



INVESTMENT OFFERING

600 Lakeview Plaza Blvd
Worthington, Ohio 43085



BRAD L KITCHEN, SIOR
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Columbus, Ohio 43219
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614.545.2155

OFFERING

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

Sale Price: \$5,950,000

2023 Projected Net Income: \$96,904 Current \$486,243 at 100% Occupancy

Cap Rate: 8% (Fully Occupied)

Current Occupancy: 50% Occupied

		2024		100% Occupied	
Returns at 100% Occupancy:	Annual Cash Flow	(\$197,208)	-13%	\$116,260	8%
	Annual Debt Reduction	\$0	0%	\$ 81,154	5%
	Tax Deduction	\$172,704	12%	\$170,643	11%
	Annual Appreciation	<u>\$178,500</u>	<u>12%</u>	<u>\$178,500</u>	<u>12%</u>
	Total Annual Return	\$153,995	10%	\$546,557	37%

- Investment Highlights:
- Dynamic office-warehouse property in Worthington, Ohio
 - Upside opportunity due to below market rents
 - New roof, parking lot and other recent improvements
 - Long term credit tenants

- 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



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.

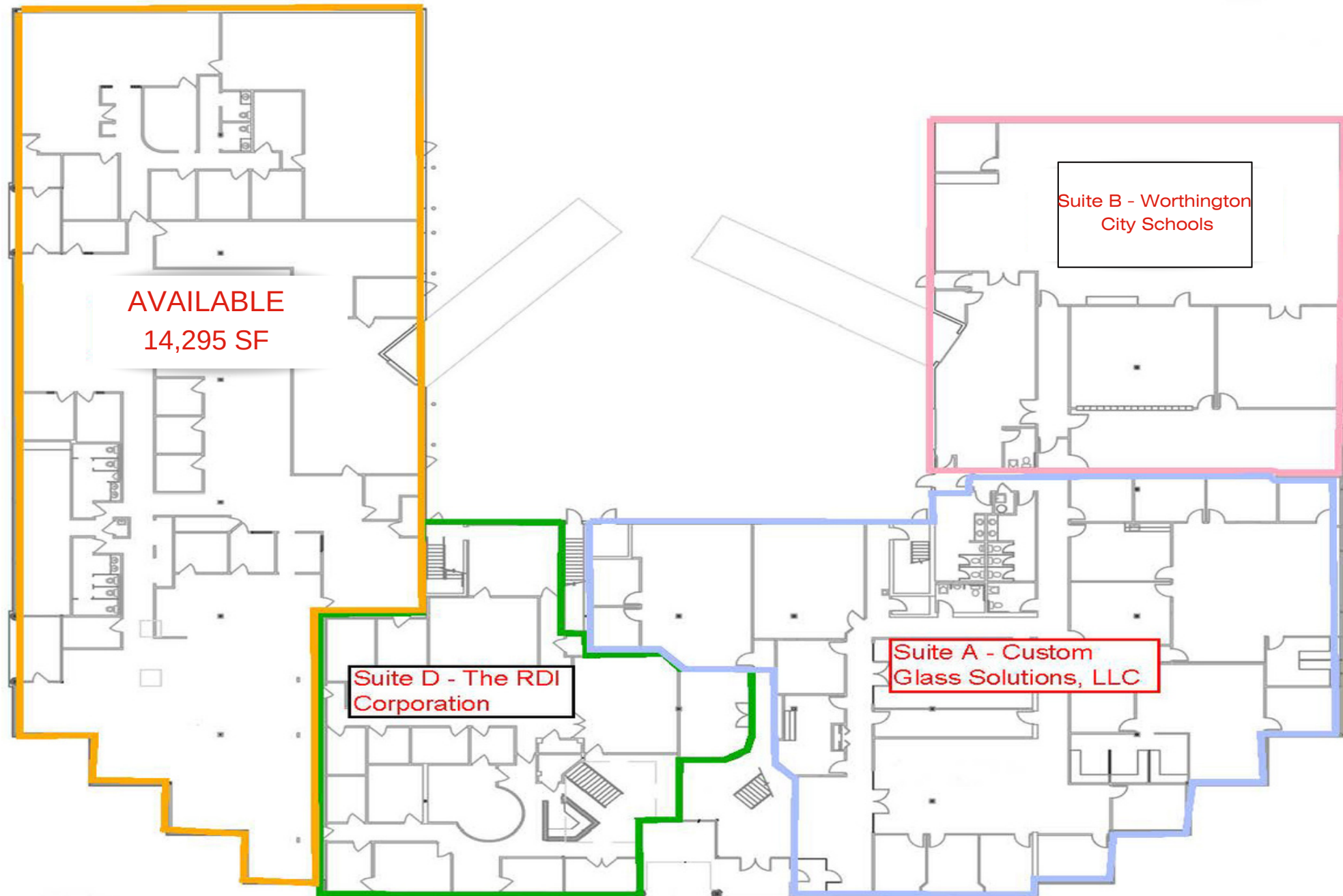


RDI are industry veterans with over 40 years of experience. They pride themselves on generating innovative solutions that redefine the standard for groundbreaking technology, and they do so with passion, purpose, and an unwavering commitment. At RDI Intuitive Technical, every challenge becomes a win.

