

FINANCIAL SUMMARY // CINCINNATI SSA

LIST PRICE

CAP RATE	PURCHASE PRICE	PRICE/SF
7.371%	\$5,000,000	\$358.98



RENT SCHEDULE

TERM	RENT	OP COST RENT	TOTAL	\$/SF
3/1/24 - 2/28/25	\$430,705	\$95,205	\$525,910	\$37.76
3/1/25 - 2/28/26	\$443,457	\$95,205	\$538,662	\$38.67
3/1/26 - 2/28/27	\$443,457	\$95,205	\$538,662	\$38.67
3/1/27 - 2/28/28	\$456,720	\$95,205	\$551,925	\$39.63
3/1/28 - 2/28/29	\$456,720	\$95,205	\$551,925	\$39.63
3/1/29 - 2/28/30	\$470,513	\$95,205	\$565,718	\$40.62
3/1/30 - 2/28/31	\$470,513	\$95,205	\$565,718	\$40.62
3/1/31 - 2/28/32	\$484,858	\$95,205	\$580,063	\$41.65
3/1/32 - 2/28/33	\$484,858	\$95,205	\$580,063	\$41.65
3/1/33 - 2/28/34	\$499,776	\$95,205	\$594,981	\$42.72
3/1/34 - 2/28/35	\$499,776	\$95,205	\$594,981	\$42.72

OFFERING SUMMARY

Property Address:	10205 Reading Rd, Cincinnati, OH 45241
Year Built:	2009
Gross Leasable Area:	13,928 Sq.Ft.
Lot Size:	+/-2.08 Acres
Type of Ownership:	Fee Simple

LEASE ABSTRACT

Tenant:	Social Security Administration (SSA)
Lease Guarantor:	GSA/U.S. Govt (S&P: AA+)
Lease Type:	Modified Gross
Original Lease Commencement	2/24/2023
Lease Expiration Date:	2/28/2035
Term Remaining:	11+ Years, including 4+ Years Firm

INCOME	CURRENT	\$/SF
Shell Rent	\$430,705	\$30.92
Operating Costs	\$95,205	\$6.84
CPI Increase	\$10,000	\$0.72
Effective Gross Income	\$535,910	\$38.48
EXPENSES	CURRENT	\$/SF
Cleaning & Maintenance	\$23,786	\$1.71
Repairs	\$6,846	\$0.49
Utilities	\$19,370	\$1.39
Insurance	\$6,007	\$0.43
Landscaping & Snow Removal	\$8,661	\$0.62
Taxes	\$83,696	\$6.01
Alarm System & Telephone	\$2,186	\$0.16
CAM Fees	\$2,968	\$0.21
Trash Removal	\$668	\$0.05
Management	\$13,150	\$0.94
Total Expenses	\$167,339	\$12.01
Net Operating Income	\$368,571	\$26.46