



CONFIDENTIAL OFFERING MEMORANDUM

For Sale

Fully Occupied Olde Montgomery Investment Opportunity

9450-9464 Montgomery Road, Cincinnati, OH 45242





Confidentiality Notice

NAI Bergman ("Broker") has been retained by the Seller of 9450-9464 Montgomery Rd, Cincinnati, OH 45242 ("Property") as the exclusive broker for this opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

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Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each

expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Bergman

**4695 Lake Forest Drive, Suite 100,
Cincinnati, OH 45242**

tel +1 513 769 1700

fax +1 513 769 1710

www.naibergman.com



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Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property(ies), as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Global, NAI Bergman and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.



Executive Summary



Offering Summary

NAI Bergman, as exclusive advisor to the Seller, is pleased to offer the opportunity to purchase 9450-9464 Montgomery Road ("The Property.") The Property is located in the historic Olde Montgomery neighborhood with easy access to Cross County Highway and I-71.

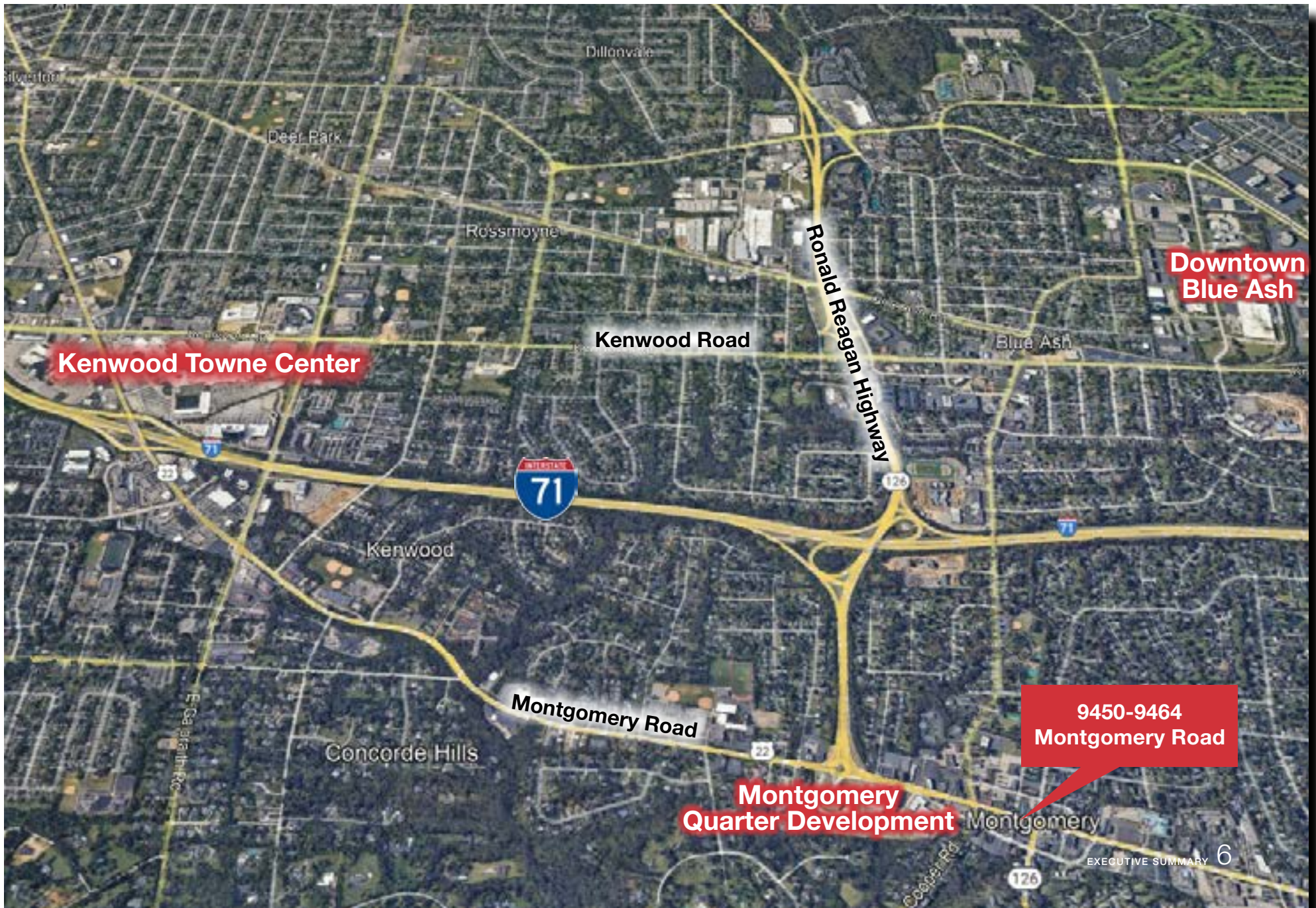
Property Summary

Address:	9450-9464 Montgomer Road Cincinnati, Ohio 45242
Size:	7,587 Gross SF
Years Built:	Structure 1 - 1930 Structure 2 - 1954
Number of Buildings:	1
Site Area :	0.55 acres
Occupancy:	Multiple
Zoning:	OM Core Olde Montgomery
Parcel ID:	060300040011

