



NNN FIRST FEDERAL OF LAKEWOOD BANK BRANCH

AVON, OHIO



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PRESENTED BY  **GOODMAN INVESTMENT GROUP**



KYLE HARTUNG
DIRECTOR OF INVESTMENT SALES
kyle@goodmanrealestate.com
216.381.8200 x205

GOODMAN REAL ESTATE SERVICES GROUP LLC
25333 Cedar Road, Suite 305 | Cleveland, Ohio 44124
389 East Livingston Avenue | Columbus, Ohio 43215

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NNN FIRST FEDERAL OF LAKEWOOD BANK BRANCH AVON, OHIO



PROPERTY	NNN First Federal of Lakewood Bank Branch	
LEASE GUARANTOR	First Federal Savings & Loan Association of Lakewood, an Ohio Corp.	
ADDRESS	36839 Detroit Road, Avon Ohio	
DEAL TYPE	Stabilized with Annual CPI Increases	
LEASE TYPE	Triple Net	
MARKET	Cleveland - Elyria MSA	
POPULATION	2,055,612	
BUILDING SIZE	4,084 SF	
LOT SIZE	1.1 Acres	
PRIMARY TRAFFIC COUNT	13,608 VPD (20)	
BRANCH DEPOSITS	2021 \$70.448 Million	
RENT COMMENCEMENT	First Federal of Lakewood	12-31-2014
	Chagrin Valley Engineering	07-30-2018
LEASE EXPIRATION	First Federal of Lakewood	12-31-2028
	Chagrin Valley Engineering	12-31-2025
NET OPERATING INCOME	\$111,512.01	
CAP RATE	6.5%	
PRICE	\$1,716,000	



INVESTMENT HIGHLIGHTS

- First Federal of Lakewood Pays **Annual CPI Increases with NO CAPS** - Provides Annual Upside and Increased Cash Flow
- First Federal of Lakewood is Responsible for 100% of Property Expenses
- Corporate Guaranty by First Federal Savings & Loan Association of Lakewood with Over 20 Branch Locations
- Corner Location on Large Lot with Drive-Thru
- Situated in Downtown Avon Between Two Highway Interchanges and Multiple Regional Big Box Shopping Centers

PROPERTY DESCRIPTION

For sale to qualified investors is the fee simple interest in the First Federal of Lakewood bank branch in Avon, Ohio. The branch has been located here since 2007 and recently exercised one of three remaining five-year options, giving them 7 years of guaranteed term remaining. The smaller second tenant in the building, Chagrin Valley Engineering, leases 1,106 SF out of the 4,178 SF building and also recently extended its lease (expires 12-31-2025). The First Federal of Lakewood lease is triple net including roof and structure and includes the entire building and grounds, and is corporately guaranteed. The most unique aspect of this investment is the bank's obligation to pay annual CPI increases with NO CAPS. In the current and projected future inflationary environment, this will increase cash flow and overall return on an annual basis by a considerable amount. (From September 2020 to September 2021 the increase was 5.94%). The branch features a drive-thru corner location on Detroit Road, and is located in downtown Avon near the largest regional shopping district in Cleveland.



CLEVELAND, OHIO

Cleveland is a major city in the U.S. state of Ohio and the county seat of Cuyahoga County. Greater Cleveland is ranked as the 32nd largest metropolitan area in the U.S., with 2,055,612 people. The city is located on the southern shore of Lake Erie and was founded in 1796 near the mouth of the Cuyahoga River. It became a manufacturing center due to its location on both the river and lake shore, as well as being connected to numerous canals and railroad lines. As Cleveland continues to evolve and grow, the economy relies on diversified sectors such as manufacturing, financial services, healthcare, entertainment and biotechnology. Over the last 5 years, Cleveland has added over \$5 billion worth of new construction, including 1,500 hotel rooms, converting 1 million square feet of commercial space into 3,300 residential units and added 350,000 square feet of prime office space. The city is home to some of the best hospitals in the U.S., including The Cleveland Clinic, University Hospital and MetroHealth. Additionally, the city is home to Playhouse Square, the second largest performing arts center in the U.S. behind New York City's Lincoln Center.





