



## RETAIL INVESTMENT OPPORTUNITY

June Parkway Plaza – Zanesville, OH

### Property Description:

- +/- 18,000 SF Strip Center
- Lot Size: 3.21 Acres
- Dimensions: 300' x 60'
- Year Built: 2002
- All Leases are NNN
- Management Fee is Passed through to Tenants
- Landlord is Responsible for Roof and Structure
- Tenants: Curves, H&R Block, Cash Advance America, Z Nails, Always Party Store, USA Pizza, Country Dollar and Phone Depot
- 1 Vacant Unit: 2,400 SF
- Located on the South End of Zanesville at Maysville Pike (US 22) and East La Salle St.
- Traffic Count: 13,660 VPD at US 22 and SR 719

### Sale Information:

- PRICE REDUCED!!!
- Sale Price: \$2,000,000
- Cap Rate: 8.78%
- NOI: \$175,350

### For Additional Information:

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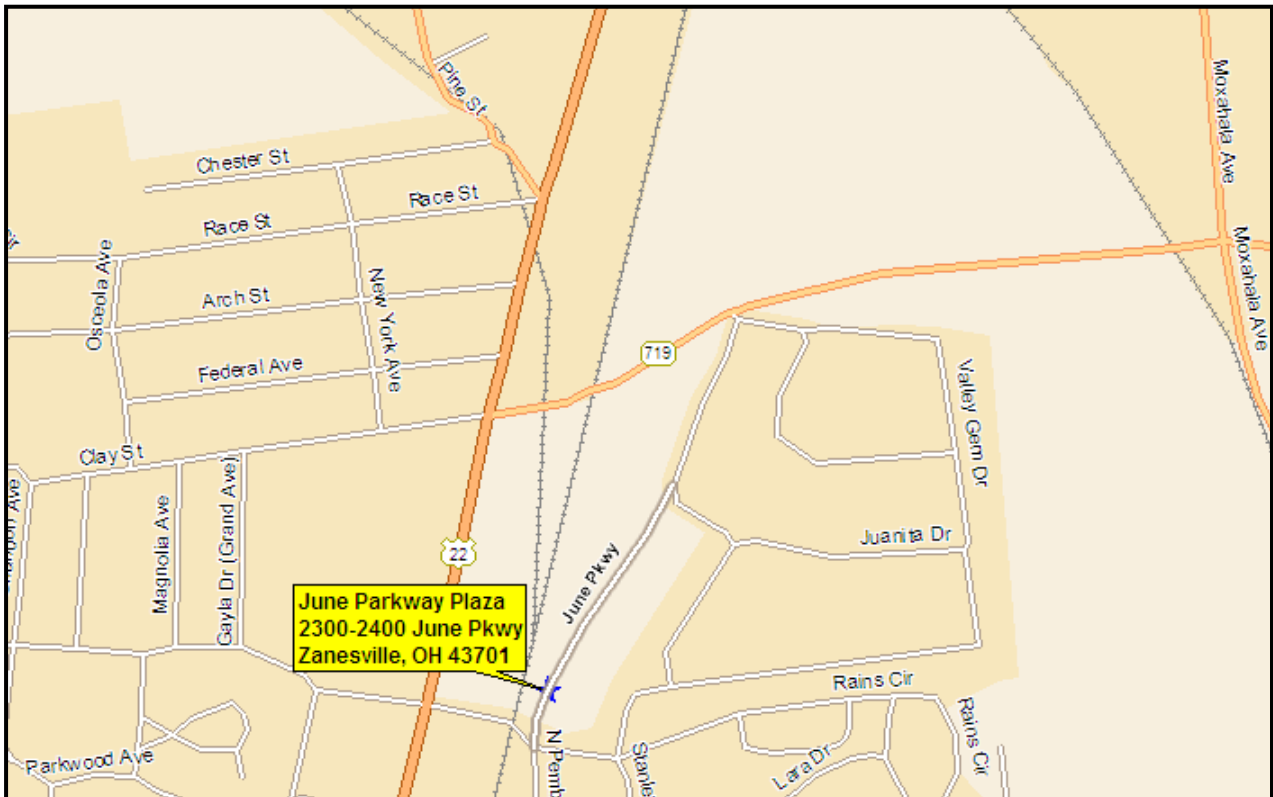
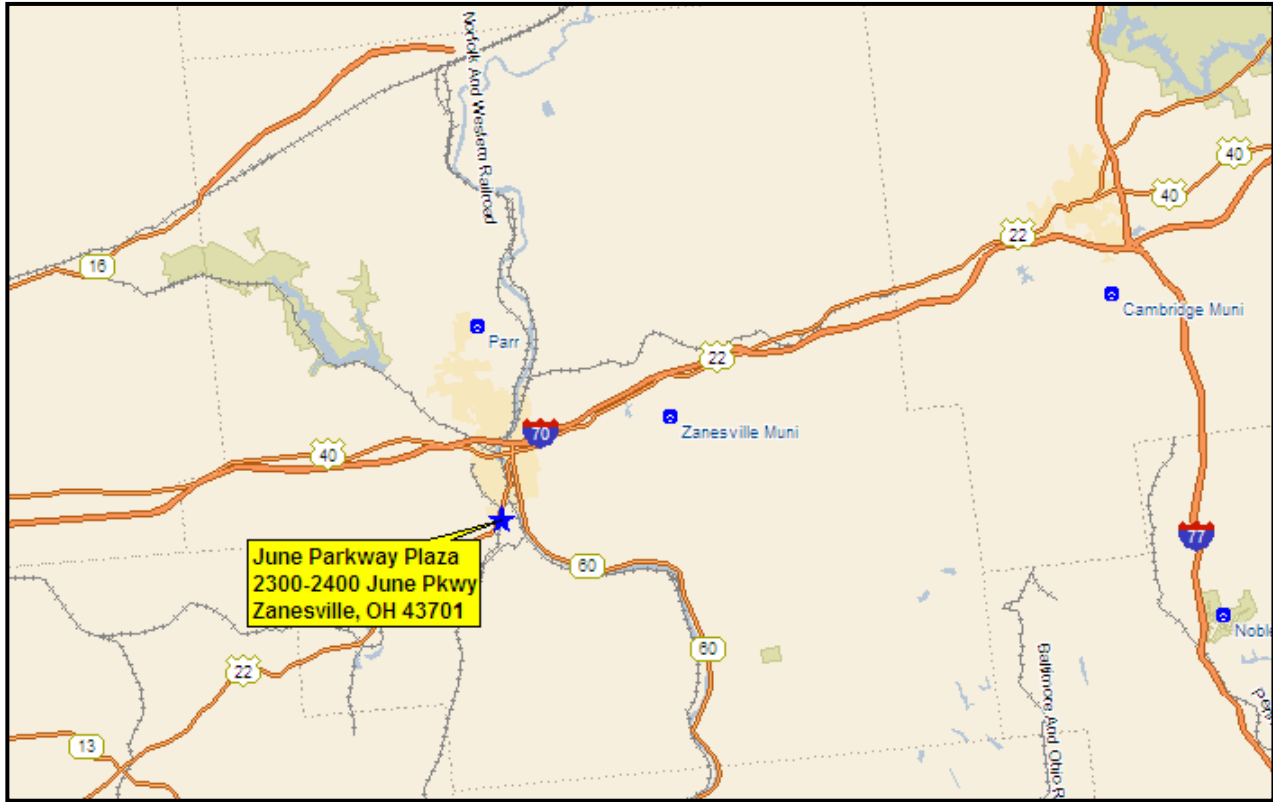
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## June Parkway Plaza – Zanesville, OH