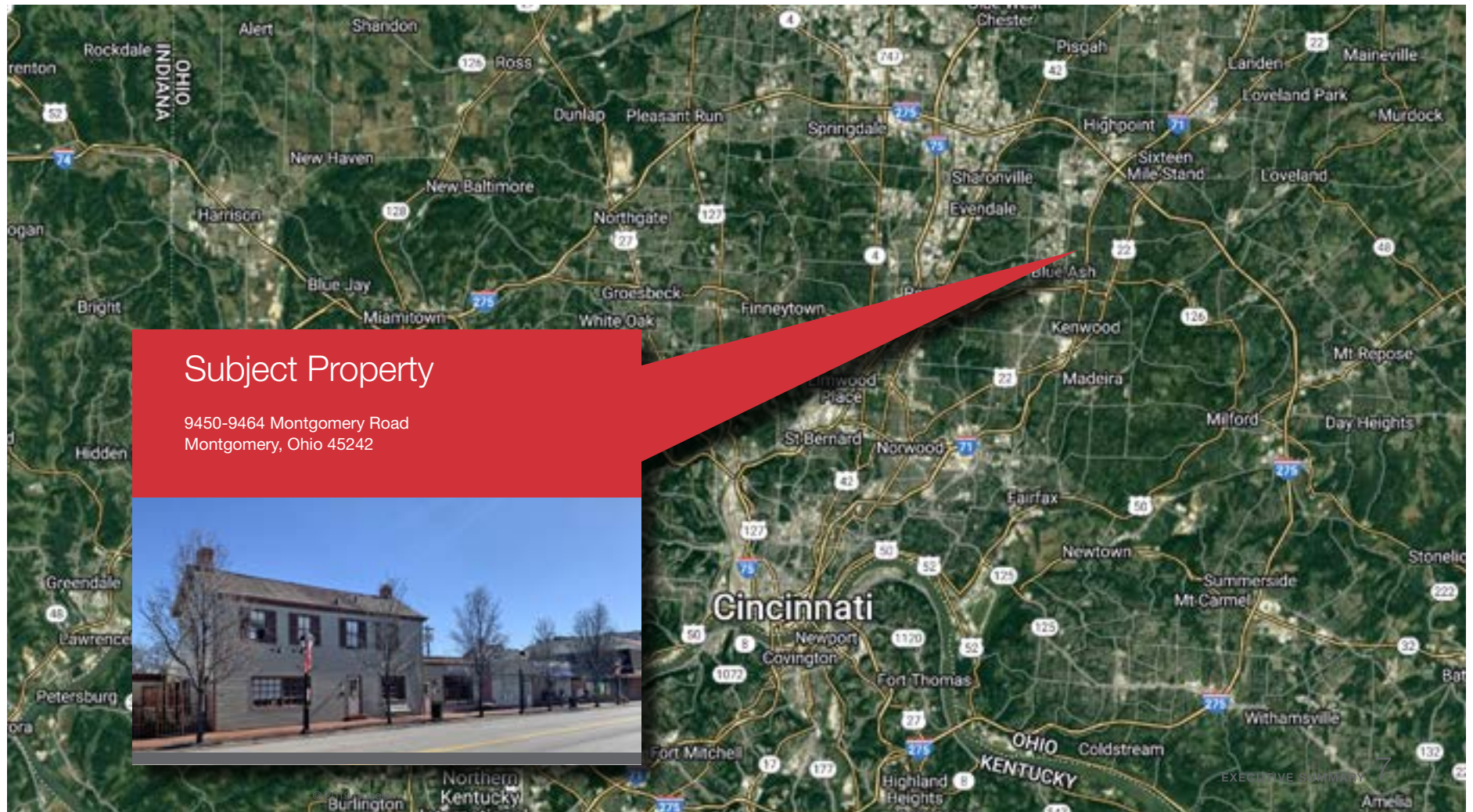
Investment Highlights

- > **Ideal Location** – The Property is located in the heart of Historic Olde Montgomery adjacent to the \$150M Montgomery Quarter development and offers tremendous visibility on Montgomery road with over 18,000 CPD.
- > **Redevelopment Opportunity** - Potential for future larger redevelopment.
- > **Area Information** - Located in the Montgomery Heritage District and Sycamore School District.
- > **Rare Investment or Redevelopment Opportunity** - Income generating property and a rare prime location for any redevelopment.
- > **Major Highway Access** – The Property is located minutes away from Ronald Reagan Highway and I-71.
- > **Walkability** - The property is walkable to multiple retailers and restaurants along with parks and schools.
- > **Parking** - Reserved parking in the rear and abundance of adjacent free surface parking lots.