2022 ACTUAL

INCOME

Occupancy: 100%

BASE RENTAL INCOME

Tenant	Size (SF)	Annual Rent	PSF
First Federal of Lakewood	2,978	\$82,671.82	\$27.76
Chagrin Valley Engineering	1,106	\$25,740.00	\$23.27
Total	4,084	\$108,458.64	

REIMBURSED EXPENSES

Landscaping	\$3,063.78
Snow Removal	\$4,328.31
Maintenance	\$11,872.13
Water	\$298.48
Insurance	\$1,225.20
Property Taxes	\$22,088.36
Management	\$3,100.19
Total	\$45,976.45

GROSS RENT	\$108,411.82
GROSS INCOME	\$154,388.27

OPERATING EXPENSES

Landscaping	\$3,063.78
Snow Removal	\$4,328.31
Maintenance	\$11,872.13
Water	\$298.48
Insurance (\$0.30 psf)	\$1,225.20
Property Taxes	\$22,088.36
Total	\$42,876.26

TOTAL OPERATING EXPENSES	\$42,876.26
NET OPERATING INCOME	\$111,512.01
VALUE AT 6.5% CAP RATE	\$1,716,000.00



TENANT NAME	SQUARE FEET	PRO-RATA	LEASE TERM		RENTAL RATES		RECOVERY TYPE	COMMENTS/OPTIONS
			BEGIN	END	BEGIN	ANNUALLY		
First Federal of Lakewood	2,978	100%	12-31-2014	12-31-2028	Current	\$82,671.82	NNN	Tenant reimburses or pays directly for 100% of property cam, tax, insurance, and capital repair expenses plus management. Options: Tenant has two (2) five-year options to renew with 120 days prior notice. Security deposit: \$11,912
Chagrin Valley Engineering	1,106	0%	07-30-2018	12-31-2025	Current 01-01-2022	\$23,400 \$25,740	Gross	100% of property cam, tax insurance, and capital repair expenses are paid or reimbursed by First Federal Lakewood. Options: None Security deposit: \$1,950





First Federal of Lakewood was founded in Lakewood, Ohio, in 1935, and is the largest independent mutual bank headquartered in Ohio. The company maintains their Lakewood headquarters branch and offices in addition to 20 bank branches throughout Northern Ohio. The bank thrives on making a difference in the communities it serves through local and regional partnerships with business owners, real estate investors, and entrepreneurs. As an independent mutual bank, they are able to make decisions to benefit their customers, not shareholders and they strive to consistently offer the highest quality financial products and services, while reinvesting resources into the local economy to help build a stronger community.



WEBSITE: WWW.FFL.NET



CLEVELAND REGIONAL HIGHLIGHTS

- The Cleveland Clinic consistently ranks in the Top 5 for Best Hospitals in the U.S., with 5.1 million patient visits per year.
- In the 2018 Fortune 500 ranking of the largest U.S. corporations, 8 companies are based in Northeast Ohio.
- According to the 2019 Census Estimate, Cleveland-Akron-Canton CSA has a population of 3,515,646 people. The area is also home to NBA, NFL, and MLB professional franchises.
- The RNC (Republican National Convention) was held in Cleveland at the end of July 2016, and was estimated to have generated over \$200 Million in direct spending.
- Case Western Reserve University & Cleveland State University reside in the heart of downtown Cleveland. Combined enrollment is over 28,000 students.
- Developers have rolled out an average of 1,000 new apartment units per year over the past 5 years in Cleveland. According to a recent National Rent Report by Zumper, Cleveland also ranked #1 of the top 100 Cities in terms of one-bedroom rent growth, showing the continuing demand.



