Deals

NNN Asking Rent Per SF

NNN Starting Rent Per SF

Avg. Months On Market

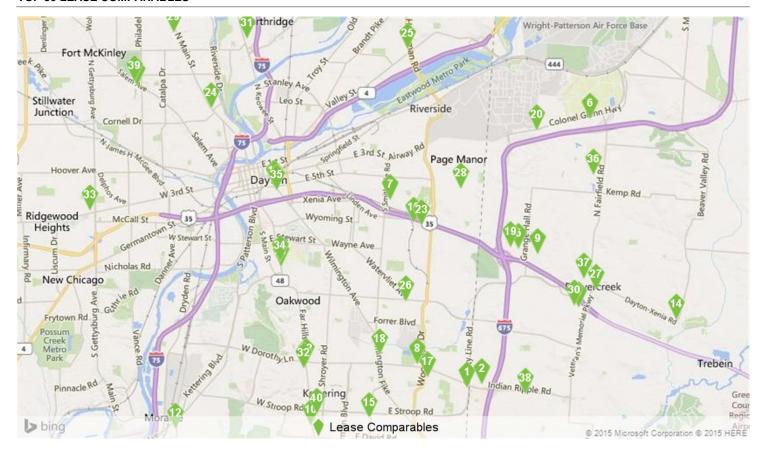
60

\$13.01

\$12.47

29

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
NNN Asking Rent Per SF	33	\$4.63	\$13.01	\$12.50	\$30.00
NNN Starting Rent Per SF	13	\$6.00	\$12.47	\$10.50	\$25.00
NNN Effective Rent Per SF	3	\$5.64	\$7.13	\$6.14	\$9.00
Asking Rent Discount	13	-50.0%	5.2%	0.0%	30.8%
TI Allowance	-	-	-	-	-
Months Free Rent	5	1	2	3	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	57	0	29	18	146
Deal Size	60	1,500	2,297	2,000	4,000
Lease Deal in Years	35	1.0	4.0	3.0	10.0
Floor Number	60	1	1	1	2



Lease Comps Report

				Lea	ise		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
1	3331-3371 E Stroop Rd	****	1,700	1st	5/4/2015	New	\$10.50/nnn	Starting
2	4388-4448 Indian Ripple Rd	****	1,900	1st	4/16/2015	New	\$19.50/nnn	Starting
3	3245-3255 Seajay Dr	****	3,000	1st	2/9/2015	New	\$8.00/nnn	Starting
4	2800-2808 Salem Ave	****	1,855	1st	1/23/2015	New	\$12.97/mg	Asking
5	Knollwood Plaza 4080 Dayton Xenia Rd	****	1,600	1st	12/9/2014	New	-	-
6	University Shoppes II 2808-2844 Colonel Glenn	****	1,568	1st	12/4/2014	New	\$15.00/nnn	Asking
7	1024 S Smithville Rd	****	2,446	1st	12/2/2014	New	-	-
8	2025-2061 E Dorothy Ln	****	1,700	1st	11/1/2014	New	-	-
9	3880-3888 Dayton-Xenia Rd	****	1,550	1st	10/30/2014	New	\$10.00/mg	Asking
10	Charlotte Gardens 4301-4329 Far Hills Ave	****	1,800	1st	10/29/2014	New	\$30.00/nnn	Asking
1	The Schaefer Building 601-613 E Fifth St	****	3,500	1st	10/16/2014	New	-	-
12	5097-5103 Springboro Pike	****	1,617	1st	10/8/2014	New	\$9.00/nnn	Asking
10	Charlotte Gardens 4301-4329 Far Hills Ave	****	1,913	1st	10/1/2014	New	\$18.00/nnn	Starting
10	Charlotte Gardens 4301-4329 Far Hills Ave	****	1,913	1st	10/1/2014	New	\$20.00/nnn	Starting
13	4301 N Main St	****	3,079	1st	8/29/2014	New	\$7.80	Asking
14	2430-2440 Dayton Xenia Rd	****	1,735	1st	8/22/2014	New	\$10.95/+util	Asking
15	1212-1240 Stroop Rd	****	2,292	1st	8/2/2014	New	\$6.00/nnn	Starting
16	Eastown Shopping Center 3846-3906 Linden Ave	****	3,000	1st	8/1/2014	New	\$12.00/nnn	Asking
	Woodlane Plaza II 3050-3120 Woodman Dr	****	2,124	1st	7/25/2014	New	\$9.25/nnn	Asking
18	2758-2790 Wilmington Pike	****	3,000	1st	7/8/2014	New	\$6.00/fs	Asking
9	4178 Dayton-Xenia Rd	****	3,000	1st	7/5/2014	New	-	-





Lease Comps Report

				Lea	ise		Rents		
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type	
20	3989 Colonel Glenn Hwy	****	3,000	1st	6/1/2014	New	\$12.50/nnn	Asking	
21)	6 Oakwood Ave	****	2,000	1st	6/1/2014	New	\$24.00/nnn	Asking	
15	1212-1240 Stroop Rd	****	2,325	1st	6/1/2014	New	\$5.64/nnn	Effective	
10	Charlotte Gardens 4301-4329 Far Hills Ave	****	1,976	1st	5/29/2014	New	\$25.00/nnn	Starting	
18	2758-2790 Wilmington Pike	****	3,000	1st	5/29/2014	New	\$3.20/+util	Starting	
22	3030-3040 Far Hills Ave	****	1,600	1st	5/19/2014	New	\$11.00/nnn	Asking	
23	3954-3964 Linden Ave	****	3,900	1st	4/13/2014	New	\$6.00/mg	Asking	
24	1930-1938 N Main St	****	3,300	1st	4/4/2014	New	-	-	
25	2015-2079 Harshman Rd	****	1,950	1st	4/1/2014	New	\$8.00	Asking	
26	Village Square 2274-2290 Patterson Rd	****	1,700	1st	4/1/2014	New	\$6.50/mg	Starting	
27	3195 Dayton-Xenia Rd	****	2,250	1st	3/20/2014	New	\$20.00/nnn	Asking	
28	700 Spinning Rd	****	1,600	1st	3/2/2014	New	\$5.00/mg	Asking	
18	2758-2790 Wilmington Pike	****	3,000	1st	2/23/2014	New	\$6.00/nnn	Starting	
7	1024 S Smithville Rd	****	1,850	1st	2/12/2014	New	\$13.00/nnn	Asking	
29	South Building 4141-4249 N Main St	****	2,891	1st	1/31/2014	New	\$9.00/nnn	Asking	
21	6 Oakwood Ave	****	2,000	1st	1/16/2014	New	\$22.00/nnn	Starting	
7	1024 S Smithville Rd	****	2,000	1st	1/2/2014	New	\$13.00/nnn	Asking	
30	3311-3347 Seajay Dr	****	3,600	1st	12/2/2013	New	\$8.00/nnn	Asking	
31	3814-3900 N Dixie Dr	****	2,400	1st	12/1/2013	New	\$6.14/nnn	Effective	
32	Fountain Square 3119 Far Hills Ave	****	3,140	1st	12/1/2013	New	\$9.00/nnn	Effective	
4	2800-2808 Salem Ave	****	1,850	1st	11/19/2013	New	\$11.10/mg	Starting	





Lease Comparables

Lease Comps Report

				Lea	ise		Rents	
Property Name - Address Rating		Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
33	Westown Shopping Center 4227-4297 W 3rd St	****	1,500	1st	11/15/2013	New	\$10.00/nnn	Asking
34	Flyer Shoppes 1822-1834 Brown St	****	2,950	1st	11/7/2013	New	\$16.00/nnn	Starting
35	122 Van Buren St	****	3,000	1st	10/9/2013	New	\$4.80/mg	Asking
36	Woodcraft Commons 2495 Commons Blvd	****	1,500	1st	10/2/2013	New	\$12.25/fs	Starting
377	Dunnigan Plaza 3375 Dayton-Xenia Rd	****	3,000	1st	10/2/2013	New	\$9.00/+util	Asking
38	3979 Indian Ripple Rd	****	2,000	1st	10/1/2013	New	\$12.00/mg	Asking
39	2905 Salem Ave	****	1,887	1st	9/19/2013	New	\$15.90/mg	Effective
40	Town & Country 100-424 E Stroop Rd	****	1,564	1st	9/13/2013	New	-	-





3331-3371 E Stroop Rd

Dayton, OH - South Central Dayton Submarket





	2	
WI.	W Selection	The state of the s
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Ave Graningt	Columbia de la columb	County Line Rd	Rockledge Tr
Revion of	Blackhawy E 1111		Thames Ln
Clemant of Cheman of Chema	Revion Dr. Glengarry Dr. 25	The Walnut St	Indian Ri
n Riffle Park	A Singary of S	Beech St	*//
b bing	-1-	© 2015 Microsoft C	Briog orporation © 2015 HERE

MARKET AT LEASE

Vacancy Rate	2015 Q2	YOY
Current Building	35.5%	↔ 0.0%
Submarket 2-4 Star	6.5%	† 1.6%
Metro Overall	6.9%	♥ 0.9%

NNN Asking Rent Per SF	2015 Q2	YOY
Current Building	\$10.50	-
Submarket 2-4 Star	\$10.06	♥ 0.1%
Metro Overall	\$9.45	▼ 2.1%

Submarket Leasing Activity	2015 Q2	YOY
12 Mo. Leased SF (Thous)	233,770	▼ 25.3%
Months On Market	38.8	▲ 8.6

TENANT

Tenant Name:	State Farm
Industry:	Insurance
NAICS:	Direct Life Insurance Carriers - 524113

LEASE	
SF Leased:	1,700 SF
Sign Date:	May 2015
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM		
Start Date:	Sep 2015	
Expiration Date:	Aug 2018	
Lease Term:	3 Years	

TIME ON MARKET

Date On Market:	Dec 2009
Date Off Market:	May 2015
Months on Market:	65 Mos

LEASING REP

Equity Inc.

11 W Monument Ave, Suite 506 Dayton, OH 45402-1233 Kelly Gray (937) 291-1179 Tracey Herron (937) 291-1179 X4

RENTS

Asking Rent:	\$10.50/NNN
Starting Rent:	\$10.50/NNN

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Mo. Free Rents:	3 Months
Buildout Status:	Full Build-Out

PROPERTY EXPENSES

Taxes:	\$2.41/SF (2014)
Operating Exp.:	\$0.78/SF (2012)

TIME VACANT

Date Vacated:	Sep 2009
Date Occupied:	Sep 2015
Months Vacant:	72 Months

Property Type:	Retail
Status:	Built 1984
Tenancy:	Multi
Class:	В
Construction:	Masonry
Parking:	72 free Surface Space

Rentable Area:	9,284 SF
Stories:	1
Floor Size:	9,284 SF
Vacancy at Lease:	35.5%
Land Acres:	1.05





4388-4448 Indian Ripple Rd

Beavercreek, OH - South Central Dayton Submarket







186		
	200	
Image Coming Soon		
(1)	HH COS	
	Coming So	

MARKET AT LEASE

Vacancy Rate	2015 Q2	YOY
Current Building	35.1%	♦ 6.5%
Submarket 2-4 Star	6.5%	† 1.6%
Metro Overall	6.9%	♥ 0.9%

NNN Asking Rent Per SF	2015 Q2	YOY
Current Building	\$18.00	-
Submarket 2-4 Star	\$10.06	♥ 0.1%
Metro Overall	\$9.45	▼ 2.1%

Submarket Leasing Activity	2015 Q2	YOY
12 Mo. Leased SF (Thous)	233,770	▼ 25.3%
Months On Market	38.8	▲ 8.6

TENANT

Tenant Name:	Bellagio Nails	
Industry:	Personal Services	

1,900 SF
Apr 2015
Retail
Direct
1st Floor

LEASE TERM

Start D	Date:	May 2015	
Expira	tion Date:	May 2025	
Lease	Term:	10 Years	

TIME ON MARKET

Date On Market:	Oct 2013
Date Off Market:	Apr 2015
Months on Market:	18 Mos

Date Off Market:	Apr 2015
Months on Market:	18 Mos

RENTS

Asking Rent:	\$18.00/NNN
Starting Rent:	\$19.50/NNN

CONCESSIONS AND BUILDOUT

Asking Discount: -8.33%

PROPERTY EXPENSES

Taxes:	\$0.80/SF (2011)
Operating Exp.:	\$2.93/SF (2011)
Total Exp.:	\$3.73/SF (2011)

TIME VACANT

Date Vacated:	Oct 2013
Date Occupied:	May 2015
Months Vacant:	19 Months

LEASING REP

Equity Inc.