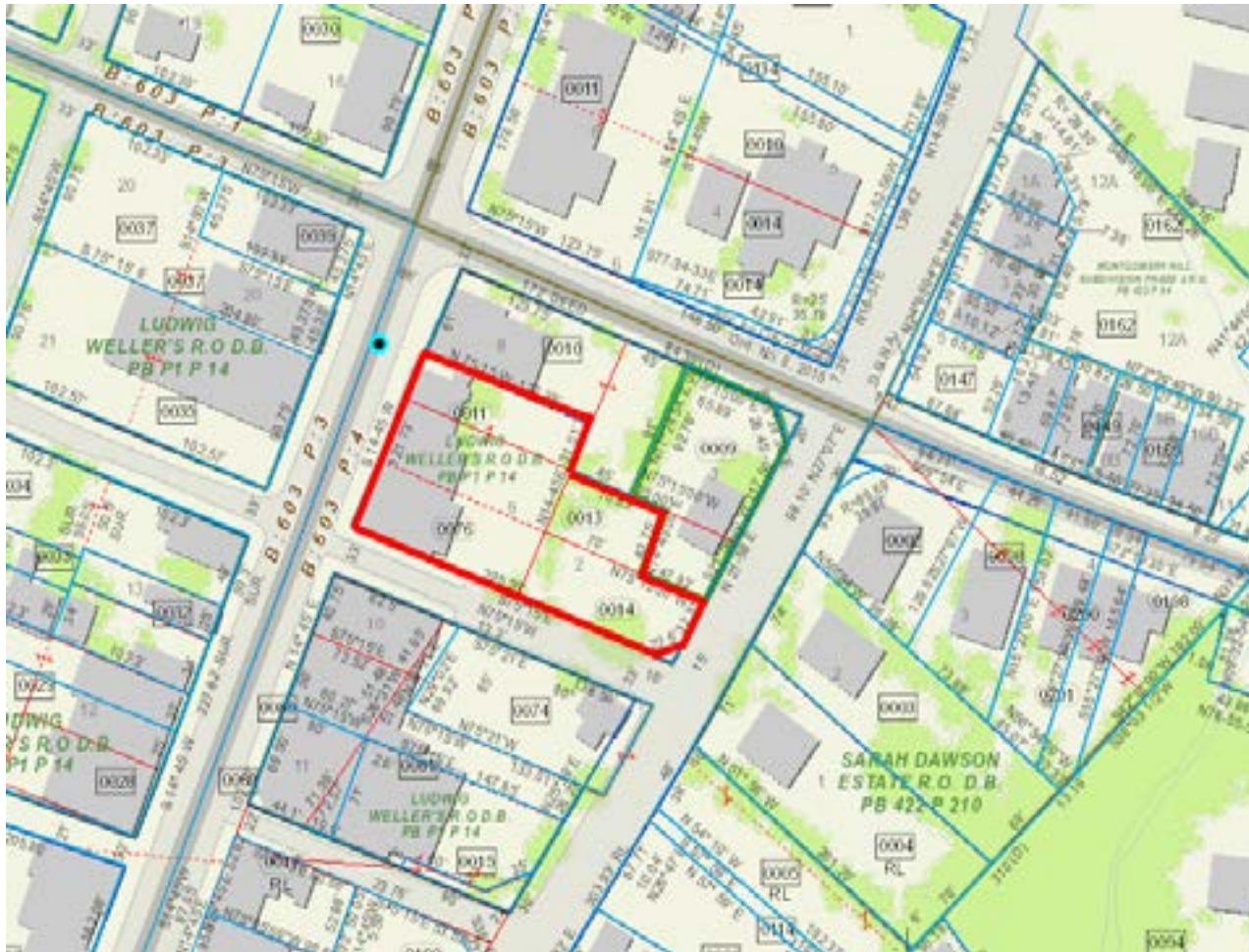


Regional Location Map



Parcel Map





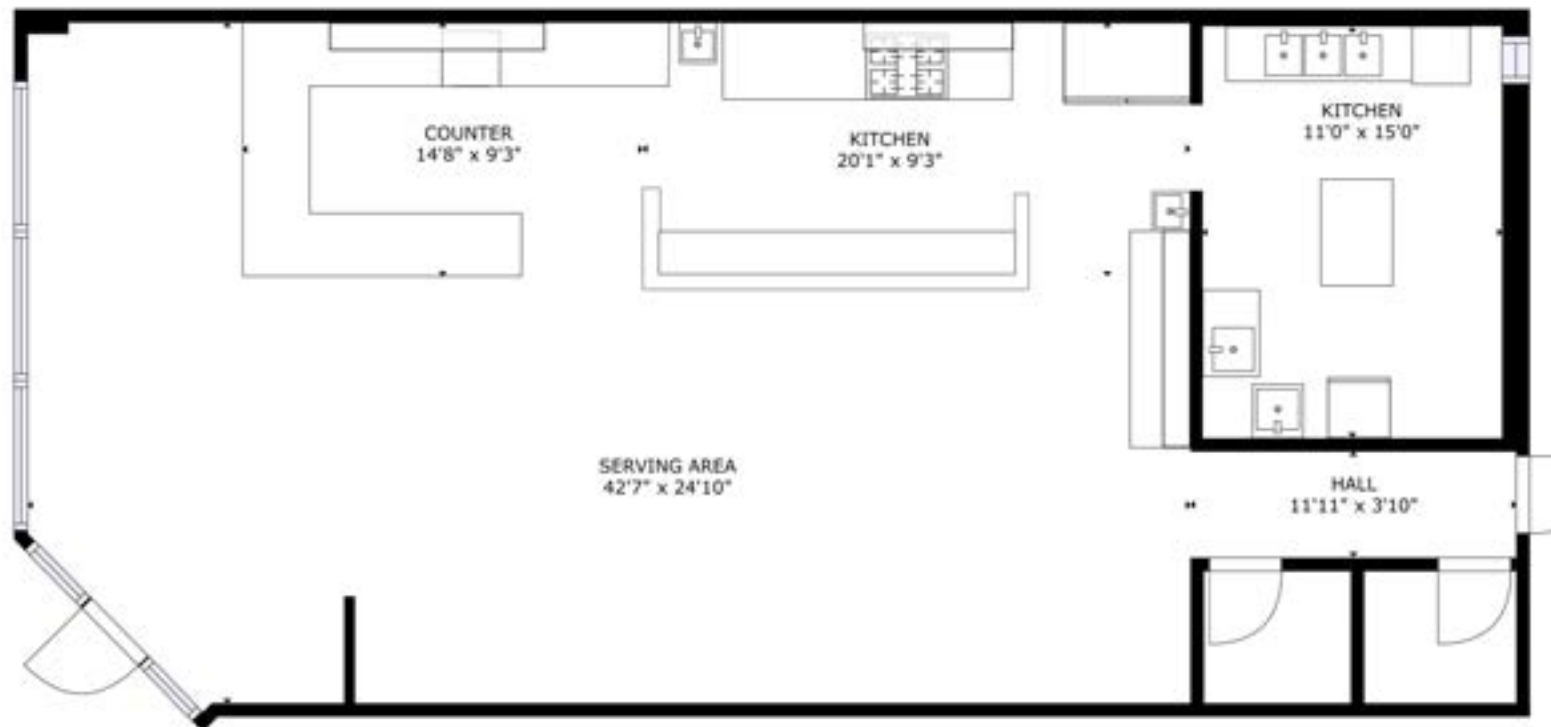
Parcel Map



Interior Photos European Cafe



Floor Plan European Cafe



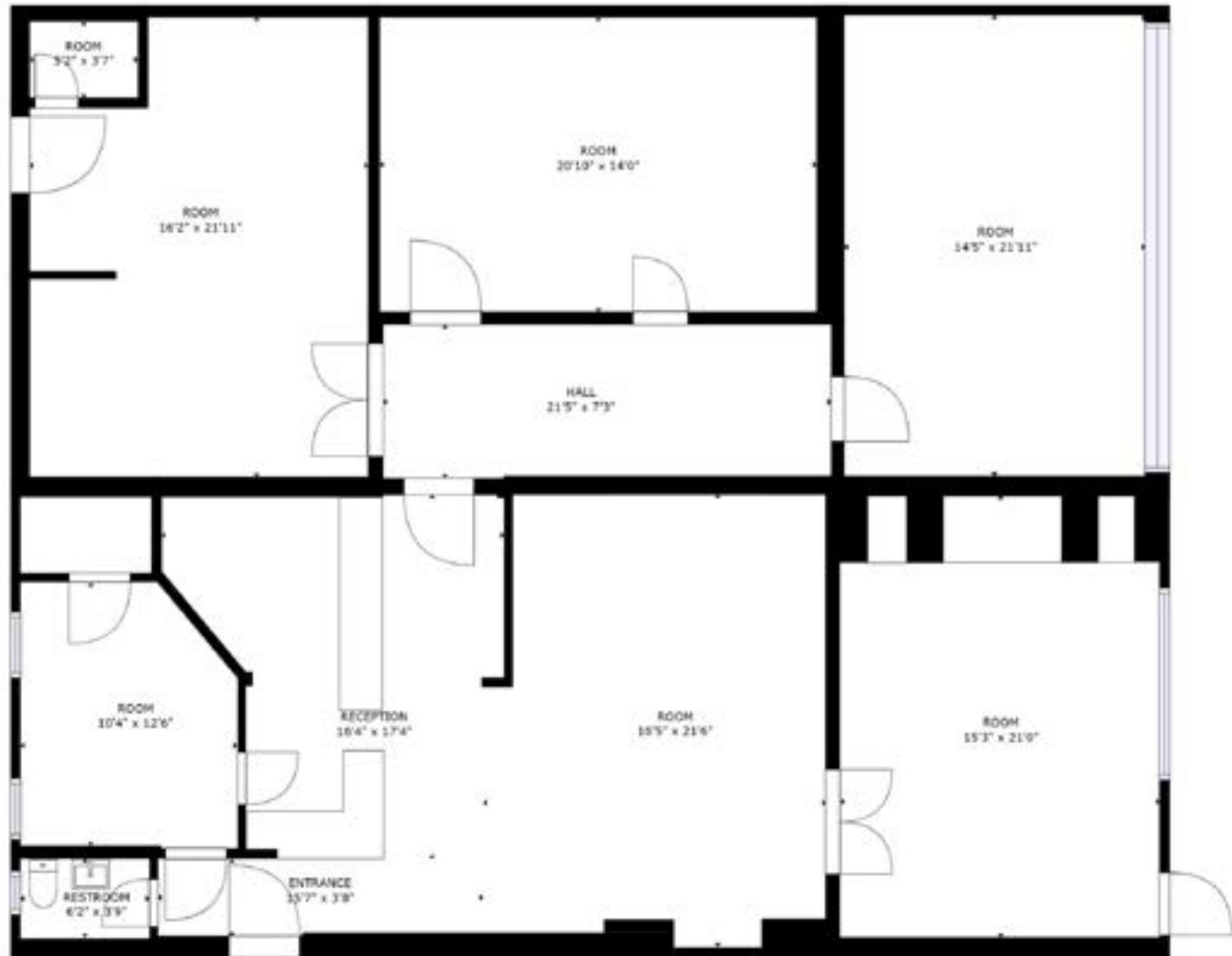
FLOOR 1



Interior Photos Audible Elegance



Floor Plan Audible Elegance



Interior Photos Norstar



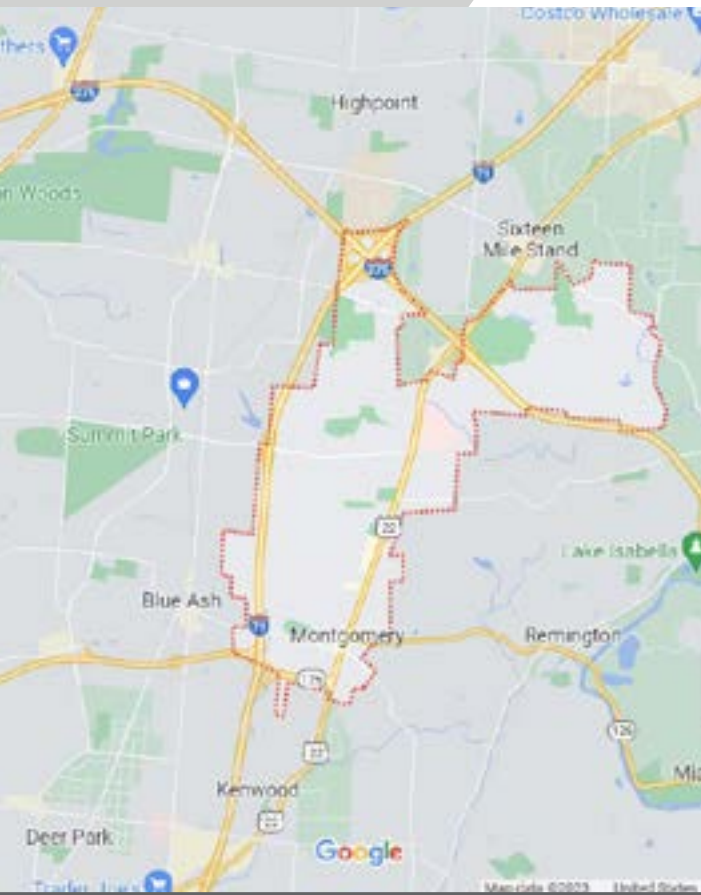
Floor Plan Norstar



FLOOR 2



Market Overview



Hamilton County