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## Rent Roll - June Parkway Plaza

Tenant	Unit	Size (SF)	Lease Expiration	Monthly Rent	Rent Per SF	Annual Rent
Advance America	2322	1,200	11/30/08	\$1,400.00	\$14.00	\$16,800.00
H&R Block	2324	1,800	4/30/12	\$1,875.00	\$12.50	\$22,500.00
Allways Party Store	2308	2,400	2/28/08	\$1,600.00	\$8.00	\$19,200.00
Z Nails	2320	1,200	11/30/08	\$1,335.00	\$13.35	\$16,020.00
Vacant	2316	2,400		\$0.00	\$0.00	\$0.00
USA Pizza	2314	1,200	2/28/10	\$1,200.00	\$12.00	\$14,400.00
Country Dollar	2306	4,800	8/31/08	\$4,000.00	\$10.00	\$48,000.00
Phone Depot	2312	1,200	10/25/07	\$1,200.00	\$12.00	\$14,400.00
Curves	2328	1,800	3/29/09	\$2,025.00	\$13.35	\$24,030.00
<b>Total SF</b>		<b>18,000</b>	<b>Current Net Operating Income</b>		<b>\$175,350.00</b>	

### Additional Comments:

# Investment Review Worksheet

Property Address:	June Parkway Plaza - Zanesville, Ohio 43701
Prepared By:	Michael Zelnik and Patrick Dwyer
Company:	NAI Ohio Equities

## Tenant / Cash Flow Analysis

Total Area	18,000	NNN Scheduled Income	\$ 175,350
Occupied Area	15,600	Operating Expenses	Passed to Tenants
Vacant Area	2,400	Potential Rental Income	\$ 27,018

## Sales Summary and Allowances

Sale Price	\$ 2,000,000
Total Area	18,000
Sale Price Per SF	\$ 111.11
Vacancy Allowance	5%
Repair Allowance / SF	\$ 0.05
Total Reserve Funds	\$ 9,667.50

## Mortgage Information

Down Payment	25.00%		
Interest Rate	6.00%	Term	25
Cash Investment	\$ 500,000		
Mortgage Amount	\$ 1,500,000		
Monthly Debt	(\$9,665)		
Annual Debt	(\$115,974)	Debt / SF	(\$6.44)

## Income and Expense Summary

Gross Scheduled Inc	\$ 175,350.00
Potential Income (Vacancy)	\$ 27,018.00
Operating Expenses	Passed to Tenants
<b>NOI</b>	<b>\$ 175,350.00</b>
Reserves for Vacancy	\$ 8,767.50
Reserves for Repairs	\$ 900.00
<b>Effective NOI</b>	<b>\$ 165,682.50</b>

## Annual Principle Reduction

Year 1	\$ 26,701	Year 11	\$ 48,579
Year 2	\$ 28,347	Year 12	\$ 51,575
Year 3	\$ 30,096	Year 13	\$ 54,756
Year 4	\$ 31,952	Year 14	\$ 58,133
Year 5	\$ 33,923	Year 15	\$ 61,719
Year 6	\$ 36,015	Year 16	\$ 65,526
Year 7	\$ 38,236	Year 17	\$ 69,567
Year 8	\$ 40,595	Year 18	\$ 73,858
Year 9	\$ 43,099	Year 19	\$ 78,413
Year 10	\$ 45,757	Year 20	\$ 83,250

## Investment Analysis

Scheduled Cap	8.77%
Scheduled Cash Flow	\$ 59,375.75
Scheduled Cash on Cash	11.88%

## Mortgage Balances

Mortgage After 5 Years	Mortgage After 10 years
\$ 1,348,981.30	\$ 1,145,279.71
Mortgage After 15 years	Mortgage After 20 years
\$ 870,516.78	\$ 499,902.77

Effective Cap	8.28%
Cash Flow After Set-Aside	\$ 49,708.25
Cash on Cash After Set-Aside	9.94%

## Vacancy, Reserve, Other Set-Aside Funds

Account	Monthly Contribution	Investment Rate	Term (Months)	Before Tax Projected Value
% Vacancy	\$730.63	3%	60	\$47,232.50
Reserves	\$75.00	3%	60	\$4,848.50
Other Set-Aside		3%	60	
<b>Projected Value of Set-Aside Funds</b>				<b>\$52,081.01</b>

Date: 04/03/06

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii: W LA SALLE ST & E LA SALLE ST, S ZANESVILLE, OH 43701