11 W Monument Ave, Suite 506 Dayton, OH 45402-1233 Kelly Gray (937) 291-1179

Property Type:	Retail
Status:	Built 2002
Tenancy:	Multi
Class:	В
Construction:	Masonry
Parking:	100 free Surface Spa

Rentable Area:	29,131 SF
Stories:	1
Floor Size:	29,131 SF
Vacancy at Lease:	35.1%
Land Acres:	13.70





\$8.00/NNN

\$8.00/NNN

Partial Build-Out

\$0.37/SF (2014)

Dec 2002

Mar 2015

147 Months

0.00%

CONCESSIONS AND BUILDOUT

3245-3255 Seajay Dr

Beavercreek, OH - East Dayton Submarket





835)	Beauer St. O.	
Aledo Dr. Liptom fr	333	`~
Napanee Or -	Grove Hill Dr	
'δ _r <u>ξ</u> ▶ bing	Jonathan O O O O O O O O O O O O O O O O O O O	HERE

MARKET AT LEASE

Vacancy Rate	2015 Q1	YOY
Current Building	0.0%	▼ 2.3%
Submarket 2-4 Star	3.5%	♥ 0.4%
Metro Overall	7.1%	♥ 0.7%

NNN Asking Rent Per SF	2015 Q1	YOY
Current Building	\$8.00	-
Submarket 2-4 Star	\$8.22	▼ 16.8%
Metro Overall	\$9.56	▼ 2.3%

Submarket Leasing Activity	2015 Q1	YOY
12 Mo. Leased SF (Thous)	55,403	▼ 61.0%
Months On Market	22.5	▲ 2.1

TENANT

Industry: Retailers/Wholesalers	Tenant Name:	True Height Outfitters	
	Industry:	Retailers/Wholesalers	

RENTS Asking Rent:

Starting Rent:

Asking Discount:

Buildout Status:

TIME VACANT

Date Vacated:

Date Occupied:

Months Vacant:

Taxes:

PROPERTY EXPENSES

LEASE		
SF Leased:	3,000 SF	
Sign Date:	Feb 2015	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	
Suite:	3253	

LEASE TERM

Start Date:	Mar 2015
Expiration Date:	Mar 2018
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	Dec 2002
Date Off Market:	Mar 2015
Months on Market:	147 Mos

LEASING REP

Equity Inc.

11 W Monument Ave, Suite 506 Dayton, OH 45402-1233 Kelly Gray (937) 291-1179

Property Type:	Retail
Status:	Built 1987
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	150 Surface Spaces

Rentable Area:	131,000 SF
Stories:	1
Floor Size:	131,000 SF
Vacancy at Lease:	0.0%
Land Acres:	4.21





2800-2808 Salem Ave

Dayton, OH - West Dayton Submarket





LEASE		
SF Leased:	1,855 SF	
Sign Date:	Jan 2015	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

Feb 2015

Feb 2016

1 Year

RENTS		
Asking Rent:	\$12.97/MG	
PROPERTY EXI	PENSES	
Taxes:	\$5,36/SF (2011)	_



TIME	ON	MARKET

Start Date:

Expiration Date:

Lease Term:

Date On Market:	Feb 2010
Date Off Market:	Jan 2015
Months on Market:	59 Mos

Date Vacated:	Feb 2010
Date Occupied:	Feb 2015
Months Vacant:	60 Months

MARKET AT LEASE

Vacancy Rate	2015 Q1	YOY
Current Building	0.0%	▼ 33.1%
Submarket 1-3 Star	9.0%	♥ 0.1%
Metro Overall	7.1%	♥ 0.7%

NNN Asking Rent Per SF	2015 Q1	YOY
Current Building	-	-
Submarket 1-3 Star	\$9.09	4 .6%
Metro Overall	\$9.56	▼ 2.3%

Submarket Leasing Activity	2015 Q1	YOY
12 Mo. Leased SF (Thous)	350	♥ 99.4%
Months On Market	42.4	₩ 1.0

LEASING REP

Carillon Realty Inc.

591 Banningway Dr Columbus, OH 43212 Clark Parker (937) 439-0257

Property Type:	Retail
Status:	Built 1968
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	12 free Surface Space

Rentable Area:	5,600 SF
Stories:	1
Floor Size:	5,600 SF
Vacancy at Lease:	0.0%
Land Acres:	0.12



4080 Dayton Xenia Rd - Knollwood Plaza

Dayton, OH - East Dayton Submarket





LEASE

LLAGE	
SF Leased:	1,600 SF
Sign Date:	Dec 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

PROPERTY EXPENSES

Taxes:	\$0.52/SF (2014)	
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TIME ON MARKET

Date On Market:	Aug 2013
Date Off Market:	Dec 2014
Months on Market:	16 Mos

Jan 2015

TIME VACANT

Aug 2013
Jan 2015
17 Months

MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY	
Current Building	8.1%	↔ 0.0%	
Submarket 1-3 Star	3.9%	▼ 1.2%	
Metro Overall	7.2%	♥ 0.8%	

NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	-	-
Submarket 1-3 Star	\$8.89	1.5%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF (Thous)	70,834	▼ 51.0%
Months On Market	21.9	A 4.7

LEASING REP

Bardon Inc

1430-1436 Yankee Park Pl Dayton, OH 45458-1829 Kevin Bardon (937) 435-3001

Property Type:	Retail
Status:	Built 1920
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	70 free Surface Space

Rentable Area:	19,666 SF
Stories:	2
Floor Size:	9,833 SF
Vacancy at Leas	e: 8.1%
Land Acres:	1.25





2808-2844 Colonel Glenn Hwy - University Shoppes II

Fairborn, OH - East Dayton Submarket





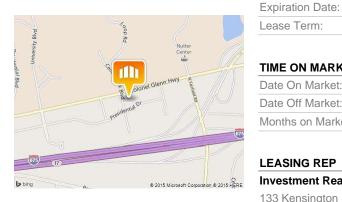
1,568 SF
Dec 2014
Retail
Direct
1st Floor

Jan 2015

Jan 2018

3 Years

RENTS		
Asking Rent:	\$15.00/NNN	
PROPERTY EXP	FNSES	
Taxes:	\$2.15/SF (2014)	



LEASE TERM Start Date:

TIME ON MARKET		
Date On Market:	Nov 2014	
Date Off Market:	Jun 2015	
Months on Market:	7 Mos	

Date Occupied: Jan 2015

MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.6%	▼ 1.1%
Metro Overall	7.2%	₩ 0.8%

NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	\$15.00	-
Submarket 2-4 Star	\$9.77	1 2.1%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF (Thous)	70,834	▼ 51.0%
Months On Market	21.9	A 4.7

LEASING REP

Investment Realty Resources, Inc.

133 Kensington St Middletown, OH 45044-4901 Juan Muzquiz (513) 424-8106

Property Type:	Retail
Status:	Built 1990
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	67 free Surface Space

Rentable Area:	15,016 SF
Stories:	1
Floor Size:	15,016 SF
Vacancy at Lease:	0.0%
Land Acres:	0.80

1024 S Smithville Rd

Dayton, OH - East Dayton Submarket





TENANT

LEASE

SF Leased:

Sign Date: Space Use:

Lease Type:

Floor: Suite:

Tenant Name:	Ace Cash Express
Industry:	Financial Institutions
NAICS:	Other Activities Related to Credit Intermediation - 522390

uffman Ave			Darst			Poliko	On ander Dr
	E	Heiss Ave	Rd	rtland Ave	Ave	Shedborne Ave	man Ave
Relka St	Elberon Ave	Gondert Av	S Smithville Rd		Kester Ave	STERN HILLS	
Relka St	Pa	rkview Ave	Tuttle.		CA	Tuttle Av	Coster
35		nlawn Ave		land)	Blakley Dr.	Brownell Ro	
Jordan Ave				4	ela .	Sunshine Cr	
Ave Oh	mer St					Suns	

PROPERTY EXPENSES

Taxes:	\$0.90/SF (2014)
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TIME ON MARKET Date On Market:

Date Off Market:

LEASE TERM		
Start Date:	Jan 2015	

3

2,446 SF

Dec 2014

1st Floor

May 2014 Jan 2015

Retail Direct

TIME VACANT

Date Occupied:	Jan 2015	

MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	8.1%	V 2.3%
Submarket 1-3 Star	3.9%	▼ 1.2%
Metro Overall	7.2%	♥ 0.8%

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NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	-	-
Submarket 1-3 Star	\$8.89	1.5%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF (Thous)	70,834	▼ 51.0%
Months On Market	21.9	A 4.7

LEASING REP

CBRE

201 E Fifth St, Suite 1200 Cincinnati, OH 45202

Months on Market: 8 Mos

Christopher J. Hodge (513) 369-1603

Megan Fair (513) 369-1300

Tori Sunderman (513) 369-1323

Slate Properties

200 Front St W, Suite 2400 Toronto, ON M5V 3K2

Tyler Pridham (416) 583-1756



Property Type:	Retail	Rentable Area:	88,700 SF
Status:	Built 1974	Stories:	1
Tenancy:	Multi	Floor Size:	88,700 SF
Class:	С	Vacancy at Lease:	8.1%
Construction:	Masonry	Land Acres:	8.00
Parking:	385 free Surface Spa		





2025-2061 E Dorothy Ln

Kettering, OH - South Central Dayton Submarket





TENANT

Tenant Name:	Julie Gun's	
Industry:	Retailers/Wholesalers	

LEASE	
SF Leased:	1,700 SF
Sign Date:	Nov 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

Jan 2014

Apr 2015

CONCESSIONS AND BUILDOUT

Buildout Status: Full Build-Out

PROPERTY EXPENSES
Taxes: \$1.55/SF (2014)



LEASE TERM

TIME ON MARKET

Date On Market:

Start Date: Dec 2014

TIME VACANT		
Date Vacated:	Jan 2013	
Date Occupied:	Dec 2014	
Months Vacant:	23 Months	

MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	15.6%	▲ 15.6%
Submarket 1-3 Star	7.8%	♥ 0.2%
Metro Overall	7.2%	♥ 0.8%

NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	-	-
Submarket 1-3 Star	\$10.13	▼ 10.3%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF (Thous)	247,422	\$ 42.9%
Months On Market	35.0	A 7.8

LEASING REP

Date Off Market:

Union Commercial Group

Months on Market: 15 Mos

4085 S State Route 741 Lebanon, OH 45036-9586 Jeff Benson (513) 398-5532

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s ar.

Rentable Area:	10,892 SF
Stories:	1
Floor Size:	12,378 SF
Vacancy at Lease:	15.6%
Land Acres:	1.22



3880-3888 Dayton-Xenia Rd

Dayton, OH - East Dayton Submarket





LEASE		
SF Leased:	1,550 SF	
Sign Date:	Oct 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

RENTS	
Asking Rent:	\$10.00/
CONCESSIONS A	AND BUILD

Taxes:

Operating Exp.:

PROPERTY EXPENSES

BUILDOUT Full Build-Out

\$1.19/SF (2014)

\$4.00/SF (2011)

	Ken Klar.	Country Side Dr		iii ta	Wook
Mardon Dr.	Ken Klare Dr Ken Klan	Geene W	Highmont St.		ŏ
Xenia Rd	ł.	Southview Ave	N Longwiew St. N Central Dr.	Forestdale Ave	Beaverbrook Dr.
		W.Lynn.Dr E.Lynn.Dr	85.4	Forestd	Woods Dr
Exec	Jange Hall Rd	35	S Longview St S Central Dr		Dumit
> bing	range JO assi		© 2015 Mid	crosoft Corporation	

TIME ON MARKET

LEASE TERM

Start Date:

Date On Market:	Jun 2014
Date Off Market:	Oct 2014
Months on Market:	4 Mos

Nov 2014

TIME VACANT		
Date Vacated:	Jun 2014	
Date Occupied:	Nov 2014	
Months Vacant:	5 Months	

Vacancy Rate	2014 Q4	YOY
Current Building	74.2%	1 74.2%
Submarket 1-3 Star	3.9%	▼ 1.2%
Metro Overall	7.2%	♥ 0.8%

MARKET AT LEASE

NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	-	-
Submarket 1-3 Star	\$8.89	▲ 1.5%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF (Thous)	70,834	▼ 51.0%
Months On Market	21.9	A 4.7

LEASING REP

Dayton Commercial Realty

2360 W Dorothy Ln, Suite 201 Dayton, OH 45439 Richard J. Moody (937) 293-1149 X112

Retail
-
Multi
С
Masonry
38 free Surface Space

Rentable Area:	6,000 SF
Stories:	1
Floor Size:	6,000 SF
Vacancy at Lease:	74.2%
Land Acres:	0.40



4301-4329 Far Hills Ave - Charlotte Gardens

Kettering, OH - South Central Dayton Submarket





TENANT

Tenant Name:	Sumera	
Industry:	Retailers/Wholesalers	

LEASE		
SF Leased:	1,800 SF	
Sign Date:	Oct 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

RENTS

Asking Rent:	\$30.00/NNN
--------------	-------------

PROPERTY EXPENSES Taxes: \$0.88/SF (2012)



LEASE TERM

Start Date: Nov 2014

TIME ON MARKET	
Date On Market:	Aug 2012
Date Off Market:	Oct 2014
Months on Market:	26 Mos

TIME VACANT

Date Vacated:	Sep 2014
Date Occupied:	Nov 2014
Months Vacant:	2 Months

MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	39.5%	-
Submarket 2-4 Star	7.9%	♥ 0.1%
Metro Overall	7.2%	♥ 0.8%

NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	\$27.28	-
Submarket 2-4 Star	\$10.09	♥ 8.9%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF (Thous)	247,422	\$ 42.9%
Months On Market	35.0	A 7.8

LEASING REP

NAI Bergman 77 W Elmwood Dr

Dayton, OH 45459

Bob L. Zavakos, CCIM, CIPS (937) 294-777...

