



INVESTMENT OFFERING

600 Lakeview Plaza Blvd
Worthington, Ohio 43085



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OFFERING

Property Description: 50,418 Gross SF (47,530 RSF) Office-Warehouse Property

Sales Price: \$3,995,000

2020 Projected Net Income: \$310,698

Cap Rate: 8%; 11% at full occupancy

Current Occupancy: 84.4% (7,397 SF vacant)

Returns at 100% Occupancy:	Annual Cash Flow	\$241,449	30%
	Annual Debt Reduction	\$ 89,834	11%
	Tax Deduction	\$ 59,344	7%
	Annual Appreciation	<u>\$119,850</u>	15%
	Total Annual Return	\$510,476	64%

- Investment Highlights:
- Dynamic office-warehouse property in Worthington, Ohio
 - Upside opportunity
 - Diversified tenant businesses
 - Long term credit tenants with significant investment in space

- Property Description:
- 2 story brick office-warehouse property built 1998
 - Franklin County parcel # 100-005938-00
 - 50,418 SF building on 5.89 acres; 220 parking spaces
 - Building signage visible from I-270 - 163,950+ AVPD
 - Docks and drive-ins
 - Building is sprinklered
 - Zoning is Industrial (I-1) in City of Worthington

TENANT PROFILES

The logo for Paychex, featuring the word "PAYCHEX" in a bold, blue, sans-serif font with a registered trademark symbol.

Payroll | Benefits | HR | Insurance

Paychex, Inc. is a provider of human resource, payroll, and benefits outsourcing services for small- to medium-sized businesses. With headquarters in Rochester, New York, the company has more than 100 offices serving approximately 670,000 payroll clients in the U.S. and Europe. \$3.8B in 2019 revenue.

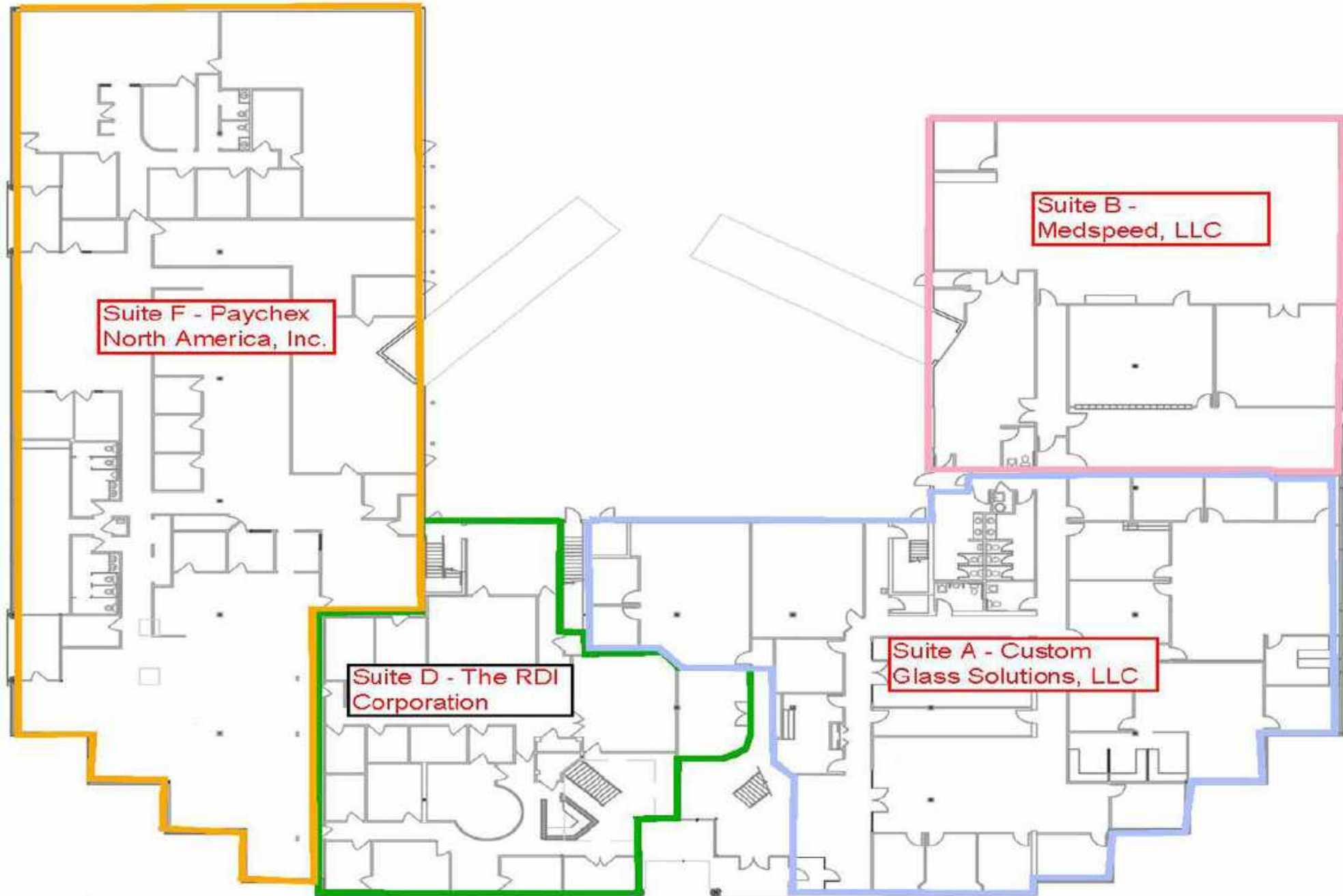
The logo for Custom Glass Solutions, featuring a green square with "Cg^S" in white and black, followed by "CUSTOM GLASS" in black and "SOLUTIONS" in yellow.

Custom Glass Solutions provides specialty glass and windshields, OE manufacturing, service parts & distribution capabilities for the following segments: Lifestyle Vehicles, Construction and Agriculture, Commercial Transportation, Public Transportation, Safety and Protection, and Non-Mobility. 600 Lakeview Plaza Blvd is Custom Glass Solution's main office.

The logo for MedSpeed, featuring a green circular icon with four arrows forming a circle, above the word "medspeed" in blue and green, and the tagline "Moving Healthcare Forward" in blue.

MedSpeed's intra-company logistics service helps healthcare organizations physically integrate through the enterprise-wide movement of patient- and business-critical items. MedSpeed works with Health Systems, Laboratories, Pharmacies, Blood Centers, Home Health Agencies & Providers, Veterinary Laboratories & More.

TENANTS - 1ST FLOOR



TENANTS - 2ND FLOOR

