

# INDUSTRIAL PARK FOR SALE

**SEC of Cassady Ave & 5th Ave  
Columbus, Ohio 43219**



**55 +/- Acre Industrial Park with Multiple  
Buildings/Tenants**



**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development

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# Property Description

## INDUSTRIAL PARK INVESTMENT OPPORTUNITY!

Cassady Avenue Industrial Park is strategically located in the highly desirable Airport submarket of Columbus, Ohio. Less than 3 miles or 4 minutes to John Glenn International Airport and less than 5 miles or 10 minutes to Downtown Columbus. Located at E. Fifth Avenue and N. Cassady Avenue with very quick and easy on and off ramp access to I-670 and just minutes to I-270 and I-71. Situated minutes to the city's most significant destinations and employers as State of Ohio, DSW, Chase Bank, Huntington Bank and numerous Fortune 500 companies located Downtown and at Easton Town Center. Tenants enjoy convenient access to Easton Town Center, Bexley and Downtown Columbus, with plenty of shopping, dining and entertainment options.

Built in phases between early 1900's and late 1980's in a location that rivals any other Central Ohio Industrial Park. The upgrades have been on-going to the buildings as well as the parking lots and infrastructure. They allow a new owner to expand on the quality mix of tenants. With over 52 different tenants in 13 commercial buildings ranging in size from the smallest being 2,800+/- SF to the largest being 238,000 +/- SF totaling 726,292 +/- SF overall.

From A to Z there is a very wide mixture of tenants located within the park. From the standard warehouse distribution to retail/showroom as well as a new cross fit training facility and creative marketing office/warehouse, this park is "recession proof" with the various types of tenants and high occupancy. The market supports an opportunity to increase the rent and restructure some of the leases to make them more favorable to the new owner of this historically full park.

### Offering Summary

**Address:** 2901 E. 4th Ave  
Columbus, OH 43219

**County:** Franklin

**Site Size:** 55 +/- acres

**Total SF:** 726,292 +/- SF

**Sale Price:** \$9,200,000

**Price/SF:** \$12.67

**In-Place NOI:** \$1,110,156.16 (2016)

**Cap Rate:** 12.07% (Based on 2016 NOI)



- Multi-Tenant Industrial Investment
- Over 50 tenants in 13 buildings
- Located at SEC of E. 5th Ave & N. Cassady Ave
- Near Columbus Airport & major freeways
- 99% Occupancy



# Property Description

PID:	010-028041-00	010-053827-00	010-066315-00	010-072992-00
010-001706-00	010-028823-00	010-053830-00	010-066316-00	010-073336-00
010-001924-00	010-028824-00	010-055605-00	010-066332-00	010-073501-00
010-002845-00	010-028825-00	010-056647-00	010-066360-00	010-073560-00
010-006400-00	010-028826-00	010-057274-00	010-066361-00	010-076609-00
010-006401-00	010-028827-00	010-057318-00	010-066362-00	010-077815-00
010-007104-00	010-029885-00	010-059164-00	010-066364-00	010-087335-00
010-014456-00	010-031021-00	010-059445-00	010-066389-00	010-089696-00
010-014457-00	010-033154-00	010-062866-00	010-066563-00	010-108304-00
010-014458-00	010-035273-00	010-063545-00	010-066564-00	010-241818-00
010-014459-00	010-039040-00	010-063565-00	010-066565-00	010-279908-00
010-014460-00	010-039914-00	010-065473-00	010-066566-00	010-287608-00
010-014461-00	010-040613-00	010-066015-00	010-066571-00	010-050233-00
010-015772-00	010-040782-00	010-066060-00	010-066636-00	010-027029-00
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010-016410-00	010-044955-00	010-066262-00	010-067134-00	010-028828-00
010-017964-00	010-044993-00	010-066278-00	010-067426-00	010-007689-00
010-018252-00	010-045612-00	010-066292-00	010-067444-00	010-249665-00
010-018253-00	010-045613-00	010-066293-00	010-067448-00	010-027252-00
010-018866-00	010-045614-00	010-066305-00	010-067454-00	010-072819-00
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010-019573-00	010-047051-00	010-066308-00	010-071256-00	010-053826-00
010-019575-00	010-047638-00	010-066309-00	010-071257-00	010-000243-00
010-021553-00	010-048957-00	010-066310-00	010-071268-00	010-042465-00
010-022198-00	010-051755-00	010-066311-00	010-072052-00	010-073500-00
010-023090-00	010-052728-00	010-066312-00	010-072647-00	010-019506-00
010-023947-00	010-053137-00	010-066313-00	010-072990-00	
010-026662-00	010-053617-00	010-066314-00	010-072991-00	



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# Building # 1

2901 E. 4th Ave

Parcel: 010-002845-00  
Building SF: 238,000 +/- SF  
Ceiling: 24' - 24'6"  
Dock Doors: 44  
Drive-In Doors: 4



## Tenants

VACANT	2,175 SF
VACANT	675 SF
ATLAPAC	83,290 SF
CINCO ELECTRONIC RECY	26,250 SF
PRIORITY LOGISTICS	23,625 SF
BLASTGART	34,255 SF
WAREHOUSE SERVICE	51,600 SF
3NOLES	15,750 SF



