

exclusive offering by dietz commercial

**ROAD RUNNER SPORTS, INC.
DISTRIBUTION CENTER
Columbus (Worthington), Ohio**

85,560 square feet
Assumable Non-Recourse Financing through 2018
10 Year Lease



13.5% Cash on Cash



o f f e r i n g s u m m a r y

Purchase Price:	\$4,412,375
Capitalization Rate:	9.2%
Existing Loan Balance (7/1/09):	\$3,487,375
Equity Required:	\$925,000
NOI:	\$405,802
Debt Service:	\$280,611
Cash Flow After Debt Serve:	\$125,191
Initial Cash on Cash Return:	13.5% (averages over 17.4%)

t e n a n c y

Road Runner Sports, Inc.	60,476 sf (10 year term)
Direct Instructional Support Systems, Inc. ("DISS")	25,086 sf (3 year term)*

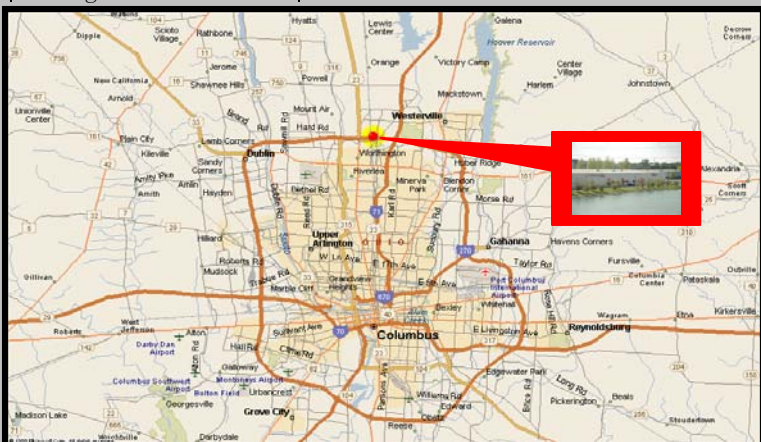
*Road Runner is obligated to take "DISS" space under the same terms at Road Runner's primary lease insuring 100% occupancy for a minimum of 10 years.

i n v e s t m e n t
h i g h l i g h t s

- Road Runner Sports, Inc. Distribution Center is an 100% occupied distribution center located in the affluent Columbus, Ohio suburb of Worthington. The Road Runner property currently is home to both Road Runner Sports, Inc. and Direct Instructional Support Systems, Inc. ("DISS") although Road Runner is obligated to take space occupied by DISS when their lease expires insuring 100% occupancy for a minimum of 10 years.
- Road Runner Sports, Inc. Distribution Center is being offered with assumable non-recourse debt at 6.31% with a 25 year amortization resulting in a 7.96% debt constant affording investors an initial 13.5% cash on cash return and averages in excess of 17% over the remaining 9 year term of the lease and existing loan when DISS vacates the property at the end of their primary lease term.

p r o p e r t y i n f o r m a t i o n

Location:	Property is located on the south side of Lakeview Plaza Blvd. immediately adjacent to I-270 in Columbus, Ohio with excellent freeway visibility from over 80,000 cars per day.
Age:	1995/2008 (25,500 sf Expansion)
Acreage:	8.068 acres
Zoning:	I-1 Industrial



i n v e s t m e n t a d v i s o r



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**ROAD RUNNER SPORTS, INC.
DISTRIBUTION CENTER**

base rent schedule &
leveraged analysis

10 Year Base Rent Schedule*

	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Road Runner	\$312,661	\$312,661	\$334,275	\$442,345	\$451,258	\$463,735	\$463,735	\$463,735	\$463,735	
DISS	90,881	93,607	79,946	-0-	-0-	-0-	-0-	-0-	-0-	
TOTAL	\$403,542	\$406,268	\$414,221	\$442,345	\$451,258	\$463,735	\$463,735	\$463,735	\$463,735	
D/S	<u>280,611</u>	<u>280,611</u>	<u>280,611</u>	<u>280,611</u>	<u>280,611</u>	<u>280,611</u>	<u>280,611</u>	<u>280,611</u>	<u>280,611</u>	
Cash Flow After D/S	\$122,931	\$125,657	\$133,610	\$161,734	\$170,647	\$183,124	\$183,124	\$183,124	\$183,124	
Equity	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	
Cash on Cash Return	13.3%	13.6%	14.4%	17.5%	18.5%	19.8%	19.8%	19.8%	19.8%	Avg. 17.4%

*Ownership has reached agreement with DISS that they will not exercise their option when their lease expires 10/31/2011. Road Runner Sports, Inc. will occupy 100% of the property effective 11/1/2011.