PROPOSAL

Crossroads of Northwest Ohio Multifamily

NATIONAL RD

Cridersville, OH 45895

PRESENTED BY:

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SVN
WILSON COMMERCIAL GROUP, LLC

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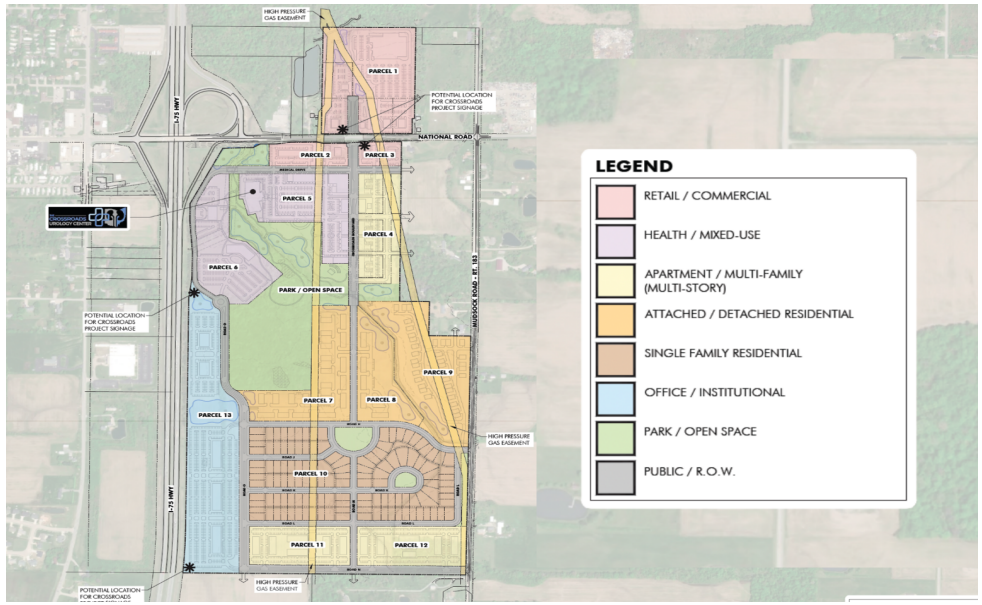
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

PRICE / ACRE:	Negotiable
SINGLE FAMILY:	6 Lots Per Acre Density Approval
MULTI-FAMILY:	23 Units Per Acre Density Approval

PROPERTY OVERVIEW

SVN Wilson is excited to offer an exceptional residential opportunity - the Crossroads of Northwest Ohio, ideally located within a mixed-use 250 acre community in the heartland of Ohio and the Midwest. There are approximately 10.4 Acres for Multifamily and 11.5 Acres for Single Family for sale in the Crossroads of Northwest Ohio.

The Crossroads of Northwest Ohio is more than just a property; it's a vision of quality housing, entertainment, dining, and shopping opportunities, aiming to spur economic development and job creation1. This mixed-use community promises to bring residential dwellings, commercial establishments, hotels, restaurants, entertainment, and community-based amenities.

