

FOR SALE / FOR LEASE



Kingland Drive Offices

7862 Kingland Drive West Chester, Ohio 45069

- 11,510 SF building for sale
- 2,515 SF space available for lease (available soon)
- Great Location, one minute from I-75, off Tylersville road
- Across from UC Health West Chester Hospital
- High Traffic Counts and High Income demographics
- Medical office ready with three wet exam rooms
- Tenant improvement allowance
- Minimum divisible 1,250 SF on 1st floor
- Maximum contiguous 2,515 SF on 2nd floor
- Very attractive elevatored building, in a great location, at a great rate!
- For Sale: \$800,000 | For Lease: \$12.00/SF



Contact: Jim Reckers 513.842.9527 DIRECT 513.265.1700 MOBILE jreckers@equity.net

Equity Inc. | O: 513.336.8765 | <u>www.equity.net</u> 455 Delta Avenue, Suite 200 | Cincinnati, OH 45226



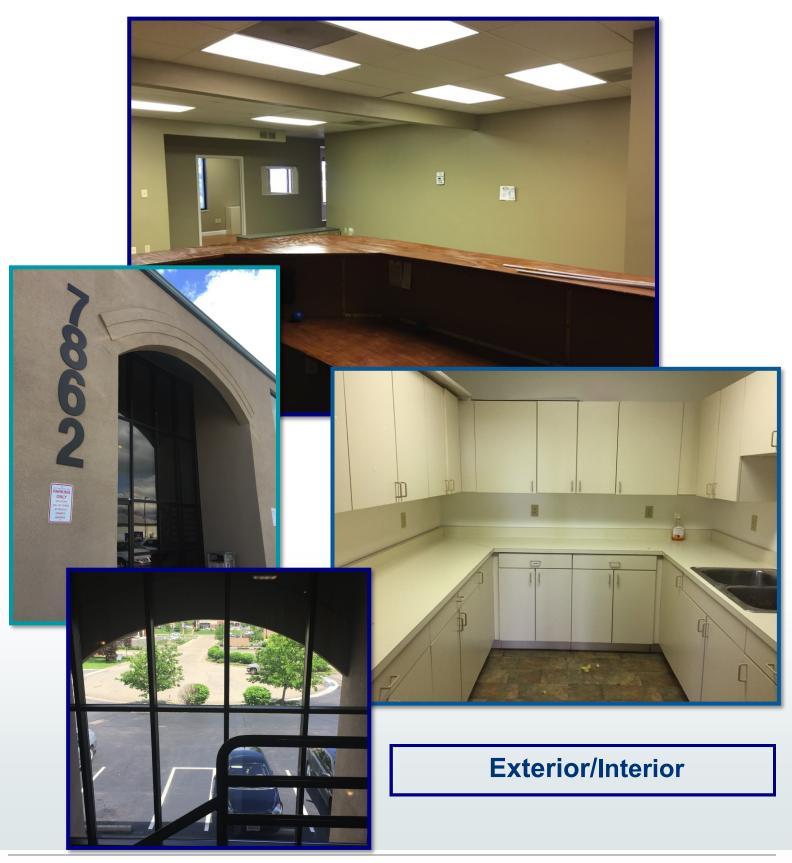
FOR LEASE



Office	7862 Kingland Dr	Butler County 2-4 Star	Butler County	Cincinnati
Buildings	1	557	668	5,452
Existing SF	11,510	10,042,342	10,455,333	100,171,990
Average Building SF	11,510	18,029	15,651	18,373
Under Construction	-	133	-	742,854
Leasing				
Gross Rent Per SF	\$12.36	\$13.64	\$13.50	\$16.30
Vacancy Rate	0.0%	10.4%	10.3%	9.5%
Available Spaces	2	291	303	2,648
Available SF	2,600	1,256,782	1,301,340	13,155,994
12 Mo. Absorption SF	0	205,049	210,150	1,376,730
12 Mo. Leasing SF	0	331,237	338,480	3,218,629
Sales Past Year				
Properties	100	26	29	216
Sales Volume (Mil.)	125	\$31	\$31	\$452
Avg Sale Price (Mil.)	(4);	\$1.6	\$1.5	\$3.0
Sale Price Per SF	1.00	\$138	\$136	\$127
Cap Rate	120	8.0%	8.0%	8.5%



FOR LEASE



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Revised Financial Summary 618