Hamilton County was incorporated in 1790 and is the home county of the Greater Cincinnati area. Located in the southwest corner of Ohio and just across the Ohio River to Northern KY, it is the third most populous county in Ohio. Hamilton County is home to some of the largest universities such as University of Cincinnati – Main Campus, Xavier University and Cincinnati State Technical and Community College.

Hamilton County is the No. 1 least-costly location to do business in the U.S., a great business climate with strong tax incentives it is no wonder Hamilton County is home to many Fortune 500 giants such as Kroger, Procter & Gamble and Macy's.

Montgomery Submarket

Montgomery is a suburb located northeast of Cincinnati, OH. It was founded in 1795, but continues to be both vibrant and family oriented, while housing a population of approximately 10,800. Montgomery is easily accessible at the crossroads of I-275, I-71, Ronald Reagan Cross County Highway and US 22/OH 3 (Montgomery Road). The historic neighborhood of Cincinnati home to a diverse array of retail including restaurants, storefront shops as well as galleries, service and performance venues. The colorful landscape, tree lined streets, and miles of brick paver sidewalks lend themselves to the charming feel of this well preserved historic community.

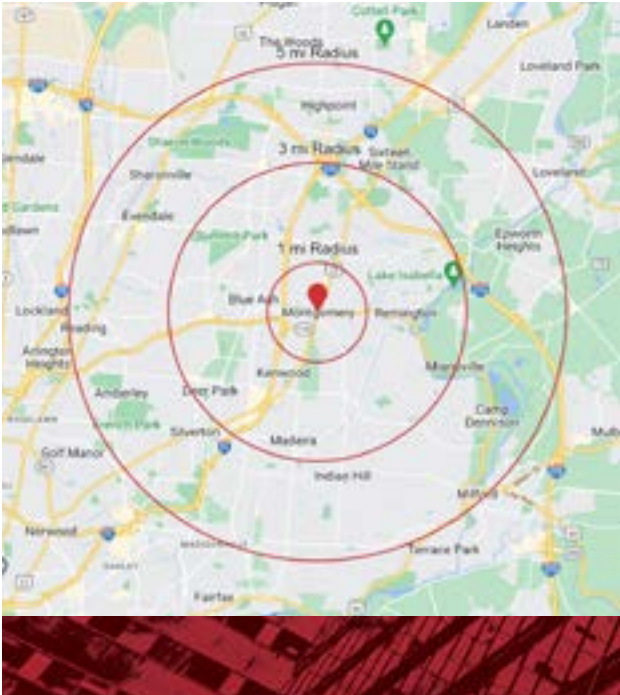
Sources: Wikipedia.org, montgomeryohio.gov/about, Hamiltoncountyohio.org

Demographics

Distance From Property

	1 Mile	3 Miles	5 Miles
Population			
2022 Estimate	4,362	51,205	134,609
2027 Projected	4,415	51,534	135,582
Households			
2022 Estimate	1,660	20,466	55,164
2027 Projected	1,660	20,343	54,953
Average Household Income			
2022 Estimate	\$206,133	\$140,817	\$132,321
2027 Projected	\$267,854	\$180,557	\$169,006
Daytime Demographics			
2022 Estimate Total Employees	3,760	76,375	133,733

Source: Sites USA





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For additional information please contact:



Matt Hiudt
NAI Bergman
+1 513 322 6310 Office
mhiudt@bergman-group.com

Laurence Bergman
NAI Bergman
+1 513 322 6307 Office
larry@bergman-group.com