TOP EMPLOYERS

COMPANY	# OF EMPLOYEES
Cleveland Clinic	32,251
University Hospitals	14,518
Progressive Insurance	8,379
The MetroHealth System	5,823
Key Corp	4,812
Case Western Reserve University	4,512
Swagelok Co	4,186
Sherwin-Williams Co	3,430
Lincoln Electric Co	2,800
Nestle USA	2,298





**ST. MARY OF THE
IMMACULATE CONCEPTION
SCHOOL**
196 STUDENTS

 **THE
GODDARD SCHOOL**
FOR EARLY CHILDHOOD DEVELOPMENT

 **TWO
BUCKS**
FOOD & SPIRIT

 **FIRST FEDERAL
LAKEWOOD.**

HAILE ST

DETROIT RD

13,608 VPD (20)

AVON SENIOR CENTER

 **AVON
LITTLE LEAGUE
ENTRANCE**

 **STRIP™**
by Lou Antonio

 **DAIRY
DM
MART**

 **G
GOODMAN
REAL ESTATE SERVICES
GROUP LLC**

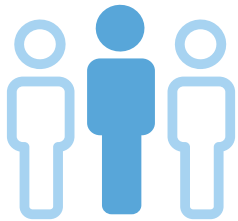


NNN FIRST FEDERAL OF LAKEWOOD BANK BRANCH AVON, OHIO





5 MILE RADIUS DEMOGRAPHICS



117,659

Population



43

Median Age



2.54

Average
Household Size



\$103,394

Average
Household Income



\$40,682

Per Capita Income



2,680

Total Businesses



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	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION				
Current Year Estimated Population	5,925	32,258	117,659	218,243
5 Year Projected Population	6,335	34,452	121,729	221,584
2010 Census Population	5,287	28,337	108,280	207,268
2000 Census Population	3,490	16,185	91,346	191,194
HOUSEHOLDS				
Current Year Estimated Households	2,184	11,862	45,891	86,570
5 Year Projected Households	2,329	12,679	47,445	87,818
2010 Census Households	1,945	10,351	42,355	82,312
2000 Census Households	1,305	5,730	33,815	72,840
AGE (2020)				
Est. Population Under 10 Years	11.4%	11.1%	10.8%	10.9%
Est. Population 10-19	17.2%	16.7%	14.2%	13.5%
Est. Population 20-30	13.3%	12.8%	12.9%	12.9%
Est. Population 30-44	13.9%	13.2%	14.3%	15.2%
Est. Population 45-59	23.1%	23.6%	21.6%	20.6%
Est. Population 60-74	15.7%	16.6%	19.3%	19.5%
Est. Population 75 Years or Over	5.3%	6.1%	7.1%	7.4%
INCOME (2020)				
Est. HH Inc \$200,000 or more	8.8%	11.3%	7.9%	5.8%
Est. HH Inc \$150,000 to \$199,999	13.8%	16.1%	11.1%	9.0%
Est. HH Inc \$100,000 to \$149,999	20.1%	20.6%	18.5%	16.8%
Est. HH Inc \$75,000 to \$99,999	16.7%	12.8%	13.9%	13.8%
Est. HH Inc \$50,000 to \$74,999	17.9%	15.8%	17.5%	17.7%
Est. HH Inc \$35,000 to \$49,999	8.0%	8.2%	12.2%	13.1%
Est. HH Inc \$25,000 to \$34,999	4.9%	5.7%	7.0%	7.9%
Est. HH Inc \$15,000 to \$24,999	3.0%	4.8%	6.4%	8.0%
Est. HH Inc Under \$15,000	6.8%	4.7%	5.6%	7.9%
Est. Average Household Income	\$107,887	\$119,895	\$103,394	\$91,279
Est. Median Household Income	\$87,962	\$95,501	\$77,101	\$67,654
Est. Per Capita Income	\$39,774	\$44,089	\$40,327	\$36,207