

exclusive offering by dietz commercial/continental realty

EASTON RETAIL

I, II & III

Columbus (Easton), Ohio

(84% National Credit Tenants)



offering summary

	Purchase Price	NOI	Capitalization Rate
Easton Retail I	\$2,784,138	\$201,850	7.25%
Easton Retail II	\$3,019,172	\$218,890	7.25%
Easton Retail III	\$9,260,579	\$671,392	7.25%
Terms:	Cash to existing mortgages which total \$9,952,311(6/30/2011) having a maturity date of January, 2016 with an interest rate of 5.5% and a 30 year amortization.		
TOTAL:	\$15,063,890	\$1,092,132	7.25%

easton retail tenancy

Easton Retail I

Donato's (guaranteed by McDonalds Corp.)	3,000 sf
Vitamin Shoppe	3,300 sf
Total Sq. Ft.	6,300 sf

Easton Retail II

Verizon Wireless	5,300 sf
Total Sq. Ft.	5,300 sf

Easton Retail III

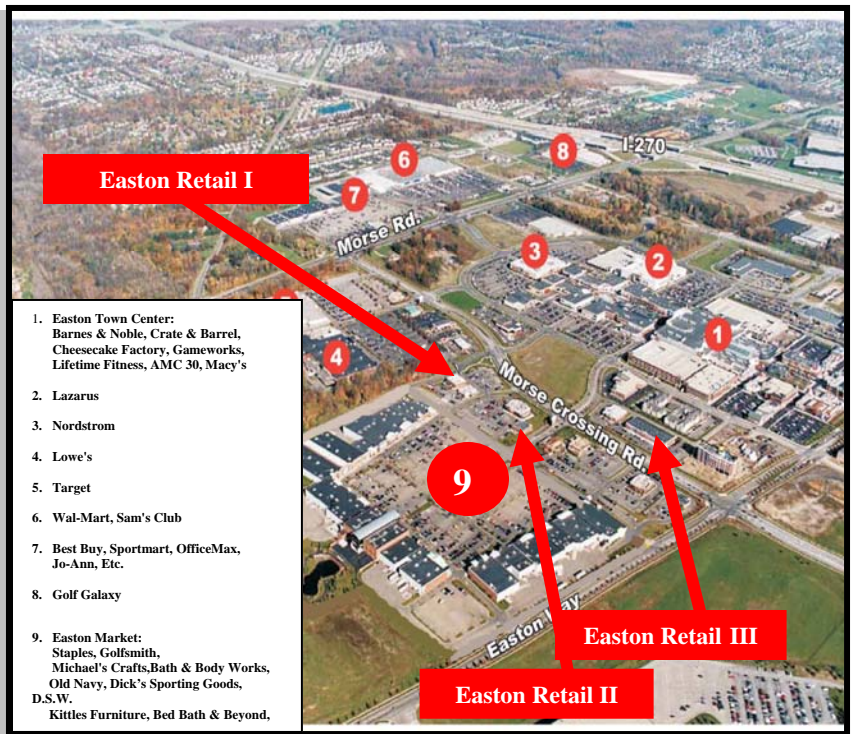
Starbuck's	2,114 sf
AT&T	2,026 sf
Oberer's Flowers	3,121 sf
Pearle Vision	2,500 sf
Hallmark	5,938 sf
Radio Shack	2,673 sf
The Mattress Firm	3,960 sf
Edamane	2,616 sf
Total Sq. Ft.	24,948 sf

investment highlights

- Easton Retail I, II & III retail centers are located in the heart of the 1,300 acre, 12 million square foot mixed-use Easton development located in Columbus, Ohio that draws over 20 million visitors annually. Easton Retail I, II & III are strategically located between the critically acclaimed award winning 1.7 million square foot Easton Town Center and the 750,000 square foot Easton Market power center. This investment represents the unique opportunity to acquire the literal "forever" location on three retail properties which enjoy 100% occupancy with 84% of that tenancy being national credit.
- Properties are being offered as a package on a cash to the existing debt basis enabling investors to take advantage of the existing 5.5% interest rate.
- Easton Retail III has average in place rents of \$28.25 which is well below area rents of which the majority range from \$35.00-\$60.00 psf affording investors long term upside potential.



- Easton Retail I & II are located at the entrance to the Easton Market which is a 750,000 square foot power center which is anchored by Target, Lowe's, Old Navy, Bed, Bath & Beyond, TJ Maxx, Staples and Kittles Furniture, Michael's, Dick's Sporting Goods and DSW. The Easton Market is 100% occupied.
- Easton Retail III is located directly across the street from Easton I & II and adjacent to the award winning Easton Town Center which has set the standard for "New Urban Retail" with over 20 million visits annually taking advantage of over 180 best-of-class retailers, pedestrian friendly streetscapes, fountains and parks. Easton Town Center enjoys the proverbial "who's who" of specialty retailers including Abercrombie, Banana Republic, Henri Bendel, Smith & Hawkin, Pottery Barn and Trader Joe's, just to mention a few. Easton has become the entertainment mecca in Columbus with its' AMC 30 screen theatre, Gameworks and the extraordinary restaurant options including Cheesecake Factory, Brio Tuscan Grille, Smith & Wollensky, PF Changs and California Pizza Kitchen. The Easton Development totals over 12 million square feet of commercial development and currently employs 30,000 people. With over 7 million square feet of retail, office, hotel and residential properties already complete, Easton has become the dominant destination for commercial activity in Columbus and throughout the entire central Ohio region thus assuring the long term desirability of the Easton Retail I, II & III locations both for retailers and shoppers alike.



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