

INVESTMENT SUMMARY

LOCATION
MARIETTA, OH

OCCUPANCY
97%

PRICE
\$9,100,000

YEAR BUILT
1990's -2000's

AVG ANNUAL RENT
\$46,201

TOTAL TENANTS
21

AVG TENANT SIZE
7,031 SF

TOTAL SF
152,427 SF

AVG RENT/SF
\$6.37

RENT ROLL

Unit	Tenant Name	Size (SF)	Rent/SF	Rent/MO	Rent/YR	Remaining Term (Mos.)
102	BD Capital Partners (Biehl Insurance)	3,300	\$12.21	\$3,359.00	\$40,308.00	8.8
104	Subway	1,050	\$14.37	\$1,257.18	\$15,086.16	34.9
128	Giant Eagle	39,390	\$5.86	\$19,250.00	\$231,000.00	26.9
134-A	Smoker Friendly	1,400	\$11.50	\$1,341.67	\$16,100.04	24.9
134-B	Steam-Puff LLC	2,700	\$10.00	\$2,250.00	\$27,000.00	12.9
136	Dollar General	8,425	\$9.84	\$6,906.15	\$82,873.80	4.9
138	Barber Shop (Larry Thomas)	525	\$13.14	\$575.00	\$6,900.00	-
140	Mailzone LLC	2,010	\$11.25	\$1,884.38	\$22,612.56	26.9
142-A	Ohio Public Safety	1,817	\$17.22	\$2,607.40	\$31,288.80	22.8
142-B	Ohio Public Safety	2,343	\$17.22	\$3,362.21	\$40,346.52	22.8
146-B	Washington County	1,850	\$11.64	\$1,794.50	\$21,534.00	15.9
148-A & C	Memorial Hospital	5,450	\$11.50	\$5,222.92	\$62,675.04	25.9
150	Liberty Tax	1,600	\$11.36	\$1,515.00	\$18,180.00	-
154-160	Memorial Hospital	10,800	\$11.50	\$10,350.00	\$124,200.00	16.9
315	Movement Fitness	65,000	\$3.54	\$19,177.08	\$230,125.00	36.9
142-REAR	VACANT	1,445	-	-	-	-
148-B	VACANT	257	-	-	-	-
148-D	VACANT	465	-	-	-	-
150-REAR	VACANT	1,400	-	-	-	-
170	VACANT	1,200	-	-	-	-