



34 S. Richards Run Road
Springboro, OH 45066



Dick Tipton

The Tipton Group, Inc.
dtipton@tiptongroupinc.com
937-477-7103

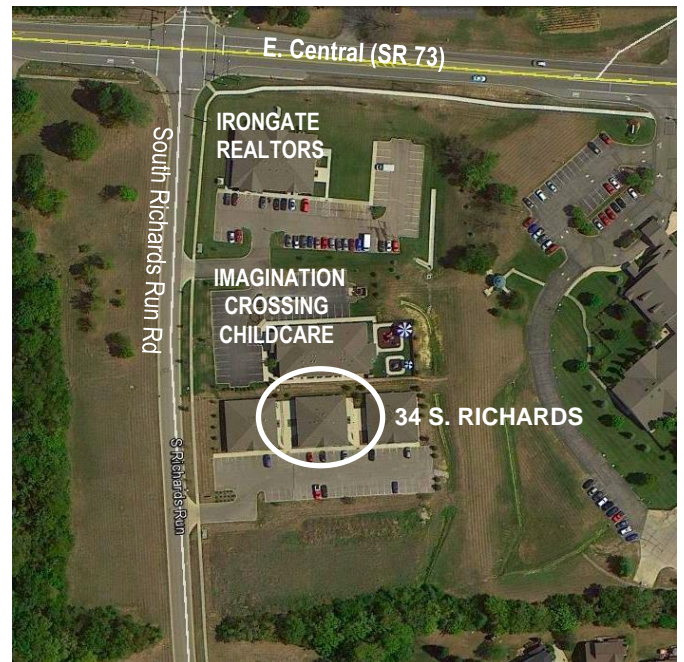


LOCATION

- 34 S. Richards Run Road
- Springboro, Ohio 45066
- From I-75, east on SR 73 (Central Street) 2.25 Miles to Traffic Light at Richards Run Road.

