census count in the market area was 86,139. The rate of change since 2000 was 0.65 percent annually. The five-year projection for the population in the market area is 95,026, representing a change of 0.63 percent annually from 2010 to 2015. Currently, the population is 48.0 percent male and 52.0 percent female.

Households

1990 Households	2,090	6,975	28,437
2000 Households	2,111	8,167	32,903
2010 Households	2,217	9,092	35,333
2015 Households	2,247	9,433	36,521
1990-2000 Annual Rate	0.1%	1.59%	1.47%
2000-2010 Annual Rate	0.48%	1.05%	0.7%
2010-2015 Annual Rate	0.27%	0.74%	0.66%

The household count in this market area has changed from 32,903 in 2000 to 35,333 in the current year, a change of 0.7 percent annually. The five-year projection of households is 36,521, a change of 0.66 percent annually from the current year total. Average household size is currently 2.58, compared to 2.59 in the year 2000. The number of families in the current year is 25,251 in the market area.

Housing

Currently, 70.8 percent of the 37,780 housing units in the market area are owner occupied; 22.7 percent, renter occupied; and 6.5 percent are vacant. In 2000, there were 34,212 housing units - 74.2 percent owner occupied, 22.1 percent renter occupied and 3.8 percent vacant. The rate of change in housing units since 2000 is 0.97 percent. Median home value in the market area is \$173,712, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.88 percent annually to \$190,633. From 2000 to the current year, median home value changed by 1.55 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$26,086	\$37,429	\$39,790
2000 Median HH Income	\$36,448	\$53,604	\$56,754
2010 Median HH Income	\$47,784	\$70,569	\$72,497
2015 Median HH Income	\$56,326	\$81,570	\$81,871
1990-2000 Annual Rate	3.4%	3.66%	3.61%
2000-2010 Annual Rate	2.68%	2.72%	2.42%
2010-2015 Annual Rate	3.34%	2.94%	2.46%
Per Capita Income			
1990 Per Capita Income	\$20,916	\$24,445	\$21,104
2000 Per Capita Income	\$30,788	\$34,062	\$32,166
2010 Per Capita Income	\$33,981	\$37,524	\$36,940
2015 Per Capita Income	\$38,202	\$41,612	\$41,103
1990-2000 Annual Rate	3.94%	3.37%	4.3%
2000-2010 Annual Rate	0.97%	0.95%	1.36%
2010-2015 Annual Rate	2.37%	2.09%	2.16%
Average Household Income			
1990 Average Household Income	\$47,407	\$62,690	\$57,058
2000 Average Household Income	\$68,747	\$86,555	\$84,043
2010 Average HH Income	\$72,215	\$94,894	\$96,330
2015 Average HH Income	\$80,926	\$105,062	\$107,029
1990-2000 Annual Rate	3.79%	3.28%	3.95%
2000-2010 Annual Rate	0.48%	0.9%	1.34%
2010-2015 Annual Rate	2.3%	2.06%	2.13%
Households by Income			
Current median household income is \$72,497 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$81,871 in five years. In 2000, median household income was \$56,754, compared to \$39,790 in 1990.			
Current average household income is \$96,330 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$107,029 in five years. In 2000, average household income was \$84,043, compared to \$57,058 in 1990.			
Current per capita income is \$36,940 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$41,103 in five years. In 2000, the per capita income was \$32,166, compared to \$21,104 in 1990.			
Population by Employment			
Total Businesses	363	1,004	3,933
Total Employees	3,572	11,581	44,299

Currently, 90.2 percent of the civilian labor force in the identified market area is employed and 9.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.0 percent of the civilian labor force, and unemployment will be 8.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 66.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 13.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 85.1 percent of the market area population drove alone to work, and 4.2 percent worked at home. The average travel time to work in 2000 was 24.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 23.6 percent were high school graduates only (29.6 percent in the U.S.)
- 7.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 26.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 16.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)