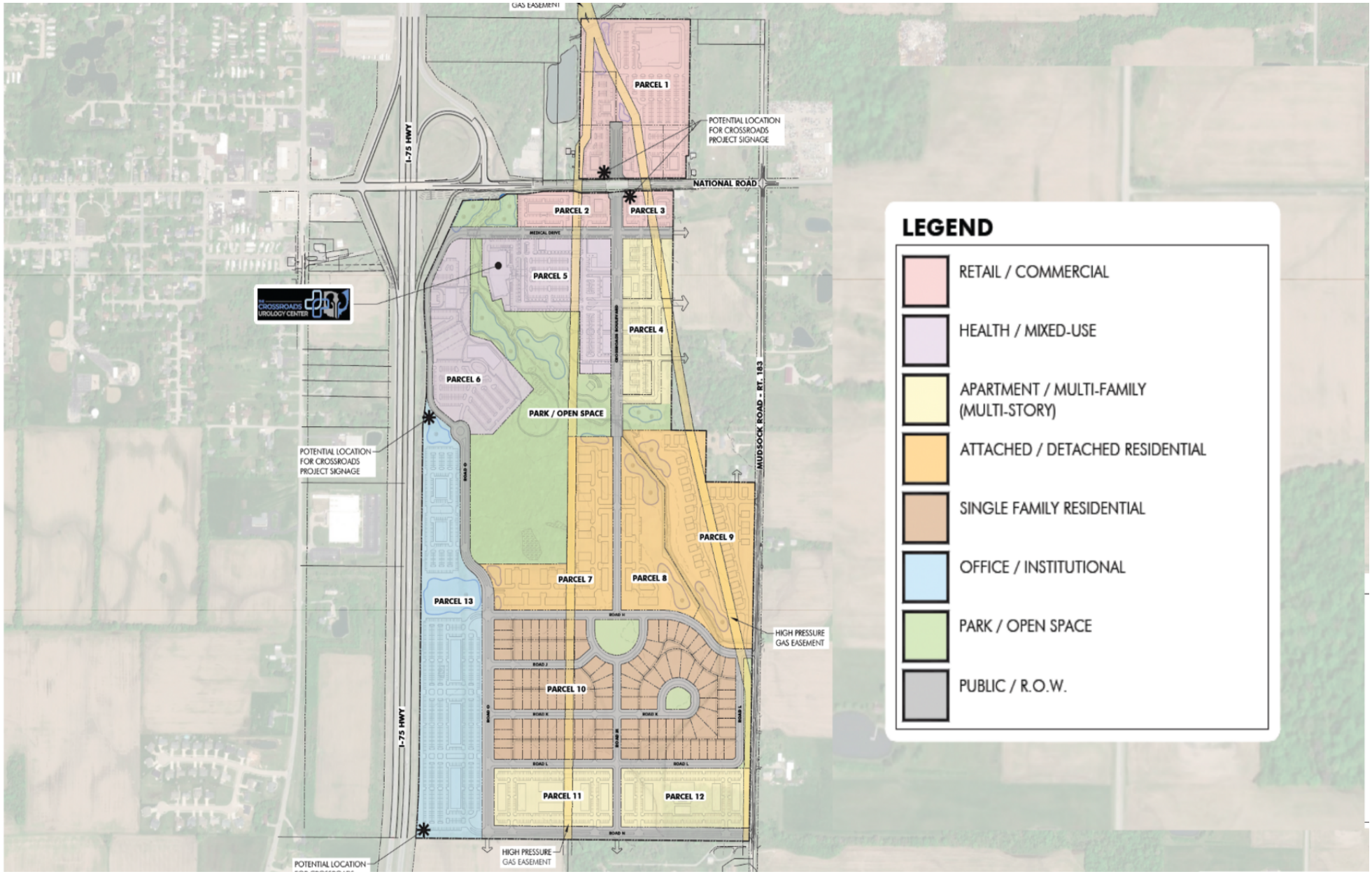
Don't miss out on this incredible investment opportunity to be a part of reshaping the future of Ohio and the Midwest. Contact SVN Wilson now to learn more about this exceptional property.

THE CROSSROADS
OF NORTHWEST OHIO
Crossroads of Northwest Ohio
Improving Life and Commerce in Northwest Ohio
"To create the best-planned, healthiest, mixed-use community in Ohio and the Midwest"

The rural Midwest, including Ohio is exhibiting "Once-in-a-Generation" investment in reshaping the automotive industry from combustion engines to EV/Electric by the end of this decade. This includes investment in advanced manufacturing, micro-chip processors, and battery manufacturing that will literally create a whole new workforce that will be flocking to a new kind of community located within the heartland, and a lifestyle that meets their needs, like Crossroads of Northwest Ohio