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# Building # 2

3021 E. 4th Ave

Parcel: 010-067448-00  
Building SF: 46,500 +/- SF  
Ceiling: 17' - 17'3"  
Dock Doors: 3  
Drive-In Doors: 9



## Tenants

COLS LIBRARY	10,500 SF
MUNCIPAL SEALING	3,750 SF
ROUSH SERVICE CO	7,500 SF
DUDLEYWIRE MESH	11,250 SF
PETROLINK	6,750 SF
SAM SKAMANSKY	6,750 SF



# Building # 3

580-590 N. Cassady Ave

Parcel:	010-040613-00
Building SF:	156,000 +/- SF
Ceiling:	22'
Dock Doors:	22
Drive-In Doors:	4



## Tenants

BARTHA VISUAL	36,400 SF
BARTHA VISUAL	26,000 SF
Whse space & 3600 sq railpit	37,400 SF
ASA LOGISTIC	48,400 SF
ASA LOGISTIC	7,800 SF



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# Building # 4

600 N. Cassady Ave

Parcel: 010-040613-00  
Building SF: 36,000 +/- SF  
Ceiling: 22' - 24'  
Dock Doors: 0  
Drive-In Doors: 11



## Tenants

SAMMYS BAGEL	4,800 SF
A&R TIRE	4,800 SF
AUTO DOCTOR OF COLS	2,400 SF
CENTENNIAL PRESERV.	6,000 SF
BARTHA OFFICES	10,800 SF
CENTRAL SALES	3,600 SF
OLD A&R SPACE	3,600 SF



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# Building # 6

2903 - 2905 E. 4th Ave

Parcel: 010-002845-00  
Building SF: 55,800 +/- SF  
Ceiling: 30'  
Dock Doors: 9  
Drive-In Doors: 6



## Tenants

WHEEL GROUP	28,800 SF
C.M.I.	16,312 SF
OHIO FOODS	4,500 SF
CROSSFIT BEXLEY	6,240 SF



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# Building # 10

2741-2781 E. 4th Ave

Parcel: 010-056647-00  
Building SF: 72,000 +/- SF  
Ceiling: 22' - 24'  
Dock Doors: 14  
Drive-In Doors: 10



## Tenants

<b>VACANT</b>	<b>4,500 SF</b>
ABLE CONTRACTING	4,500 SF
CASLEO	3,756 SF
CASLEO	4,700 SF
PLAYER TWO	4,300 SF
GLOBAL MEALS OFFICE	9,000 SF
COSMOPOLITAN	4,500 SF
D&D WHOLESALE	13,094 SF
THIS WAY JOURNEY	4,500 SF
STUART DEAN	4,500 SF
PRECISION SLATE	5,400 SF
REBUILDING TOGETHER	9,000 SF



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# Building # 12

640 - 682 N. Cassady Ave

Parcel: 010-002845-00  
Building SF: 90,000 +/- SF  
Ceiling: 18' - 23'  
Dock Doors: 19  
Drive-In Doors: 10



## Tenants

PRIORITY LOGISTICS	6,000 SF
CMH AIR FTR	13,850 SF
ADVENTURE VENDING	18,000 SF
NELSON DECOR	6,500 SF
NEWARK PARCEL	34,150 SF
VETERANS AFFAIRS	11,500 SF





# Building # 82

2909 E. 4th Ave

## Maintenance Building

Parcel: 010-002845-00

Building SF: 5,392 +/- SF

Ceiling: 14'

Drive-In Doors: 4

Tenancy: Single



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# Building # 92

2901 E. 4th Ave

Parcel:	010-002845-00
Building SF:	2,800 +/- SF
Ceiling:	22'
Drive-In Doors:	1
Docks:	1
Tenant:	Central Ohio Veterinary Service



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# Building # 95

2901 E. 4th Ave

Parcel: 010-045613-00  
Building SF: 11,160 +/- SF  
Ceiling: 22'  
Drive-In Doors: 1  
Docks: 0



## Tenants

BAKER WELDING 11,160 SF



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# Daycare Center

2743 E. 5th Ave

Parcel: 010-042465-00  
Building SF: 9,000 +/- SF  
Year Built: 1951  
Floors: 1  
Tenant: My Second Home



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# Residential Building

2857 E. 5th Ave

Parcel: 010-066361-00  
Building SF: 1,520 +/- SF  
Story: 2  
Bedroom: 4  
Full Baths: 2  
Sits on the 6 lots, totaling 198' x 120' deep



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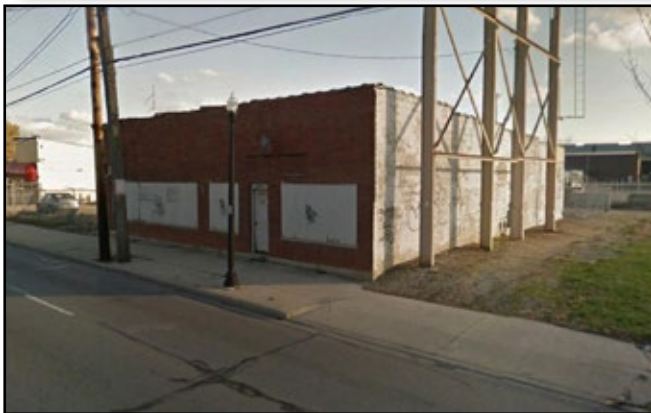
# Storage Warehouse