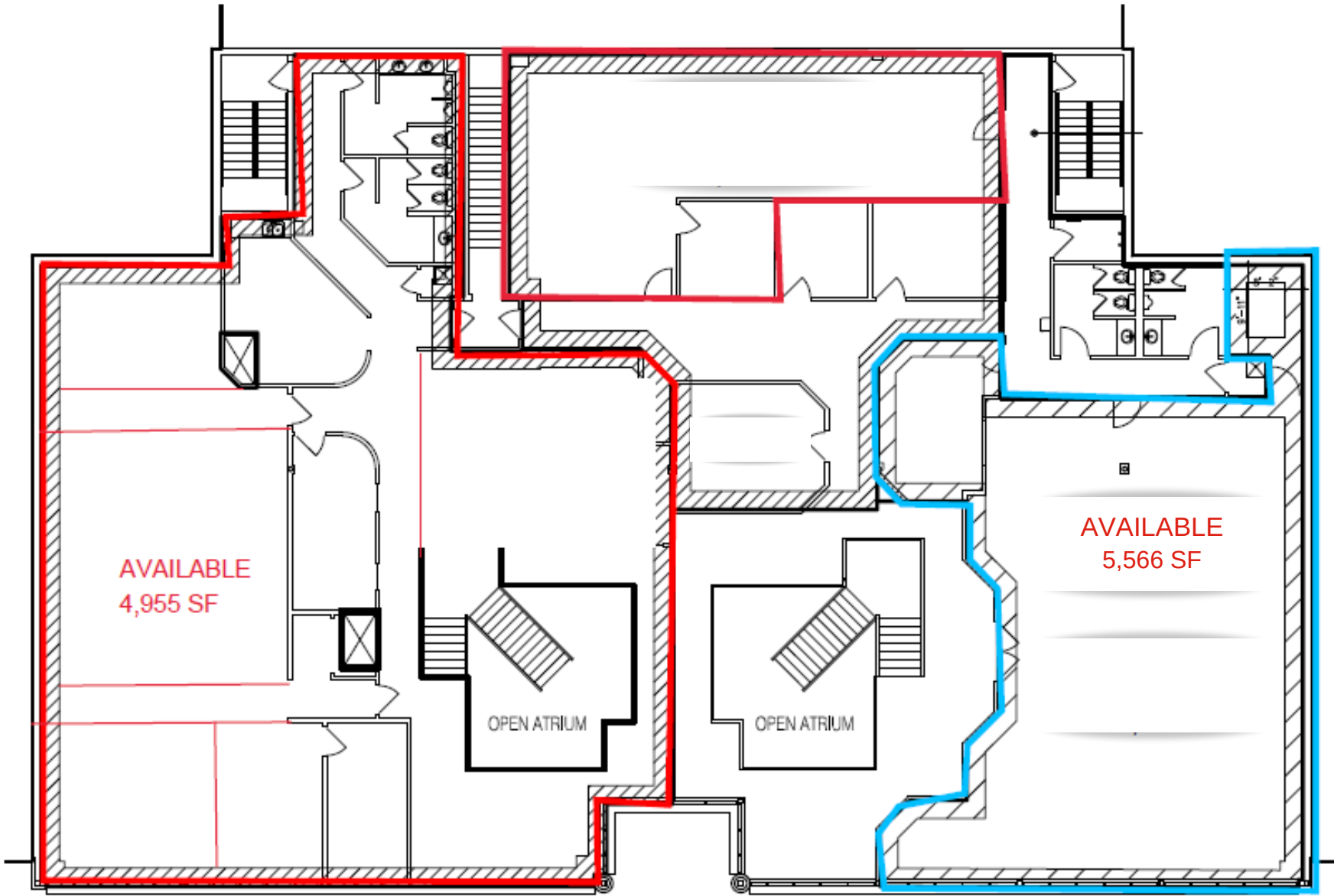


Worthington City Schools is one of the top school districts in the Columbus, OH area.

TENANTS - 1ST FLOOR



2ND FLOOR



2nd Floor

N.T.S.