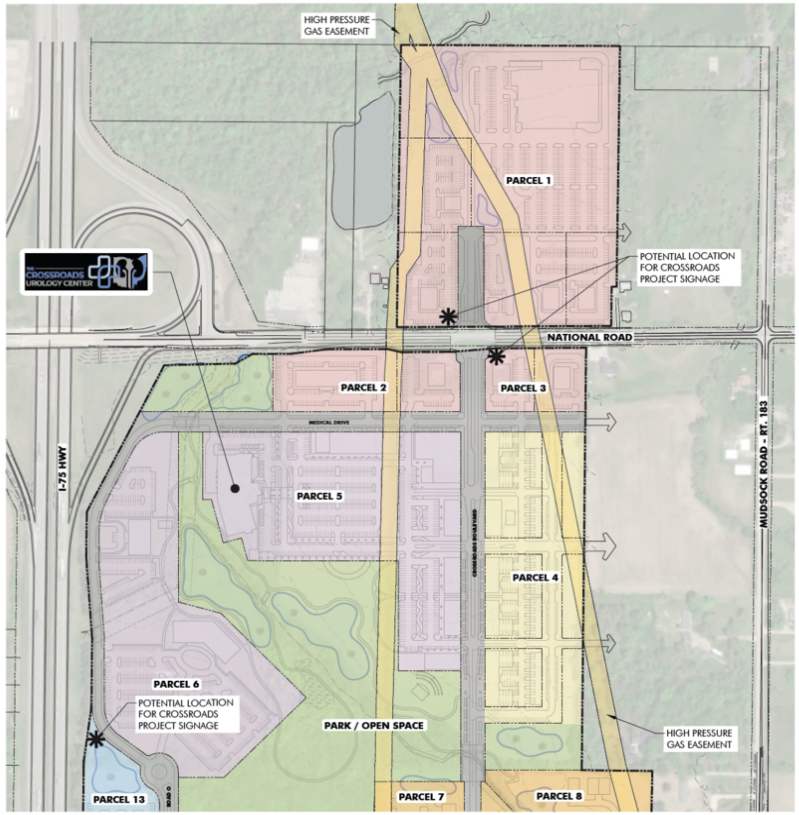
Seizing on an Opportunity

UPDATED SITE PROGRESS



UPDATED SITE PROGRESS

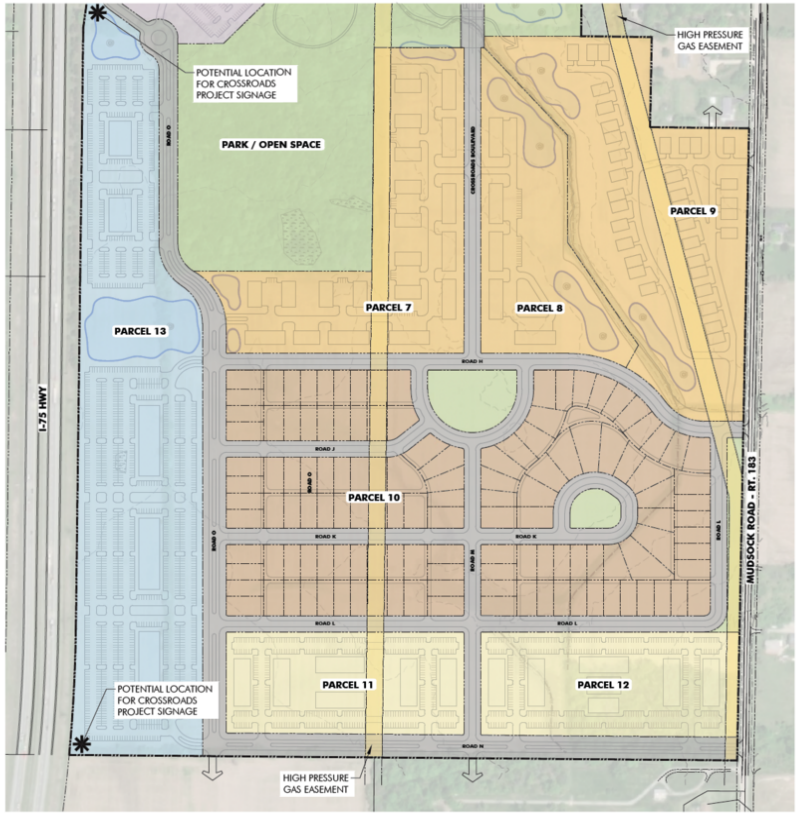
ENLARGEMENT PLANS



LEGEND

- RETAIL / COMMERCIAL
- HEALTH / MIXED-USE
- APARTMENT / MULTI-FAMILY (MULTI-STORY)
- ATTACHED / DETACHED RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- OFFICE / INSTITUTIONAL
- PARK / OPEN SPACE
- PUBLIC / R.O.W.

0 100' 200' 400'
SCALE: 1" = 200'-0"