2947 - 2949 E. 5th Ave

Parcel: 010-066389-00

Building SF: 3,640 +/- SF

Drive-In Door: 1



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# Pump House



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# Property Location



**Great Location!**  
Near to Columbus Airport  
Minutes to Freeways  
6 minutes to Easton Town Center

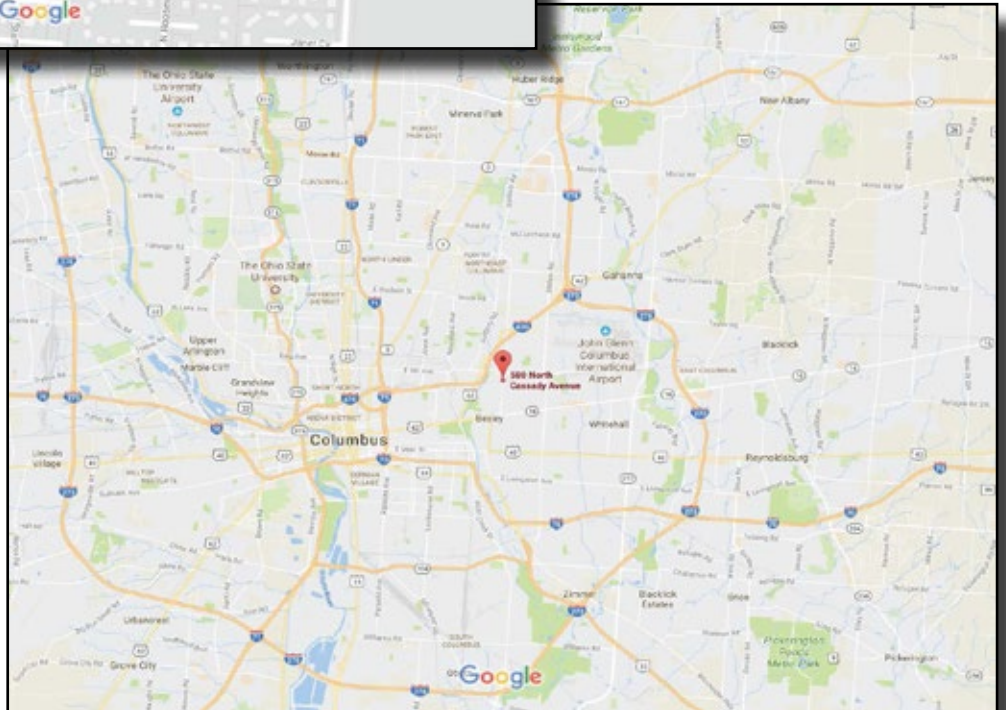
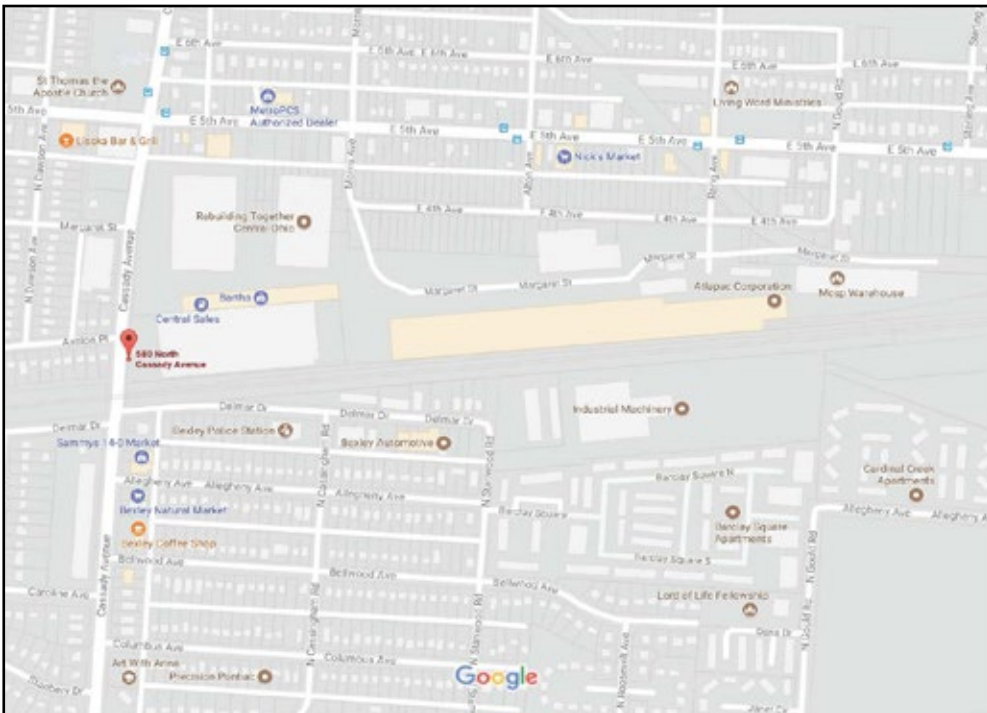