Lat: 39.906550 Long: -82.018460

City: South Zanesville village Pop: 1,988

County: Muskingum County Pop: 85,731

Zip: 43701 Pop: 55,767

## 2000 US Census Overview Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Basic Variables</b>			
Population	5,201	24,211	40,707
Female Population	2,743	12,617	21,477
Female Percentage	52.7%	52.1%	52.8%
Male Population	2,458	11,594	19,230
Male Percentage	47.3%	47.9%	47.2%
Households	2,138	9,394	16,007
<b>Age: Total</b>			
Age 0 to 4	5.9%	7.7%	7.2%
Age 5 to 9	7.5%	8.0%	7.4%
Age 10 to 13	5.4%	6.2%	5.7%
Age 14 to 17	5.7%	6.1%	5.8%
Age 18 to 20	3.4%	3.9%	3.8%
Age 21 to 24	4.7%	5.1%	4.9%
Age 25 to 29	6.8%	6.8%	6.7%
Age 30 to 34	6.9%	6.8%	6.7%
Age 35 to 39	6.6%	7.4%	7.3%
Age 40 to 44	7.1%	7.5%	7.3%
Age 45 to 49	7.1%	6.8%	6.9%
Age 50 to 54	6.7%	6.1%	6.4%
Age 55 to 59	5.3%	4.7%	4.8%
Age 60 to 64	4.6%	4.2%	4.3%
Age 65 to 69	4.5%	3.6%	3.9%
Age 70 to 74	4.6%	3.6%	3.9%
Age 75 to 79	3.7%	2.7%	3.1%
Age 80 to 84	2.3%	1.7%	2.1%
Age 85 Plus	1.4%	1.2%	2.0%
Median Age	37.8	34.6	36.3
<b>Educational Attainment</b>			
No schooling completed	0.5%	1.1%	0.8%
School: PreK to 8	3.7%	5.2%	4.6%
School: 9th to 11th grade, no diploma	15.9%	20.4%	18.2%
School: High school graduate	50.8%	45.8%	43.0%
College: Associate degree	5.8%	5.4%	6.2%
College: Some college, no degree	17.5%	15.4%	16.7%

College: Bachelor's degree	3.7%	4.5%	7.0%
College: Graduate degree	2.2%	2.3%	3.5%

### Race & Ethnicity

American Indian and Alaska Native Alone	0.3%	0.4%	0.3%
Asian Alone	0.1%	0.1%	0.2%
Black Alone	3.7%	9.2%	7.0%
Native Hawaiian and Other Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.4%	0.4%	0.3%
Two or More Races	0.9%	2.3%	1.9%
White Alone	94.6%	87.7%	90.3%
Hispanic or Latino	0.4%	0.6%	0.6%
Not Hispanic or Latino	99.7%	99.4%	99.4%

### Income by Type: Household Income

Less than \$10,000	11.3%	14.8%	13.0%
\$10,000 to \$14,999	12.2%	11.2%	10.0%
\$15,000 to \$19,999	7.0%	9.5%	9.0%
\$20,000 to \$24,999	6.9%	8.6%	8.4%
\$25,000 to \$29,999	7.5%	7.5%	8.2%
\$30,000 to \$34,999	9.7%	8.6%	8.0%
\$35,000 to \$39,999	5.4%	6.0%	6.1%
\$40,000 to \$44,999	7.7%	5.8%	5.8%
\$45,000 to \$49,999	6.9%	6.0%	5.8%
\$50,000 to \$59,999	11.4%	7.9%	8.6%
\$60,000 to \$74,999	5.5%	7.4%	8.0%
\$75,000 to \$99,999	6.0%	4.9%	5.7%
\$100,000 to \$124,999	1.5%	0.9%	1.5%
\$125,000 to \$149,999	0.6%	0.4%	0.7%
\$150,000 to \$199,999	0.1%	0.2%	0.6%
\$200,000 or more	0.7%	0.4%	0.7%
Median Household Income	\$32,648	\$28,929	\$30,856
Per Capita Income	\$15,544	\$13,665	\$15,420
Average Household Income	\$37,816	\$35,219	\$39,214

### Size of Household

1 Person Households	26.8%	25.5%	27.3%
2 Person Households	34.3%	32.2%	33.3%
3 Person Households	18.0%	18.8%	17.9%
4 Person Households	11.9%	13.9%	12.8%
5 Person Households	5.3%	6.5%	5.9%
6 Person Households	2.0%	2.1%	1.9%
7 + Person Households	0.8%	1.2%	0.8%