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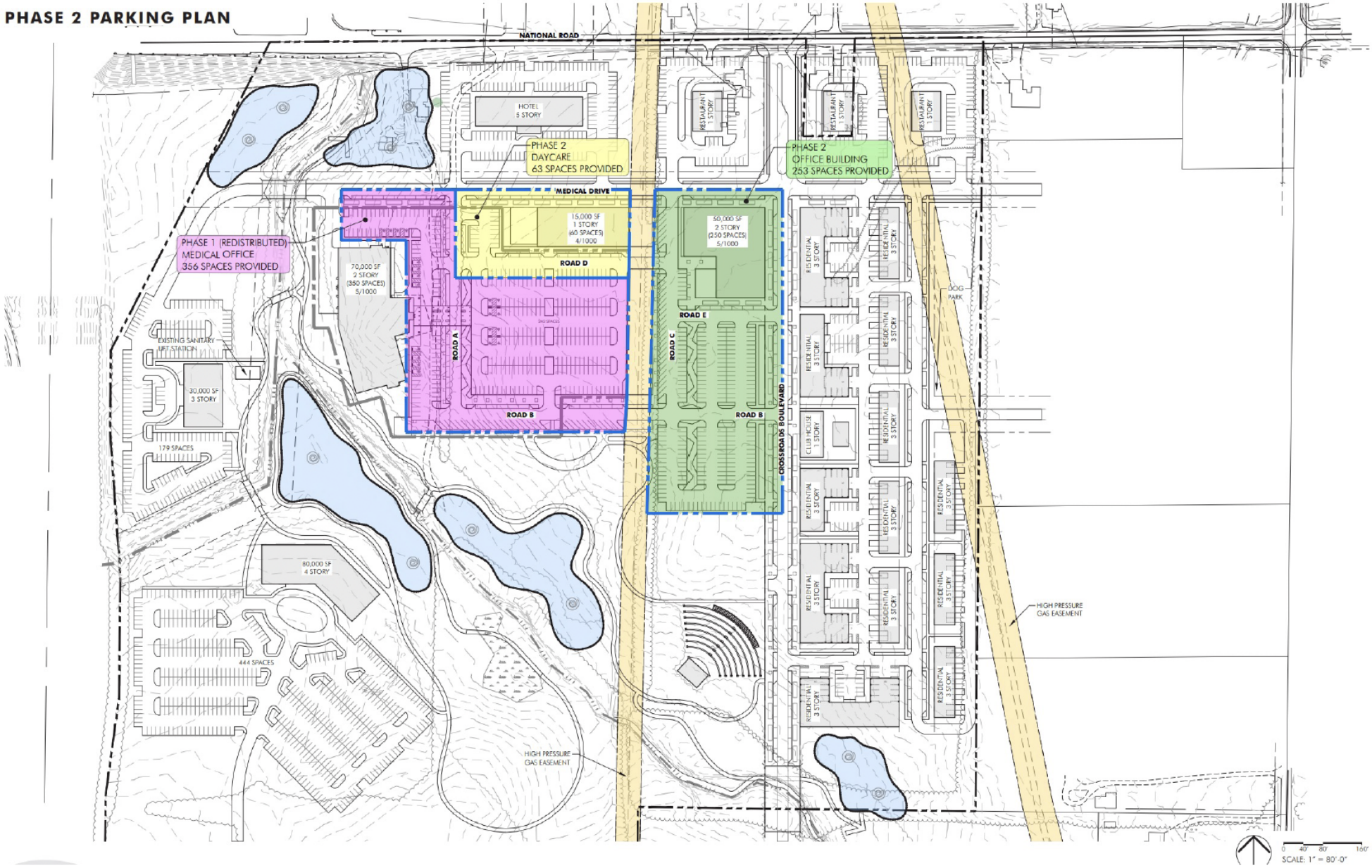
SCALE: 1" = 200'-0"