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# Street Maps



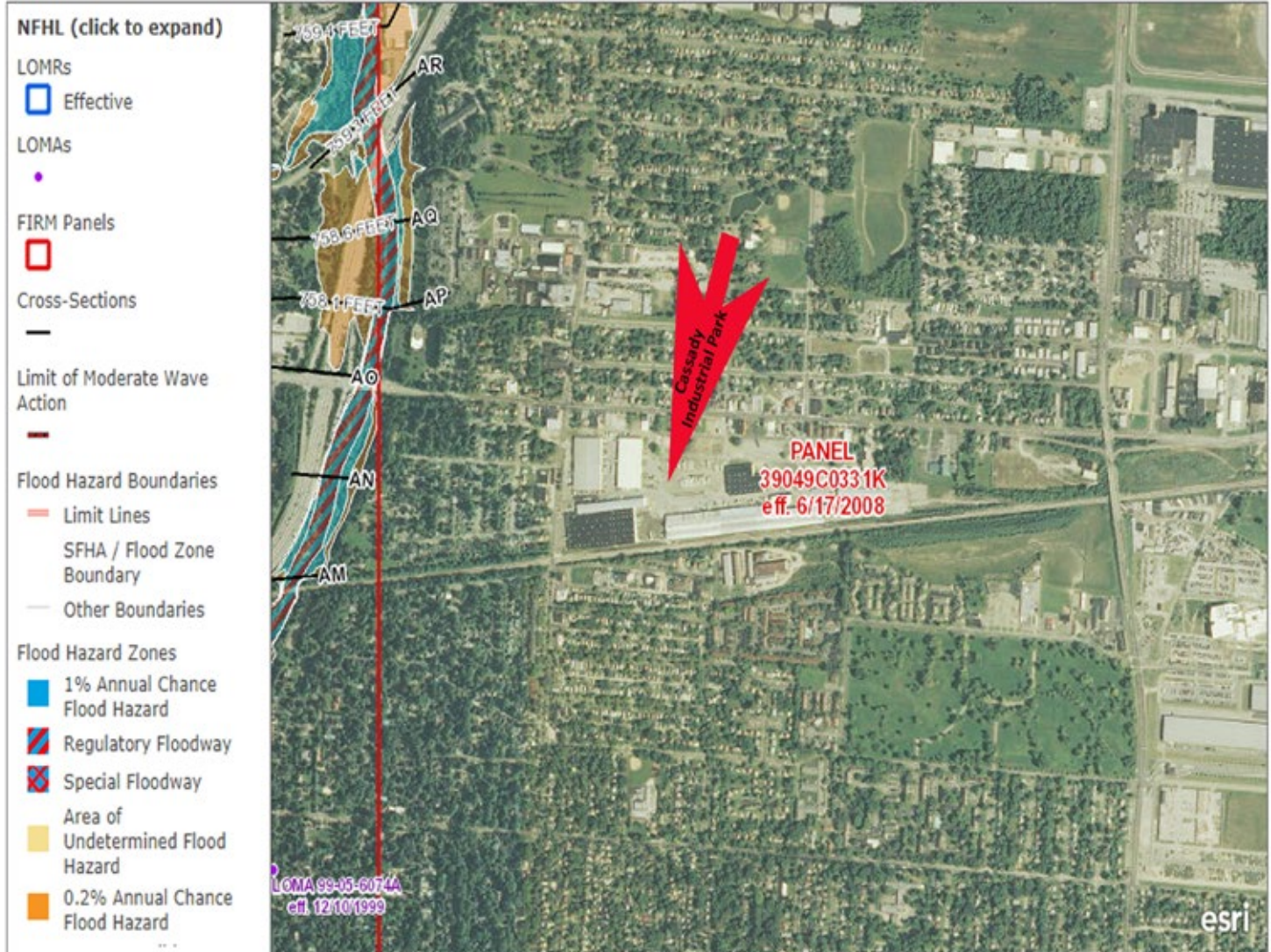
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# Flood Map

## FEMA's National Flood Hazard Layer (Official)



Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available:  
<http://tinyurl.com/j4xwp5e>