Lakeview Tech Center
600 Lakeview Plaza Blvd

5000 N. Main St. Suite 100
Chicago, IL 60630
Phone: (773) 462-1000
Fax: (773) 462-1001
info@carneyranker.com







carney
ranker
ARCHITECTS Ltd

SK-2





SALES COMPARABLES

1	640 Lakeview Plaza Blvd - Lakeview Commerce Center (Part of Portfolio)	SOLD
<div> <div>Columbus, OH 43085</div> <div>Franklin County</div> <div> <div>Sale Date: 10/25/2021</div> <div>Sale Price: \$4,020,869 - Approximate</div> <div>Price/SF: \$177.02</div> </div> <div> <div>Bldg Type: Class C FlexLight Manufacturing</div> <div>Year Built/Age: Built 1992 Age: 29</div> <div>RBA: 22,714 SF</div> </div> <div> <div>Pro Forma Cap: -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5743893</div> <div>Research Status: Approximate</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: Bulk/Portfolio Sale, Recapitalization</div> </div> </div>		
		
2	260-270 Cramer Creek Ct - Cramer Creek Corporate Center (Part of Portfolio)	SOLD
<div> <div>Dublin, OH 43017</div> <div>Franklin County</div> <div> <div>Sale Date: 10/25/2021</div> <div>Sale Price: \$3,182,121 - Approximate</div> <div>Price/SF: \$167.04</div> </div> <div> <div>Bldg Type: Class B FlexR&D</div> <div>Year Built/Age: Built 1988 Age: 33</div> <div>RBA: 19,050 SF</div> </div> <div> <div>Pro Forma Cap: -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5743893</div> <div>Research Status: Approximate</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: Bulk/Portfolio Sale, Recapitalization</div> </div> </div>		
		
3	4333 Tuller Rd - Tuller Ridge Corporate Center (Part of Portfolio)	SOLD
<div> <div>Dublin, OH 43017</div> <div>Franklin County</div> <div> <div>Sale Date: 10/25/2021</div> <div>Sale Price: \$2,646,744 - Approximate</div> <div>Price/SF: \$162.18</div> </div> <div> <div>Bldg Type: Class C FlexR&D</div> <div>Year Built/Age: Built 1990 Age: 31</div> <div>RBA: 16,320 SF</div> </div> <div> <div>Pro Forma Cap: -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5743893</div> <div>Research Status: Approximate</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: Bulk/Portfolio Sale, Recapitalization</div> </div> </div>		
		
4	4630 Journal St	SOLD
<div> <div>Columbus, OH 43228</div> <div>Franklin County</div> <div> <div>Sale Date: 05/26/2021</div> <div>Sale Price: \$5,700,000 - Full Value</div> <div>Price/SF: \$149.78</div> </div> <div> <div>Bldg Type: Class B IndustrialWarehouse</div> <div>Year Built/Age: Built 1995 Age: 26</div> <div>RBA: 38,055 SF</div> </div> <div> <div>Pro Forma Cap: -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5566301</div> <div>Research Status: Full Value</div> </div> <div> <div>Parcel No: 560-230079</div> <div>Sale Conditions: -</div> </div> </div>		
		
5	3045 Scioto Darby Executive Ct	SOLD
<div> <div>Hilliard, OH 43026</div> <div>Franklin County</div> <div> <div>Sale Date: 06/29/2021</div> <div>Sale Price: \$2,695,000 - Full Value</div> <div>Price/SF: \$138.21</div> </div> <div> <div>Bldg Type: Class B IndustrialWarehouse</div> <div>Year Built/Age: Built 1996 Age: 25</div> <div>RBA: 19,500 SF</div> </div> <div> <div>Pro Forma Cap: -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5602122</div> <div>Research Status: Full Value</div> </div> <div> <div>Parcel No: 560-234615</div> <div>Sale Conditions: -</div> </div> </div>		
		
6	300-350 Cramer Creek Ct - Cramer Creek (Part of Multi-Property)	SOLD
<div> <div>Dublin, OH 43017</div> <div>Franklin County</div> <div> <div>Sale Date: 01/26/2021</div> <div>Sale Price: \$4,894,967 - Allocated</div> <div>Price/SF: \$130.40</div> </div> <div> <div>Bldg Type: Class B FlexR&D</div> <div>Year Built/Age: Built 1986 Age: 35</div> <div>RBA: 37,538 SF</div> </div> <div> <div>Pro Forma Cap: -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5372607</div> <div>Research Status: Allocated</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: -</div> </div> </div>		
		

