

# Lease Comp Summary

## Lease Comps Report

Deals

60

NNN Asking Rent Per SF

\$13.01

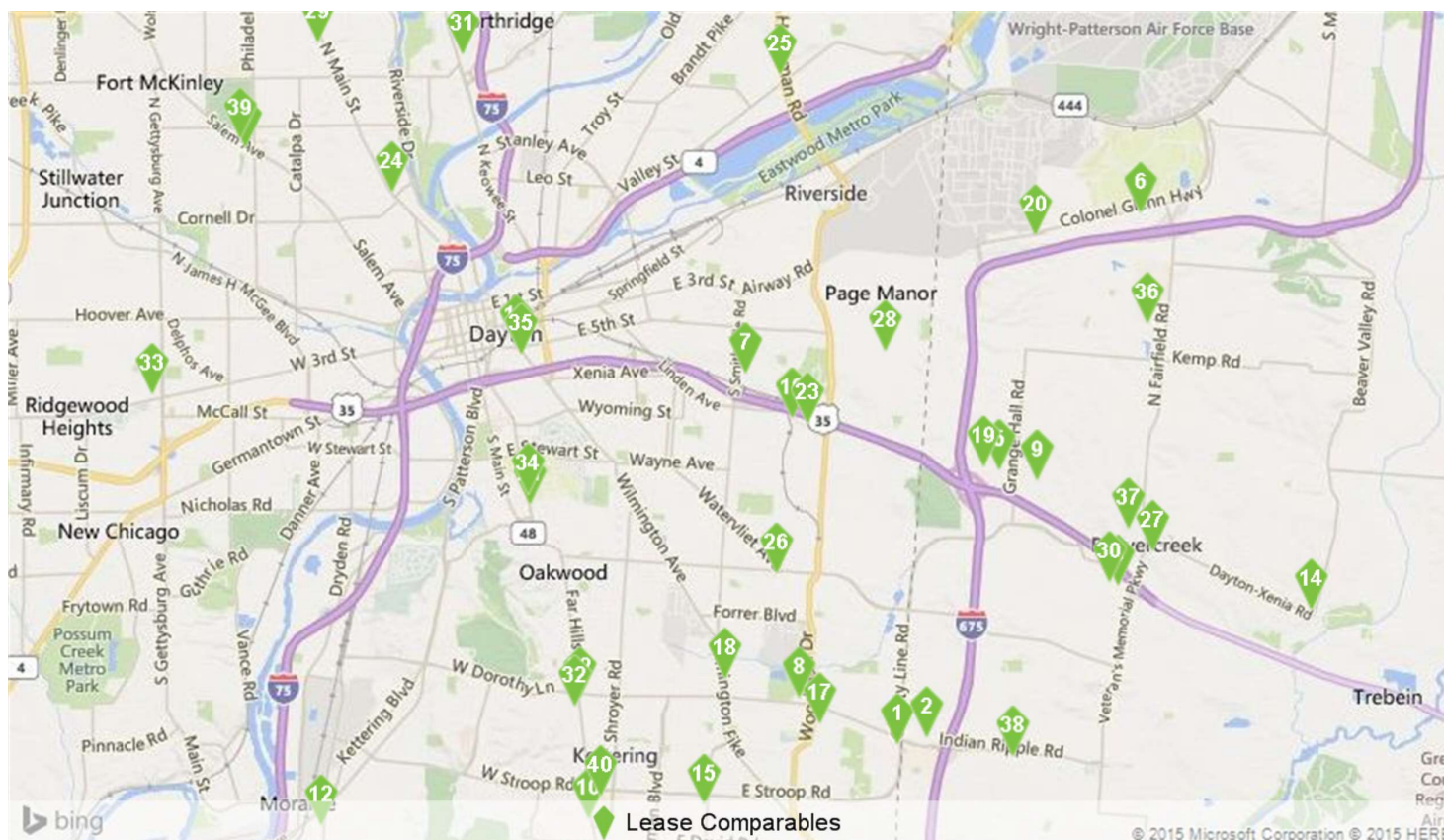
NNN Starting Rent Per SF

\$12.47

Avg. Months On Market

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 Comparables

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	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
11 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
17 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
19 4178 Dayton-Xenia Rd	★★★★★	3,000	1st	7/5/2014	New	-	-

# Lease Comparables

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	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

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
33 Westtown 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
37 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	-	-

# Lease Comparables

## Lease Comps Report

### 3331-3371 E Stroop Rd

Dayton, OH - South Central Dayton Submarket



#### TENANT

Tenant Name:	<b>State Farm</b>
Industry:	<b>Insurance</b>
NAICS:	<b>Direct Life Insurance Carriers - 524113</b>

#### LEASE

SF Leased:	<b>1,700 SF</b>
Sign Date:	<b>May 2015</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$10.50/NNN</b>
Starting Rent:	<b>\$10.50/NNN</b>

#### CONCESSIONS AND BUILDOUT

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

#### LEASE TERM

Start Date:	<b>Sep 2015</b>
Expiration Date:	<b>Aug 2018</b>
Lease Term:	<b>3 Years</b>

#### PROPERTY EXPENSES

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

#### 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

#### TIME ON MARKET

Date On Market:	<b>Dec 2009</b>
Date Off Market:	<b>May 2015</b>
Months on Market:	<b>65 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Sep 2009</b>
Date Occupied:	<b>Sep 2015</b>
Months Vacant:	<b>72 Months</b>

#### 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

Property Type:	<b>Retail</b>	Rentable Area:	<b>9,284 SF</b>
Status:	<b>Built 1984</b>	Stories:	<b>1</b>
Tenancy:	<b>Multi</b>	Floor Size:	<b>9,284 SF</b>
Class:	<b>B</b>	Vacancy at Lease:	<b>35.5%</b>
Construction:	<b>Masonry</b>	Land Acres:	<b>1.05</b>
Parking:	<b>72 free Surface Space..</b>		



# Lease Comparables

## Lease Comps Report

### 4388-4448 Indian Ripple Rd

Beavercreek, OH - South Central Dayton Submarket



#### TENANT

Tenant Name: **Bellagio Nails**  
Industry: **Personal Services**

#### LEASE

SF Leased: **1,900 SF**  
Sign Date: **Apr 2015**  
Space Use: **Retail**  
Lease Type: **Direct**  
Floor: **1st Floor**

#### RENTS

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

#### CONCESSIONS AND BUILDOUT

Asking Discount: **-8.33%**

#### LEASE TERM

Start Date: **May 2015**  
Expiration Date: **May 2025**  
Lease Term: **10 Years**

#### PROPERTY EXPENSES

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

#### TIME ON MARKET

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

#### TIME VACANT

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

#### 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

#### LEASING REP

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

#### PROPERTY

Property Type: **Retail**  
Status: **Built 2002**  
Tenancy: **Multi**  
Class: **B**  
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**