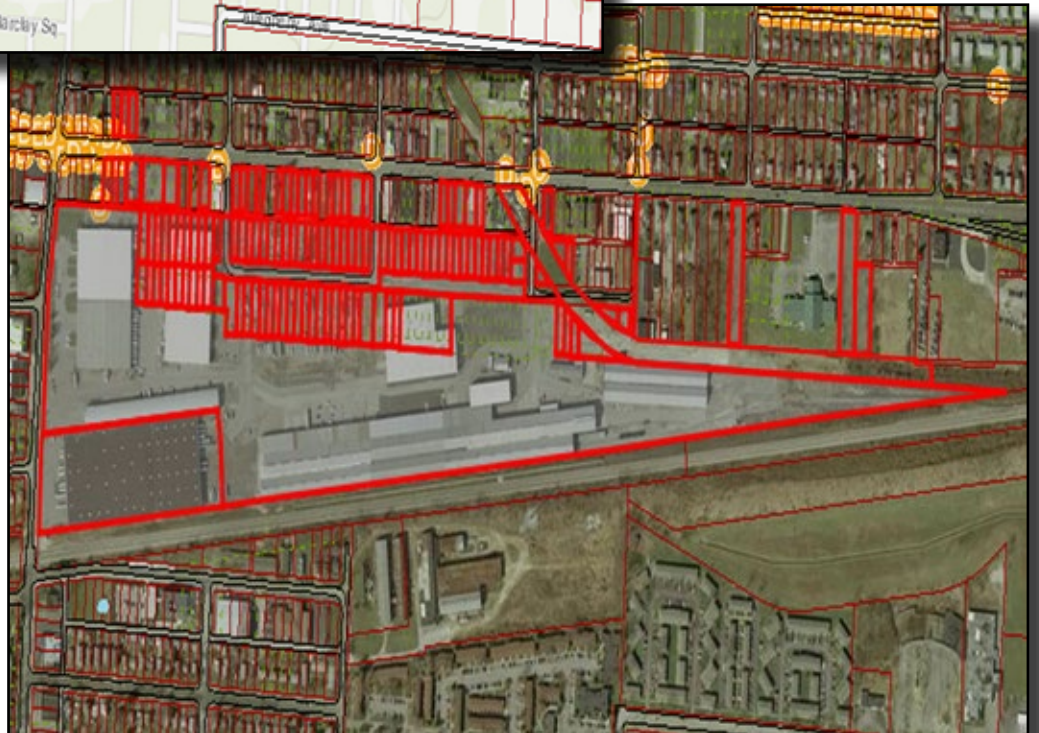
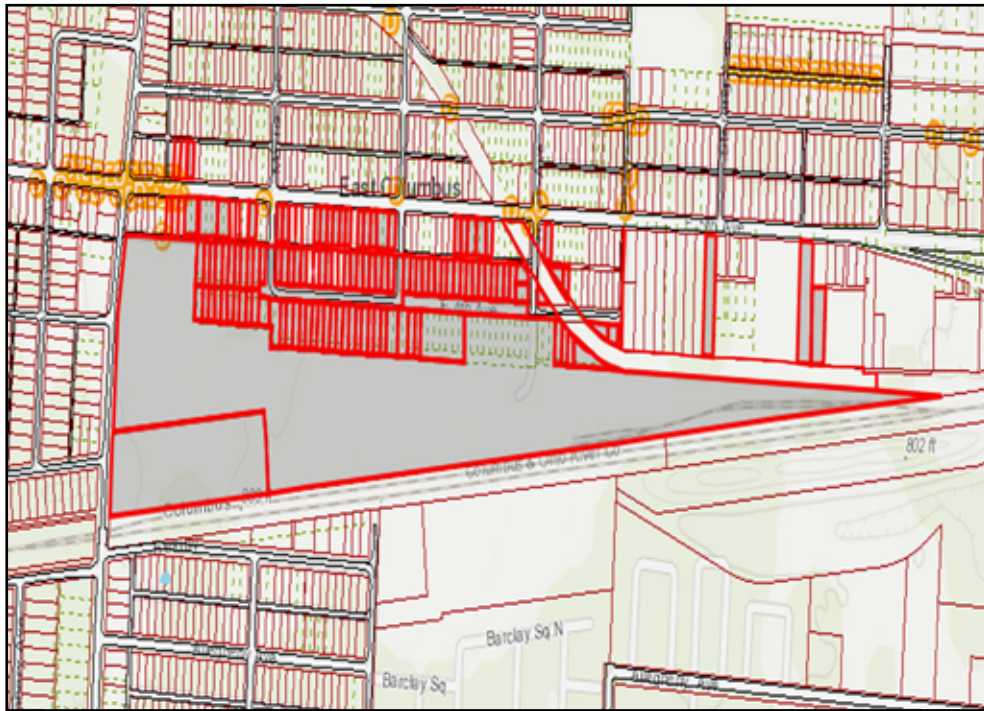
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# Aerial & Plat Maps