DISCLAIMER: THIS PLAN IS SCHEMATIC IN NATURE AND THE PLAN, PARCEL BOUNDARIES, ETC. ARE SUBJECT TO CHANGE

HEALTH DISTRICT MASTER PLAN

HEALTH DISTRICT MASTER PLAN

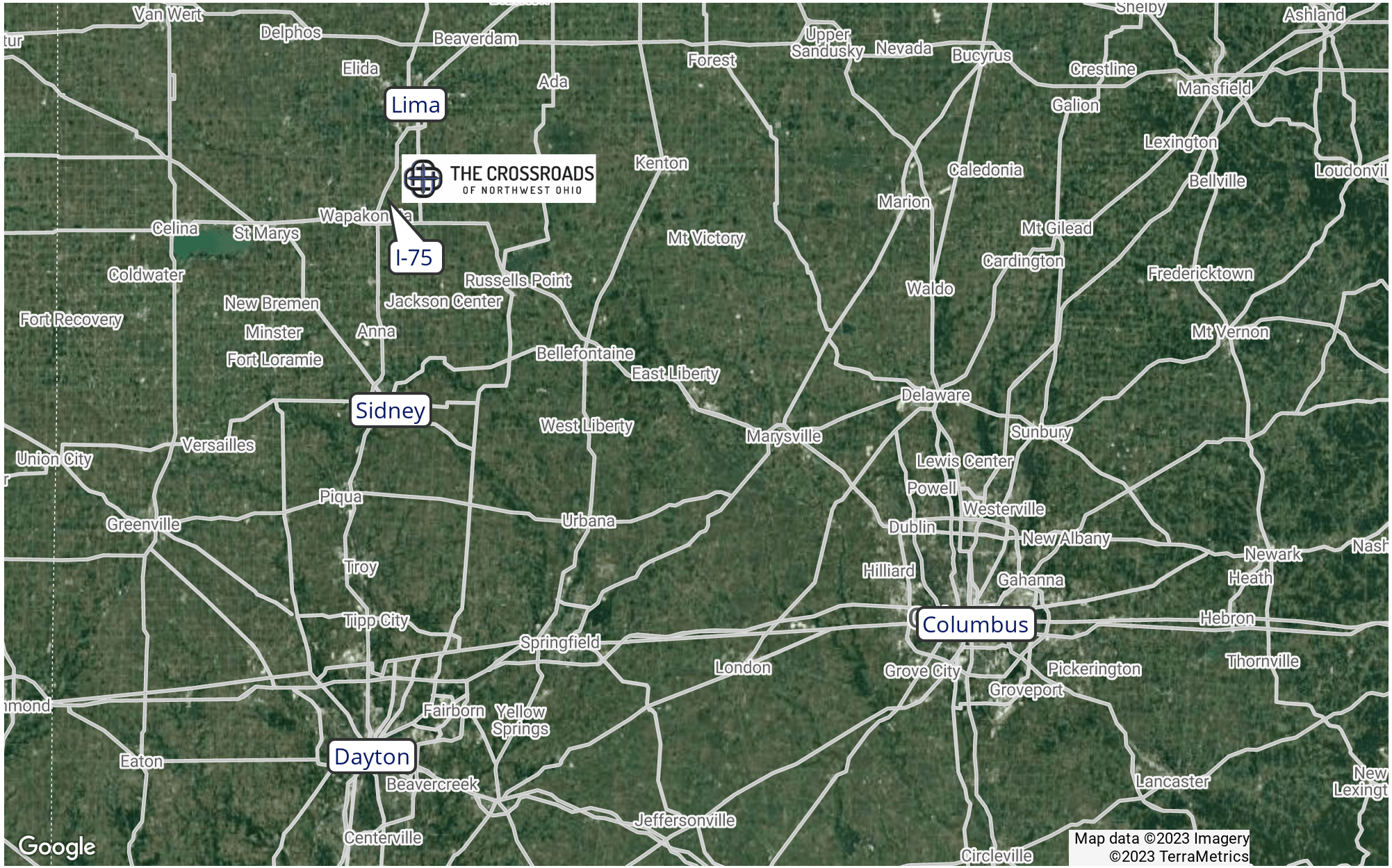
UPDATED SITE PROGRESS



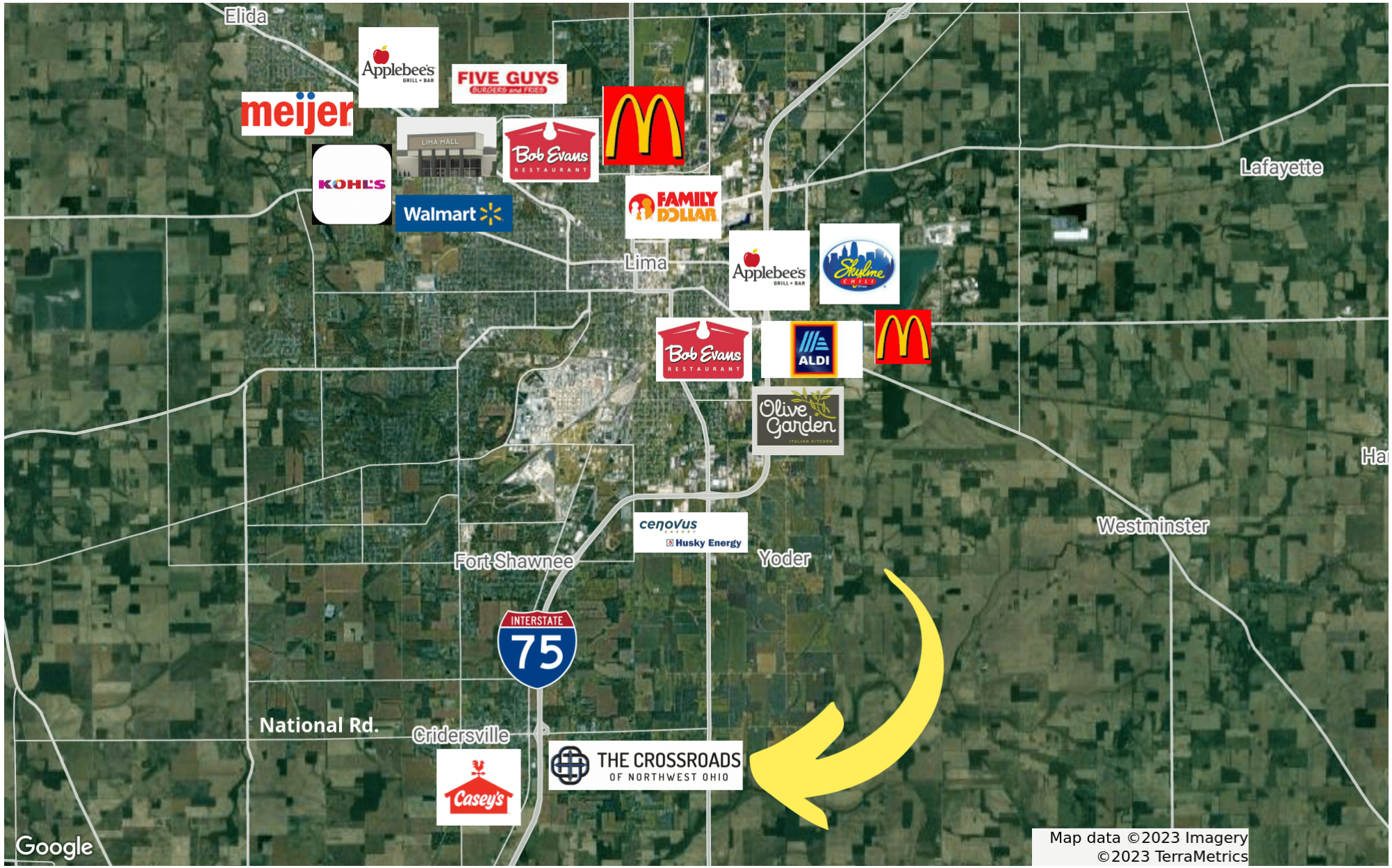
SECTION 2

Location Information

REGIONAL MAP



RETAILER MAP



REGION/NORTHWEST OHIO

MAJOR EMPLOYER DATA:

Kettering Health Network - 12,800+ employees
Blanchard Valley Hospital
Marion General Hospital

Findlay - Marathon (2,500+)
Dayton - Wright Patterson - 30,000+ employees