# Lease Comparables

## Lease Comps Report

### 3245-3255 Seajay Dr

Beavercreek, OH - East Dayton Submarket



#### TENANT

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

#### LEASE

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

#### RENTS

Asking Rent: **\$8.00/NNN**  
Starting Rent: **\$8.00/NNN**

#### CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**  
Buildout Status: **Partial Build-Out**

#### LEASE TERM

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

#### PROPERTY EXPENSES

Taxes: **\$0.37/SF (2014)**

#### TIME ON MARKET

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

#### TIME VACANT

Date Vacated: **Dec 2002**  
Date Occupied: **Mar 2015**  
Months Vacant: **147 Months**

#### 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

#### LEASING REP

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

#### PROPERTY

Property Type: **Retail**  
Status: **Built 1987**  
Tenancy: **Multi**  
Class: **C**  
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**

# Lease Comparables

## Lease Comps Report

### 2800-2808 Salem Ave

Dayton, OH - West Dayton Submarket



#### LEASE

SF Leased:	<b>1,855 SF</b>
Sign Date:	<b>Jan 2015</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$12.97/MG</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$5.36/SF (2011)</b>
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#### LEASE TERM

Start Date:	<b>Feb 2015</b>
Expiration Date:	<b>Feb 2016</b>
Lease Term:	<b>1 Year</b>

#### TIME ON MARKET

Date On Market:	<b>Feb 2010</b>
Date Off Market:	<b>Jan 2015</b>
Months on Market:	<b>59 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Feb 2010</b>
Date Occupied:	<b>Feb 2015</b>
Months Vacant:	<b>60 Months</b>



#### LEASING REP

**Carillon Realty Inc.**

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

#### 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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1968</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>12 free Surface Space..</b>

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



# Lease Comparables

## Lease Comps Report

### 4080 Dayton Xenia Rd - Knollwood Plaza

Dayton, OH - East Dayton Submarket



#### LEASE

SF Leased:	<b>1,600 SF</b>
Sign Date:	<b>Dec 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### PROPERTY EXPENSES

Taxes:	<b>\$0.52/SF (2014)</b>
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#### LEASE TERM

Start Date:	<b>Jan 2015</b>
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#### TIME ON MARKET

Date On Market:	<b>Aug 2013</b>
Date Off Market:	<b>Dec 2014</b>
Months on Market:	<b>16 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Aug 2013</b>
Date Occupied:	<b>Jan 2015</b>
Months Vacant:	<b>17 Months</b>



#### LEASING REP

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

#### 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	▲ 4.7

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1920</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>70 free Surface Space..</b>

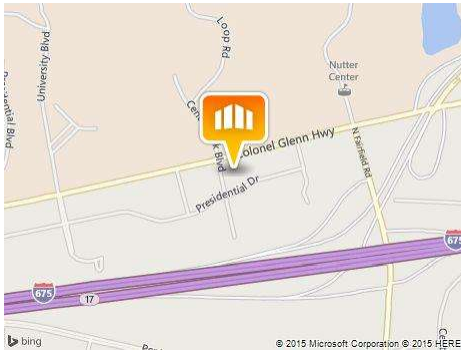
Rentable Area:	<b>19,666 SF</b>
Stories:	<b>2</b>
Floor Size:	<b>9,833 SF</b>
Vacancy at Lease:	<b>8.1%</b>
Land Acres:	<b>1.25</b>

# Lease Comparables

## Lease Comps Report

### 2808-2844 Colonel Glenn Hwy - University Shoppes II

Fairborn, OH - East Dayton Submarket



#### LEASE

SF Leased:	<b>1,568 SF</b>
Sign Date:	<b>Dec 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$15.00/NNN</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$2.15/SF (2014)</b>
Operating Exp.:	<b>\$1.78/SF (2012)</b>

#### LEASE TERM

Start Date:	<b>Jan 2015</b>
Expiration Date:	<b>Jan 2018</b>
Lease Term:	<b>3 Years</b>

#### TIME ON MARKET

Date On Market:	<b>Nov 2014</b>
Date Off Market:	<b>Jun 2015</b>
Months on Market:	<b>7 Mos</b>

#### TIME VACANT

Date Occupied:	<b>Jan 2015</b>
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#### LEASING REP

**Investment Realty Resources, Inc.**  
133 Kensington St  
Middletown, OH 45044-4901  
Juan Muzquiz (513) 424-8106

#### 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	▲ 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	▲ 4.7

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1990</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>67 free Surface Space..</b>

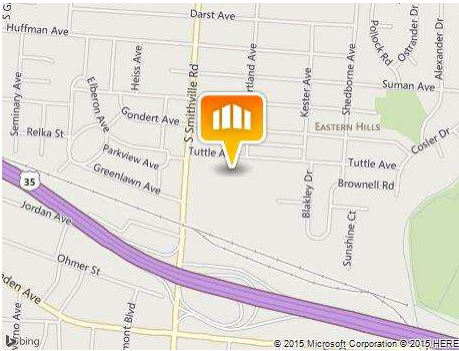
Rentable Area:	<b>15,016 SF</b>
Stories:	<b>1</b>
Floor Size:	<b>15,016 SF</b>
Vacancy at Lease:	<b>0.0%</b>
Land Acres:	<b>0.80</b>

# Lease Comparables

## Lease Comps Report

### 1024 S Smithville Rd

Dayton, OH - East Dayton Submarket



#### TENANT

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

#### LEASE

SF Leased:	<b>2,446 SF</b>
Sign Date:	<b>Dec 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>
Suite:	<b>3</b>

#### PROPERTY EXPENSES

Taxes:	<b>\$0.90/SF (2014)</b>
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#### LEASE TERM

Start Date:	<b>Jan 2015</b>
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#### TIME ON MARKET

Date On Market:	<b>May 2014</b>
Date Off Market:	<b>Jan 2015</b>
Months on Market:	<b>8 Mos</b>

#### TIME VACANT

Date Occupied:	<b>Jan 2015</b>
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#### MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	8.1%	▼ 2.3%
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	▲ 4.7

#### LEASING REP

##### CBRE

201 E Fifth St, Suite 1200  
Cincinnati, OH 45202  
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

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

# Lease Comparables

## Lease Comps Report

### 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**

#### CONCESSIONS AND BUILDOUT

Buildout Status: **Full Build-Out**

#### PROPERTY EXPENSES

Taxes: **\$1.55/SF (2014)**

#### LEASE TERM

Start Date: **Dec 2014**

#### TIME ON MARKET

Date On Market: **Jan 2014**  
Date Off Market: **Apr 2015**  
Months on Market: **15 Mos**

#### 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	▲ 7.8

#### LEASING REP

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

#### PROPERTY

Property Type: **Retail**  
Status: **Built 1960**  
Tenancy: **Multi**  
Class: **C**  
Construction: **Masonry**  
Parking: **57 Surface Spaces ar...**

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



# Lease Comparables

## Lease Comps Report

**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/MG**

### CONCESSIONS AND BUILDOUT

Buildout Status: **Full Build-Out**

### PROPERTY EXPENSES

Taxes: **\$1.19/SF (2014)**  
Operating Exp.: **\$4.00/SF (2011)**

### LEASE TERM

Start Date: **Nov 2014**

### TIME ON MARKET

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

### TIME VACANT

Date Vacated: **Jun 2014**  
Date Occupied: **Nov 2014**  
Months Vacant: **5 Months**