TENANT REP

Equity Inc.

11 W Monument Ave, Suite 506 Dayton, OH 45402-1233 Kelly Gray (937) 291-1179

Retail
Built Aug 2014
Multi
В
Wood Frame
Ratio of 5.00/1,000 SF

Rentable Area:	17,670 SF
Stories:	1
Floor Size:	17,670 SF
Vacancy at Lease:	39.5%
Land Acres:	0.25

\$1.11/SF (2014)

\$2.03/SF (2009)

Dec 2014

PROPERTY EXPENSES

Operating Exp.:

TIME VACANT

Date Occupied:

601-613 E Fifth St - The Schaefer Building

Dayton, OH - Dayton CBD Submarket





(Jefferson St	St Claice Ave Sy E 2nd St		E 3rd St	s Dukoit St
£ 4th	0 5 0			tourst High St
1	E 6th St Bown St.	Jackson St. Co.	Jones St. 15 a	McLain St. V. Josie St.
Franklin St shington St bing	Green 38		Bučkeye St	Corporation © 2015 HERE

MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	8.7%	↔ 0.0%
Metro Overall	7.2%	♥ 0.8%
		V 0.070

NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	-	-
Submarket 1-3 Star	\$5.08	\$ 22.7%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity 2014 Q4 Y		YOY
12 Mo. Leased SF (Thous)	5,400	♥ 88.5%
Months On Market	38.6	▲ 6.7

TENANT

Tenant Name:	Corner Kitchen

LEASE	
SF Leased:	3,500 SF
Sign Date:	Oct 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM

Start Date: Dec 2014

TIME ON MARKE

Date On Market:	Oct 2014
Date Off Market:	Oct 2014
Months on Market:	0 Mos

LEASING REP

Midtown Development Corp

259 Wayne Ave Dayton, OH 45402

Property Type:	Retail
Status:	Built 1913
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	12 Surface Spaces ar

Rentable Area:	24,430 SF
Stories:	3
Floor Size:	8,143 SF
Vacancy at Lease:	0.0%
Land Acres:	0.28





5097-5103 Springboro Pike

West Carrollton, OH - South Central Dayton Submarket



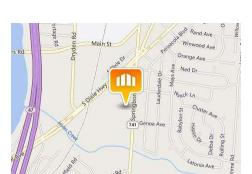
\$1.99/SF (2011-Est); ...



LEASE	
SF Leased:	1,617 SF
Sign Date:	Oct 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS		
Asking Rent:	\$9.00/NNN	
PROPERTY EXPENSES		
Taxes:	\$1.48/SF (2014)	

Operating Exp.:



TIME ON MARKET

Start Date:

Date On Market:	Jan 2014
Date Off Market:	Oct 2014
Months on Market:	9 Mos

Nov 2014

TIME VACANT	
Date Vacated:	Jan 2014
Date Occupied:	Nov 2014
Months Vacant:	10 Months

LEASING REP

Oberer Realty Services

3485 Newmark Dr Miamisburg, OH 45342-5426 John E. Orr (937) 531-5515

MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	19.1%	▼ 20.2%
Submarket 1-3 Star	7.8%	▼ 0.2%
Metro Overall	7.2%	♥ 0.8%

NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	\$9.00	-
Submarket 1-3 Star	\$10.13	▼ 10.3%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF (Thous)	247,422	\$ 42.9%
Months On Market	35.0	▲ 7.8

Property Type:	Retail
Status:	Built 1973
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	40 Surface Spaces ar

Rentable Area:	13,123 SF
Stories:	1
Floor Size:	13,123 SF
Vacancy at Lease:	19.1%
Land Acres:	0.46

4301-4329 Far Hills Ave - Charlotte Gardens

Kettering, OH - South Central Dayton Submarket





TENANT

Tenant Name:	Firehouse Subs
Industry:	Retailers/Wholesalers
NAICS:	Limited-Service Restaurants - 722211

PENTS

1
-
ng Soon
GHIL

LEASE		
SF Leased:	1,913 SF	
Sign Date:	Oct 2014	
Space Use:	Retail	
Lease Type:	Direct	

KLINIO	
Asking Rent:	\$26.00/NNN
Starting Rent:	\$18.00/NNN
Escalations:	\$2 Increase

Floor: 1st Floor CONCESSIONS Asking Discount

CONCESSIONS AND BUILDOUT		
Asking Discount:	30.77%	

Start Date:	Oct 2014
Lease Term:	10 Years

PROPERTY EXPENSES		
Taxes:	\$0.88/SF (2012)	

TIME ON MARKET		
Date On Market:	Jun 2014	
Date Off Market:	Oct 2014	
Months on Market:	4 Mos	

TIME VACANT	
Date Vacated:	Sep 2014
Date Occupied:	Oct 2014
Months Vacant:	1 Month

MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	39.5%	-
Submarket 2-4 Star	7.9%	♥ 0.1%
Metro Overall	7.2%	▼ 0.8%

NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	\$27.28	-
Submarket 2-4 Star	\$10.09	♥ 8.9%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF (Thous)	247,422	¥ 42.9%
Months On Market	35.0	1 7.8

LEASING REP

NAI Bergman

77 W Elmwood Dr Dayton, OH 45459

Bob L. Zavakos, CCIM, CIPS (937) 294-777...

Property Type:	Retail
Status:	Built Aug 2014
Tenancy:	Multi
Class:	В
Construction:	Wood Frame
Parking:	Ratio of 5.00/1,000 SF

Rentable Area:	17,670 SF
Stories:	1
Floor Size:	17,670 SF
Vacancy at Lease:	39.5%
Land Acres:	0.25



4301-4329 Far Hills Ave - Charlotte Gardens

Kettering, OH - South Central Dayton Submarket





TENANT

Tenant Name:	Great Clips
Industry:	Personal Services
NAICS:	Beauty Salons - 812112

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- Park			10		
J					100
	Imag	ge Co	ming	Soo	n
日前	MV3		1		I B
				warner 1	r 100

LEASE

LLAGE		
SF Leased:	1,913 SF	
Sign Date:	Oct 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

RENTS

Asking Rent:	\$26.00/NNN
Starting Rent:	\$20.00/NNN

CONCESSIONS AND BUILDOUT

Asking Discount: 23.08%

LEASE TERM

Start Date:	Jan 2015
Expiration Date:	Dec 2024

PROPERTY EXPENSES

Taxes:	\$0.88/SF (2012)
--------	------------------

MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	39.5%	-
Submarket 2-4 Star	7.9%	♥ 0.1%
Metro Overall	7.2%	♥ 0.8%

NNN Asking Rent Per SF	2014 Q4	YOY
Current Building	\$27.28	-
Submarket 2-4 Star	\$10.09	₩ 8.9%
Metro Overall	\$9.74	♥ 0.7%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF (Thous)	247,422	¥ 42.9%
Months On Market	35.0	▲ 7.8

TIME ON MARKET

Date On Market:	Jun 2014
Date Off Market:	Oct 2014
Months on Market:	4 Mos

TIME VACANT

Date Vacated:	Sep 2014
Date Occupied:	Jan 2015
Months Vacant:	4 Months

LEASING REP

Borton Commercial Realty

643 Brickel Rd Jamestown, OH 45335 Sue Borton (937) 675-3997

TENANT REP

NAI Bergman

77 W Elmwood Dr Dayton, OH 45459

Bob L. Zavakos, CCIM, CIPS (937) 294-777..

Property Type:	Retail
Status:	Built Aug 2014
Tenancy:	Multi
Class:	В
Construction:	Wood Frame
Parking:	Ratio of 5.00/1,000 SF

Rentable Area:	17,670 SF
Stories:	1
Floor Size:	17,670 SF
Vacancy at Lease:	39.5%
Land Acres:	0.25

4301 N Main St

Dayton, OH - North Dayton Submarket





LEASE	
SF Leased:	3,079 SF
Sign Date:	Aug 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS		
Asking Rent:	\$7.80	
PROPERTY EXF	PENSES	
Taxes:	\$1.79/SF (2014	4)

Greenhill Rd Ind Dr. Heikes Ave W. Nottingham Rd E. Nottingham Rd Warray Rd Waverly Ave Waverly Ave Waverly Ave Waverly Ave Waverly Ave Redder Ave Redder Ave

TIME ON MARKET

Start Date:

Date On Market:	Jun 2014
Date Off Market:	Aug 2014
Months on Market:	2 Mos

Sep 2014

TIME VACANT	
Date Vacated:	Mar 2014
Date Occupied:	Sep 2014
Months Vacant:	6 Months

MARKET AT LEASE

Vacancy Rate	2014 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	11.9%	▼ 3.1%
Metro Overall	7.6%	♥ 0.6%

NNN Asking Rent Per SF	2014 Q3	YOY
Current Building	-	-
Submarket 1-2 Star	\$7.71	▲ 6.2%
Metro Overall	\$9.65	₩ 0.7%

Submarket Leasing Activity	2014 Q3	YOY
12 Mo. Leased SF (Thous)	286,407	\$ 22.4%
Months On Market	26.6	▲ 5.8

LEASING REP

Colliers International

425 Walnut St, Suite 1200 Cincinnati, OH 45202-3956 Peter Nichols (513) 721-4200

Property Type:	Retail
Status:	Built 1959
Tenancy:	Single
Class:	С
Construction:	Masonry
Parking:	40 free Surface Space

Rentable Area:	3,079 SF
Stories:	1
Floor Size:	3,079 SF
Vacancy at Lease:	0.0%
Land Acres:	0.46

2430-2440 Dayton Xenia Rd

Dayton, OH - East Dayton Submarket





		Ow Dr. Hazel Dr.	Hunts	Wedge"
	Forest Dr	Hazel Dr	oge Ct Colony Trail	Q _{assett} (
xck Dr Marge			Old Post Rd	
hmar Dr			Object to Be	Rotary Park
Ej Nutter Park	Factory Rd			Dayton Xeni 5 Beav orporation 9 2015 HERE

MARKET AT LEASE

Vacancy Rate	2014 Q3	YOY
Current Building	3.8%	† 11.5%
Submarket 2-4 Star	3.6%	▼ 1.5%
Metro Overall	7.6%	▼ 0.6%

NNN Asking Rent Per SF	2014 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	\$9.81	1 2.7%
Metro Overall	\$9.65	₩ 0.7%

Submarket Leasing Activity	2014 Q3	YOY
12 Mo. Leased SF (Thous)	124,305	▼ 6.5%
Months On Market	25.9	▲ 5.6

LEASE

1,735 SF
Aug 2014
Retail
Direct
1st Floor

LEASE TERM

Start Date:	Sep 2014
Expiration Date:	Sep 2017
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	Dec 2012
Date Off Market:	Aug 2014
Months on Market:	20 Mos

LEASING REP

Miller-Valentine Group Realty Services

137-143 N Main St, Suite 900 Dayton, OH 45402-1772 Jon G. Hazelton (937) 228-2800 X3019

PROPERTY

Property Type:	Retail
Status:	Built 1999
Tenancy:	Multi
Class:	В
Construction:	Masonry
Parking:	156 free Surface Spa