Anna - Honda Engine Plant - 11,000+ employees

Ada - Ohio Northern University - 2,500+ students
Toledo - Toledo University - 4,600+ students
Bowling Green- BGSU - 5,900+ students
Findlay - University of Findlay - 3,500+ students

LOCATION SUMMARY

#3

Lima ranked 3rd nationally for Top Metros for prjects (2021)

#2

Ohio ranked 2nd nationally for capital investment activity (2021)

#10

Ohio ranked 10th nationally in business competivieness (2021)

Location & Market

LIMA PROPER

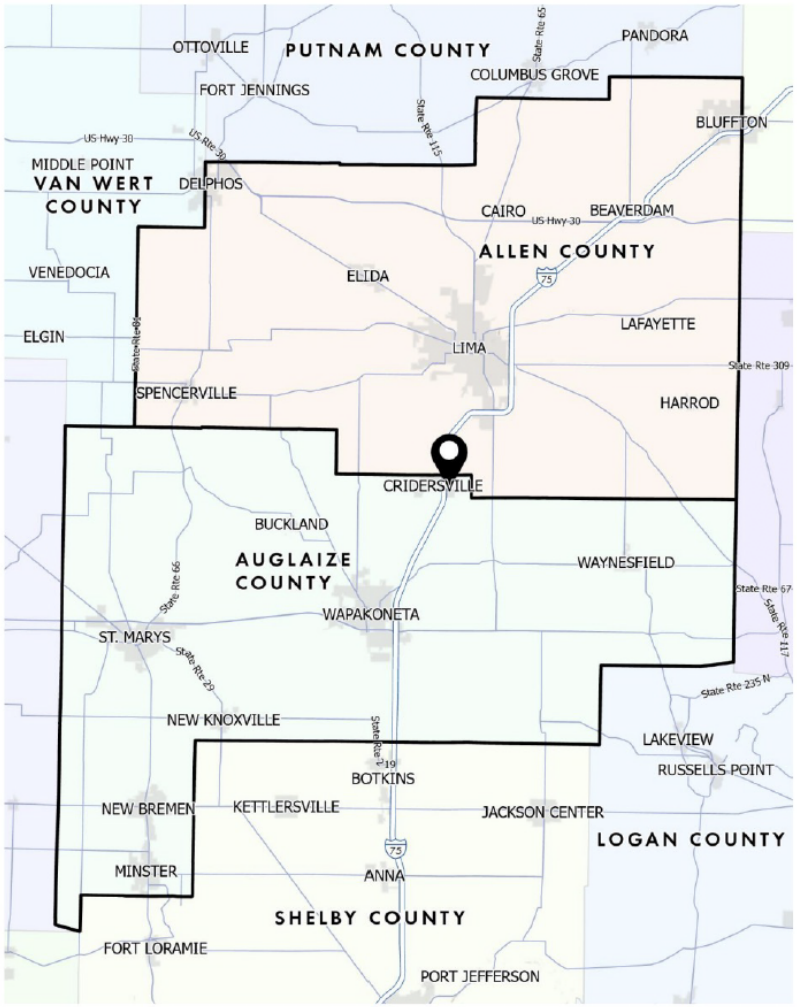
MAJOR EMPLOYER DATA:

Lima Memorial - 900+ employees
Mercy Health, St. Ritas Medical Center, - Health Network employees 34,000 nationally

Proctor and Gamble - 700+ employees
Cenovus Energy Lima Refinery - 450+ employees
Orthopedic Institute of Ohio
Lima Downtown
Lima Civic Center

Rhoades State Borra Center - 400+ students
Rhodes State Community College - 3,000+ students
University of Northwestern Ohio - 4,000+ students
Ohio State University (Lima branch) - 1,000+ students

Figure 1. Regional Location



REGIONAL LOCATION
The Crossroads of Northwest Ohio
Auglaize County, Ohio

Table 1. Development Summary

	Anticipated Year of Completion	Residential Units	Commercial Sq. Ft.	Estimated Appraised Value per Unit	Estimated Appraised Value per Square Foot
Residential Development					
Phase 1 Residential					
Phase 1 Triplexes	2024	60		$ 211,667	
Phase 1 Triplexes	2025	48		$ 211,667	
Phase 2 Residential					
Phase 2 Multifamily	2025	336		$ 185,714	
Phase 2 Triplexes	2026	42		$ 211,667	
Phase 2 3-Level Walk Up	2026	36		$ 188,833	
Phase 2 Multifamily	2027	168		$ 185,714	
Phase 3 Residential					
Phase 3 3-Level Walk Up	2025	36		$ 188,833	
Phase 3 Triplexes	2026	30		$ 211,667	
Phase 4 Residential					
Phase 4 3-Level Walk Up	2025	72		$ 188,833	
Phase 4 Triplexes	2026	27		$ 211,667	
Phase 4 3-Level Walk Up	2027	72		$ 188,833	
Phase 4 Triplexes	2027	30		$ 211,667	
South Park Residential					
South Park Multifamily	2030	840		$ 185,714	
Mixed-Use Development					
Phase 1 Mixed Use					
Phase 1 Mixed Use	2024	52	30,000	$ 198,077	$ 160
Phase 2 Mixed Use					
Phase 2 Mixed Use	2025	336	80,000	$ 198,077	$ 160
Phase 2 Mixed Use	2027	368	90,000	$ 198,077	$ 160
South Park Residential					
South Park Mixed Use	2030	840	200,000	$ 198,077	$ 160
Commercial Development					
Phase 1 Commercial					
Phase 1 Rest./Fuel	2024		7,000		$ 225
Phase 1 Data Warehouse	2024		50,000		$ 130
Phase 2 Commercial					
Phase 2 Medical	2024		23,500		$ 280
Phase 2 Cold Storage	2025		100,000		$ 130
Phase 2 Medical	2025		40,000		$ 280
Phase 2 Warehouse	2025		100,000		$ 130
Phase 2 Childcare	2027		15,000		$ 200
Phase 3 Commercial					
Phase 3 Commercial	2025		18,000		$ 160
Phase 3 Hotel	2025		66,000		$ 160
Phase 3 Commercial	2026		150,000		$ 190
Phase 3 Big Box	2026		303,000		$ 160
Phase 3 Commercial	2028		61,000		$ 130
Phase 4 Commercial					
Phase 4 Convention Center	2025		20,000		$ 160
Phase 4 Hotel	2025		33,000		$ 190
Phase 4 Commercial	2026		33,000		$ 160
Total to be Developed		**3,393**	**1,419,500**		