### LEASING REP

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

### MARKET AT LEASE

Vacancy Rate	2014 Q4	YOY
Current Building	74.2%	▲ 74.2%
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	▲ 4.7

### PROPERTY

Property Type: **Retail**  
Status: **-**  
Tenancy: **Multi**  
Class: **C**  
Construction: **Masonry**  
Parking: **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**

# Lease Comparables

## Lease Comps Report

### 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	▲ 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

#### PROPERTY

Property Type: **Retail**  
Status: **Built Aug 2014**  
Tenancy: **Multi**  
Class: **B**  
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**

# Lease Comparables

## Lease Comps Report

### 601-613 E Fifth St - The Schaefer Building

Dayton, OH - Dayton CBD Submarket



#### TENANT

Tenant Name: **Corner Kitchen**

#### LEASE

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

#### PROPERTY EXPENSES

Taxes: **\$1.11/SF (2014)**  
 Operating Exp.: **\$2.03/SF (2009)**

#### LEASE TERM

Start Date: **Dec 2014**

#### TIME ON MARKET

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

#### TIME VACANT

Date Occupied: **Dec 2014**

#### LEASING REP

**Midtown Development Corp**

259 Wayne Ave  
 Dayton, OH 45402

#### 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%

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	YOY
12 Mo. Leased SF (Thous)	5,400	▼ 88.5%
Months On Market	38.6	▲ 6.7

#### PROPERTY

Property Type: **Retail**  
 Status: **Built 1913**  
 Tenancy: **Multi**  
 Class: **C**  
 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**

# Lease Comparables

## Lease Comps Report

### 5097-5103 Springboro Pike

West Carrollton, OH - South Central Dayton Submarket



#### LEASE

SF Leased:	<b>1,617 SF</b>
Sign Date:	<b>Oct 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$9.00/NNN</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$1.48/SF (2014)</b>
Operating Exp.:	<b>\$1.99/SF (2011-Est); ...</b>

#### LEASE TERM

Start Date:	<b>Nov 2014</b>
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#### TIME ON MARKET

Date On Market:	<b>Jan 2014</b>
Date Off Market:	<b>Oct 2014</b>
Months on Market:	<b>9 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Jan 2014</b>
Date Occupied:	<b>Nov 2014</b>
Months Vacant:	<b>10 Months</b>



#### 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

Property Type:	<b>Retail</b>
Status:	<b>Built 1973</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>40 Surface Spaces ar...</b>

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

# Lease Comparables

## Lease Comps Report

### 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

#### LEASE

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:	\$18.00/NNN
Escalations:	\$2 Increase

#### LEASE TERM

Start Date:	Oct 2014
Lease Term:	10 Years

#### CONCESSIONS AND BUILDOUT

Asking Discount:	30.77%
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#### PROPERTY EXPENSES

Taxes:	\$0.88/SF (2012)
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#### 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	▲ 7.8

#### LEASING REP

**NAI Bergman**  
77 W Elmwood Dr  
Dayton, OH 45459  
Bob L. Zavakos, CCIM, CIPS (937) 294-777...

#### PROPERTY

Property Type:	Retail
Status:	Built Aug 2014
Tenancy:	Multi
Class:	B
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



# Lease Comparables

## Lease Comps Report

### 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

#### LEASE

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%
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#### LEASE TERM

Start Date:	Jan 2015
Expiration Date:	Dec 2024

#### PROPERTY EXPENSES

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

#### 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

#### 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

Property Type:	Retail
Status:	Built Aug 2014
Tenancy:	Multi
Class:	B
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

# Lease Comparables

## Lease Comps Report

### 4301 N Main St

Dayton, OH - North Dayton Submarket



#### LEASE

SF Leased:	<b>3,079 SF</b>
Sign Date:	<b>Aug 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$7.80</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$1.79/SF (2014)</b>
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#### LEASE TERM

Start Date:	<b>Sep 2014</b>
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#### TIME ON MARKET

Date On Market:	<b>Jun 2014</b>
Date Off Market:	<b>Aug 2014</b>
Months on Market:	<b>2 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Mar 2014</b>
Date Occupied:	<b>Sep 2014</b>
Months Vacant:	<b>6 Months</b>



#### LEASING REP

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

#### 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

#### PROPERTY

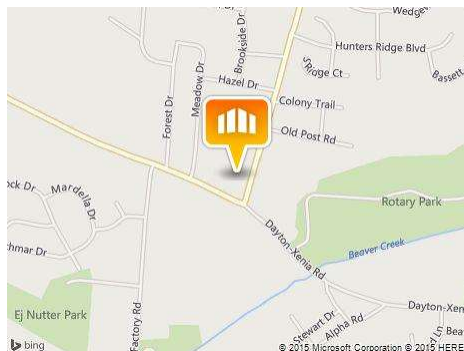
Property Type:	<b>Retail</b>
Status:	<b>Built 1959</b>
Tenancy:	<b>Single</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>40 free Surface Space..</b>

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

# Lease Comparables

## Lease Comps Report

**2430-2440 Dayton Xenia Rd**  
Dayton, OH - East Dayton Submarket



### LEASE

SF Leased: **1,735 SF**  
Sign Date: **Aug 2014**  
Space Use: **Retail**  
Lease Type: **Direct**  
Floor: **1st Floor**

### RENTS

Asking Rent: **\$10.95/+UTIL**

### 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**

### TIME VACANT

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

### 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

### 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	▲ 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

### PROPERTY

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

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

# Lease Comparables

## Lease Comps Report

### 1212-1240 Stroop Rd

Dayton, OH - South Central Dayton Submarket



#### 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**

#### RENTS

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**

#### LEASE TERM

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

#### PROPERTY EXPENSES

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

#### TIME ON MARKET

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

#### TIME VACANT

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

#### 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	▲ 2.9

#### 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: **C**  
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**

# Lease Comparables

## Lease Comps Report

### 3846-3906 Linden Ave - Eastown Shopping Center

Dayton, OH - South Central Dayton Submarket



#### TENANT

Tenant Name: **Boost Mobile**  
Industry: **Communications**

#### 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)**

#### LEASE TERM

Start Date: **Aug 2014**

#### TIME ON MARKET

Date On Market: **Apr 2008**  
Date Off Market: **Feb 2015**  
Months on Market: **82 Mos**

#### 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	▲ 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

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

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



# Lease Comparables

## Lease Comps Report

### 3050-3120 Woodman Dr - Woodlane Plaza II

Dayton, OH - South Central Dayton Submarket



#### LEASE

SF Leased:	<b>2,124 SF</b>
Sign Date:	<b>Jul 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$9.25/NNN</b>
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	<b>Partial Build-Out</b>
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#### PROPERTY EXPENSES

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

#### LEASE TERM

Start Date:	<b>Aug 2014</b>
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#### TIME ON MARKET

Date On Market:	<b>Sep 2012</b>
Date Off Market:	<b>Jul 2014</b>
Months on Market:	<b>22 Mos</b>

#### TIME VACANT

Date Occupied:	<b>Aug 2014</b>
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#### 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

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%
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	▲ 2.9