TIME VACANT

RENTS

Date Vacated:	Dec 2012
Date Occupied:	Sep 2014
Months Vacant:	21 Months

Rentable Area:	28,000 SF
Stories:	1
Floor Size:	28,000 SF
Vacancy at Lease:	3.8%





1212-1240 Stroop Rd

Dayton, OH - South Central Dayton Submarket





Cardenview Pi Maryknoll Dr	Beg	Berwin Ave	foolyn Re	no la
Senosha Rd Senosha Rd	Clover	field Ave Ave		Reto Ave
E Stroop Rd Greenridge Dr		*	Rd o	E Stroop 6
Swango O Swango O	<u>V</u>		Meadowcroft Rd Locustwood Dr	
Hollendale Dr Larrivood Ave	Rd		Meak Focu	field Dr
Willowdale Ave 5	Y Marshall	Flowerdale Ave		
Rio Ln Q Carlo Dr	Karen Dr	Flower	Wehner Rd	play Ln
Malone Ave	U	© 2015 Micros		ම් in ම 2015 HERE

MARKET AT LEASE

Vacancy Rate	2014 Q3	YOY
Current Building	11.1%	▼ 39.0%
Submarket 1-3 Star	7.9%	▲ 0.1%
Metro Overall	7.6%	♥ 0.6%

NNN Asking Rent Per SF	2014 Q3	YOY
Current Building	\$6.00	-
Submarket 1-3 Star	\$9.94	♥ 9.7%
Metro Overall	\$9.65	♥ 0.7%

Submarket Leasing Activity	2014 Q3	YOY
12 Mo. Leased SF (Thous)	321,909	▲ 35.9%
Months On Market	33.0	A 2.9

TENANT

Tenant Name:	Boost Mobile
Industry:	Retailers/Wholesalers

LEASE	
SF Leased:	2,292 SF
Sign Date:	Aug 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	1212

LEASE TERM

Start Date:	Sep 2014
Expiration Date:	Sep 2015
Lease Term:	1 Year 1 Month

TIME ON MARKET

Date On Market:	Jul 2014
Date Off Market:	Aug 2014
Months on Market:	1 Mo

LEASING REP

Huber Management Corporation

7333 Paragon Rd, Suite 150 Centerville, OH 45459-4155 Anthony Pinto (937) 291-2790

PROPERTY

Property Type:	Retail
Status:	Built 1977
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	125 free Surface Spa

Rentable Area:	27,112 SF
Stories:	1
Floor Size:	27,112 SF
Vacancy at Lease:	11.1%
Land Acres:	5.00



Asking Rent:	\$6.00/NNN
Starting Rent:	\$6.00/NNN

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Mo. Free Rents:	1 Month
Buildout Status:	Full Build-Out

PROPERTY EXPENSES

Taxes:	\$1.52/SF (2013-Est);
Operating Exp.:	\$0.98/SF (2013-Est)
Total Exp.:	\$2.50/SF (2013-Est)

TIME VACANT

Date Vacated:	Apr 2008
Date Occupied:	Sep 2014
Months Vacant:	77 Months





3846-3906 Linden Ave - Eastown Shopping Center

Dayton, OH - South Central Dayton Submarket





TENANT

Tenant Name:	Boost Mobile	
Industry:	Communications	

Sunshine	1	y		
ston Dr Gesch	111	hoodman Qark Dr	Voodman Dr	
Westons Hestons	Eastown Shopping Center		(835)	Sanı
HEARTHSTONE OF STREET AND STREET		Franiou Ave	Woodman Dr	Rausch Ave

LEASE

SF Leased:	3,000 SF
Sign Date:	Aug 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	3902

RENTS

Asking Rent: \$7.00-\$12.00/NNN

CONCESSIONS AND BUILDOUT

Buildout Status: Full Build-Out

PROPERTY EXPENSES

Taxes:	\$0.95/SF (2012-Est)
Operating Exp.:	\$1.20/SF (2012-Est)
Total Exp.:	\$2.15/SF (2012-Est)

TIME ON MARKET

Start Date:

THE ON MARKET		
Date On Market:	Apr 2008	
Date Off Market:	Feb 2015	
Months on Market:	82 Mos	

Aug 2014

TIME VACANT

Date Vacated:	May 2008
Date Occupied:	Aug 2014
Months Vacant:	75 Months

MARKET AT LEASE

Vacancy Rate	2014 Q3	YOY	
Current Building	28.9%	▲ 6.9%	
Submarket 3-5 Star	8.5%	▲ 0.7%	
Metro Overall	7.6%	♥ 0.6%	

NNN Asking Rent Per SF	2014 Q3	YOY
Current Building	\$9.50	↔ 0.0%
Submarket 3-5 Star	\$11.49	▲ 3.4%
Metro Overall	\$9.65	♥ 0.7%

Submarket Leasing Activity	2014 Q3	YOY
12 Mo. Leased SF (Thous)	321,909	▲ 35.9%
Months On Market	33.0	A 2.9

LEASING REP

Skilken Real Estate 4270 Morse Rd Columbus, OH 43230 Andy Bartz (614) 418-3100

TENANT REP

The Gilbert Group

203 E Broad St Columbus, OH 43215-3712 Morey Rotfus (614) 228-2222 X14

Property Type:	Retail
Status:	Built 1954
Tenancy:	Multi
Class:	Α
Construction:	Masonry
Parking:	630 Surface Spaces

Rentable Area:	116,814 SF
Stories:	2
Floor Size:	58,407 SF
Vacancy at Lease:	28.9%

3050-3120 Woodman Dr - Woodlane Plaza II

Dayton, OH - South Central Dayton Submarket





LEASE		
SF Leased:	2,124 SF	
Sign Date:	Jul 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

Asking Rent:	\$9.25/NNN
CONCESSIONS A	AND BUILDOUT

PROPERTY EXPENSES

E Dorothy Ln Centerplex Ln Woodman Center Dr Seavertown Cemetery Danube Ct Danube Ct

LEASE	TERM	

Start Date:	Aug 2014	

Taxes:	\$1.24/SF (2014)
Operating Exp.:	\$1.52/SF (2011-Est)

TIME ON MARKET Date On Market: Sep 2012 Date Off Market: Jul 2014 Months on Market: 22 Mos

TIME VACANT Date Occupied: Aug 2014

LEASING REP

Miller-Valentine Group Realty Services

137-143 N Main St, Suite 900 Dayton, OH 45402-1772 Alan Cohen (937) 228-2882

MARKET AT LEASE

Metro Overall

Vacancy Rate	2014 Q3	YOY
Current Building	40.3%	♥ 8.8%
Submarket 1-3 Star	7.9%	▲ 0.1%
Metro Overall	7.6%	♥ 0.6%
NNN Asking Rent Per SF	2014 Q3	YOY
Current Building	\$9.25	-
Submarket 1-3 Star	\$9.94	▼ 9.7%

Submarket Leasing Activity	2014 Q3	YOY
12 Mo. Leased SF (Thous)	321,909	▲ 35.9%
Months On Market	33.0	A 2.9

\$9.65

0.7%

Property Type: Retail	
Status: Built 1960	
Tenancy: Multi	
Class: C	
Construction: Masonry	
Parking: 400 free Surface Spa	

Rentable Area:	98,456 SF
Stories:	1
Floor Size:	98,456 SF
Vacancy at Lease:	40.3%
Land Acres:	10.76

2758-2790 Wilmington Pike

Dayton, OH - South Central Dayton Submarket





TENANT

Lenant Name:	Bath Made Pretty

SF
14
oor
'8

RENTS

Asking Rent:	\$4.00-\$6.00/FS
--------------	------------------

PROPERTY EXPENSES	
Taxes:	\$0.69/SF (2012)
Operating Exp.:	\$0.97/SF (2012)
Total Exp.:	\$1.66/SF (2012)



LEASE TERM

Start Date:	Dec 2014
Expiration Date:	Dec 2016
Lease Term:	2 Years

Sep 2008

Jan 2015

TIME VACANT

Date Vacated:	Sep 2008
Date Occupied:	Dec 2014
Months Vacant:	75 Months

MARKET AT LEASE

Vacancy Rate	2014 Q3	YOY
Current Building	16.8%	▼ 33.5%
Submarket 1-2 Star	9.2%	♥ 0.2%
Metro Overall	7.6%	♥ 0.6%

NNN Asking Rent Per SF	2014 Q3	YOY
Current Building	-	-
Submarket 1-2 Star	\$8.84	▼ 10.7%
Metro Overall	\$9.65	♥ 0.7%

Submarket Leasing Activity	2014 Q3	YOY
12 Mo. Leased SF (Thous)	321,909	▲ 35.9%
Months On Market	33.0	A 2.9

LEASING REP

TIME ON MARKET

Date On Market:

Date Off Market:

Equity Inc.

11 W Monument Ave, Suite 506 Dayton, OH 45402-1233 Kelly Gray (937) 291-1179 Tracey Herron (937) 291-1179 X4

Months on Market: 76 Mos

Retail
Built 1963
Multi
С
Masonry
66 Surface Spaces ar

Rentable Area:	17,900 SF
Stories:	1
Floor Size:	17,900 SF
Vacancy at Lease:	16.8%





4178 Dayton-Xenia Rd

Dayton, OH - East Dayton Submarket





LEASE	
SF Leased:	3,000 SF
Sign Date:	Jul 2014
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1st Floor

PROPERTY EXPENSES

Taxes:	\$1.31/SF (2014)



TIME ON MARKET

Start Date:

Date On Market:	Dec 2013
Date Off Market:	Sep 2014
Months on Market:	9 Mos

Aug 2014

TIME VACANT

Date Vacated:	Mar 2013
Date Occupied:	Aug 2014
Months Vacant:	17 Months

MARKET AT LEASE

Vacancy Rate	2014 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	5.6%	† 1.3%
Metro Overall	7.6%	♥ 0.6%

Gross Asking Rent Per SF	2014 Q3	YOY
Current Building	-	-
Submarket 1-2 Star	\$7.44	▲ 6.9%
Metro Overall	\$9.65	♥ 0.7%

Submarket Leasing Activity	2014 Q3	YOY
12 Mo. Leased SF (Thous)	124,305	♦ 6.5%
Months On Market	25.9	▲ 5.6

LEASING REP

Queen City Materials Handling Corp.

95 Barron Dr

Cincinnati, OH 45215-1402

Joe Geraci (937) 572-0852

Property Type:	Retail
Status:	Built 1952
Tenancy:	Multi
Class:	С
Construction:	Wood Frame
Parking:	4 free Surface Space

Rentable Area:	3,200 SF
Stories:	1
Floor Size:	2,182 SF
Vacancy at Lease:	0.0%
Land Acres:	0.61



3989 Colonel Glenn Hwy

Beavercreek, OH - East Dayton Submarket





LEASE	
SF Leased:	3,000 SF
Sign Date:	Jun 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS		
Asking Rent:	\$12.50/NNN	
PROPERTY EX	PENSES	
Taxes:	\$2 18/SF (2014)	



LE/	ASE	TERM
_	_	

Start Date:	Jul 2014
Expiration Date:	Jun 2017
Lease Term:	3 Years

TIME VACANT	
Date Vacated:	Nov 2013
Date Occupied:	Jul 2014
Months Vacant:	8 Months

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY	
Current Building	35.3%	▲ 35.3%	
Submarket 1-3 Star	4.4%	▼ 1.1%	
Metro Overall	7.8%	♥ 0.7%	

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	\$12.50	-
Submarket 1-3 Star	\$9.12	4.5%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF (Thous)	119,145	▼ 60.2%
Months On Market	22.0	▲ 0.9

Date On Market:	Jan 2014
Date Off Market:	Sep 2014
Months on Market:	8 Mos

LEASING REP

TIME ON MARKET

Prudential One Realtors

2496 Commons Blvd Dayton, OH 45431

Steven C. May (937) 434-7757

Property Type:	Retail
Status:	Built 1966
Tenancy:	Multi
Class:	В
Construction:	Masonry
Parking:	50 Surface Spaces ar

Rentable Area:	8,500 SF
Stories:	1
Floor Size:	8,500 SF
Vacancy at Lease:	35.3%
Land Acres:	1.01

6 Oakwood Ave

Dayton, OH - South Central Dayton Submarket





LEASE		
SF Leased:	2,000 SF	
Sign Date:	Jun 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

Jul 2014

Jun 2019

May 2013

RENTS	
Asking Rent:	\$22.00-\$24.00/NNN
	· · ·
	DENICEC
PROPERTY EXI	FENSES



Lease Term:	5 Years

TIME VACANT	
Date Vacated:	Jun 2013
Date Occupied:	Jul 2014
Months Vacant	13 Months

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY
Current Building	24.6%	-
Submarket 2-4 Star	8.1%	▲ 0.5%
Metro Overall	7.8%	₩ 0.7%

