

1880 E Dorothy Ln  
Dayton, OH 45429



- Price: \$1,792,127
- Rent: \$98,567
- CAP: 5.50%
- Year Opened: 1973

393 N Broad St  
Fairborn, OH 45324



- Price: \$1,767,164
- Rent: \$97,194
- CAP: 5.50%
- Year Opened: 1975

816 N High St  
Hamilton, OH 45011



- Price: \$2,432,874
- Rent: \$164,219
- CAP: 6.75%
- Year Opened: 1974

## INVESTMENT HIGHLIGHTS

- ✓ Absolute Triple-Net (NNN) Lease Structure | Zero Landlord Responsibilities
- ✓ Operating History of 40+ Years at Each Site
- ✓ Attractive Rental Increases Every Five Years
- ✓ Strategically Positioned in Dense Retail Corridors Benefiting From Their Close Proximity to Major National and Local Tenants as well as Large Medical Centers, City Municipal Buildings, and Military Bases