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1960</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>400 free Surface Spa...</b>

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

# Lease Comparables

## Lease Comps Report

### 2758-2790 Wilmington Pike

Dayton, OH - South Central Dayton Submarket



#### TENANT

Tenant Name: **Bath Made Pretty**

#### LEASE

SF Leased: **3,000 SF**  
 Sign Date: **Jul 2014**  
 Space Use: **Retail**  
 Lease Type: **Direct**  
 Floor: **1st Floor**  
 Suite: **11-2778**

#### 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**

#### TIME ON MARKET

Date On Market: **Sep 2008**  
 Date Off Market: **Jan 2015**  
 Months on Market: **76 Mos**

#### 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	▲ 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

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

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

# Lease Comparables

## Lease Comps Report

### 4178 Dayton-Xenia Rd

Dayton, OH - East Dayton Submarket



#### LEASE

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

#### PROPERTY EXPENSES

Taxes:	<b>\$1.31/SF (2014)</b>
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#### LEASE TERM

Start Date:	<b>Aug 2014</b>
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#### TIME ON MARKET

Date On Market:	<b>Dec 2013</b>
Date Off Market:	<b>Sep 2014</b>
Months on Market:	<b>9 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Mar 2013</b>
Date Occupied:	<b>Aug 2014</b>
Months Vacant:	<b>17 Months</b>



#### LEASING REP

##### Queen City Materials Handling Corp.

95 Barron Dr  
Cincinnati, OH 45215-1402  
Joe Geraci (937) 572-0852

#### 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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1952</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Wood Frame</b>
Parking:	<b>4 free Surface Space...</b>

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

# Lease Comparables

## Lease Comps Report

### 3989 Colonel Glenn Hwy

Beavercreek, OH - East Dayton Submarket



#### LEASE

SF Leased:	<b>3,000 SF</b>
Sign Date:	<b>Jun 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$12.50/NNN</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$2.18/SF (2014)</b>
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#### LEASE TERM

Start Date:	<b>Jul 2014</b>
Expiration Date:	<b>Jun 2017</b>
Lease Term:	<b>3 Years</b>

#### TIME ON MARKET

Date On Market:	<b>Jan 2014</b>
Date Off Market:	<b>Sep 2014</b>
Months on Market:	<b>8 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Nov 2013</b>
Date Occupied:	<b>Jul 2014</b>
Months Vacant:	<b>8 Months</b>



#### LEASING REP

**Prudential One Realtors**

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

#### 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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1966</b>
Tenancy:	<b>Multi</b>
Class:	<b>B</b>
Construction:	<b>Masonry</b>
Parking:	<b>50 Surface Spaces ar...</b>

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

# Lease Comparables

## Lease Comps Report

### 6 Oakwood Ave

Dayton, OH - South Central Dayton Submarket



#### LEASE

SF Leased:	<b>2,000 SF</b>
Sign Date:	<b>Jun 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### LEASE TERM

Start Date:	<b>Jul 2014</b>
Expiration Date:	<b>Jun 2019</b>
Lease Term:	<b>5 Years</b>

#### TIME ON MARKET

Date On Market:	<b>May 2013</b>
Date Off Market:	<b>Jul 2014</b>
Months on Market:	<b>14 Mos</b>

#### LEASING REP

**Routsong Realty Ltd**  
2100 Stroop Rd  
Dayton, OH 45429  
Thomas Routsong (937) 293-4137

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built Sep 2013</b>
Tenancy:	<b>Multi</b>
Class:	<b>B</b>
Construction:	<b>Steel</b>
Parking:	<b>41 free Surface Space..</b>

#### RENTS

Asking Rent:	<b>\$22.00-\$24.00/NNN</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$0.69/SF (2014)</b>
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#### TIME VACANT

Date Vacated:	<b>Jun 2013</b>
Date Occupied:	<b>Jul 2014</b>
Months Vacant:	<b>13 Months</b>

#### 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



# Lease Comparables

## Lease Comps Report

### 1212-1240 Stroop Rd

Dayton, OH - South Central Dayton Submarket



#### TENANT

Tenant Name: **Funk Lab**  
Industry: **Retailers/Wholesalers**

#### LEASE

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

#### LEASE TERM

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

#### PROPERTY

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

#### 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**

#### 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

# Lease Comparables

## Lease Comps Report

### 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

#### 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

Asking Discount:	3.85%
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#### LEASE TERM

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

#### PROPERTY EXPENSES

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

#### 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

#### 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

Property Type:	Retail
Status:	Built Aug 2014
Tenancy:	Multi
Class:	B
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

# Lease Comparables

## Lease Comps Report

### 2758-2790 Wilmington Pike

Dayton, OH - South Central Dayton Submarket



#### TENANT

Tenant Name: **Scarlett Kitty Cha Cha**

#### LEASE

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

#### RENTS

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

#### CONCESSIONS AND BUILDOUT

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

#### LEASE TERM

Start Date: **Jun 2014**  
 Expiration Date: **Jun 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: **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

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

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

# Lease Comparables

## Lease Comps Report

### 3030-3040 Far Hills Ave

Dayton, OH - South Central Dayton Submarket



#### LEASE

SF Leased:	<b>1,600 SF</b>
Sign Date:	<b>May 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### LEASE TERM

Start Date:	<b>Jun 2014</b>
Expiration Date:	<b>Jun 2019</b>
Lease Term:	<b>5 Years</b>

#### TIME ON MARKET

Date On Market:	<b>Feb 2012</b>
Date Off Market:	<b>May 2014</b>
Months on Market:	<b>27 Mos</b>

#### LEASING REP

**Rentz Realty Corp.**  
759 Grantz Trl  
Dayton, OH 45459  
Dick Rentz (937) 434-2774

#### RENTS

Asking Rent:	<b>\$11.00/NNN</b>
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	<b>Full Build-Out</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$1.42/SF (2014)</b>
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#### TIME VACANT

Date Vacated:	<b>Feb 2012</b>
Date Occupied:	<b>Jun 2014</b>
Months Vacant:	<b>28 Months</b>

#### 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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1950</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>9 free Surface Space...</b>

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

# Lease Comparables

## Lease Comps Report

### 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**

#### TIME ON MARKET

Date On Market: **May 2014**  
Date Off Market: **Sep 2014**  
Months on Market: **4 Mos**

#### 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

**Crest Commercial Realty**  
122 N Jefferson St  
Dayton, OH 45402-1708  
Tracy Rutherford (937) 222-1600 X121

#### PROPERTY

Property Type: **Retail**  
Status: **Built 1954**  
Tenancy: **Multi**  
Class: **B**

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

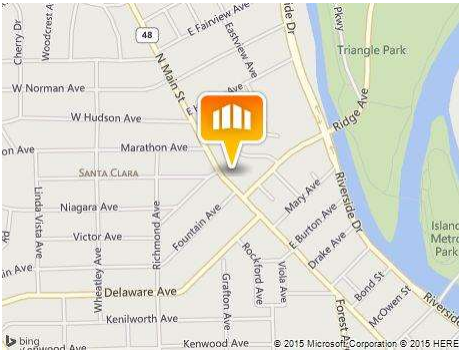


# Lease Comparables

## Lease Comps Report

### 1930-1938 N Main St

Dayton, OH - North Dayton Submarket



#### LEASE

SF Leased:	<b>3,300 SF</b>
Sign Date:	<b>Apr 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### LEASE TERM