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	\$23.00	-
Submarket 2-4 Star	\$10.07	▼ 5.6%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF (Thous)	312,974	\$ 32.8%
Months On Market	30.1	▼ 2.9

Date Off Market:

Jul 2014 Months on Market: 14 Mos

LEASING REP

Expiration Date:

TIME ON MARKET Date On Market:

Routsong Realty Ltd

2100 Stroop Rd Dayton, OH 45429

Thomas Routsong (937) 293-4137

Property Type:	Retail
Status:	Built Sep 2013
Tenancy:	Multi
Class:	В
Construction:	Steel
Parking:	41 free Surface Space

Rentable Area:	8,123 SF
Stories:	1
Floor Size:	8,123 SF
Vacancy at Lease:	24.6%

1212-1240 Stroop Rd

Dayton, OH - South Central Dayton Submarket





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Gardner Rd G	a Lings	Ton the state of t	Te Canada
Cardenview Pi	Berwin Ave	-07	Aero Ave
Kenosha Rd E Stroop Rd	Cloverfield Ave Av pure August Ave Av pure August Ave		
Greenridge Dr Chateau Or Swango St	V	Meadowcroft Rd Locustwood Dr	E Stroop R
Hollendale Dr	dl Rd	Weadow Tynnfie	ld Dr
Larriwood Ave Willowdale Ave ち	Marshal rdale Ave	/	id Dr

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY
Current Building	19.6%	▼ 30.4%
Submarket 1-3 Star	7.9%	▲ 0.4%
Metro Overall	7.8%	♥ 0.7%

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	\$6.00	-
Submarket 1-3 Star	\$9.94	† 11.5%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF (Thous)	312,974	\$ 32.8%
Months On Market	30.1	▼ 2.9

TENANT

Industry: Reta	ailers/Wholesalers

LEASE	
SF Leased:	2,325 SF
Sign Date:	Jun 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	1218A

LE	TERM	
<u> </u>		

Start Date:	Jul 2014
Expiration Date:	Jun 2019
Lease Term:	5 Years

TIME ON MARKET

Date On Market:	Apr 2010	
Date Off Market:	Jul 2014	
Months on Market:	51 Mos	

LEASING REP

Huber Management Corporation

7333 Paragon Rd, Suite 150 Centerville, OH 45459-4155 Anthony Pinto (937) 291-2790

RENTS Asking Rent: \$6.00/NNN Starting Rent: \$6.00/NNN

Effective Rent: \$5.64/NNN

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Mo. Free Rents:	3 Months
Buildout Status:	Full Build-Out

PROPERTY EXPENSES

Taxes:	\$1.52/SF (2013-Est);
Operating Exp.:	\$0.98/SF (2013-Est)
Total Exp.:	\$2.50/SF (2013-Est)

TIME VACANT

Date Vacated:	Dec 2009
Date Occupied:	Jul 2014
Months Vacant:	55 Months

Property Type:	Retail
Status:	Built 1977
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	125 free Surface Spa

Land Acres:	5.00
Vacancy at Lease:	19.6%
Floor Size:	27,112 SF
Stories:	1
Rentable Area:	27,112 SF



4301-4329 Far Hills Ave - Charlotte Gardens

Kettering, OH - South Central Dayton Submarket





TENANT

Tenant Name:	At&T
Industry:	Communications
NAICS:	Wired Telecommunications Carriers - 517110

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1001.00			C3.43		201 (22)	5000
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LEASE

SF Leased:	1,976 SF
Sign Date:	May 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS

Asking Rent:	\$26.00/NNN
Starting Rent:	\$25.00/NNN

CONCESSIONS AND BUILDOUT

3.85% Asking Discount:

LEASE TERM

Start Date:	Nov 2014	
Expiration Date:	Nov 2019	
Lease Term:	5 Years	

PROPERTY EXPENSES

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY
Current Building	-	-
Submarket 2-4 Star	8.1%	▲ 0.5%
Metro Overall	7.8%	♥ 0.7%

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	\$26.00	-
Submarket 2-4 Star	\$10.07	▼ 5.6%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY	
12 Mo. Leased SF (Thous)	312,974	\$ 32.8%	
Months On Market	30.1	₩ 2.9	

TIME ON MARKET

Date On Market:	Jun 2014	
Date Off Market:	Oct 2014	
Months on Market:	4 Mos	

TIME VACANT

Date Vacated:	Sep 2014	
Date Occupied:	Nov 2014	
Months Vacant:	2 Months	

LEASING REP

Anchor Associates

3805 Edwards Rd, Suite 410 Cincinnati, OH 45209 Dustin Marks (513) 784-1106

TENANT REP

NAI Bergman

77 W Elmwood Dr Dayton, OH 45459

Bob L. Zavakos, CCIM, CIPS (937) 294-777...

Property Type:	Retail
Status:	Built Aug 2014
Tenancy:	Multi
Class:	В
Construction:	Wood Frame
Parking:	Ratio of 5.00/1,000 SF

Rentable Area:	17,670 SF
Stories:	1
Floor Size:	17,670 SF
Land Acres:	0.25



2758-2790 Wilmington Pike

Dayton, OH - South Central Dayton Submarket





TENANT

LEASE	
SF Leased:	3,000 SF
Sign Date:	May 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	15-2790

RENTS \$6.00/+UTIL Asking Rent: Starting Rent: \$3.20/+UTIL Escalations: \$3.60 Increase, \$4 In...

LEASE TERM

Start Date:	Jun 2014
Expiration Date:	Jun 2017
Lease Term:	3 Years

CONCESSIONS	AND BUILDOUT
A - 1	40.070/

Asking Discount:	46.67%
Buildout Status:	Full Build-Out

PROPERTY EXPENSES	
Taxes:	\$0.69/SF (2012)
Operating Exp.:	\$0.97/SF (2012)
Total Exp :	\$1.66/SF (2012)

TIME ON MARKE	Γ
Date On Market:	Jul 2012
Date Off Market:	Jun 2014

Months on Market: 23 Mos

TIME VACANT

Date Vacated:	Jul 2012
Date Occupied:	Jun 2014
Months Vacant:	23 Months

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY
Current Building	16.8%	▼ 33.5%
Submarket 1-2 Star	9.2%	▲ 0.1%
Metro Overall	7.8%	♥ 0.7%

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	-	-
Submarket 1-2 Star	\$8.79	† 14.1%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF (Thous)	312,974	\$ 32.8%
Months On Market	30.1	₩ 2.9

LEASING REP

Equity Inc.

11 W Monument Ave, Suite 506 Dayton, OH 45402-1233 Kelly Gray (937) 291-1179 Tracey Herron (937) 291-1179 X4

Property Type:	Retail
Status:	Built 1963
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	66 Surface Spaces ar

Rentable Area:	17,900 SF
Stories:	1
Floor Size:	17,900 SF
Vacancy at Lease:	16.8%





3030-3040 Far Hills Ave

Dayton, OH - South Central Dayton Submarket





LEASE		
SF Leased:	1,600 SF	
Sign Date:	May 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

RENTS Asking Rent: \$11.00/NNN **CONCESSIONS AND BUILDOUT Buildout Status: Full Build-Out**

LEASE LEKM	
Start Date:	Jun 2014

Expiration Date: Jun 2019 Lease Term: 5 Years

PROPERTY EXPENSES		
Taxes:	\$1.42/SF (2014)	

TIME ON MARKET

Date On Market:	Feb 2012
Date Off Market:	May 2014
Months on Market:	27 Mos

TIME VACANT	
Date Vacated:	Feb 2012
Date Occupied:	Jun 2014
Months Vacant:	28 Months

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY
Current Building	36.3%	▼ 20.0%
Submarket 1-3 Star	7.9%	▲ 0.4%
Metro Overall	7.8%	♥ 0.7%

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	\$11.00	-
Submarket 1-3 Star	\$9.94	† 11.5%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF (Thous)	312,974	\$ 32.8%
Months On Market	30.1	▼ 2.9

LEASING REP

Rentz Realty Corp.

759 Grantz Trl Dayton, OH 45459

Dick Rentz (937) 434-2774

Property Type:	Retail
Status:	Built 1950
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	9 free Surface Space

Rentable Area:	8,000 SF
Stories:	1
Floor Size:	8,000 SF
Vacancy at Lease:	36.3%
Land Acres:	0.29

3954-3964 Linden Ave

Dayton, OH - South Central Dayton Submarket





TENANT

Tenant Name:	Spin-N-Win	
Industry:	Personal Services	

LEASE	
SF Leased:	3,900 SF
Sign Date:	Apr 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS

Asking Rent: \$6.00/MG

PROPERTY EXPENSES

Taxes: \$0.88/SF (2014)



LEASE TERM

Start Date:	May 2014
Expiration Date:	May 2015
Lease Term:	1 Year

May 2014

Sep 2014

TIME VACANT

Date Occupied: May 2014

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	9.2%	▲ 0.1%
Metro Overall	7.8%	♥ 0.7%

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	-	-
Submarket 1-2 Star	\$8.79	▼ 14.1%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF (Thous)	312,974	\$ 32.8%
Months On Market	30.1	▼ 2.9

LEASING REP

TIME ON MARKET

Date On Market:

Date Off Market:

Crest Commercial Realty

Months on Market: 4 Mos

122 N Jefferson St Dayton, OH 45402-1708

Dayton, OH 45402-1706

Tracy Rutherford (937) 222-1600 X121

Property Type:	Retail
Status:	Built 1954
Tenancy:	Multi
Class:	В

Rentable Area:	13,980 SF
Stories:	1
Floor Size:	13,980 SF
Vacancy at Lease:	0.0%
Land Acres:	0.39

1930-1938 N Main St

Dayton, OH - North Dayton Submarket





LEASE	
SF Leased:	3,300 SF
Sign Date:	Apr 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

CONCESSIONS AND BUILDOUT		
Buildout Status: Full Build-Out		
PROPERTY EXPI	ENSES	
Taxes:	\$0.52/SF (2014)	

W Norman Ave W Hudson Ave Marathon Ave SANTA CLARA Wictor Ave Delaware Ave Delaware Ave See Delaware Ave Mention Ave See Delaware Ave See Delaware

LEASE TERM

TIME ON MARKET

Date On Market:

Date Off Market:

Start Date:	May 2014	
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Jul 2012

Apr 2014

TIME VACANT

Date Vacated:	Jun 2012
Date Occupied:	May 2014
Months Vacant:	23 Months

bing Kenwood Ave C

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY
Current Building	33.6%	↔ 0.0%
Submarket 1-2 Star	12.7%	♥ 0.9%
Metro Overall	7.8%	♥ 0.7%

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	\$7.50	-
Submarket 1-2 Star	\$7.50	♥ 0.1%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF (Thous)	227,504	† 11.8%
Months On Market	22.1	1.3

LEASING REP

Whitaker Properties LLC

Months on Market: 21 Mos

200 Central Ave, Suite 3 Dayton, OH 45405 Gary Whitaker (937) 278-5422

Property Type:	Retail
Status:	Built 1950
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	30 free Surface Space

Rentable Area:	9,816 SF
Stories:	1
Floor Size:	9,816 SF
Vacancy at Lease:	33.6%
Land Acres:	0.27

\$0.56/SF (2014)

\$1.98/SF (2011-Est); ...