### Housing Value & Rental Costs

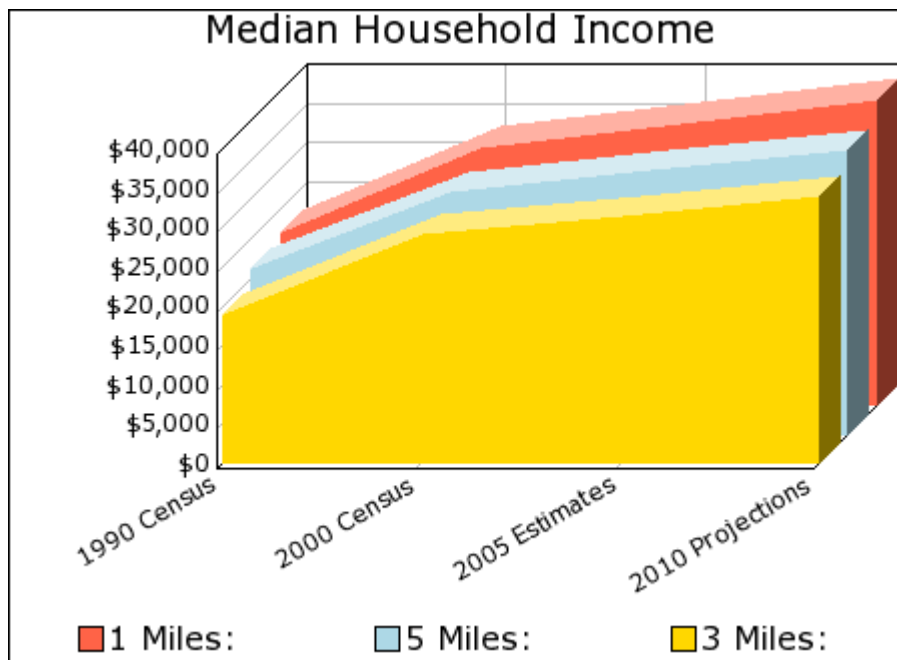
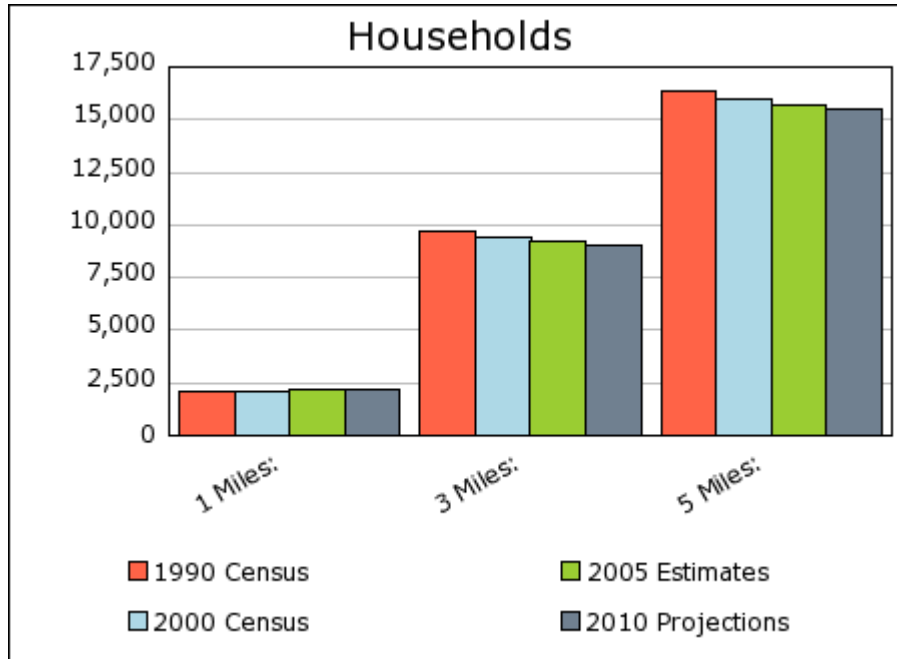
Median Owner-Occupied Housing Value	\$65,061	\$60,064	\$70,628
Average Monthly Contract Rent	\$315	\$306	\$326

### Housing Units - Year Moved In

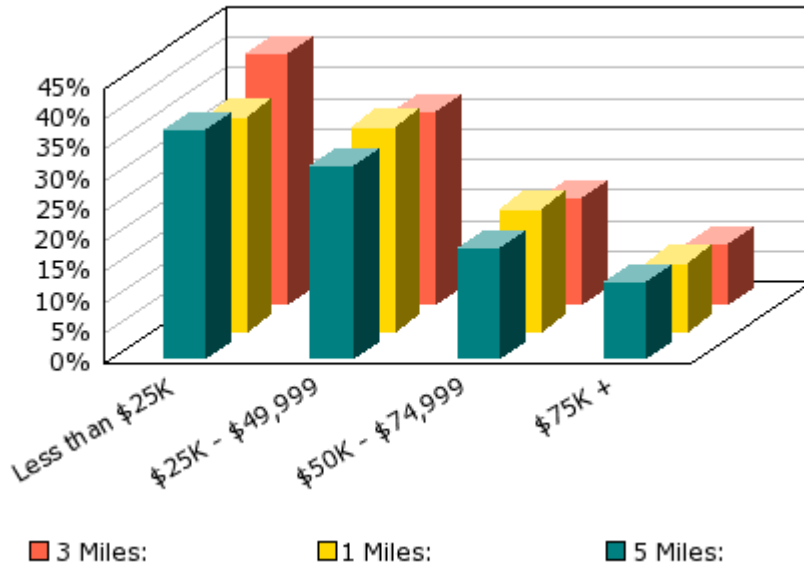
1969 or earlier	19.4%	15.7%	14.3%
1970 to 1979	15.0%	12.6%	12.9%