Start Date:	<b>May 2014</b>
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	<b>Full Build-Out</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$0.52/SF (2014)</b>
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#### TIME ON MARKET

Date On Market:	<b>Jul 2012</b>
Date Off Market:	<b>Apr 2014</b>
Months on Market:	<b>21 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Jun 2012</b>
Date Occupied:	<b>May 2014</b>
Months Vacant:	<b>23 Months</b>

#### LEASING REP

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

#### 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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1950</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>30 free Surface Space..</b>

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



# Lease Comparables

## Lease Comps Report

### 2015-2079 Harshman Rd

Dayton, OH - Northeast Central Dayton Submarket



#### LEASE

SF Leased:	<b>1,950 SF</b>
Sign Date:	<b>Apr 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$8.00</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$0.56/SF (2014)</b>
Operating Exp.:	<b>\$1.98/SF (2011-Est); ...</b>

#### LEASE TERM

Start Date:	<b>May 2014</b>
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#### TIME ON MARKET

Date On Market:	<b>Oct 2013</b>
Date Off Market:	<b>May 2014</b>
Months on Market:	<b>7 Mos</b>

#### TIME VACANT

Date Occupied:	<b>May 2014</b>
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#### LEASING REP

##### Waycross South Properties LLC

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



#### 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

Property Type:	<b>Retail</b>
Status:	<b>Built 1989</b>
Tenancy:	<b>Multi</b>
Class:	<b>B</b>
Construction:	<b>Reinforced Concrete</b>
Parking:	<b>125 free Surface Spa...</b>

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

# Lease Comparables

## Lease Comps Report

### 2274-2290 Patterson Rd - Village Square

Dayton, OH - South Central Dayton Submarket



#### TENANT

Tenant Name: **Antiques Unlimited**  
Industry: **Retailers/Wholesalers**

#### LEASE

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

#### RENTS

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

#### CONCESSIONS AND BUILDOUT

Asking Discount: **23.53%**

#### LEASE TERM

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

#### PROPERTY EXPENSES

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

#### 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**

#### 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

#### LEASING REP

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

#### PROPERTY

Property Type: **Retail**  
Status: **Built 1965**  
Tenancy: **Multi**  
Class: **C**  
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**

# Lease Comparables

## Lease Comps Report

### 3195 Dayton-Xenia Rd

Dayton, OH - East Dayton Submarket



#### LEASE

SF Leased:	<b>2,250 SF</b>
Sign Date:	<b>Mar 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$20.00/NNN</b>
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	<b>Full Build-Out</b>
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#### PROPERTY EXPENSES

Total Exp.:	<b>\$3.60/SF (2012)</b>
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#### LEASE TERM

Start Date:	<b>Apr 2014</b>
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#### TIME ON MARKET

Date On Market:	<b>Sep 2012</b>
Date Off Market:	<b>Mar 2014</b>
Months on Market:	<b>18 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Sep 2012</b>
Date Occupied:	<b>Apr 2014</b>
Months Vacant:	<b>19 Months</b>



#### LEASING REP

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

#### 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	▲ 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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1976</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>85 free Surface Space..</b>

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

# Lease Comparables

## Lease Comps Report

### 700 Spinning Rd

Dayton, OH - East Dayton Submarket



#### LEASE

SF Leased:	<b>1,600 SF</b>
Sign Date:	<b>Mar 2014</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$5.00/MG</b>
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	<b>Partial Build-Out</b>
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#### PROPERTY EXPENSES

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

#### LEASE TERM

Start Date:	<b>Apr 2014</b>
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#### TIME ON MARKET

Date On Market:	<b>Nov 2012</b>
Date Off Market:	<b>Sep 2014</b>
Months on Market:	<b>22 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Nov 2012</b>
Date Occupied:	<b>Apr 2014</b>
Months Vacant:	<b>17 Months</b>



#### 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

#### 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	▲ 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

#### PROPERTY

Property Type:	<b>Retail</b>	Rentable Area:	<b>44,573 SF</b>
Status:	<b>Built 1967</b>	Stories:	<b>1</b>
Tenancy:	<b>Multi</b>	Floor Size:	<b>44,573 SF</b>
Class:	<b>C</b>	Vacancy at Lease:	<b>3.6%</b>
Construction:	<b>Masonry</b>	Land Acres:	<b>7.19</b>
Parking:	<b>500 free Surface Spa...</b>		

# Lease Comparables

## Lease Comps Report

### 2758-2790 Wilmington Pike

Dayton, OH - South Central Dayton Submarket



#### TENANT

Tenant Name: **Dance and Fitness**

#### LEASE

SF Leased: **3,000 SF**  
 Sign Date: **Feb 2014**  
 Space Use: **Retail**  
 Lease Type: **Direct**  
 Floor: **1st Floor**  
 Suite: **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	▲ 14.4%
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

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

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

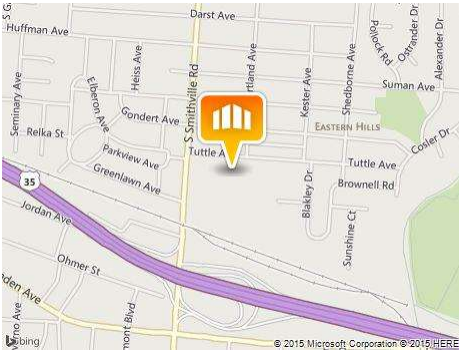


# Lease Comparables

## Lease Comps Report

### 1024 S Smithville Rd

Dayton, OH - East Dayton Submarket



#### TENANT

Tenant Name: **Metrolink Wireless**  
Industry: **Retailers/Wholesalers**

#### LEASE

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

#### RENTS

Asking Rent: **\$13.00/NNN**

#### PROPERTY EXPENSES

Taxes: **\$0.90/SF (2014)**

#### LEASE TERM

Start Date: **Mar 2014**

#### TIME ON MARKET

Date On Market: **Apr 2011**  
Date Off Market: **Feb 2014**  
Months on Market: **34 Mos**

#### TIME VACANT

Date Occupied: **Mar 2014**

#### MARKET AT LEASE

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%

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

Property Type: **Retail**  
Status: **Built 1974**  
Tenancy: **Multi**  
Class: **C**  
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**



# Lease Comparables

## Lease Comps Report

### 4141-4249 N Main St - South Building

Dayton, OH - North Dayton Submarket



#### TENANT

Tenant Name: **Capital Tax Service**

#### LEASE

SF Leased: **2,891 SF**  
 Sign Date: **Jan 2014**  
 Space Use: **Retail**  
 Lease Type: **Direct**  
 Floor: **1st Floor**  
 Suite: **8**

#### RENTS

Asking Rent: **\$9.00/NNN**

#### PROPERTY EXPENSES

Taxes: **\$0.20/SF (2011)**  
 Operating Exp.: **\$2.27/SF (2011)**  
 Total Exp.: **\$2.47/SF (2011)**