THE STATE OF OHIO



60%

OF THE POPULATIONS OF
U.S. & CANADA WITHIN A
ONE-DAY DRIVE

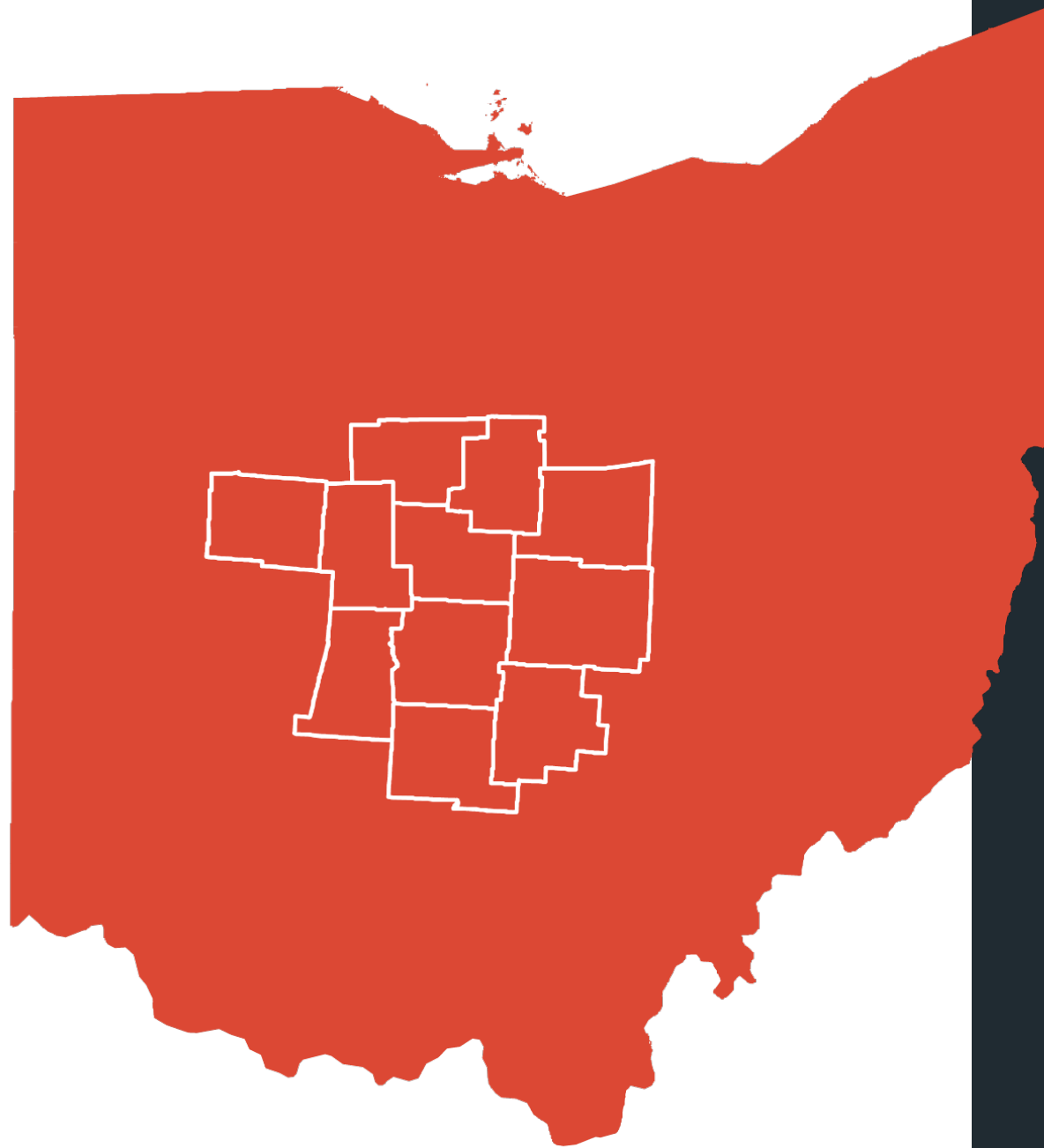
No. 2

STATE FOR LOWEST COST
OF DOING BUSINESS

0%

STATE TAX ON
CORPORATE INCOME,
R&D INVESTMENTS,
AND GOODS &
PRODUCTS SOLD OUT
OF STATE

THE 11-COUNTY COLUMBUS REGION



#1

IN THE MIDWEST FOR