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# Demographics & Traffic

## Demographic Summary Report

580 N Cassady Ave, Columbus, OH 43219						
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	13,423		108,501		343,581	
2017 Estimate	12,627		102,172		324,380	
2010 Census	11,699		95,261		304,191	
Growth 2017 - 2022	6.30%		6.19%		5.92%	
Growth 2010 - 2017	7.93%		7.25%		6.64%	
<b>2017 Population by Hispanic Origin</b>						
2017 Population	1,374		5,025		15,669	
<b>2017 Population</b>						
White	6,349	50.28%	38,026	37.22%	164,879	50.83%
Black	5,606	44.40%	58,774	57.52%	138,217	42.61%
Am. Indian & Alaskan	66	0.52%	430	0.42%	1,222	0.38%
Asian	179	1.42%	1,335	1.31%	9,358	2.88%
Hawaiian & Pacific Island	12	0.10%	150	0.15%	231	0.07%
Other	415	3.29%	3,456	3.38%	10,473	3.23%
U.S. Armed Forces	7		22		74	
<b>Households</b>						
2022 Projection	5,637		43,931		141,414	
2017 Estimate	5,305		41,407		133,339	
2010 Census	4,930		38,877		125,453	
Growth 2017 - 2022	6.26%		6.10%		6.06%	
Growth 2010 - 2017	7.61%		6.51%		6.29%	
Owner Occupied	2,445	46.09%	18,919	45.69%	56,263	42.21%
Renter Occupied	2,860	53.91%	22,488	54.31%	77,056	57.79%
<b>2017 Households by HH Income</b>						
Income: <\$25,000	1,889	35.60%	15,656	37.84%	46,451	34.84%
Income: \$25,000 - \$50,000	1,396	26.31%	11,189	27.02%	34,226	25.67%
Income: \$50,000 - \$75,000	765	14.42%	6,113	14.76%	22,032	16.52%
Income: \$75,000 - \$100,000	337	6.35%	2,881	6.96%	11,040	8.28%
Income: \$100,000 - \$125,000	347	6.54%	2,147	5.19%	8,186	6.14%
Income: \$125,000 - \$150,000	130	2.45%	1,100	2.66%	3,832	2.87%
Income: \$150,000 - \$200,000	100	1.88%	834	2.01%	3,419	2.56%
Income: \$200,000+	342	6.45%	1,476	3.56%	4,153	3.11%
<b>2017 Avg Household Income</b>	\$62,698		\$53,918		\$56,338	
<b>2017 Med Household Income</b>	\$36,261		\$34,473		\$38,722	

## Traffic Count Report

580 N Cassady Ave, Columbus, OH 43219						
Street	Gross Street	Gross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Cassady Ave	Allegheny Ave	2015	9,004	AAAT	.13
2	N Cassady Ave	E 5th Ave	2016	10,733	MPSI	.15
3	E 5th Ave	Morris Ave	2016	17,900	MPSI	.16
4	Bellwood Ave	N Stanwood Rd	2016	870	MPSI	.23
5	E 5th Ave	ARON Ave	2016	14,100	MPSI	.31
6	E 5th Ave	N Drexel Ave	2015	26,855	AAAT	.32
7	E 5th Ave	Parkview Blvd	2011	22,361	MPSI	.32
8	Rarig Ave	E 6th Ave	2016	3,200	MPSI	.40
9	E 5th Ave	Sterling Ave	2011	16,089	MPSI	.43
10	E 5th Ave	N Gould Rd	2016	19,690	MPSI	.43



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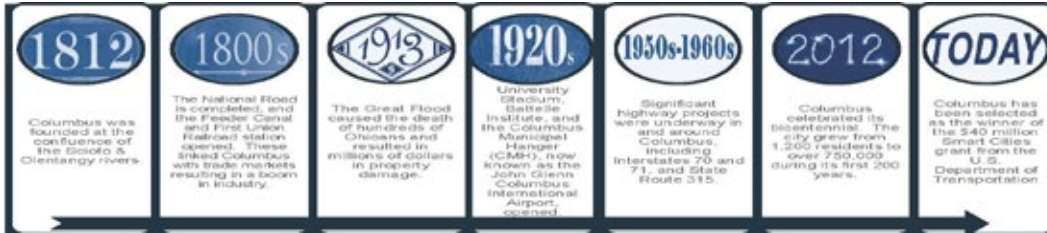
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# City Highlights

## Welcome to Columbus

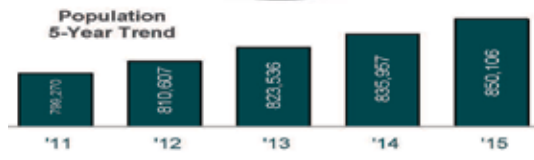
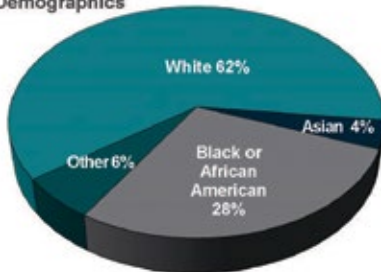
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



## Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

### Racial Demographics



## Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide.

Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

## Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal Health, Inc.	4,635

Source: Columbus 2015; OSU 2015 Statistical Summary

## Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows.

A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.