1980 to 1989	14.0%	13.4%	14.7%
1990 to 1994	15.2%	15.1%	14.7%
1995 to 1998	21.3%	25.5%	25.4%
1999 to 2000	15.1%	17.7%	18.0%
Housing Stability (5 Year)	61.3%	56.6%	56.3%
Housing Turnover (1 Year)	15.4%	17.7%	18.0%

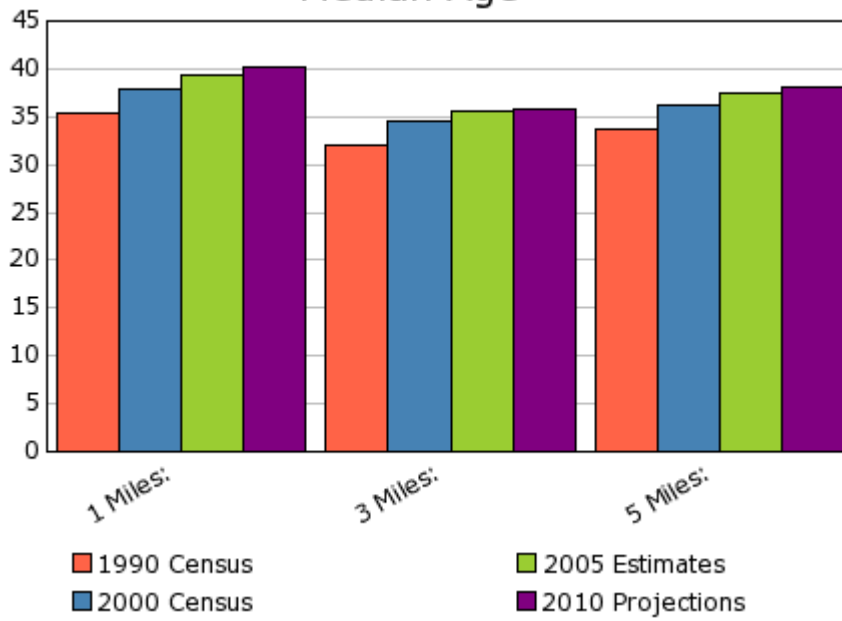
## Demographic Snapshot Comparison Report with Charts