7862 Kingland Drive Office Building

Income	T-12	Year One (2019)	Assumptions
		Budget	
Gross Scheduled Income	85,680	106,320	Full Occupancy
Less Vacancy	0	4,252	Average 4% Vacancy rate
Income Subtotal	85,680	102,068	Projected
Less: Concessions	Discounted rent *		
Net Rental Income	85,680	100,674	
EXPENSES			
Real Estate Taxes	14,396	14,396	Entity transfer adjusted**
Insurance	2,036	2,100	Estimated
Gas / Electric	3,065	1,100	House Electric***
Water / Sewer	1,428	1,500	Estimated
Trash collection	891	900	Average
Management Fees		3,020	Average 3% Mgmt Fee
Repairs & Maintenance	3,929	1,900	Elevator Maintenance
Supplies	802	815	Estimated
Landscaping / Snow removal	1,200	1,200	Estimated
Janitorial	800	900	Estimated
Office / Supplies/ Misc.	700	720	Estimated
Total Expenses	29,247	28,551	28%
Net Operating Income	56,433	72,123	Adjusted NOI

Summary: \$72,123 Revised NOI ÷ \$800,000 Purchase Price = 9.025% Cap Rate

* Suite #5 has a temporary tenant with discounted rent until July 30, 2018

** The taxes can remain the same with an entity transfer / acquisition

Suite #5 will lease for \$30,000 +/- per year, as shown in year one pro-forma

*** the landlord was paying utilities on an office that is now being paid by the tenant.



King: 7 mile radius Summary Census 2010 Population 224,464 Households 80,359 Families 60,161 Average Household Size 2.73 Owner Occupied Housing Units 62,873 Renter Occupied Housing Units 62,873 Renter Occupied Housing Units 17,486 Median Age 37.1 Trends: 2016 - 2021 Annual Rate Area Population 0.77% Households 0.72% Families 0.63% Owner HHs 0.71% Median Household Income 1.99% Households by Income .999 \$15,000 \$24,999 \$25,000 - \$24,999 \$35,000 - \$24,999 \$25,000 - \$24,999 \$35,000 - \$49,999 \$100,000 - \$149,999 \$150,000 - \$20,00+ Median Household Income Average Household Income Average Household Income Percent 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722	Number 3,860 4,354 5,170 8,053	2016 235,042 83,681 62,051 2.75 63,454 20,228 38.0 State 0.24% 0.30% 0.15% 0.24% 2.30% 016 Percent 4.6% 5.2%	Longitude	e: 39.35252 e: -84.36836 2021 244,259 86,739 64,019 2.76 65,724 21,015 38.6 National 0.84% 0.79% 0.72% 0.73% 1.89% 021
Population 224,464 Households 80,359 Families 60,161 Average Household Size 2,73 Owner Occupied Housing Units 62,873 Renter Occupied Housing Units 62,873 Renter Occupied Housing Units 17,486 Median Age 37.1 Trends: 2016 - 2021 Annual Rate Area Population 0,77% Households 0,72% Families 0,63% Owner HHs 0,71% Median Household Income 1.99% Households by Income <\$15,000 \$15,000 + \$24,999 \$25,000 - \$34,999 \$25,000 + \$34,999 \$350,000 - \$74,999 \$10,000 + \$149,999 \$150,000 - \$149,999 \$10,000 - \$149,999 \$200,000+ Median Household Income Average Household Income Average Household Income Percent 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0	Number 3,860 4,354 5,170 8,053	235,042 83,681 62,051 2.75 63,454 20,228 38.0 State 0.24% 0.30% 0.15% 0.24% 2.30% 016 Percent 4.6%	20 Number	2021 244,259 86,739 64,019 2.76 65,724 21,015 38.6 National 0.84% 0.79% 0.72% 0.72% 0.73% 1.89%
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Population 0.77% Households 0.72% Families 0.63% Owner HHs 0.71% Median Household Income 1.99% Households by Income <\$15,000	Number 3,860 4,354 5,170 8,053	0.24% 0.30% 0.15% 0.24% 2.30% 016 Percent 4.6%	Number	0.84% 0.79% 0.72% 0.73% 1.89% 021
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<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$100,000 - \$149,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Per Capita Income Population by Age <u>Number Percent</u> 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	3,860 4,354 5,170 8,053	4.6%		
\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$200,000 + Median Household Income Average Household Income Per Capita Income Per Capita Income Per Capita Income 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	4,354 5,170 8,053		2 514	Percent