2015-2079 Harshman Rd

Dayton, OH - Northeast Central Dayton Submarket





LEASE		
SF Leased:	1,950 SF	
Sign Date:	Apr 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

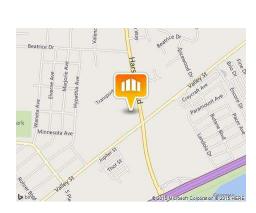
Oct 2013

May 2014

RENTS		
Asking Rent:	\$8.00	
PROPERTY EX	PENSES	

Taxes:

Operating Exp.:



I	LEAS	E TERM	
	044	D-4	

TIME ON MARKET

Date On Market:

Date Off Market:

Start Date: May 2014

TIME VACANT		
Date Occupied:	May 2014	

LEASING REP

Waycross South Properties LLC

3387 Pinnacle Ln Mason, OH 45040 Michelle Hu (513) 349-5357

Months on Market: 7 Mos

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.4%	♥ 0.9%
Metro Overall	7.8%	▼ 0.7%

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	-	-
Submarket 1-3 Star	\$8.39	▼ 3.3%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF (Thous)	88,400	\$ 81.1%
Months On Market	37.5	▲ 6.1

Property Type:	Retail
Status:	Built 1989
Tenancy:	Multi
Class:	В
Construction:	Reinforced Concrete
Parking:	125 free Surface Spa

Rentable Area:	25,000 SF
Stories:	1
Floor Size:	25,000 SF
Vacancy at Lease:	0.0%
Land Acres:	3.44

2274-2290 Patterson Rd - Village Square

Dayton, OH - South Central Dayton Submarket





TENANT

Tenant Name:	Antiques Unlimeted	
Industry:	Retailers/Wholesalers	

_	•	\sim	_
-	Δ	•	_

1,700 SF
Apr 2014
Retail
Direct
1st Floor

RENTS

Asking Rent:	\$8.50/MG
Starting Rent:	\$6.50/MG
Escalations:	3% Fixed, 3% Fixed,

LEASE TERM

227.02 . 2.1		
Start Date:	May 2014	
Expiration Date:	Apr 2019	
Lease Term:	5 Years	

CONCESSIONS AND BUILDOUT

Asking Discount: 23.53%



Start Date:	May 2014
Expiration Date:	Apr 2019
Lease Term:	5 Years

PROPERTY EXPENSES

Taxes:	\$0.10/SF (2012-Est)
Taxes:	\$0.10/SF (2012-Est)

MARKET AT LEASE

Vacancy Rate	2014 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	8.1%	▲ 0.5%
Metro Overall	7.8%	♥ 0.7%

NNN Asking Rent Per SF	2014 Q2	YOY
Current Building	-	-
Submarket 2-4 Star	\$10.07	▼ 5.6%
Metro Overall	\$9.65	▲ 0.4%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF (Thous)	312,974	\$ 32.8%
Months On Market	30.1	▼ 2.9

TIME ON MARKET

Date On Market:	Aug 2013
Date Off Market:	May 2014
Months on Market:	9 Mos

TIME VACANT

Date Vacated:	Jun 2013
Date Occupied:	May 2014
Months Vacant:	11 Months

LEASING REP

Greenmont Mutual Housing

20-50 Rembrandt Blvd, Suite 50 Kettering, OH 45420 Wilma Adkins (937) 252-9941

Property Type:	Retail
Status:	Built 1965
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	200 free Surface Spa

Rentable Area:	56,000 SF
Stories:	1
Floor Size:	56,000 SF
Vacancy at Lease:	0.0%
Land Acres:	115.91





3195 Dayton-Xenia Rd

Dayton, OH - East Dayton Submarket





LEASE		
SF Leased:	2,250 SF	
Sign Date:	Mar 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

Asking Rent: \$20.00/NNN CONCESSIONS AND BUILDOUT Buildout Status: Full Build-Out

Waterhouse Dr Made Not Company of the Stellar Company of the Stellar

LEASE TERM

Start Date: Apr 2014

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Total Exp.: \$3.60/SF (2012)

TIME ON MARKET

Date On Market:	Sep 2012
Date Off Market:	Mar 2014
Months on Market:	18 Mos

RENTS

Date Vacated:	Sep 2012
Date Occupied:	Apr 2014
Months Vacant:	19 Months

MARKET AT LEASE

Vacancy Rate	2014 Q1	YOY	
Current Building	13.4%	↔ 0.0%	
Submarket 1-3 Star	4.3%	▼ 1.4%	
Metro Overall	7.8%	♥ 0.7%	

NNN Asking Rent Per SF	2014 Q1	YOY
Current Building	\$20.00	-
Submarket 1-3 Star	\$8.95	1 7.3%
Metro Overall	\$9.79	1.7%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF (Thous)	142,188	▼ 53.3%
Months On Market	20.4	▼ 3.4

LEASING REP

Kimco Realty Corporation

10600 W Higgins Rd, Suite 408 Rosemont, IL 60018-3706 John P. DeWolfe (847) 294-6417

Property Type:	Retail
Status:	Built 1976
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	85 free Surface Space

Rentable Area:	16,800 SF
Stories:	1
Floor Size:	16,800 SF
Vacancy at Lease:	13.4%
Land Acres:	17.33





700 Spinning Rd

Dayton, OH - East Dayton Submarket





LEASE		
SF Leased:	1,600 SF	
Sign Date:	Mar 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

LEASE		
SF Leased:	1,600 SF	
Sign Date:	Mar 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

RENTS Asking Rent: \$5.00/MG **CONCESSIONS AND BUILDOUT Partial Build-Out Buildout Status:**

rystal D, Q llaure ^Q Pardee pl Renoir pl Pownsend pl	allolf Dr. Signature.
Crystal D. O lleured Pardee I. Renoir P. Townsend Getcham St.	Bayside Dr
Burkhardt Rd	Circle Dante
Δ	Burkhardt Rd
Granville	A P

LEASE TERM

Start Date: Apr 2014

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											-			Ξ

Taxes:	\$0.85/SF (2014)		
Operating Exp.:	\$1.23/SF (2012-Est);		

Hunters Ridge Dr © 2015 Microsoft Corporation © 2015 HER

TIME ON MARKET

Date On Market:	Nov 2012
Date Off Market:	Sep 2014
Months on Market:	22 Mos

TIME VACANT

Date Vacated:	Nov 2012
Date Occupied:	Apr 2014
Months Vacant:	17 Months

MARKET AT LEASE

Vacancy Rate	2014 Q1	YOY
Current Building	3.6%	↔ 0.0%
Submarket 2-4 Star	3.9%	† 1.5%
Metro Overall	7.8%	♥ 0.7%

NNN Asking Rent Per SF	2014 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	\$9.88	1 7.9%
Metro Overall	\$9.79	1.7%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF (Thous)	142,188	▼ 53.3%
Months On Market	20.4	▼ 3.4

LEASING REP

Prudential Commerical Real Estate

11800 Conrey Rd, Suite 120 Cincinnati, OH 45249 David Mussari (513) 200-1306

Prudential One Realtors

2496 Commons Blvd Dayton, OH 45431 Steven C. May (937) 434-7757

Property Type:	Retail
Status:	Built 1967
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	500 free Surface Spa

Rentable Area:	44,573 SF
Stories:	1
Floor Size:	44,573 SF
Vacancy at Lease:	3.6%
Land Acres:	7.19



2758-2790 Wilmington Pike

Dayton, OH - South Central Dayton Submarket





TENANT

3,000 SF
Feb 2014
Retail
Direct
1st Floor
13-2786

RENTS

Asking Rent:	\$3.25-\$6.00/NNN
Starting Rent:	\$6.00/NNN

CONCESSIONS AND BUILDOUT

Asking Discount: -29.73%

Buildout Status: Full Build-Out



LEASE TERM

Start Date:	Mar 2014
Expiration Date:	Mar 2017
Lease Term:	3 Years

PROPERTY EXPENSES

Taxes:	\$0.69/SF (2012)
Operating Exp.:	\$0.97/SF (2012)
Total Exp.:	\$1.66/SF (2012)

TIME ON MARKET

Date On Market:	Sep 2008
Date Off Market:	Mar 2014
Months on Market:	66 Mos

TIME VACANT

Date Vacated:	Sep 2008
Date Occupied:	Mar 2014
Months Vacant:	66 Months

MARKET AT LEASE

Vacancy Rate	2014 Q1	YOY
Current Building	33.5%	† 16.8%
Submarket 1-2 Star	9.5%	▲ 0.5%
Metro Overall	7.8%	₩ 0.7%

NNN Asking Rent Per SF	2014 Q1	YOY
Current Building	\$4.63	-
Submarket 1-2 Star	\$9.37	▼ 5.7%
Metro Overall	\$9.79	▲ 1.7%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF (Thous)	312,703	1 4.4%
Months On Market	27.5	₩ 3.7

LEASING REP

Equity Inc.

11 W Monument Ave, Suite 506 Dayton, OH 45402-1233 Kelly Gray (937) 291-1179 Tracey Herron (937) 291-1179 X4

TENANT REP

Equity Inc.

11 W Monument Ave, Suite 506 Dayton, OH 45402-1233 Tracey Herron (937) 291-1179 X4

Property Type:	Retail
Status:	Built 1963
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	66 Surface Spaces ar

Rentable Area:	17,900 SF
Stories:	1
Floor Size:	17,900 SF
Vacancy at Lease:	33.5%





1024 S Smithville Rd

Dayton, OH - East Dayton Submarket





TENANT

Tenant Name:	Metrolink Wireless	
Industry:	Retailers/Wholesalers	

	LEASE
1,850 SF	SF Leased:
Feb 2014	Sign Date:
Retail	Space Use:
Direct	Lease Type:
1st Floor	Floor:
Retail Direct	Space Use: Lease Type:

Apr 2011

Feb 2014

34 Mos

RENTS

Asking Rent: \$13.00/NNN

PROPERTY EXPENSES

Taxes: \$0.90/SF (2014)



LEASE TERM

TIME ON MARKET

Date On Market:

Date Off Market:

Months on Market:

Start Date: Mar 2014

TIME VACANT

Date Occupied: Mar 2014

MARKET AT LEASE

Vacancy Rate	2014 Q1	YOY
Current Building	8.1%	V 2.3%
Submarket 1-3 Star	4.3%	▼ 1.4%
Metro Overall	7.8%	₩ 0.7%

NNN Asking Rent Per SF	2014 Q1	YOY
Current Building	\$13.00	-
Submarket 1-3 Star	\$8.95	↑ 7.3%
Metro Overall	\$9.79	▲ 1.7%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF (Thous)	142,188	▼ 53.3%
Months On Market	20.4	▼ 3.4

LEASING REP

CBRE

201 E Fifth St, Suite 1200 Cincinnati, OH 45202 Christopher J. Hodge (513) 369-1603 Tori Sunderman (513) 369-1323

Property Type:	Retail
Status:	Built 1974
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	385 free Surface Spa

Rentable Area:	88,700 SF
Stories:	1
Floor Size:	88,700 SF
Vacancy at Lease:	8.1%
Land Acres:	8.00



4141-4249 N Main St - South Building

Dayton, OH - North Dayton Submarket





EAMILY O
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Heikes Ave	Julia A	Forest W.	Ryda
	To Sunut		Halwood Hall
	N		Pafforo Halworth Rd Halworth Rd
arlay Rd	W Nottingham	ingham Rd Castlewood Ave	Dalerine
Ageiter Ave	ld atalpa Dr.	NMains	*
Wales Dr Heathe	r or J		E Melford Ave
s Dr Heathe		Waverly Ave W	ampler Ave
		orthwood Ave	Redwood A
b ing	W Siebenthaler Ave	48	Sandhurst of Siebenthaler Avenue

MARKET AT LEASE

Vacancy Rate	2014 Q1	YOY
Current Building	28.5%	↔ 0.0%
Submarket 1-3 Star	12.7%	▼ 0.7%
Metro Overall	7.8%	▼ 0.7%

NNN Asking Rent Per SF	2014 Q1	YOY
Current Building	\$9.00	-
Submarket 1-3 Star	\$8.21	4 .2%
Metro Overall	\$9.79	▲ 1.7%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF (Thous)	164,263	▼ 32.4%
Months On Market	23.6	▲ 0.7

TENANT

LEASE	
SF Leased:	2,891 SF
Sign Date:	Jan 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

Capital Tax Service

LEASE TERM

Mar 2014 Start Date:

TIME ON MARKET

Date On Market:	Nov 2013
Date Off Market:	Jan 2014
Months on Market:	2 Mos

LEASING REP

Colliers International

425 Walnut St, Suite 1200 Cincinnati, OH 45202-3956 Justin Rex (513) 562-2218

PROPERTY

Ctatura Duilt Man 4045	
Status: Built Mar 1945	
Tenancy: Multi	
Class: C	
Construction: Masonry	
Parking: 112 Surface Spaces	

Rentable Area:	63,237 SF
Stories:	2
Floor Size:	31,619 SF
Vacancy at Lease:	28.5%



LEASE		RENTS		
SF Leased:	2,891 SF	Asking Rent:	\$9.00/NNN	
Sign Date:	Jan 2014			
Space Use: Retail		PROPERTY EXPENSES		
Lease Type:	Direct	Taxes:	\$0.20/SF (2011)	
Floor:	1st Floor	Operating Exp.:	\$2.27/SF (2011)	
Suite:	8	Total Exp.:	\$2.47/SF (2011)	

TIME VACANT

Date Occupied: Mar 2014





6 Oakwood Ave

Dayton, OH - South Central Dayton Submarket





TENANT

Tenant Name:	Firehouse Subs
Industry:	Retailers/Wholesalers
NAICS:	Limited-Service Restaurants - 722211

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Н			334			
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	100 P		11 1 40	in H	115 5	

LEASE

LLAGL		
SF Leased:	2,000 SF	
Sign Date:	Jan 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

RENTS

Asking Rent:	\$22.00/NNN
Starting Rent:	\$22.00/NNN

LEASE TERM

Start Date:	Feb 2014
Expiration Date:	Jan 2019
Lease Term:	5 Years

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
TI Allowance:	\$30,000

Start Date:	Feb 2014
Expiration Date:	Jan 2019
Lease Term:	5 Years

PROPERTY EXPENSES

Taxes:	\$0.69/SF (2014)	

MARKET AT LEASE

Vacancy Rate	2014 Q1	YOY
Current Building	24.6%	-
Submarket 2-4 Star	8.3%	▲ 0.7%
Metro Overall	7.8%	♥ 0.7%

NNN Asking Rent Per SF	2014 Q1	YOY
Current Building	\$22.00	-
Submarket 2-4 Star	\$10.30	V 2.1%
Metro Overall	\$9.79	1.7%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF (Thous)	312,703	1 4.4%
Months On Market	27.5	▼ 3.7

TIME ON MARKET

Date On Market:	Oct 2012	
Date Off Market:	Oct 2013	
Months on Market:	12 Mos	

TIME VACANT

Date Vacated:	Jun 2013
Date Occupied:	Apr 2014
Months Vacant:	10 Months

LEASING REP

Routsong Realty Ltd

2100 Stroop Rd Dayton, OH 45429

Thomas Routsong (937) 293-4137

TENANT REP

NAI Bergman

77 W Elmwood Dr Dayton, OH 45459

Bob L. Zavakos, CCIM, CIPS (937) 294-777...