SECTION 3

Demographics

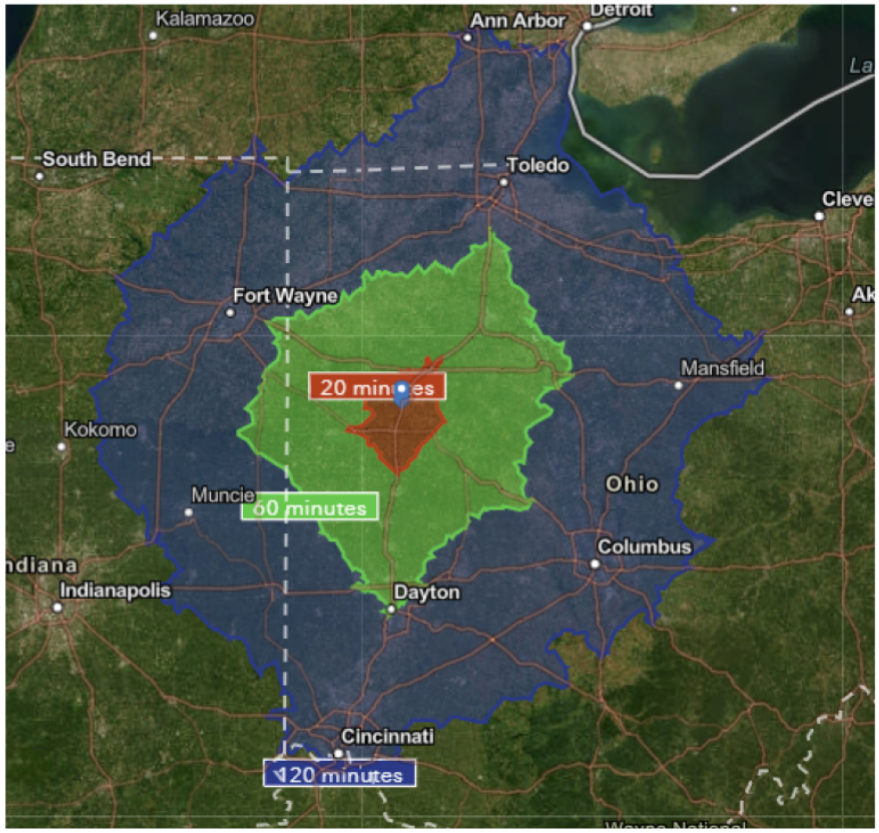
POPULATION	20 MINS	60 MINS	120 MINS
AVERAGE HOUSEHOLD INCOME	$59,788	$62,423	$65,874
AVERAGE AGE	40.3	40.3	38.9
TOTAL POPULATION	114,302	760,475	7,527,438

I-75 TRAFFIC COUNTS

41,800/ DAY

NATIONAL RD. COUNTS

6,677/ DAY



CONSUMER SPENDING

- Food, Alcohol, and Entertainment
- $97,955,602
- (2022, 5 miles)

DAYTIME EMPLOYMENT

- 59,491
- (2022, 10 miles)

SECTION 4

Advisor Bios

MELANIE WOLLENBERG

Senior Advisor

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OH #201501

PROFESSIONAL BACKGROUND

With over 40 years of experience in the commercial real estate industry, Melanie has developed an impressive expertise in land, healthcare and senior housing brokerage and development. She has a proven track record in managing all aspects of complex real estate projects, from feasibility studies through post-stabilization operations. She is highly sought-after for her ability work with land and building owners, tenants and buyers, as well as physicians and other investors based on her depth and breadth of knowledge in the field.

What separates Melanie from other brokers/developers is her unwavering dedication to always doing the 'right thing' – regardless of the situation. Her moral compass guides her business decisions, and this has helped her build long-lasting relationships with investors, health systems, physicians, operators, and landowners alike. She is also known for her expertise in complex transactions—closing deals that others have deemed impossible.

What's more, she possesses strong leadership and team-building skills, which have enabled her to successfully manage cross-functional teams and build long-lasting relationships with clients and partners alike. Her operational acumen is evident in her ability to plan and execute complex public / private partnerships. Melanie is truly a go-to resource for anyone looking to do business in the real estate industry.

She has held a variety of positions in both the private and public sectors, including current membership on the OCREE (Ohio Commercial Real Estate Exchange) past president of Central Ohio NAIOP, past president of Columbus CREW, CCIIR, ULI Advisory Board Member, Hannah Neil Center for Children past chairwoman, and PDHC past board. Melanie is also an active member of Grace Polaris Church.

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DOUG WILSON

SETH ASMAN

Senior Advisor

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Direct: **614.747.2052** | Cell: **614.747.2052**

PROFESSIONAL BACKGROUND

Seth Asman is a Top 50 / Top 3% nationally ranked SVN advisor. His office is a Top 10 Commercial Real Estate Firm based in Columbus, Ohio and is ranked in the top 25% of over 200 national SVN Franchise Offices. He is a 2021 Partners Circle recipient, and in 2022 Mr. Asman was named as one of 5 Top Commercial Producers by the Columbus Board of Realtors.

With 20+ Years of business and consulting experience, Mr. Asman specializes in complex real estate transactions involving Investors, Businessowners, Bank-Owned and Estate interests. His team has helped clients evaluate and transact Multifamily Housing, Land Development, Storage, SFRP/BFR, Office Investment, Manufacturing/Industrial, and Retail. Mr. Asman has been recognized with the SVN Achiever's Award, and most recently received Partner's Circle recognition, SVN's highest honor for its advisors.

Current projects for Mr. Asman include multifamily, land, and development. His team also has several ongoing assignments in Retail, Storage and Office.

Mr. Asman earned a B.S. in Business Administration from Susquehanna University. He is a licensed real estate agent, a member of the Columbus Board of Realtors, the Ohio Association of Realtors, and a member of the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.
Business Management

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