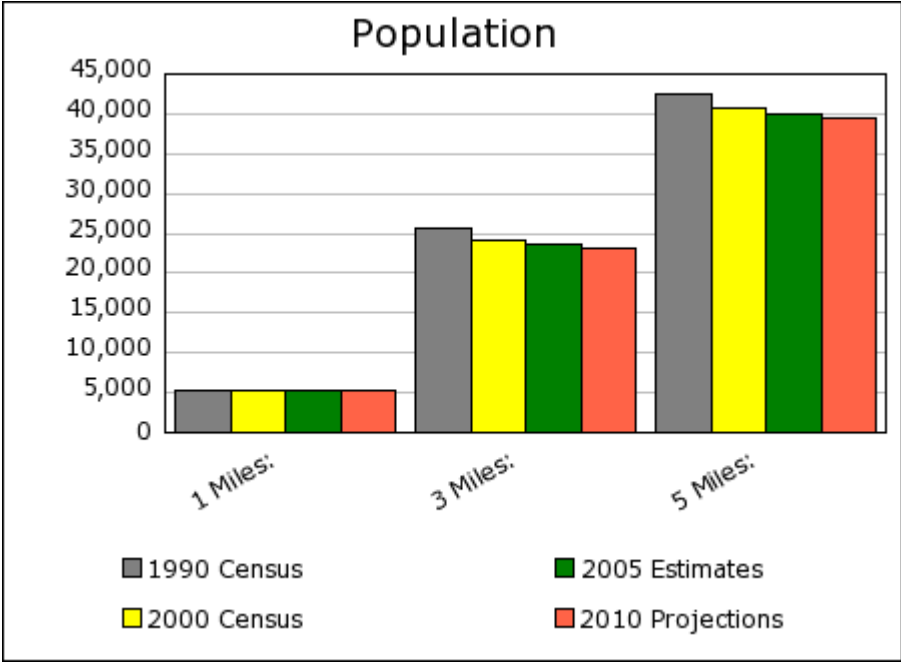
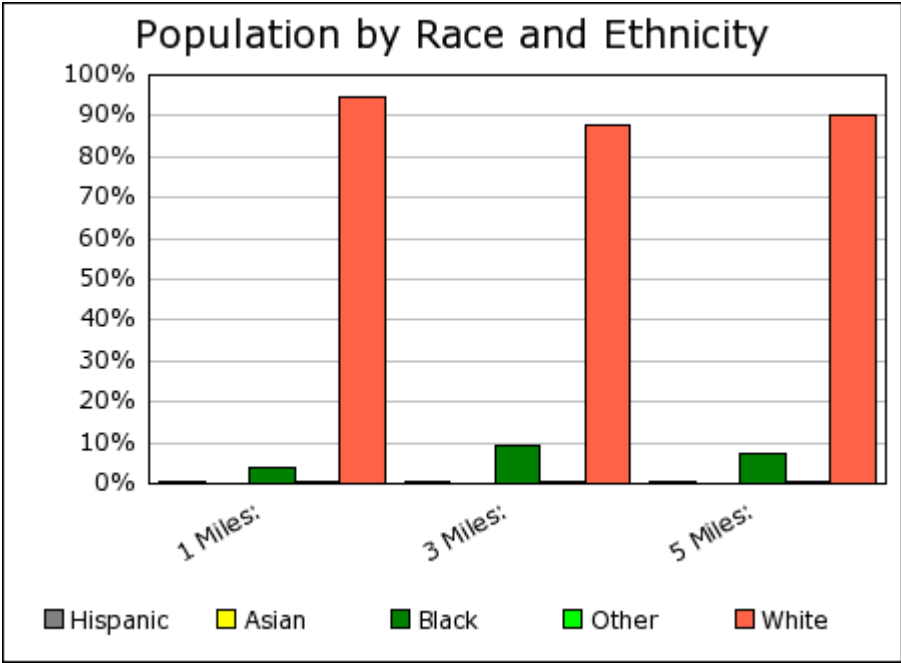


### Percent of Households by Income



### Median Age





## Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Population:</b>			
Total Population	5,222	23,683	40,013
Male Population	47.4%	48.0%	47.4%
Female Population	52.6%	52.0%	52.6%
Median Age	39.4	35.6	37.6
Population Density (per sq. mi.)	1,662.3	837.6	509.5

Employees	1,866	9,829	24,047
Establishments	178	938	2,053
<b>Income:</b>			
Median HH Income	\$35,700	\$31,409	\$33,593
Per Capita Income	\$16,050	\$14,420	\$17,025
Average HH Income	\$39,062	\$36,572	\$41,962
<b>Households:</b>			
Total Households	2,146	9,193	15,718
Average Household Size	2.43	2.54	2.49
Household Growth 1990 - 2000	0.6%	-3.2%	-2.0%
<b>Housing:</b>			
Owner Occupied Housing Units	72.7%	61.3%	62.9%
Renter Occupied Housing Units	19.6%	29.5%	28.8%
Vacant Housing Units	7.7%	9.2%	8.3%
<b>Race:</b>			
White	94.6%	87.6%	90.2%
Black	3.8%	9.3%	7.1%
American Indian, Eskimo, Aleut	0.2%	0.3%	0.3%
Asian	0.1%	0.1%	0.2%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%
Other	0.4%	0.4%	0.3%
Multirace	1.0%	2.3%	1.9%
<b>Ethnicity:</b>			
Hispanic	0.3%	0.6%	0.6%
Non-Hispanic	99.7%	99.4%	99.4%

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Current year data is for the year **2005**, 5 year projected data is for the year **2010**. More [About Our Data](#).  
Demographic data © 2005 by Experian/Applied Geographic Solutions.

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