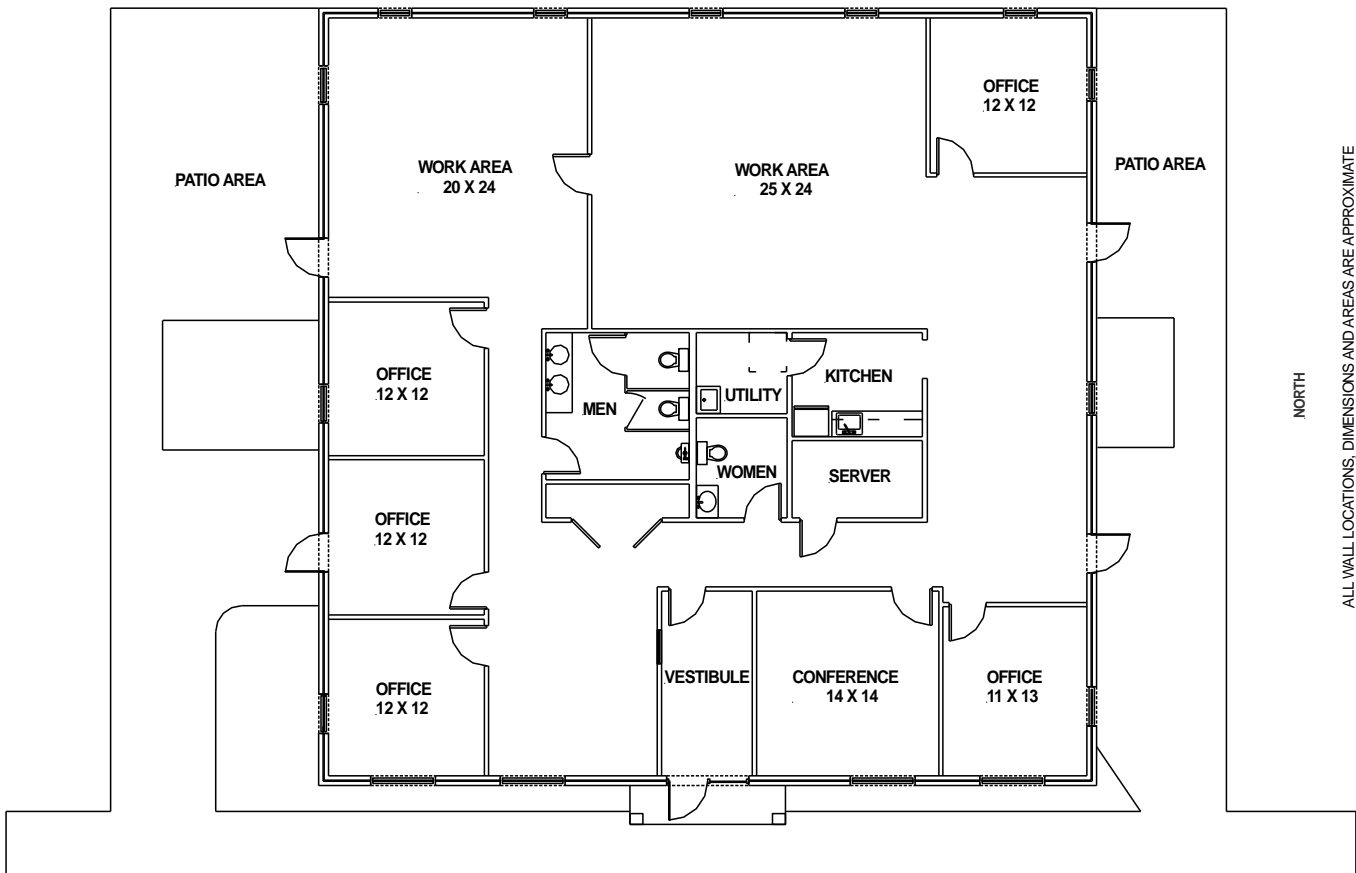
INVESTMENT

- For Sale \$420,000.00
- Single Tenant
- Net Lease Expires 7/31/23
- Tenant has occupied since 2008



34 S. Richards Run Road, Springboro, Ohio 45066

- 3,600 Square Foot Free Standing Office Condo Building
- Constructed 2007
- Multiple Entrances from side Patios
- Clear Span with no Interior Bearing Walls
- Operable Windows



Lease Terms:

Original Lease Term	8/1/2008	7/31/2018
First Amendment Term	8/1/2018	7/31/2020
Second Amendment Term *	8/1/2020	7/31/2023

Base Rent & Expense

Reimbursements

Base Rent Beginning 8/1/2020	\$49,500.00
Base Rent Beginning 8/1/2021	\$50,738.00
Base Rent Beginning 8/1/2022	\$52,006.00

Average Base Rent	\$50,748.00
Expense Reimbursements	<u>\$18,720.00</u>

Total Base Rent & Reimbursements	\$69,468.00
----------------------------------	-------------

Operating Expense Budget

Utilities	0.00	Paid directly by Lessee
Custodial	0.00	Paid directly by Lessee
Building Maintenance & Repairs	2,405.00	Reimbursed by Lessee
Trash Removal	420.00	Reimbursed by Lessee
Real Estate Taxes	7,480.00	Reimbursed by Lessee
Building Property Insurance	855.00	Reimbursed by Lessee
Condominium Dues (Includes items below)	7,560.00	Reimbursed by Lessee
Grounds Care		
Snow Removal		
Common Area Repairs		
Common Area Management		
Common Area Property Insurance		
Total Operating Expenses	<u>18,720.00</u>	-

Net Operating Income **50,748.00**

* Early Termination by Lessee. In the event Lessee experiences changing business conditions during the Extension Term(s) hereof warranting a temporary plant shutdown, reduction in workforce or other financial or force majeure type impact to Lessee's business (the "Event"), then, upon a minimum of one hundred eighty (180) days advance written notice to Lessor, with such notice including a description of the Event, Lessee shall have the right to terminate the Lease Agreement for convenience without penalty or further charges.





Medical Office Building, Union, KY



Surgery Center, Centerville, OH



Community College, Mason, OH



Industrial, Miamisburg, OH

WHO WE ARE

We have been active in all aspects of commercial and investment real estate since 1981.

Our strength is the experience we have acquired, the contacts we've made over the last 40 years, and our ability to adapt the lessons learned to today's business environment.

Our office is strategically located between Cincinnati and Dayton along the I-75 corridor.

WHAT WE DO

CONSTRUCTION SERVICES

We provide design, estimating and construction services for new buildings, renovations, expansions and interior construction.

PROPERTY MANAGEMENT

We provide commercial property management and facility management. Our services include budgeting, administration, financial reporting, tenant relations, 24-Hour maintenance response and capital expenditure or replacement programs.

SALES & LEASING

We have successfully completed numerous Business Office, Medical Office, Retail and Industrial Sale and Lease transactions. Our services include the preparation of marketing materials, posting on popular online commercial listing services, exposure of the property information to the potential prospect market and regional commercial brokers and guidance through the sale or lease process.

