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Gem *insight*



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Property Management - Leasing/Sales - Appraisal/Consulting - Public Sector

Gem Completes 2009 Dayton Industrial Market Study

Gem Real Estate Group's 2009 Industrial Market Survey is a comprehensive survey intended to capture the current conditions and developing trends regarding Industrial space within the greater Dayton area. The facilities included in this study represent those, which are most reflective of the area's Industrial market.

In the 2009 survey, we have sampled 292 Industrial Buildings which have been segmented into five (5) distinct markets identified as Dayton East, Dayton North, Dayton South, Dayton West, and the Upper Valley Market. A total of 19,308,621 square feet of industrial/warehouse space was surveyed within these five (5) markets, of which 4,680,969 square feet, or 24.24% was reported to be vacant. This vacancy rate is up from the 2008 figure of 18.86%. The 2009 results are summarized in the following grid.

<u>2009 Dayton Industrial Market Survey</u>				
	#	GFA	Vac. s.f.	Vac. %
Dayton East Market	35	1,992,241	404,644	20.31%
Dayton North Market	90	5,028,118	951,123	18.92%
Dayton South Market	123	8,154,645	2,175,461	26.68%
Dayton West Market	8	1,184,810	305,120	25.75%
Upper Valley Market	36	2,948,807	844,621	28.64%
Regional Market	292	19,308,621	4,680,969	24.24%
Dayton Area Market	256	16,359,814	3,836,348	23.45%

For a complete copy of the 2009 Dayton Industrial Market Study, please contact our office at 937.228.2882.

GEM REAL ESTATE GROUP HELPS LOGOS@WORK FIND NEW HEADQUARTERS IN DOWNTOWN DAYTON

DAYTON (December 1, 2009) – Gem Real Estate Group is pleased to announce the sale/purchase of 937 South Patterson Blvd, Dayton. The buyer was 4 Iron Properties, a sister company to Logos@Work. Both companies are owned by 4 Iron Development. The seller was Porter & Tilley Real Estate Group, LLC. The property transferred on November 13 for \$325,000. Gem represented 4 Iron Development Properties, LLC in their space search and negotiations.

Continued From Previous Page...

According to 4 Iron Properties Chairman & CEO Vince Lewis and President & COO Chad Cannon, Logos@Work will occupy the building and hope to open their doors at the new location in early 2010. The one-story, 7,200 SF building was formerly home to Matrix Security, which recently relocated to Moraine. Gem Real Estate Group Property Services Division is remodeling the building to fit Logos@Work's needs. When completed, the space will provide the ideal mix of production, office and retail to allow Logos to more effectively serve their clients.



Amanda Cox, VP Sales and Marketing at Gem, said that long-time Gem client 4 Iron first engaged Gem's services for this project back in January, and while they considered a number of properties in the Downtown Dayton Corridor, were immediately impressed with the premises at 937 Patterson.

"The Porter & Tilley group really had a nice facility for their Matrix Securities operation on Patterson," Cox said, "Vince, Chad and I were very impressed with how well the property had been maintained, and the overall layout really lent itself to Logos@Work's retail and production needs."

Cox added that the deal went relatively smoothly, given the challenges of today's lending environment.

"We had so much support from Amy Walbridge and the City of Dayton Economic Development department, First Financial Bank, and John Krebs and the team at CityWide Development Corporation," Cox said, "Our hats are off to these fine groups that do so much to help businesses put down roots in Dayton. It's not an easy time for businesses, but these folks all helped with the utmost professionalism and partnership."

Logos@Work has been providing custom apparel and promotional items to business, schools and events in the Dayton area since 1993. Logos@Work was the second acquisition for 4 Iron Development. The first was Hooper Concepts. Additionally, Blankgarments.com is an online subsidiary of Logos@Work that serves customers around the U.S. The company is proud of its accomplishments and the opportunity to do business in Dayton.

"Things seem to be moving pretty fast," said Lewis, "In under three years we have gone from a vision of reinvesting in Dayton to a business operating out of three locations with 23 people. Chad and I are excited for the future—not only for this new location for Logos@Work—but also for the opportunity to acquire new businesses in the Dayton area to help us grow and allow us to reinvest in the community."

To learn more about Logos@Work, visit the company website at <http://www.logosatwork.net>.

Gem Real Estate Group, Inc. is a full-service commercial real estate company offering a variety of services including sales, leasing, property management, appraisal and public sector consulting. For more information on Gem, please visit our website at gemcompanies.com.

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