COLUMBUS COMMUNITY PROFILE



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# City Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS

 1,264,597  
RESIDENTS

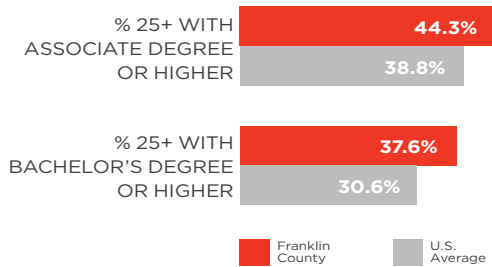
 33.8  
MEDIAN AGE

 480,946  
HOUSEHOLDS

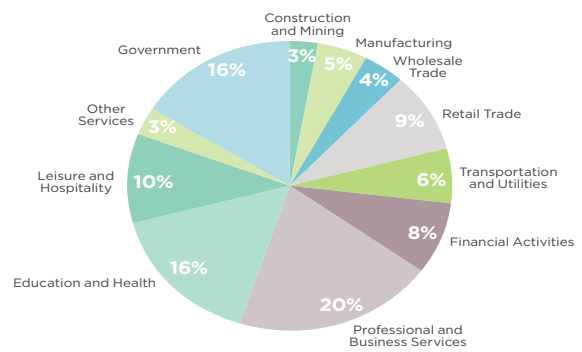
 \$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

# City Highlights

## REGIONAL OVERVIEW

### THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties. This Region represents the coverage area of Columbus 2020's economic development activities.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.

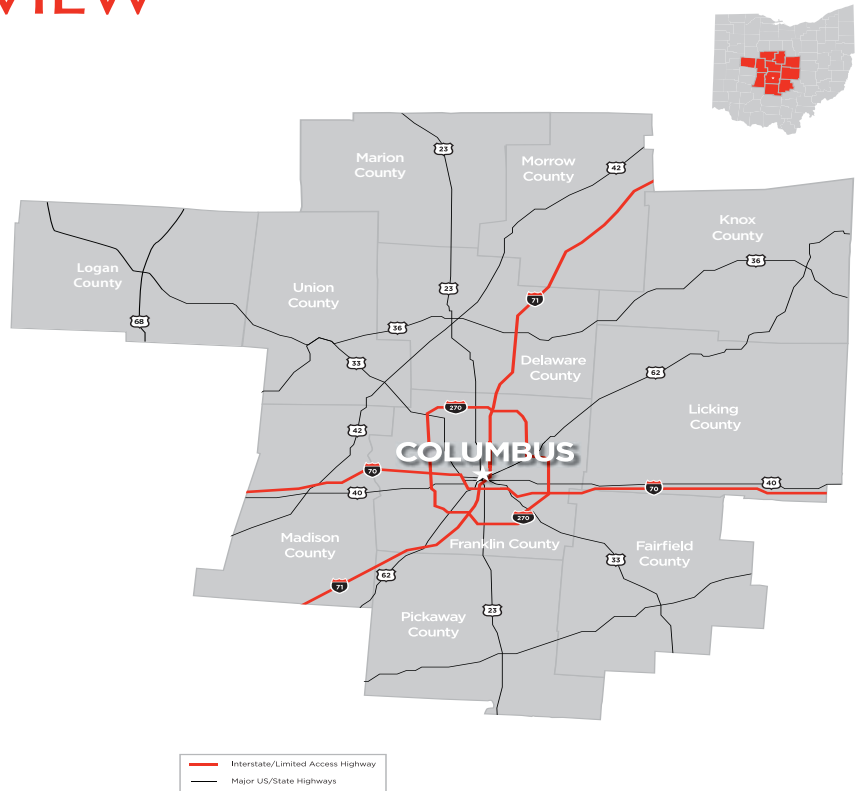
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters

#### COLUMBUS AND FRANKLIN COUNTY

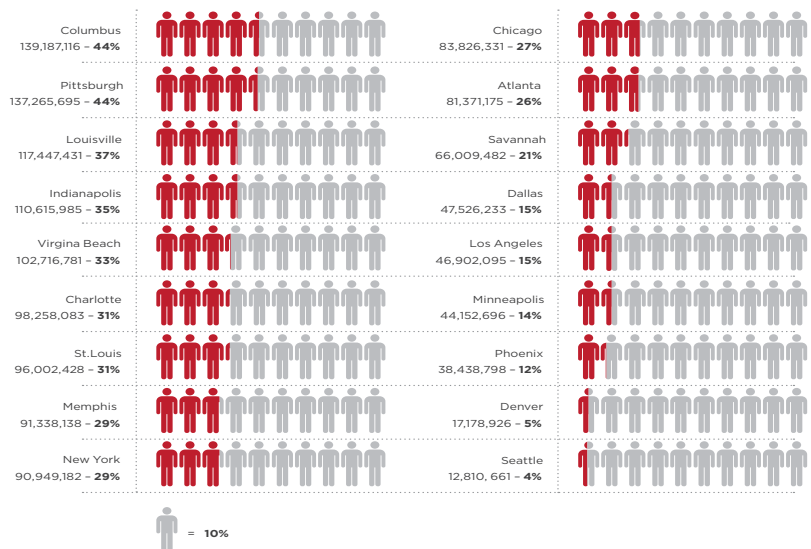
- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- Port Columbus International Airport: **31** destination airports with more than **140** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 44 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2013)