POPULATION, JOB,
GDP GROWTH*

14th

LARGEST CITY IN THE
UNITED STATES

16

HEADQUARTERED FORTUNE
1000 COMPANIES

THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS



THE STATE OF OHIO



\$2.7B

BUDGET SURPLUS AS
OF JAN. 2022

AA+

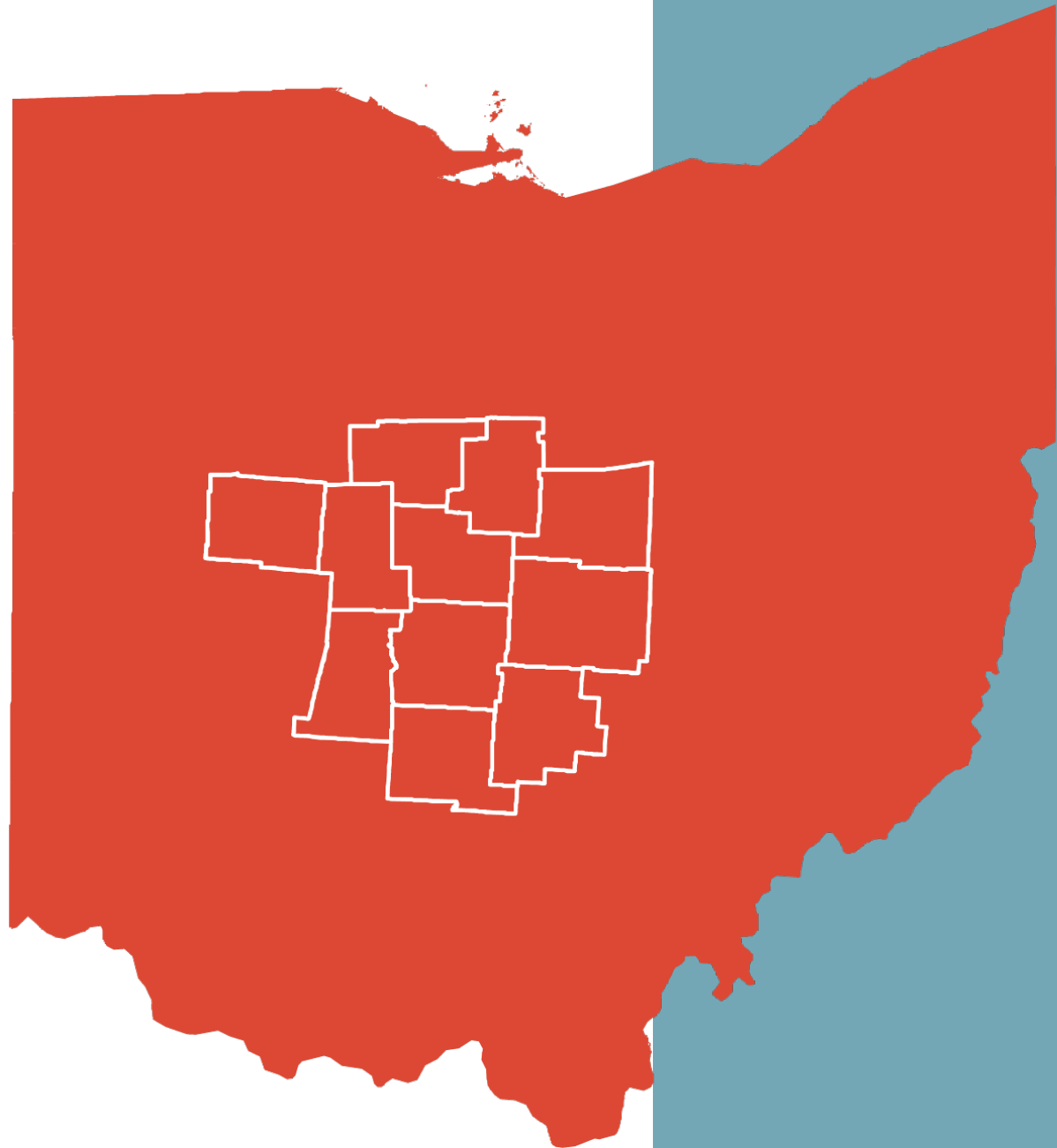
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