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\$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Median Household Income Per Capita Income Per Capita Income Per Capita Income Population by Age 0 - 4 0 - 4 15,050 5 - 9 18,161 8,1% 10 - 14 18,722 8,3% 15 - 19 15,712 7.0% 20 - 24 10,758 4,8% 25 - 34 26,788 11.9%	8,053		3,936	4.5%
\$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Per Capita Income Per Capita Income Census 2010 Number Percent 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%		6.2%	4,814	5.6%
\$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Per Capita Income Population by Age 0 - 4 0 - 4 15,050 5 - 9 18,161 8,1% 10 - 14 18,722 8,3% 15 - 19 15,712 7.0% 20 - 24 10,758 4,8% 25 - 34 26,788 11.9%		9.6%	3,896	4.5%
\$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Median Household Income Per Capita Income Per Capita Income Population by Age 0 - 4 0 - 4 15,050 5 - 9 18,161 8,1% 10 - 14 18,722 8,3% 15 - 19 15,712 7.0% 20 - 24 10,758 4,8% 25 - 34 26,788 11.9%	14,476	17.3%	16,259	18.7%
\$150,000 - \$199,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Per Capita Income Census 2010 Population by Age 0 - 4 15,050 5 - 9 18,161 8,1% 10 - 14 18,722 8,3% 15 - 19 15,712 7.0% 20 - 24 10,758 4,8% 25 - 34 26,788 11.9%	12,091	14.4%	13,377	15.4%
\$200,000+ Median Household Income Average Household Income Per Capita Income Population by Age Census 2010 Population by Age Number Percent 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	18,287	21,9%	21,031	24.2%
Median Household Income Average Household Income Per Capita Income Census 2010 Population by Age Number Percent 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	9,123	10.9%	10,850	12.5%
Average Household Income Per Capita Income Census 2010 Population by Age Number Percent 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	8,263	9.9%	9,059	10.4%
Per Capita Income Census 2010 Population by Age Number Percent 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	\$85,459		\$94,306	
Census 2010 Population by Age Number Percent 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	\$106,665		\$116,115	
Population by Age Number Percent 0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	\$38,102		\$41,352	
0 - 4 15,050 6.7% 5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	2016		2021	
5 - 9 18,161 8.1% 10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	Number	Percent	Number	Percent
10 - 14 18,722 8.3% 15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	14,702	6.3%	15,144	6.2%
15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	17,055	7.3%	16,607	6.8%
15 - 19 15,712 7.0% 20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	19,029	8.1%	18,363	7.5%
20 - 24 10,758 4.8% 25 - 34 26,788 11.9%	16,360	7.0%	16,728	6.8%
25 - 34 26,788 11.9%	13,297	5.7%	12,744	5.2%
	27,638	11.8%	29,998	12.3%
35 - 44 35,120 15.6%	33,274	14.2%	34,611	14.2%
45 - 54 36,866 16,4%	35,783	15.2%	33,860	13.9%
		12.7%		13.0%
	29,807		31,682	
65 - 74 12,236 5.5%	16,953	7.2%	21,410	8.8%
75 - 84 7,238 3.2%	7,866	3.3%	9,423	3.9%
85+ 2,790 1.2%	3,278	1.4%	3,687	1.5%
Census 2010	2016		2021	
Race and Ethnicity Number Percent	Number	Percent	Number	Percent
White Alone 184,918 82.4%	187,001	79.6%	187,676	76.8%
Black Alone 15,900 7.1%	17,934	7.6%	19,948	8.2%
American Indian Alone 385 0.2%	421	0.2%	451	0.2%
Asian Alone 14,965 6.7%	19,452	8.3%	23,913	9.8%
Pacific Islander Alone 322 0.1%	347	0.1%	374	0.2%
Some Other Race Alone 3,744 1.7%	4,629	2.0%	5,524	2.3%
Two or More Races 4,230 1.9%	5,257	2.2%	6,372	2.6%
Hispanic Origin (Any Race) 9,535 4.2%		5.1%	14,671	6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Data

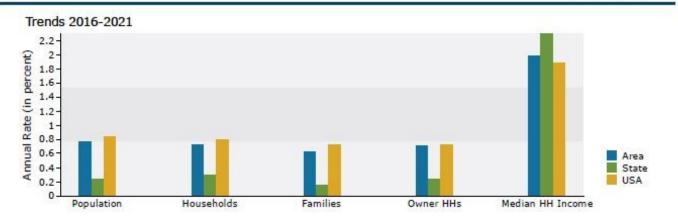
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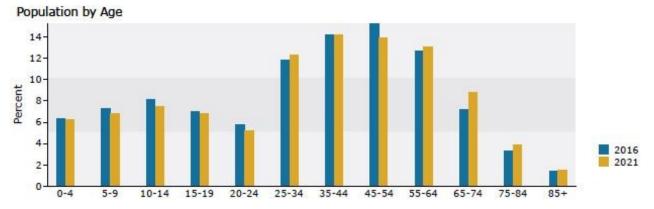
esri

