

GEM REAL ESTATE GROUP

OFFICE INVESTMENT FOR SALE



I. OFFERING

- Gem Real Estate Group, Inc. is pleased to present the following investment opportunity to acquire The Evenflo Corporation Headquarter Facility, a single occupant corporate office facility, located near Interstate 75, Interstate 675 and SR 725, in the City of Miamisburg, Montgomery County, Ohio. Located at 225 Byers Road, Miamisburg, Ohio, the property is located near Interstate 75, Interstate 675 and SR 725 and near an active commercial district anchored by the Dayton Mall. Miamisburg is a southern suburb of the Dayton Metropolitan Area and the subject is located approximately 10 miles south of the Dayton Central Business District and 30 miles north of the northern Cincinnati suburbs.

The Evenflo Corporation Headquarter Facility is a 62,045 sqft. Corporate Office Building, constructed of a fire resistant frame and masonry, metal and glass walls. The building includes corporate offices, research/development space, conference rooms, and open office space.

Evenflo Company, Inc. Manufactures games, toys or children's vehicles and automotive child restraint seats. Manufactures household furniture, specializing in fiberglass or plastic furniture. Manufactures plastic bottles.

II. INVESTMENT SUMMARY

- 1. Asking Price **\$5,450,000**
 - 2. Rentable Area (Sqft.) **62,045 Sqft.**
 - 3. Asking Price/Sqft. **\$87.83/Sqft.**
 - 4. Year Built/Renovated **1964/2000/2008**
 - 5. % Occupied **100%**
 - 6. Lease Term **11 years, 1 - 5 yr. Options**
 - 7. Lease Expiration **7/31/2019**
 - 8. Cap Rate **9.40% on Rent**

Tenants Summary:

Tenant	Leased Area	Rent/Sqft./Yr.	Lease Years	Lease Type	Options
Evenflo Company, Inc.	62,045 sqft.	\$9.02/Sqft.	11 yrs.	Triple Net	1 – 5 yrs

Gem Real Estate Group, Inc.

Dayton

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Cincinnati

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