#### LEASE TERM

Start Date: **Mar 2014**

#### TIME ON MARKET

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

#### TIME VACANT

Date Occupied: **Mar 2014**

#### 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

#### LEASING REP

##### Colliers International

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

#### PROPERTY

Property Type: **Retail**  
 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 Comparables

## Lease Comps Report

### 6 Oakwood Ave

Dayton, OH - South Central Dayton Submarket



#### TENANT

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

#### LEASE

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

#### CONCESSIONS AND BUILDOUT

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

#### LEASE TERM

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

#### PROPERTY EXPENSES

Taxes:	\$0.69/SF (2014)
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#### 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

#### 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	▼ 2.1%
Metro Overall	\$9.79	▲ 1.7%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF (Thous)	312,703	▲ 14.4%
Months On Market	27.5	▼ 3.7

#### 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..

#### PROPERTY

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

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

# Lease Comparables

## Lease Comps Report

### 1024 S Smithville Rd

Dayton, OH - East Dayton Submarket



#### TENANT

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

#### LEASE

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

#### RENTS

Asking Rent: **\$13.00/NNN**

#### CONCESSIONS AND BUILDOUT

Buildout Status: **Full Build-Out**

#### PROPERTY EXPENSES

Taxes: **\$0.90/SF (2014)**

#### LEASE TERM

Start Date: **Feb 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

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%

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

Property Type: **Retail**  
Status: **Built 1974**  
Tenancy: **Multi**  
Class: **C**  
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**

# Lease Comparables

## Lease Comps Report

### 3311-3347 Seajay Dr

Dayton, OH - East Dayton Submarket



#### LEASE

SF Leased:	<b>3,600 SF</b>
Sign Date:	<b>Dec 2013</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### LEASE TERM

Start Date:	<b>Jan 2014</b>
Expiration Date:	<b>Dec 2014</b>
Lease Term:	<b>1 Year</b>

#### TIME ON MARKET

Date On Market:	<b>Oct 2008</b>
Date Off Market:	<b>Mar 2014</b>
Months on Market:	<b>65 Mos</b>

#### LEASING REP

**LCM Investment Management, Inc.**

3255 Seajay Dr  
Dayton, OH 45430

#### RENTS

Asking Rent:	<b>\$8.00/NNN</b>
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	<b>Full Build-Out</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$3.03/SF (2013)</b>
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#### TIME VACANT

Date Vacated:	<b>Oct 2008</b>
Date Occupied:	<b>Jan 2014</b>
Months Vacant:	<b>63 Months</b>

#### 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	▲ 2.9%

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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1976</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Reinforced Concrete</b>
Parking:	<b>100 free Surface Spa...</b>

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

# Lease Comparables

## Lease Comps Report

### 3814-3900 N Dixie Dr

Dayton, OH - North Dayton Submarket



#### TENANT

Tenant Name: **Metro PCS**  
Industry: **Retailers/Wholesalers**

#### LEASE

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

#### RENTS

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

#### LEASE TERM

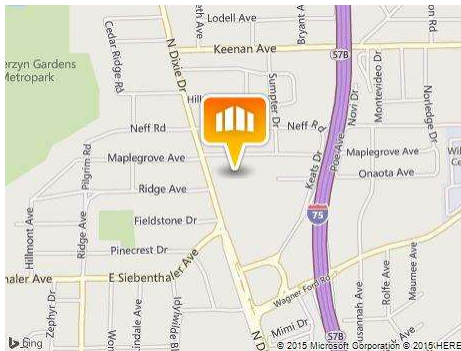
Start Date: **Mar 2014**  
Expiration Date: **Feb 2017**  
Lease Term: **3 Years**

#### 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	▲ 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

#### PROPERTY

Property Type: **Retail**  
Status: **Built 1959**  
Tenancy: **Multi**  
Class: **C**  
Construction: **Masonry**  
Parking: **350 Surface Spaces ...**

#### TIME VACANT

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

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



# Lease Comparables

## Lease Comps Report

### 3119 Far Hills Ave - Fountain Square

Dayton, OH - South Central Dayton Submarket



#### TENANT

Tenant Name:	<b>Anytime Fitness</b>
Industry:	<b>Personal Services</b>
NAICS:	<b>Fitness and Recreational Sports Centers - 713940</b>

#### LEASE

SF Leased:	<b>3,140 SF</b>
Sign Date:	<b>Dec 2013</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$6.00/NNN</b>
Starting Rent:	<b>\$9.00/NNN</b>
Effective Rent:	<b>\$9.00/NNN</b>

#### CONCESSIONS AND BUILDOUT

Asking Discount:	<b>-50.00%</b>
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#### LEASE TERM

Start Date:	<b>Mar 2014</b>
Expiration Date:	<b>Feb 2019</b>
Lease Term:	<b>5 Years</b>

#### PROPERTY EXPENSES

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

#### TIME ON MARKET

Date On Market:	<b>Oct 2012</b>
Date Off Market:	<b>Jun 2014</b>
Months on Market:	<b>20 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Jan 2012</b>
Date Occupied:	<b>Mar 2014</b>
Months Vacant:	<b>26 Months</b>

#### 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	▲ 10.1%
Metro Overall	\$9.81	▲ 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

#### PROPERTY

Property Type:	<b>Retail</b>	Rentable Area:	<b>27,000 SF</b>
Status:	<b>Built 1950</b>	Stories:	<b>1</b>
Tenancy:	<b>Multi</b>	Floor Size:	<b>27,000 SF</b>
Class:	<b>C</b>	Vacancy at Lease:	<b>44.5%</b>
Construction:	<b>Masonry</b>	Land Acres:	<b>5.64</b>
Parking:	<b>100 free Surface Spa...</b>		



# Lease Comparables

## Lease Comps Report

### 2800-2808 Salem Ave

Dayton, OH - West Dayton Submarket



#### LEASE

SF Leased:	<b>1,850 SF</b>
Sign Date:	<b>Nov 2013</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### LEASE TERM

Start Date:	<b>Dec 2013</b>
Expiration Date:	<b>Dec 2018</b>
Lease Term:	<b>5 Years</b>

#### TIME ON MARKET

Date On Market:	<b>Aug 2011</b>
Date Off Market:	<b>Nov 2013</b>
Months on Market:	<b>27 Mos</b>

#### LEASING REP

**Carillon Realty Inc.**  
591 Banningway Dr  
Columbus, OH 43212  
Clark Parker (937) 439-0257

#### RENTS

Asking Rent:	<b>\$12.97/MG</b>
Starting Rent:	<b>\$11.10/MG</b>

#### CONCESSIONS AND BUILDOUT

Asking Discount:	<b>14.42%</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$5.36/SF (2011)</b>
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#### TIME VACANT

Date Vacated:	<b>Feb 2010</b>
Date Occupied:	<b>Dec 2013</b>
Months Vacant:	<b>46 Months</b>

#### 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	▲ 2.9%

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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1968</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>12 free Surface Space..</b>