Retail
Built Sep 2013
Multi
В
Steel
41 free Surface Space

Rentable Area:	8,123 SF
Stories:	1
Floor Size:	8,123 SF
Vacancy at Lease:	24.6%



1024 S Smithville Rd

Dayton, OH - East Dayton Submarket





TI	ΞN	ΑI	NT
Te	n2	an	t N

Industry: Personal Services	Tenant Name:	Instant Tax Service	
	Industry:	Personal Services	

RENTS

LEASE		
SF Leased:	2,000 SF	
Sign Date:	Jan 2014	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

Asking Rent:	\$13.00/NNN
CONCESSIONS A	AND BUILDOUT
Buildout Status:	Full Build-Out

Huffman Ave Darst Ave

LEASE TERM

Start Date: Feb 2014

PROPERTY	EXPENSES
Taxes:	\$0.90/SF (2014)

TIME ON MARKET Date On Market: Aug 2010 Date Off Market: Jan 2014 Months on Market: 41 Mos

TIME VACANT

Date Vacated:	Aug 2010
Date Occupied:	Feb 2014
Months Vacant:	42 Months

MARKET AT LEASE

Submarket 1-3 Star

Metro Overall

Vacancy Rate	2014 Q1	YOY
Current Building	8.1%	♥ 2.3%
Submarket 1-3 Star	4.3%	▼ 1.4%
Metro Overall	7.8%	♥ 0.7%

Submarket 1-3 Star	4.3%	▼ 1.4%
Metro Overall	7.8%	♥ 0.7%
NNN Asking Rent Per SF	2014 Q1	YOY
Current Building	\$13.00	_

\$8.95

\$9.79

7.3%

1.7%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF (Thous)	142,188	▼ 53.3%
Months On Market	20.4	▼ 3.4

LEASING REP

CBRE

201 E Fifth St, Suite 1200 Cincinnati, OH 45202 Christopher J. Hodge (513) 369-1603 Tori Sunderman (513) 369-1323

Property Type:	Retail
Status:	Built 1974
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	385 free Surface Spa

Rentable Area:	88,700 SF
Stories:	1
Floor Size:	88,700 SF
Vacancy at Lease:	8.1%
Land Acres:	8.00



3311-3347 Seajay Dr

Dayton, OH - East Dayton Submarket





LEASE	
SF Leased:	3,600 SF
Sign Date:	Dec 2013
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS		
Asking Rent:	\$8.00/NNN	
CONCESSIONS	AND BUILDOUT	
CONCESSIONS A	AND BUILDOUT	

Colbome Dr. Corcle 19 Grove Hill Dr. Colves of State of S

LEASE '	TERN
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Start Date:	Jan 2014
Expiration Date:	Dec 2014
Lease Term:	1 Year

PROPERTY EXPENSES	
Taxes:	\$3.03/SF (2013)

TIME	01	MARKET	
Date	On	Market:	

Date On Market:	Oct 2008
Date Off Market:	Mar 2014
Months on Market:	65 Mos

TIME VACANT		
Date Vacated:	Oct 2008	
Date Occupied:	Jan 2014	
Months Vacant:	63 Months	

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MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	10.6%	↔ 0.0%
Submarket 1-3 Star	5.0%	♥ 0.7%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	\$8.00	-
Submarket 1-3 Star	\$8.76	▲ 3.1%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	144,518	▼ 58.2%
Months On Market	17.2	▼ 5.0

LEASING REP

LCM Investment Management, Inc.

3255 Seajay Dr Dayton, OH 45430

Property Type:	Retail
Status:	Built 1976
Tenancy:	Multi
Class:	С
Construction:	Reinforced Concrete
Parking:	100 free Surface Spa

Rentable Area:	33,874 SF
Stories:	1
Floor Size:	33,874 SF
Vacancy at Lease:	10.6%
Land Acres:	11.08

3814-3900 N Dixie Dr

Dayton, OH - North Dayton Submarket





TENANT

Tenant Name:	Metro PCS	
Industry:	Retailers/Wholesalers	

Neff Rolling Ave State S

LEASE

SF Leased:	2,400 SF
Sign Date:	Dec 2013
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	3854

LEASE TERM

Start Date:	Mar 2014	
Expiration Date:	Feb 2017	
Lease Term:	3 Years	

RENTS

Asking Rent:	\$7.00/NNN
Starting Rent:	\$6.00/NNN
Effective Rent:	\$6.14/NNN
Escalations:	\$0.75 Increase, \$0.75

CONCESSIONS AND BUILDOUT

Asking Discount:	14.29%
Mo. Free Rents:	3 Months
Buildout Status:	Partial Build-Out

PROPERTY EXPENSES

Taxes:	\$0.84/SF (2013-Est);
Operating Exp.:	\$1.66/SF (2013-Est);
Total Exp.:	\$2.50/SF (2013-Est)

MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	36.8%	† 13.5%
Submarket 1-3 Star	12.7%	↔ 0.0%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	\$7.00	-
Submarket 1-3 Star	\$7.87	4.2%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	161,213	▼ 35.9%
Months On Market	22.9	1 .2

TIME ON MARKET

Date On Market:	May 2006
Date Off Market:	Mar 2014
Months on Market:	94 Mos

LEASING REP

Zeller Management

3876 N Dixie Dr Dayton, OH 45414 Jim M. Zeller (937) 277-0277

TIME VACANT

Date Vacated:	Jun 2006
Date Occupied:	Mar 2014
Months Vacant:	93 Months

-	
Property Type:	Retail
Status:	Built 1959
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	350 Surface Spaces

Rentable Area:	69,500 SF
Stories:	1
Floor Size:	69,500 SF
Ceiling Height:	10'
Vacancy at Lease:	36.8%
Land Acres:	9.00





3119 Far Hills Ave - Fountain Square

Dayton, OH - South Central Dayton Submarket





TENANT

Tenant Name:	Anytime Fitness
Industry:	Personal Services
NAICS:	Fitness and Recreational Sports Centers - 713940

Oak Knoll Dr Seast Dr

LEASE	
SF Leased:	3,140 SF
Sign Date:	Dec 2013
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS

Asking Rent:	\$6.00/NNN
Starting Rent:	\$9.00/NNN
Effective Rent:	\$9.00/NNN

CONCESSIONS AND BUILDOUT

Asking Discount: -50.00%

LEASE TERM

Start Date:	Mar 2014
Expiration Date:	Feb 2019
Lease Term:	5 Years

PROPERTY EXPENSES

Taxes:	\$1.95/SF (2014)
Operating Exp.:	\$0.67/SF (2013-Est)

TIME ON MARKET

Date On Market:	Oct 2012
Date Off Market:	Jun 2014
Months on Market:	20 Mos

TIME VACANT

Date Vacated:	Jan 2012
Date Occupied:	Mar 2014
Months Vacant:	26 Months

MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	44.5%	▼ 4.9%
Submarket 2-4 Star	8.1%	▲ 0.1%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	\$6.00	-
Submarket 2-4 Star	\$11.08	1 0.1%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	433,429	186.4%
Months On Market	27.2	₩ 4.8

LEASING REP

Huber Management Corporation

7333 Paragon Rd, Suite 150 Centerville, OH 45459-4155 Anthony Pinto (937) 291-2790

Spa

Rentable Area:	27,000 SF
Stories:	1
Floor Size:	27,000 SF
Vacancy at Lease:	44.5%
Land Acres:	5.64

2800-2808 Salem Ave

Dayton, OH - West Dayton Submarket





LEASE	
SF Leased:	1,850 SF
Sign Date:	Nov 2013
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

Asking Rent:	\$12.97/MG
Starting Rent:	\$11.10/MG
CONCESSIONS	AND BUILDOUT
Asking Discount:	14 42%

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Piccadilly A _{fe}	La Contraction of the Contractio	Bertram Ave Sherwood Dr S S S S S S S S S S S S S S S S S S
		Malvern Ave Malvern Ave winding of Malvern Ave
Wesleyan R	COLLEGE HILL	Philade But

LEASE	IEKN

Dec 2013
Dec 2018
5 Years

PROPERTY EXPENSES		
Taxes: \$5.36/SF (2011)		

TIME ON MARKET

Date On Market:	Aug 2011
Date Off Market:	Nov 2013
Months on Market:	27 Mos

RENTS

Date Vacated:	Feb 2010
Date Occupied:	Dec 2013
Months Vacant:	46 Months

MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	33.1%	▼ 33.0%
Submarket 1-3 Star	10.6%	♥ 0.7%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	-	-
Submarket 1-3 Star	\$8.29	▲ 6.1%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	56,389	▼ 36.5%
Months On Market	40.4	11.4

LEASING REP

Carillon Realty Inc.

591 Banningway Dr Columbus, OH 43212 Clark Parker (937) 439-0257

Property Type:	Retail
Status:	Built 1968
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	12 free Surface Space

Rentable Area:	5,600 SF
Stories:	1
Floor Size:	5,600 SF
Vacancy at Lease:	33.1%
Land Acres:	0.12

4227-4297 W 3rd St - Westown Shopping Center

Dayton, OH - West Dayton Submarket





TENANT

Tenant Name:	Pizza Hut
Industry:	Retailers/Wholesalers
NAICS:	Full-Service Restaurants - 722110

LEASE		
SF Leased:	1,500 SF	
Sign Date:	Nov 2013	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	
Suite:	4315	

RENTS	
Asking Rent:	\$8.00-\$10.00/NNN
PROPERTY EXPE	ENSES
Taxes:	\$0.79/SF (2014)



LEASE TERM

Start Date: Dec 2013

TIME ON MARKET		
Date On Market:	May 2012	
Date Off Market:	Nov 2013	
Months on Market:	18 Mos	

TIME VACANT	
Date Vacated:	May 2012
Date Occupied:	Dec 2013
Months Vacant:	19 Months

MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	30.1%	V 2.3%
Submarket 1-3 Star	10.6%	♥ 0.7%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	\$9.00	-
Submarket 1-3 Star	\$8.29	▲ 6.1%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	56,389	▼ 36.5%
Months On Market	40.4	▲ 11.4

LEASING REP

Skilken Real Estate

4270 Morse Rd Columbus, OH 43230

Andy Bartz (614) 418-3100

Property Type:	Retail
Status:	Built 1960
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	530 free Surface Spa

1
131,615 SF
30.1%
10.23



\$18.00/NNN

\$16.00/NNN

Full Build-Out

\$8.76/SF (2007-Est)

11.11%

Jan 2013

Oct 2013

9 Months

CONCESSIONS AND BUILDOUT

1822-1834 Brown St - Flyer Shoppes

Dayton, OH - South Central Dayton Submarket





River Park Dr. 4a E Caldwell St University of Dayton. LS1 Stonermill Rd. University of Dayton. Synnogrouse Rd Volusia Ave St Ridge No. of St. Ridge No. of St

MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	8.1%	▲ 0.1%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	\$18.00	-
Submarket 2-4 Star	\$11.08	▲ 10.1%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	433,429	186.4%
Months On Market	27.2	₩ 4.8

TENANT

Tenant Name:	me: Qdoba	
Industry:	Retailers/Wholesalers	
NAICS:	Limited-Service Restaurants - 722211	

RENTS
Asking Rent:

Starting Rent:

Asking Discount: Buildout Status:

PROPERTY EXPENSES

LEASE	
SF Leased:	2,950 SF
Sign Date:	Nov 2013
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM

Start Date:	Nov 2013
Lease Term:	5 Years

TIME	ON	MAI	RKET
	0.1		

LEASING REP

Equity Inc.