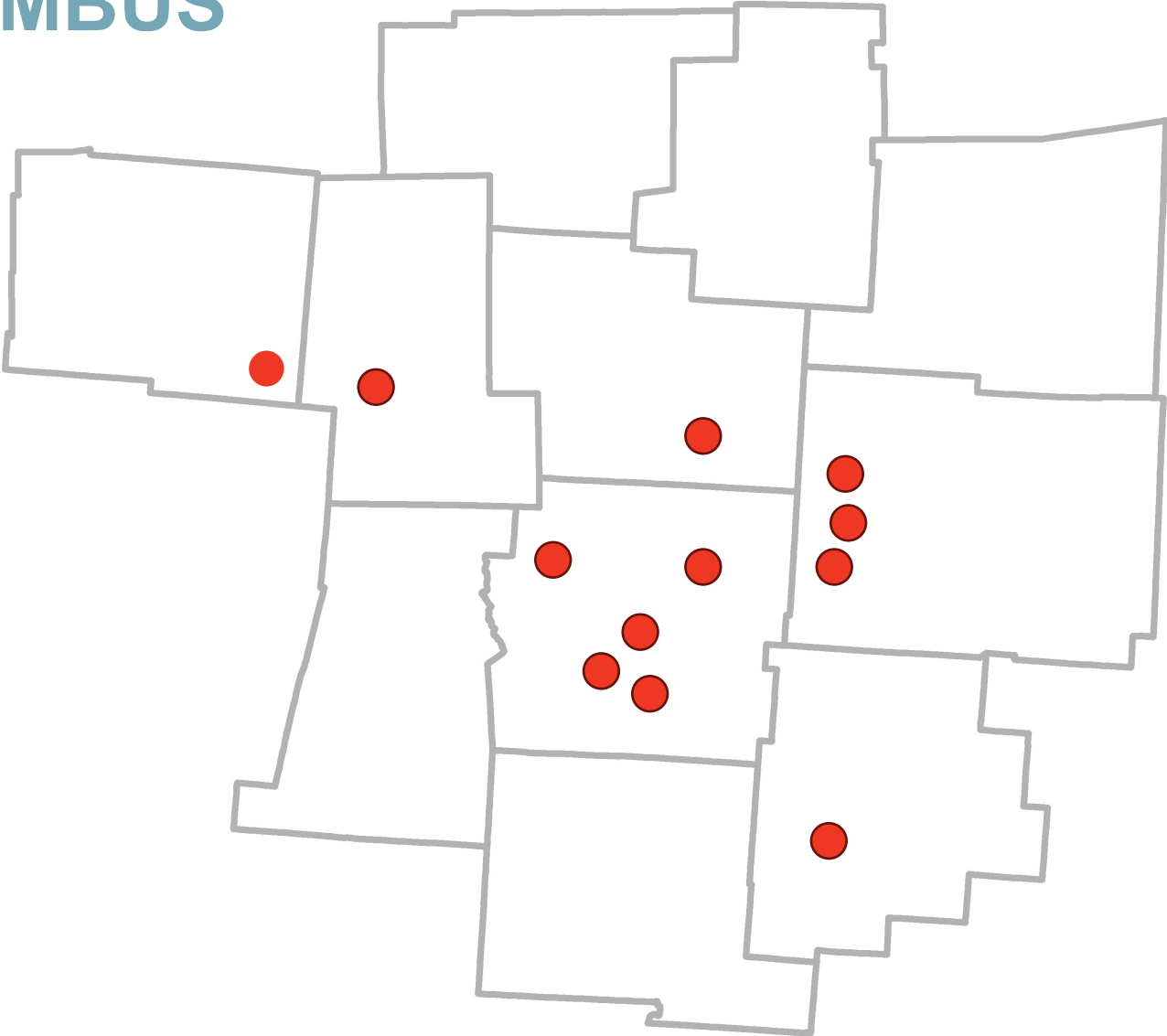
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS

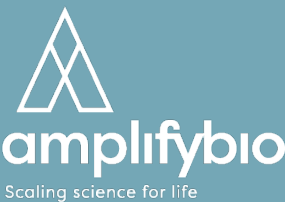


HONDA

Orveon



FORSEE
POWER



BBI LOGISTICS

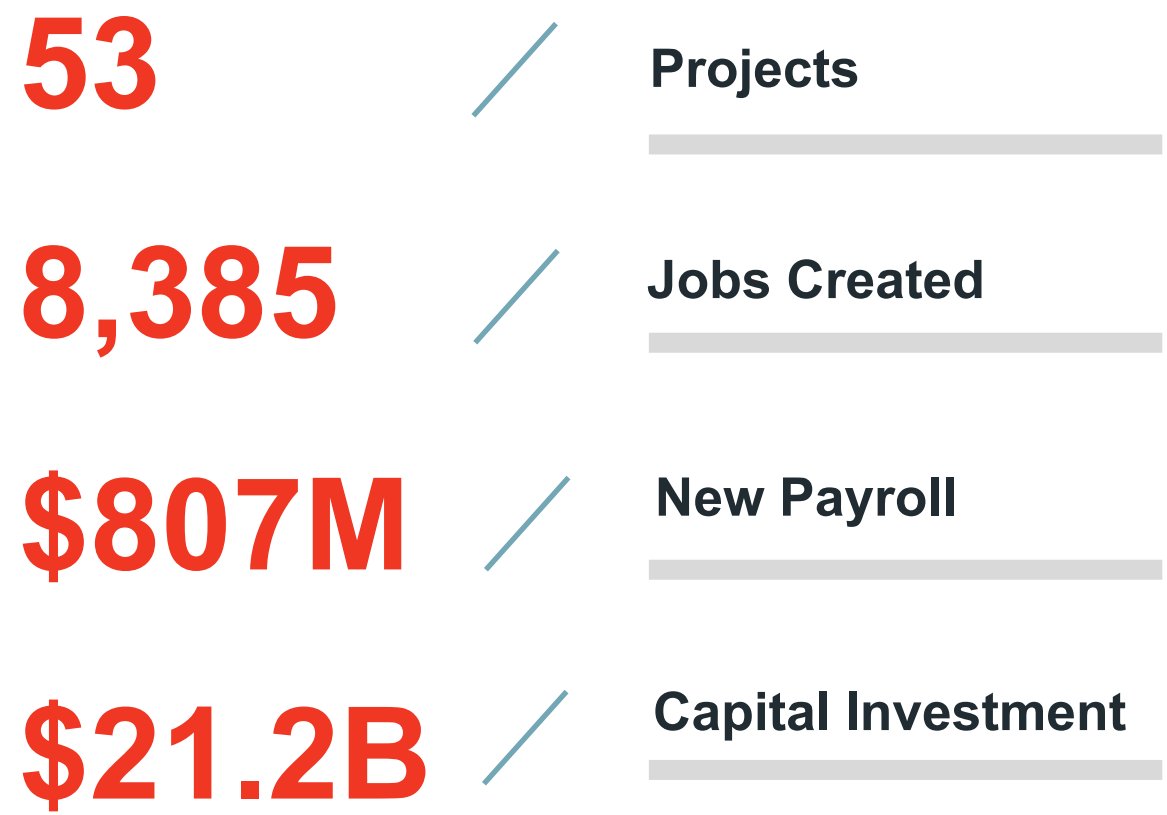


intel



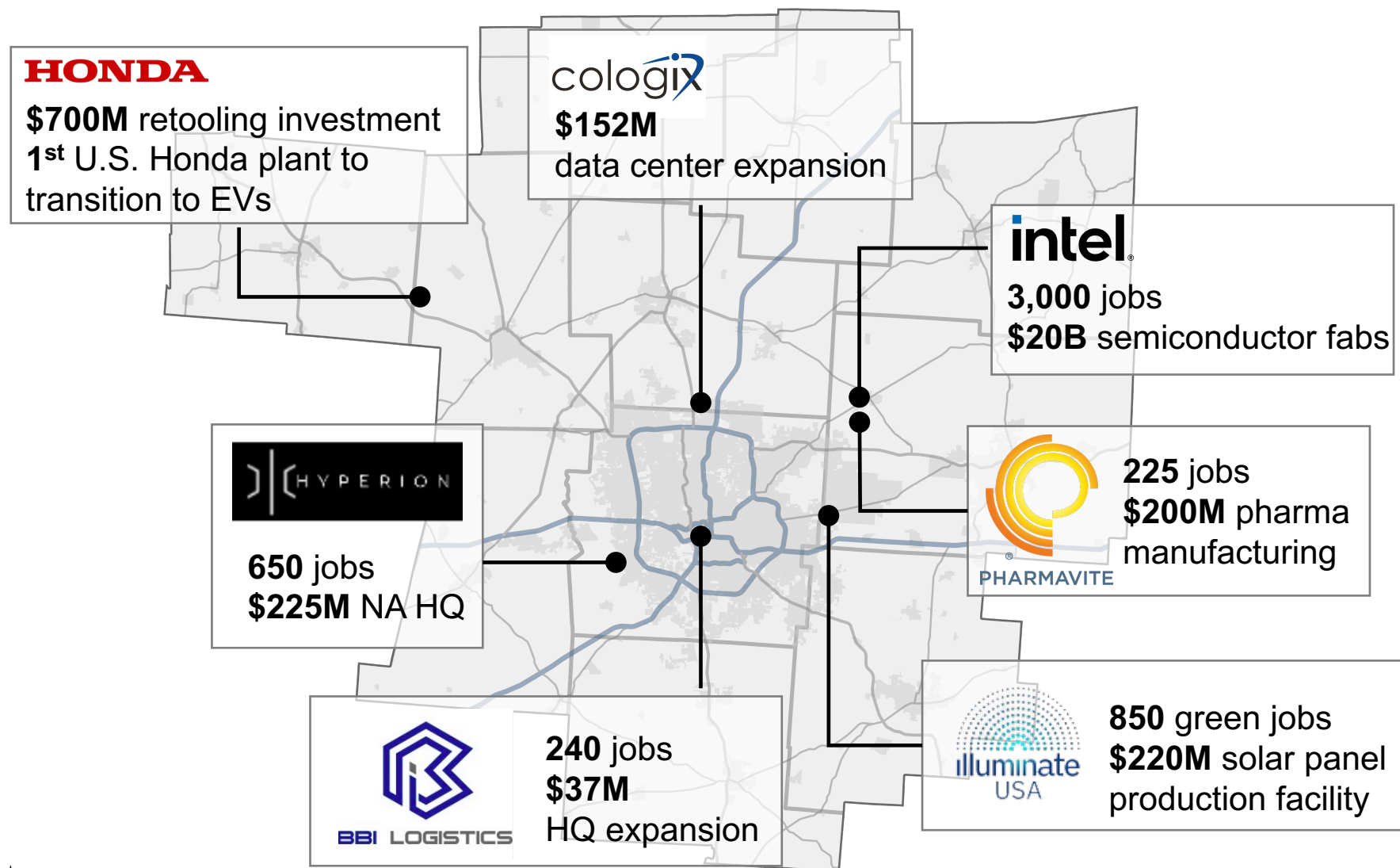
PHARMAVITE

YEAR IN REVIEW: 2022 RESULTS



Projects in
more than 20
communities
across the
Region.