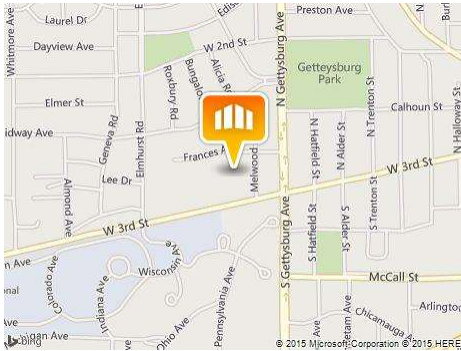
Rentable Area:	<b>5,600 SF</b>
Stories:	<b>1</b>
Floor Size:	<b>5,600 SF</b>
Vacancy at Lease:	<b>33.1%</b>
Land Acres:	<b>0.12</b>

# Lease Comparables

## Lease Comps Report

### 4227-4297 W 3rd St - Westown Shopping Center

Dayton, OH - West Dayton Submarket



#### TENANT

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

#### LEASE

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

#### RENTS

Asking Rent:	<b>\$8.00-\$10.00/NNN</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$0.79/SF (2014)</b>
Operating Exp.:	<b>\$2.73/SF (2012-Est)</b>

#### LEASE TERM

Start Date:	<b>Dec 2013</b>
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#### TIME ON MARKET

Date On Market:	<b>May 2012</b>
Date Off Market:	<b>Nov 2013</b>
Months on Market:	<b>18 Mos</b>

#### TIME VACANT

Date Vacated:	<b>May 2012</b>
Date Occupied:	<b>Dec 2013</b>
Months Vacant:	<b>19 Months</b>

#### MARKET AT LEASE

Vacancy Rate	2013 Q4	YOY
Current Building	30.1%	▼ 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	▲ 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

Property Type:	<b>Retail</b>	Rentable Area:	<b>131,615 SF</b>
Status:	<b>Built 1960</b>	Stories:	<b>1</b>
Tenancy:	<b>Multi</b>	Floor Size:	<b>131,615 SF</b>
Class:	<b>C</b>	Vacancy at Lease:	<b>30.1%</b>
Construction:	<b>Masonry</b>	Land Acres:	<b>10.23</b>
Parking:	<b>530 free Surface Spa...</b>		

# Lease Comparables

## Lease Comps Report

### 1822-1834 Brown St - Flyer Shoppes

Dayton, OH - South Central Dayton Submarket



#### TENANT

Tenant Name:	<b>Qdoba</b>
Industry:	<b>Retailers/Wholesalers</b>
NAICS:	<b>Limited-Service Restaurants - 722211</b>

#### LEASE

SF Leased:	<b>2,950 SF</b>
Sign Date:	<b>Nov 2013</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$18.00/NNN</b>
Starting Rent:	<b>\$16.00/NNN</b>

#### CONCESSIONS AND BUILDOUT

Asking Discount:	<b>11.11%</b>
Buildout Status:	<b>Full Build-Out</b>

#### LEASE TERM

Start Date:	<b>Nov 2013</b>
Lease Term:	<b>5 Years</b>

#### PROPERTY EXPENSES

Total Exp.:	<b>\$8.76/SF (2007-Est)</b>
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#### TIME ON MARKET

Date On Market:	<b>Mar 2013</b>
Date Off Market:	<b>Sep 2013</b>
Months on Market:	<b>6 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Jan 2013</b>
Date Occupied:	<b>Oct 2013</b>
Months Vacant:	<b>9 Months</b>

#### 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	▲ 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

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

#### TENANT REP

**JA Commercial**  
2569 Morgan Dr  
Morrow, OH 45152  
John Abraham (513) 602-2863

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 2004</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Reinforced Concrete</b>
Parking:	<b>44 free Surface Space..</b>

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

# Lease Comparables

## Lease Comps Report

### 122 Van Buren St

Dayton, OH - Dayton CBD Submarket



#### LEASE

SF Leased:	<b>3,000 SF</b>
Sign Date:	<b>Oct 2013</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### LEASE TERM

Start Date:	<b>Nov 2013</b>
Expiration Date:	<b>Nov 2018</b>
Lease Term:	<b>5 Years</b>

#### TIME ON MARKET

Date On Market:	<b>Jun 2013</b>
Date Off Market:	<b>Oct 2013</b>
Months on Market:	<b>4 Mos</b>

#### LEASING REP

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

#### RENTS

Asking Rent:	<b>\$4.80/MG</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$0.79/SF (2014)</b>
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#### TIME VACANT

Date Vacated:	<b>Jun 2013</b>
Date Occupied:	<b>Nov 2013</b>
Months Vacant:	<b>5 Months</b>

#### 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	▲ 2.9%

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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1920</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>15 free Surface Space..</b>

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

# Lease Comparables

## Lease Comps Report

### 2495 Commons Blvd - Woodcraft Commons

Beavercreek, OH - East Dayton Submarket



#### LEASE

SF Leased:	<b>1,500 SF</b>
Sign Date:	<b>Oct 2013</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### RENTS

Asking Rent:	<b>\$12.25/FS</b>
Starting Rent:	<b>\$12.25/FS</b>

#### CONCESSIONS AND BUILDOUT

Asking Discount:	<b>0.00%</b>
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#### LEASE TERM

Start Date:	<b>Nov 2013</b>
Expiration Date:	<b>Oct 2016</b>
Lease Term:	<b>3 Years</b>

#### PROPERTY EXPENSES

Taxes:	<b>\$2.39/SF (2014)</b>
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#### TIME ON MARKET

Date On Market:	<b>Jun 2013</b>
Date Off Market:	<b>Jan 2014</b>
Months on Market:	<b>7 Mos</b>

#### TIME VACANT

Date Vacated:	<b>Jun 2013</b>
Date Occupied:	<b>Nov 2013</b>
Months Vacant:	<b>5 Months</b>

#### LEASING REP

**Cra-Jon Properties**

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

#### 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	▲ 2.9%

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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built Jan 2005</b>
Tenancy:	<b>Multi</b>
Class:	<b>B</b>
Construction:	<b>Masonry</b>
Parking:	<b>120 free Surface Spa...</b>

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



# Lease Comparables

## Lease Comps Report

### 3375 Dayton-Xenia Rd - Dunnigan Plaza

Dayton, OH - East Dayton Submarket



#### LEASE

SF Leased:	<b>3,000 SF</b>
Sign Date:	<b>Oct 2013</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### LEASE TERM

Start Date:	<b>Nov 2013</b>
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#### TIME ON MARKET

Date On Market:	<b>Jul 2013</b>
Date Off Market:	<b>Nov 2013</b>
Months on Market:	<b>4 Mos</b>

#### LEASING REP

**Barney's True Value Hardware**  
 3375 Dayton-Xenia Rd  
 Dayton, OH 45432-2799  
 Dave Barney (937) 901-8234

#### RENTS

Asking Rent:	<b>\$9.00/+UTIL</b>
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	<b>Partial Build-Out</b>
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#### PROPERTY EXPENSES

Taxes:	<b>\$1.31/SF (2014)</b>
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#### TIME VACANT

Date Vacated:	<b>Jul 2013</b>
Date Occupied:	<b>Nov 2013</b>
Months Vacant:	<b>4 Months</b>

#### 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	▲ 2.9%

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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>Built 1969</b>
Tenancy:	<b>Multi</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>52 free Surface Space..</b>

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



# Lease Comparables

## Lease Comps Report

### 3979 Indian Ripple Rd

Dayton, OH - East Dayton Submarket



#### TENANT

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

#### LEASE

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

#### RENTS

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

#### PROPERTY EXPENSES

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

#### LEASE TERM

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

#### TIME ON MARKET

Date On Market: **Dec 2012**  
Date Off Market: **Mar 2014**  
Months on Market: **15 Mos**

#### 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	▲ 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

**Commercial Realty Associates, Inc.**  
7071 Corporate Way, Suite 200  
Dayton, OH 45459-8911  
Skip Schafer (937) 433-9000

#### TENANT REP

**Commercial Realty Associates, Inc.**  
7071 Corporate Way, Suite 200  
Dayton, OH 45459-8911  
Ron Beech (937) 433-9000

#### PROPERTY

Property Type: **Retail**  
Status: **Built 2003**  
Tenancy: **Multi**  
Class: **B**  
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**

# Lease Comparables

## Lease Comps Report

### 2905 Salem Ave

Dayton, OH - North Dayton Submarket



#### LEASE

SF Leased:	<b>1,887 SF</b>
Sign Date:	<b>Sep 2013</b>
Space Use:	<b>Retail</b>
Lease Type:	<b>Direct</b>
Floor:	<b>1st Floor</b>

#### LEASE TERM

Start Date:	<b>Oct 2013</b>
Expiration Date:	<b>Oct 2018</b>
Lease Term:	<b>5 Years</b>

#### TIME ON MARKET

Date On Market:	<b>Aug 2013</b>
Date Off Market:	<b>Sep 2013</b>
Months on Market:	<b>1 Mo</b>

#### LEASING REP

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

#### PROPERTY

Property Type:	<b>Retail</b>
Status:	<b>-</b>
Tenancy:	<b>Single</b>
Class:	<b>C</b>
Construction:	<b>Masonry</b>
Parking:	<b>20 free Surface Space..</b>

#### RENTS

Asking Rent:	<b>\$15.90/MG</b>
Starting Rent:	<b>\$15.90/MG</b>
Effective Rent:	<b>\$15.90/MG</b>

#### CONCESSIONS AND BUILDOUT

Asking Discount:	<b>0.00%</b>
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#### TIME VACANT

Date Vacated:	<b>Aug 2013</b>
Date Occupied:	<b>Oct 2013</b>
Months Vacant:	<b>2 Months</b>

#### MARKET AT LEASE

Vacancy Rate	2013 Q3	YOY
Current Building	100%	▲ 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	▲ 2.9%
Metro Overall	\$9.72	▲ 0.2%

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

# Lease Comparables

## Lease Comps Report

### 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

Buildout Status: **Full Build-Out**



#### LEASE TERM

Start Date: **Oct 2013**

#### TIME ON MARKET

Date On Market: **May 2011**  
Date Off Market: **Sep 2013**  
Months on Market: **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%	▲ 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

Property Type: **Retail**  
Status: **Built 1951**  
Tenancy: **Multi**  
Class: **B**  
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

**\$13.01**

NNN Starting Rent Per SF

**\$12.47**

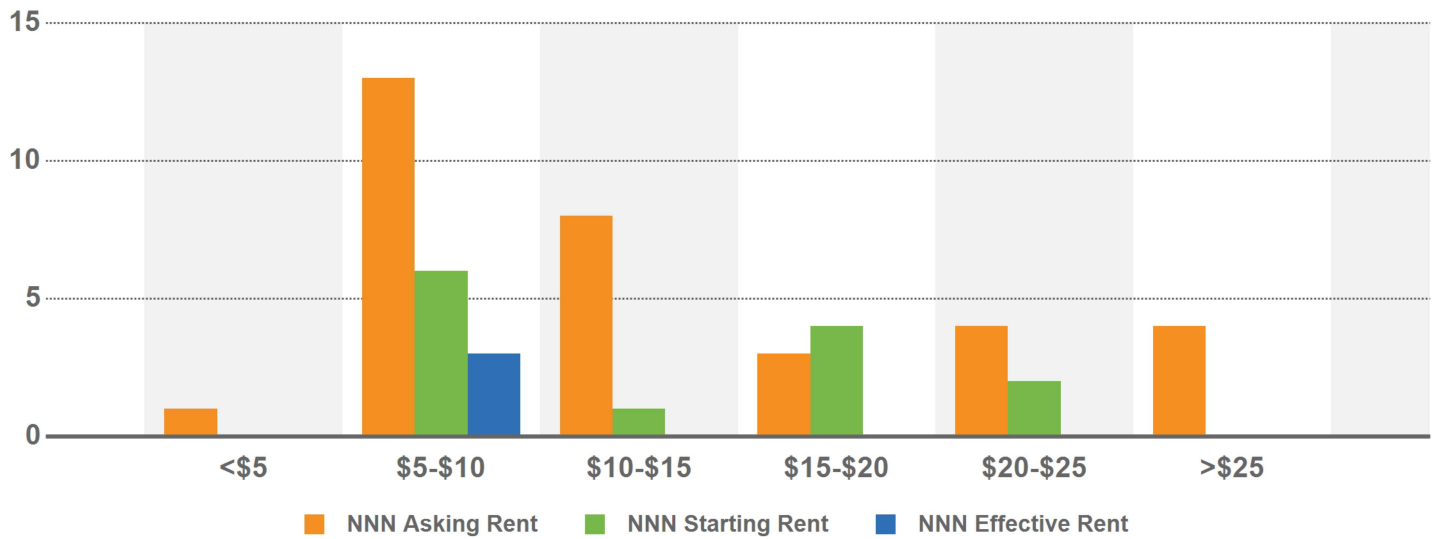
NNN Effective Rent Per SF

**\$7.13**

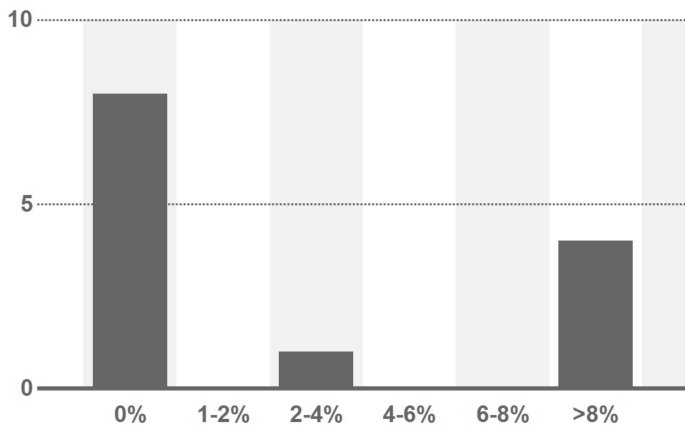
Avg. Months Free Rent

**2.4**

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



### DEALS BY ASKING RENT DISCOUNT



### DEALS BY MONTHS FREE RENT