U.S. Population within 500 miles



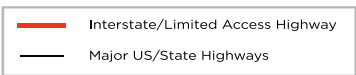
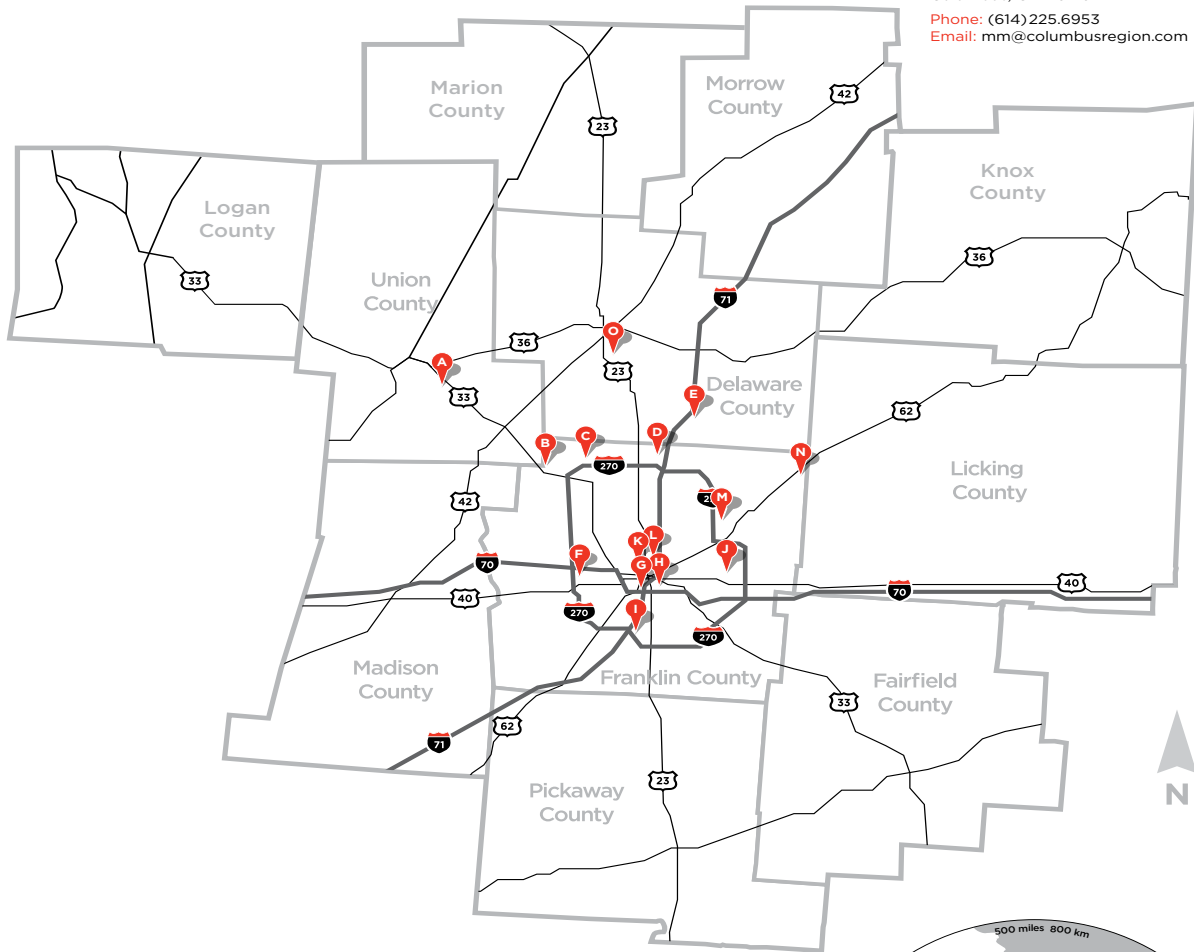


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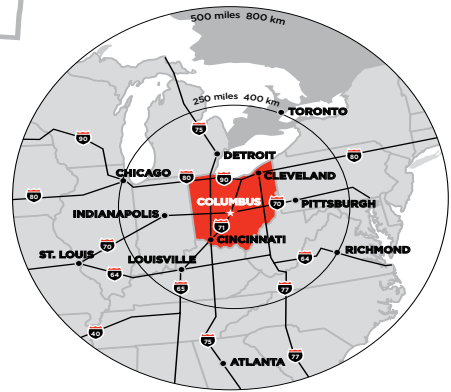
**COLUMBUS ECONOMIC MARKET**  
**FORTUNE 1000 HEADQUARTERS**

**THE COLUMBUS REGION**

**MATT McCOLLISTER**  
 Vice President, Economic Development  
 150 South Front ST, Suite 200  
 Columbus, OH 43215  
 Phone: (614) 225.6953  
 Email: mm@columbusregion.com



- |  |                             |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co.                                     | I - Bob Evans Farms         |
| B - Pacer  | J - Retail Ventures Inc.    |
| C - Cardinal Health  | K - American Electric Power |
| D - Worthington Industries                                     | L - Nationwide              |
| E - Mettler-Toledo International, Inc.                         | M - Limited Brands          |
| F - Big Lots   | N - Abercrombie & Fitch     |
| G - Huntington Bancshares                                      | O - Greif                   |
| H - Hexion Specialty Chemicals/Momentive Performance Materials |                             |



**RW THE ROBERT WEILER COMPANY**

Appraisal Brokerage Consulting Development

# Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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