Demographic and Income Profile

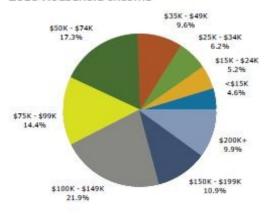
7862 Kingland Dr, West Chester Twp, Ohio, 45069 Ring: 7 mile radius

Prepared by Esri Latitude: 39.35252 Longitude: -84.36836

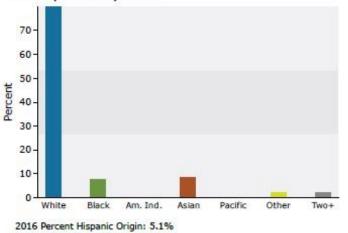




2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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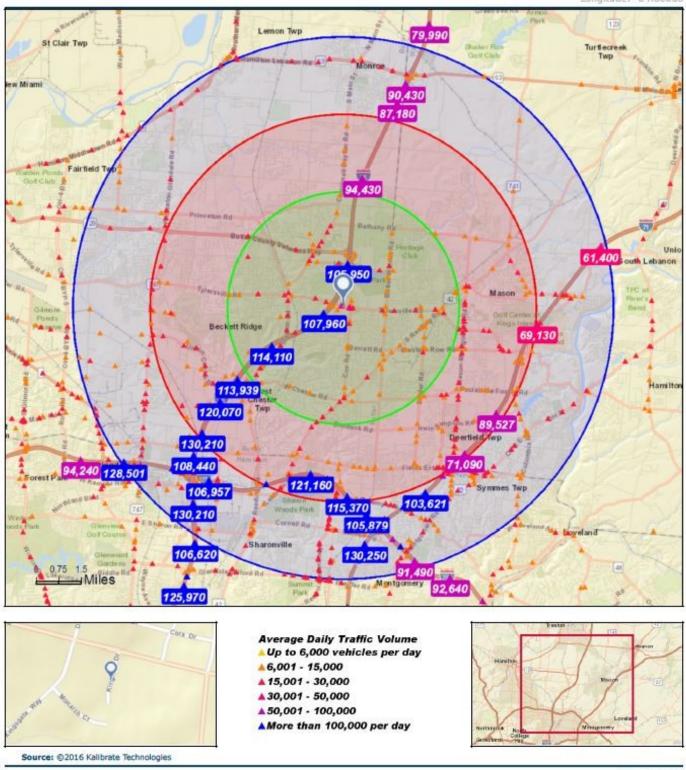
FOR LEASE



Traffic Count Map

7862 Kingland Dr, West Chester Twp, Ohio, 45069 Rings: 3, 5, 7 mile radii

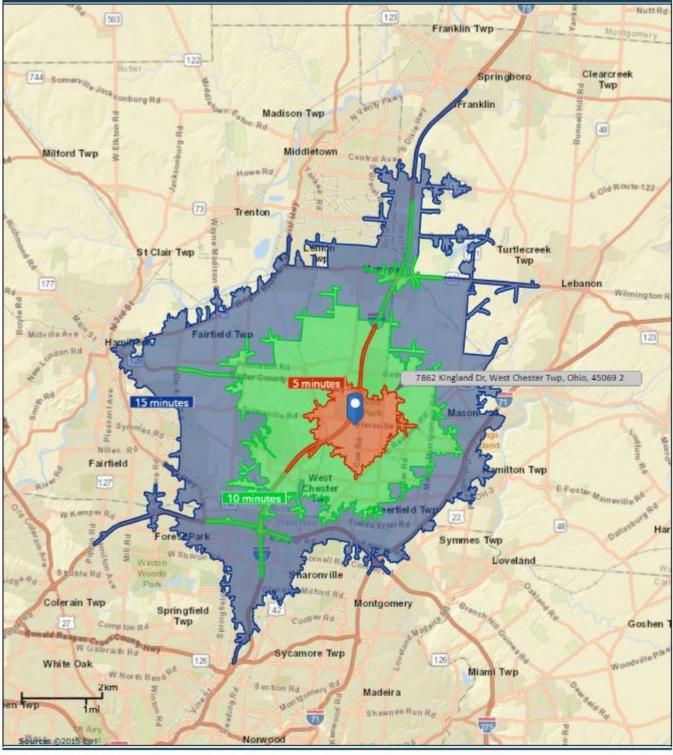
Prepared by Esri Latitude: 39.35252 Longitude: -84.36836



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esri 7862 Kingland_Drive Time Map



May 05, 2017

@2016 Esrl

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