2022 – 2023 YTD NOTABLE PROJECTS



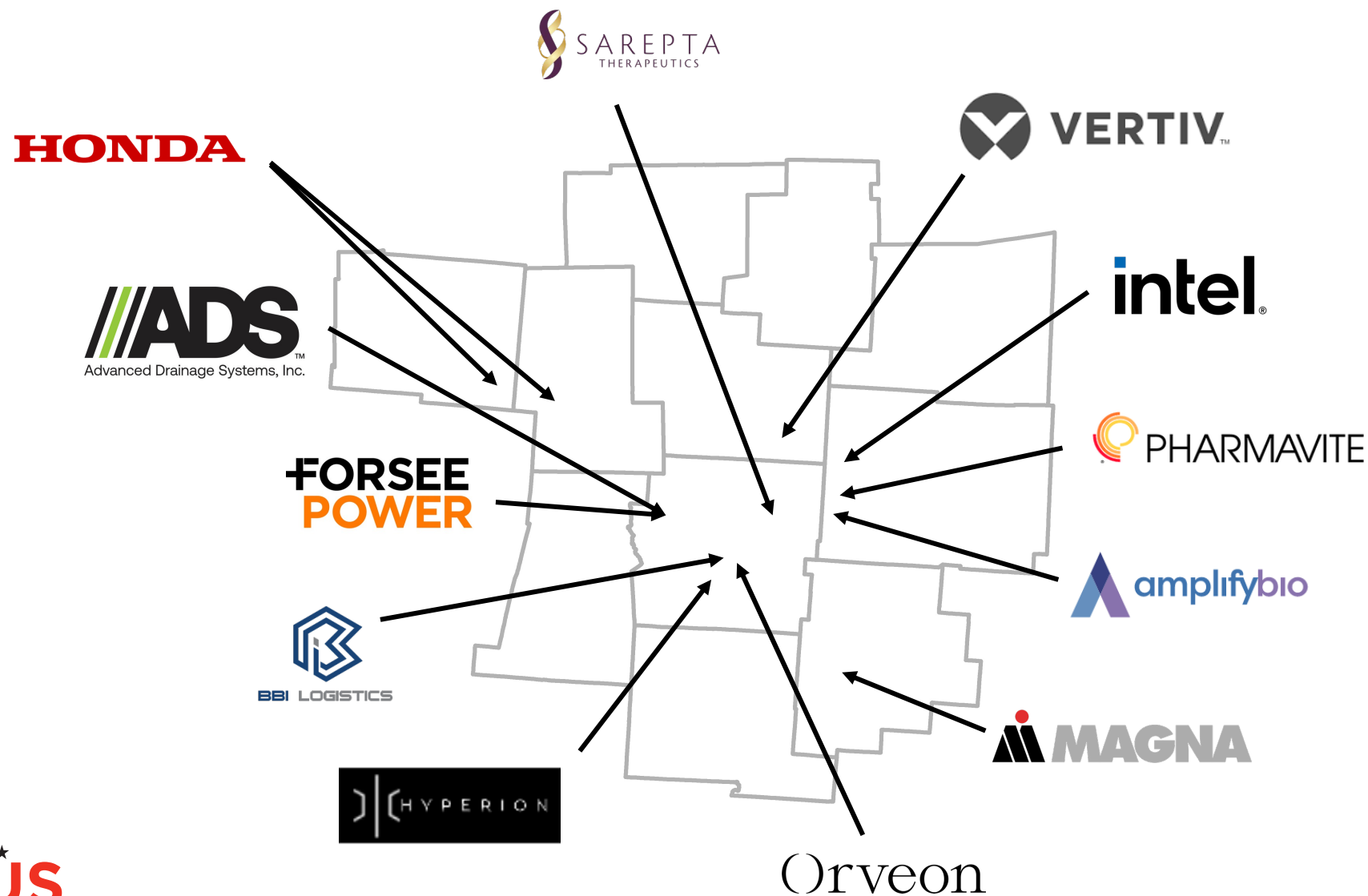
All Projects

10,512
Jobs

\$941M
Payroll

\$29.7B
Cap Ex

2022 NOTABLE PROJECTS



5,502+
JOBS