Date On Market:	Mar 2013
Date Off Market:	Sep 2013
Months on Market:	6 Mos

Date Occupied: Months Vacant:

TENANT REP

TIME VACANT

Date Vacated:

Total Exp.:

JA Commercial 2569 Morgan Dr

 11 W Monument Ave, Suite 506
 2569 Morgan Dr

 Dayton, OH 45402-1233
 Morrow, OH 45152

 Kelly Gray (937) 291-1179
 John Abraham (513) 602-2863

Property Type:	Retail
Status:	Built 2004
Tenancy:	Multi
Class:	С
Construction:	Reinforced Concrete
Parking:	44 free Surface Space

Rentable Area:	11,200 SF
Stories:	1
Floor Size:	11,200 SF
Vacancy at Lease:	0.0%
Land Acres:	0.61



122 Van Buren St

Dayton, OH - Dayton CBD Submarket





LEASE		
SF Leased:	3,000 SF	
Sign Date:	Oct 2013	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

RENTS		
Asking Rent:	\$4.80/MG	
PROPERTY EXF	PENSES	



LEASE	TERM

Start Date:	Nov 2013
Expiration Date:	Nov 2018
Lease Term:	5 Years

TIME VACANT	
Date Vacated:	Jun 2013
Date Occupied:	Nov 2013
Months Vacant:	5 Months

MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	6.6%	▼ 1.6%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	-	-
Submarket 1-2 Star	\$2.19	♦ 45.4%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	46,770	▲ 50.4%
Months On Market	31.9	▲ 5.7

Date On Market:	Jun 2013
Date Off Market:	Oct 2013
Months on Market:	4 Mos

LEASING REP

TIME ON MARKET

Dayton Commercial Realty

2360 W Dorothy Ln, Suite 201

Dayton, OH 45439

Richard J. Moody (937) 293-1149 X112

Property Type:	Retail
Status:	Built 1920
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	15 free Surface Space

Rentable Area:	5,713 SF
Stories:	1
Floor Size:	5,712 SF
Vacancy at Lease:	0.0%
Land Acres:	0.16





2495 Commons Blvd - Woodcraft Commons

Beavercreek, OH - East Dayton Submarket





LEASE	
SF Leased:	1,500 SF
Sign Date:	Oct 2013
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENIS		
Asking Rent:	\$12.25/FS	
Starting Rent:	\$12.25/FS	
CONCESSIONS A	AND BUILDOUT	
Asking Discount:	0.00%	

Signal And Andrews Control of the Co	Comi Mall at Fairfield C	o c	
Queen Victoria Ct		Fairne	4
Old Oak Dr. Glenboro		NFairfield Rd	
Office of the state of the stat		Esquire Dr.	
- Mandarii	Dr Blues	Lakeview Dr	
Gerspacher Rd	Bluesing of		ā.
b bing		© 2015 Microsoft Corpo	El Cid Dr

LEASE TERM
Stort Doto:

Start Date:	Nov 2013
Expiration Date:	Oct 2016
Lease Term:	3 Years

PROPERTY EXPENSES		
Taxes:	\$2.39/SF (2014)	

TIME ON MARKET

Date On Market:	Jun 2013
Date Off Market:	Jan 2014
Months on Market:	7 Mos

TIME VACANT

Date Vacated:	Jun 2013
Date Occupied:	Nov 2013
Months Vacant:	5 Months

MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	6.1%	▲ 6.1%
Submarket 2-4 Star	4.6%	♥ 0.9%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	\$9.57	▲ 3.1%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	144,518	▼ 58.2%
Months On Market	17.2	▼ 5.0

LEASING REP

Cra-Jon Properties

2495 Commons Blvd Beavercreek, OH 45431 Glenda Craft (239) 292-6393

Property Type:	Retail
Status:	Built Jan 2005
Tenancy:	Multi
Class:	В
Construction:	Masonry
Parking:	120 free Surface Spa

Rentable Area:	24,700 SF
Stories:	1
Floor Size:	24,896 SF
Ceiling Height:	10'-12'
Vacancy at Lease:	6.1%
Land Acres:	2.58



\$1.31/SF (2014)

3375 Dayton-Xenia Rd - Dunnigan Plaza

Dayton, OH - East Dayton Submarket





LEASE	
SF Leased:	3,000 SF
Sign Date:	Oct 2013
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

Asking Rent:	\$9.00/+UTIL
CONCESSIONS	AND BUILDOUT

PROPERTY EXPENSES

Taxes:

ineq			Lantz Rd
Outshaugh O	Opro 11	N Fairfield Rd	Waterhous
leases.	Amic or Valley.	ik.	Mead ow Bridge Dr
835		Geology Section 1	

TIME ON MARKET	•
Date On Market:	Jul 2013
Date Off Market:	Nov 2013
Months on Market:	4 Mos

Nov 2013

TIME VACANT		
Date Vacated:	Jul 2013	
Date Occupied:	Nov 2013	
Months Vacant:	4 Months	

ong // cpan

MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	4.6%	♥ 0.9%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	\$9.57	▲ 3.1%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	144,518	▼ 58.2%
Months On Market	17.2	▼ 5.0

LEASING REP

Barney's True Value Hardware

3375 Dayton-Xenia Rd Dayton, OH 45432-2799 Dave Barney (937) 901-8234

Property Type:	Retail
Status:	Built 1969
Tenancy:	Multi
Class:	С
Construction:	Masonry
Parking:	52 free Surface Space

Rentable Area:	14,136 SF
Stories:	1
Floor Size:	14,136 SF
Vacancy at Lease:	0.0%
Land Acres:	1.47

3979 Indian Ripple Rd

Dayton, OH - East Dayton Submarket





TENANT

Tenant Name: **Gyro Restaurant** Retailers/Wholesalers Industry:

LEASE SF Leased: 2,000 SF Sign Date: Oct 2013 Retail Space Use: Direct Lease Type: Floor: 1st Floor

RENTS

Asking Rent: \$9.00-\$12.00/MG

PROPERTY EXPENSES Taxes:

\$1.51/SF (2014) \$1.75/SF (2012-Est); ... Operating Exp.:



LEASE TERM

Start Date:	Dec 2013
Expiration Date:	Nov 2018
Lease Term:	5 Years

Dec 2012

Mar 2014

TIME VACANT

Date Vacated:	Dec 2012
Date Occupied:	Dec 2013
Months Vacant:	12 Months

MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	0.2%	▼ 38.1%
Submarket 2-4 Star	4.6%	♥ 0.9%
Metro Overall	8.0%	♥ 0.8%

NNN Asking Rent Per SF	2013 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	\$9.57	▲ 3.1%
Metro Overall	\$9.81	1 2.9%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF (Thous)	144,518	▼ 58.2%
Months On Market	17.2	▼ 5.0

LEASING REP

TIME ON MARKET

Date On Market:

Date Off Market:

Commercial Realty Associates, Inc.

7071 Corporate Way, Suite 200 Dayton, OH 45459-8911 Skip Schafer (937) 433-9000

Months on Market: 15 Mos

TENANT REP

Commercial Realty Associates, Inc.

7071 Corporate Way, Suite 200 Dayton, OH 45459-8911 Ron Beech (937) 433-9000

Property Type:	Retail
Status:	Built 2003
Tenancy:	Multi
Class:	В
Construction:	Masonry
Parking:	80 free Surface Space

Rentable Area:	22,100 SF
Stories:	1
Floor Size:	22,100 SF
Vacancy at Lease:	0.2%
Land Acres:	4.21

2905 Salem Ave

Dayton, OH - North Dayton Submarket







MARKET AT LEASE

Vacancy Rate	2013 Q3	YOY
Current Building	100%	1 100%
Submarket 1-3 Star	13.9%	▲ 0.4%
Metro Overall	8.3%	♥ 0.6%

NNN Asking Rent Per SF	2013 Q3	YOY
Current Building	-	-
Submarket 1-3 Star	\$7.71	1 2.9%
Metro Overall	\$9.72	▲ 0.2%

Submarket Leasing Activity	2013 Q3	YOY
12 Mo. Leased SF (Thous)	234,024	1 2.1%
Months On Market	20.8	1.0

LEASE

LLAGE		
SF Leased:	1,887 SF	
Sign Date:	Sep 2013	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

LEASE TERM

Start Date:	Oct 2013	
Expiration Date:	Oct 2018	
Lease Term:	5 Years	
		_

TIME ON MARKET

Date On Market:	Aug 2013
Date Off Market:	Sep 2013
Months on Market:	1 Mo

LEASING REP

Vic Green Realty

901 Congress Park Dr Dayton, OH 45459-4009 Richard Potasky (937) 388-0497 X227

PROPERTY

Property Type:	Retail
Status:	-
Tenancy:	Single
Class:	С
Construction:	Masonry
Parking:	20 free Surface Space

RENTS	
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Asking Rent:	\$15.90/MG
Starting Rent:	\$15.90/MG
Effective Rent:	\$15.90/MG

CONCESSIONS AND BUILDOUT

Asking Discount: 0.00%

TIME VACANT

Date Vacated:	Aug 2013	
Date Occupied:	Oct 2013	
Months Vacant:	2 Months	

 Rentable Area:
 1,887 SF

 Stories:
 1

 Floor Size:
 1,887 SF

 Vacancy at Lease:
 100%





100-424 E Stroop Rd - Town & Country

Kettering, OH - South Central Dayton Submarket





TENANT

Tenant Name:	DeCLARK'S STORAGE	
Industry:	Personal Services	

LEASE		
SF Leased:	1,564 SF	
Sign Date:	Sep 2013	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	
Suite:	M12	

CONCESSIONS AND BUILDOUT



LEASE TERM

TIME ON MARKET

Date On Market:

Date Off Market:

Months on Market:

Start	Date:	Oct 2013
Otait	Date.	OCI 2013

May 2011

Sep 2013

28 Mos

TIME VACANT

Date Vacated:	May 2011
Date Occupied:	Oct 2013
Months Vacant:	29 Months

MARKET AT LEASE

Vacancy Rate	2013 Q3	YOY
Current Building	11.9%	1 2.0%
Submarket 2-4 Star	7.9%	▲ 0.2%
Metro Overall	8.3%	♥ 0.6%

NNN Asking Rent Per SF	2013 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	\$10.44	▲ 0.4%
Metro Overall	\$9.72	▲ 0.2%

Submarket Leasing Activity	2013 Q3	YOY
12 Mo. Leased SF (Thous)	236,793	↑ 73.5%
Months On Market	30.2	▲ 0.8

LEASING REP

Casto

191 W Nationwide Blvd, Suite 200 Columbus, OH 43215-2568 Adam Fights (614) 228-5331

Property Type:	Retail	
Status:	Built 1951	
Tenancy:	Multi	
Class:	В	
Construction:	Masonry	
Parking:	935 Surface Spaces	

Rentable Area:	250,676 SF
Stories:	1
Floor Size:	250,676 SF
Vacancy at Lease:	11.9%
Land Acres:	21.00

NNN Asking Rent Per SF

NNN Starting Rent Per SF

NNN Effective Rent Per SF

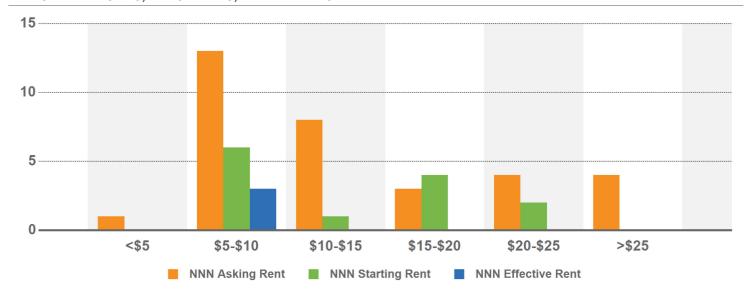
Avg. Months Free Rent

\$13.01 \$12.47

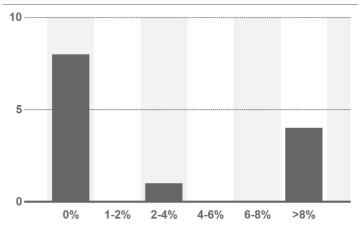
\$7.13

2.4

DEALS BY NNN ASKING, NNN STARTING, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT

