

Prime Retail Investment in Stow

5 UNIT RETAIL PLAZA

OFFERING MEMORANDUM

4411 Kent Rd
Stow, OH 44224



Patrick Powers
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Stephen Powers
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PAPPAS
REALTY CO.

POWERS BROTHERS
COMMERCIAL REAL ESTATE TEAM

Prime Retail Investment in Stow

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Exclusively Marketed by:



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01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	4411 Kent Rd Stow OH 44224
COUNTY	Summit
MARKET	Stow-Kent
BUILDING SF	5,200 SF
LAND ACRES	.7236
LAND SF	31,519 SF
YEAR BUILT	1985
APN	5619832

FINANCIAL SUMMARY

PRICE	\$549,000
PRICE PSF	\$105.58
OCCUPANCY	95.00%
NOI (Current)	\$43,649
NOI (Year 2)	\$43,831
CAP RATE (CURRENT)	7.95%
CAP RATE (YEAR 2)	7.98%
CASH ON CASH (CURRENT)	6.58%
CASH ON CASH (YEAR 2)	6.72%

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$137,250
LOAN AMOUNT	\$411,750
INTEREST RATE	6.50%
ANNUAL DEBT SERVICE	\$33,363
LOAN TO VALUE	75%
AMORTIZATION PERIOD	25 Years

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	6,446	49,657	128,135
2025 Median HH Income	\$81,298	\$79,238	\$71,966
2025 Average HH Income	\$106,860	\$104,160	\$96,585

Investment Highlights

- Unlock the potential for increased returns by strategically adjusting rents to align with market rates, ensuring a steady stream of income growth over time.
- Benefit from a stable tenant roster boasting a robust rental track record and minimal vacancy rates, providing a secure investment foundation.
- Enjoy the security of 80% of tenants locked into multi-year lease agreements featuring pass-throughs for CAM/Water/Sewer and proportional Real Estate Tax shares, enhancing cash flow predictability.
- Embrace the ease of property upkeep with a low-maintenance exterior showcasing durable block construction, a pitched roof, and minimal landscaping requirements.

02

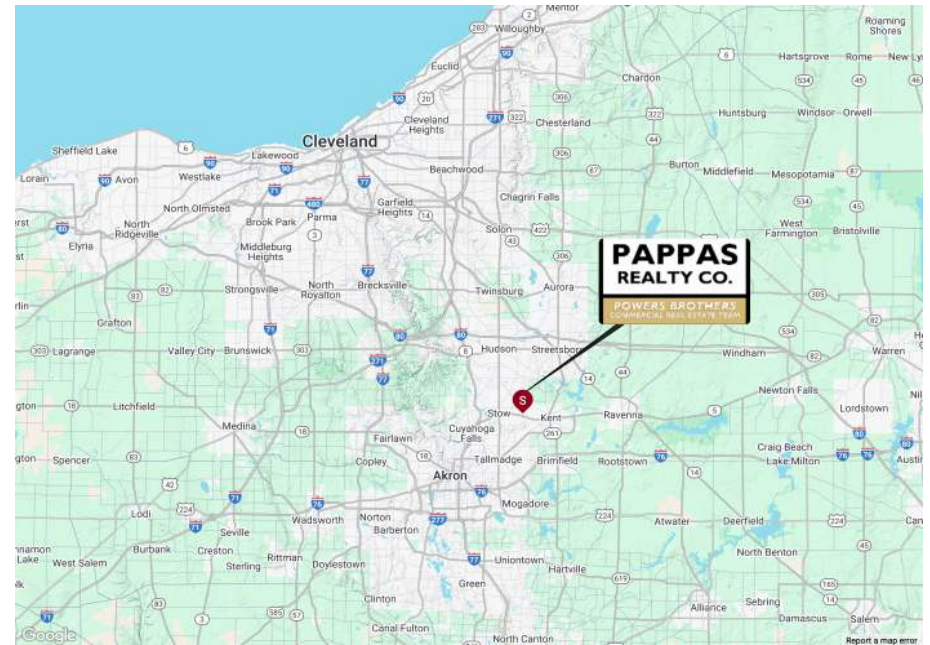
Location

Location Summary

Location Highlights

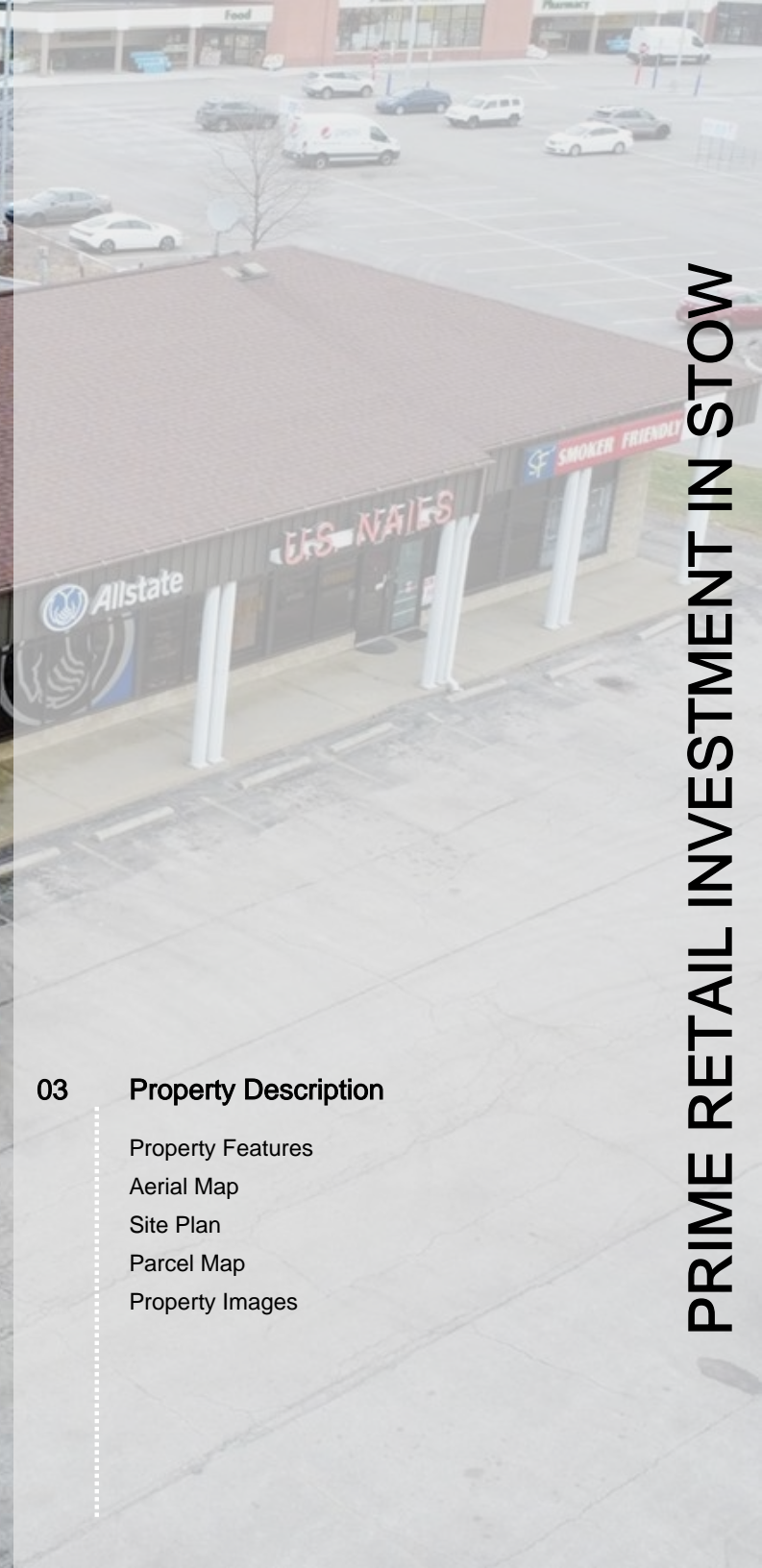
- High Traffic Count of approx. 18,350 vehicles per day.
- Located just West of Marsh Rd on the North side of Route 59 (Kent Rd) in Stow, OH.
- Just North of Midas and Just East of Acme Fresh Market.
- Close proximity to many big box stores including a brand new Dick's Sporting goods, restaurants and more.
- Convenient location in Stow near, Kent, Cuyahoga Falls, Munroe-Falls, Tallmadge, Akron & Hudson.

Regional Map



Local Map





03 Property Description

- Property Features
- Aerial Map
- Site Plan
- Parcel Map
- Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	5
BUILDING SF	5,200
LAND SF	31,519
LAND ACRES	.7236
YEAR BUILT	1985
# OF PARCELS	1
ZONING TYPE	C-4 Community Retail
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30
PARKING RATIO	6:1
TRAFFIC COUNTS	18,350
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	Dick's Sporting Goods
SOUTH	Midas
EAST	Acme Fresh Market
WEST	Rent-A-Center

MECHANICAL

HVAC	Separate for Each Unit, Forced Air Heat & Central Cooling
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CONSTRUCTION

EXTERIOR	Concrete Block
PARKING SURFACE	Asphalt
ROOF	Pitched/Shingle
LANDSCAPING	Grass

TENANT INFORMATION

MAJOR TENANT/S	Allstate
LEASE TYPE	MG, Most Tenants Pay CAM & RE Tax Share





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S

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LOT SPLIT FOR MAX AUTO REAL ESTATE LLC

SITUATED IN THE CITY OF STOW, COUNTY OF SUMMIT AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 29 OF STOW TOWNSHIP

Owners Acceptance:

I, the undersigned owner of the land shown hereon, do hereby accept this lot split plat shown.

Chris Harter 1/24/25
MAX AUTO REAL ESTATE LLC Representative Date

CHRIS HARTER MANAGER
PRINT NAME & TITLE

Notary:

County of Summit
State of Ohio) SS

Before me, a notary public in and for said county and state, personally appeared the above named, acknowledge the making and signing of the foregoing instrument and that the same was their free act and deed. In witness whereof I have hereunto set

my hand and official seal at Stow, Ohio this 24 day of January, 2024.

Jill A. Gannon
Notary Public



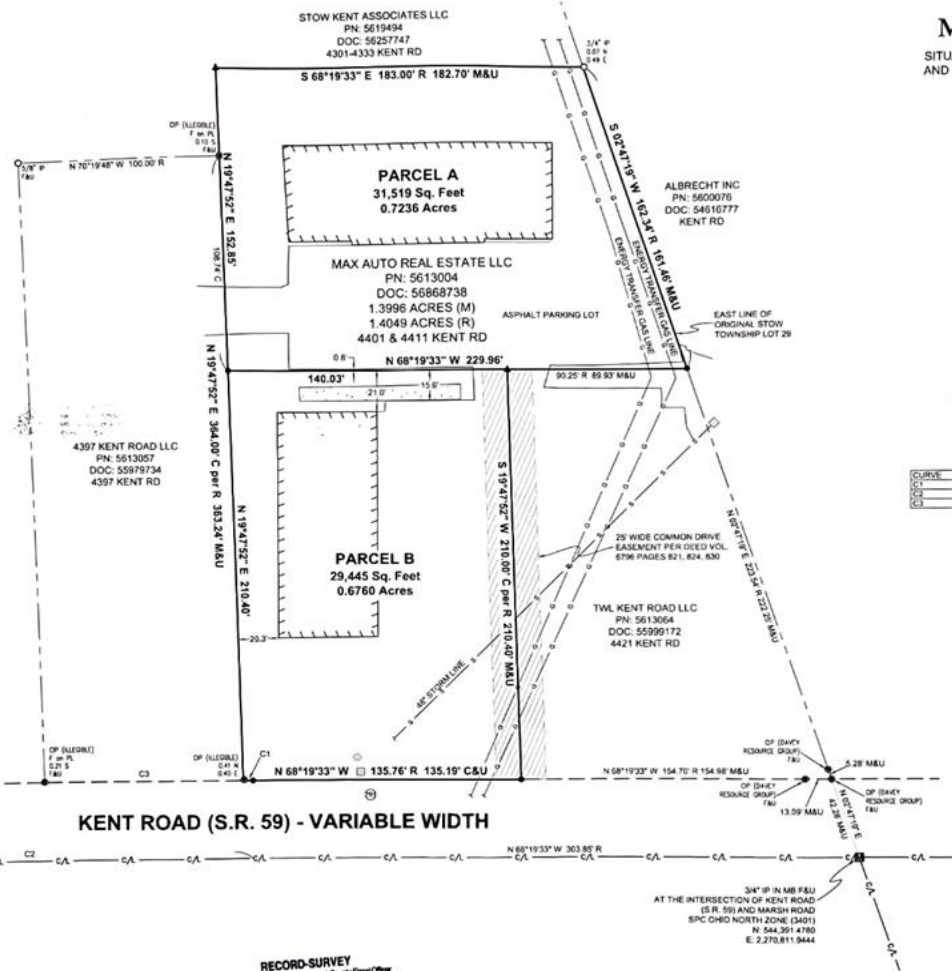
Approvals:

This lot split plat is approved by the Engineer of the City of Stow, Ohio this 24 day of

January, 2024.

Michael Jones
CITY ENGINEER - MICHAEL JONES P.E.

Michael Jones
PRINT NAME



Surveyor's Notes & Basis of Bearings:
This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon. The basis of bearings for this survey, as shown, is the centerline of Kent Road (S.R. 59), based on Centerline Survey Plat, Plat Vol. D Pg. 200 and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. All set pins are 5/8" x 3/8" rebar with a yellow cap inscribed "ECS Surveying P.S. 8887". References listed are listed hereon. This map was prepared from a survey performed by me or under my direction in October and November 2024, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, Minimum Standards for Boundary Surveys. This map is not valid unless signed and stamped by Surveyor.

Chase Sommers
Chase Sommers, P.S. 8883
January 3, 2025
Date



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°17'27" CAU	11462.32' RAU	12.20' R 4.82' CAU	N 68°20'18" W	12.20' R 4.82' CAU
C2	0°17'00" RAU	11462.32' RAU	143.51' RAU	S 69°50'00" E	143.47' C
C3	0°29'47" CAU	11462.32' RAU	199.99' R 99.79' CAU	N 68°35'54" W	199.99' R 99.79' CAU

- Survey Legend:**
- Capped Iron Pin Set
 - Capped Iron Pin (CIP) Found as Noted
 - ▲ Flag Nail Set
 - Monument Box (MB) Found as Noted
 - Iron Pin (IP) Found as Noted
 - Round Catch Basin
 - Square Catch Basin
 - Manhole
 - C/L Centerline
 - Record Property Line
 - Right of Way (RW) Line
 - Subject Property Line (PL)
 - Building
 - Gas Line
 - Storm Sewer Line
 - Concrete

References:
Summit County GIS,
Centerline Survey Plat Volume D, Pg. 200,
Plat of Survey by Doris D. Hentley - No. 56257744,
Subject deed as shown,
Adjoning deeds as shown

This map released prior to corner monuments having been set. A revised map will be released if pins/monuments cannot be set as shown.

Zoning Notes:
The parking setbacks and building coverage calculations shown are based on field information collected in October and November 2024. All other zoning information (shown in the table below) is based on a 2021 aerial image of the property. Parking spaces were counted using a minimum size of 10 feet wide by 20 feet long.

PARCEL	BUILDING COVERAGE	OPEN SPACE COVERAGE	PARKING SPACES
Parcel A	23.9% (5,594 Sq. Ft.)	24.4%	30
Parcel B	19.6% (5,794 Sq. Ft.)	23.9%	19

ECS SURVEYING
PROFESSIONAL SURVEYING & MAPPING SOLUTIONS
PHONE: (314) 800-9877 2717 SOUTH ARLINGTON ROAD, SUITE C ARKON, OHIO 44312
INFO@ECSURVEYING.COM

Standard Abbreviations

APR - Accurate Pin Number	M - Measured
C - Calculated	OVR - Over the PL
CL - Centerline	PL - Property Line
CLR - Clear of the PL	P - Flag
CSR - City Survey Records	PPN - Permanent Pin Number
D - Deed Record	R - Record Distance
DOC - Document Number	RW - Right-of-Way
F - Found	SA - Sublot
INST - Instrument Number	U - Used

Lot Split
4401 Kent Road
Stow, Ohio

Revision Table

NO.	DATE	DESCRIPTION
01	11/18/2024	Add requested zoning information
02	11/15/2024	Review per City comments
03	11/19/2024	Original Issue

Author: THCS
Checked: THCS
Designed: CS
Drawn: THCS



Sheet 1 of 1

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04

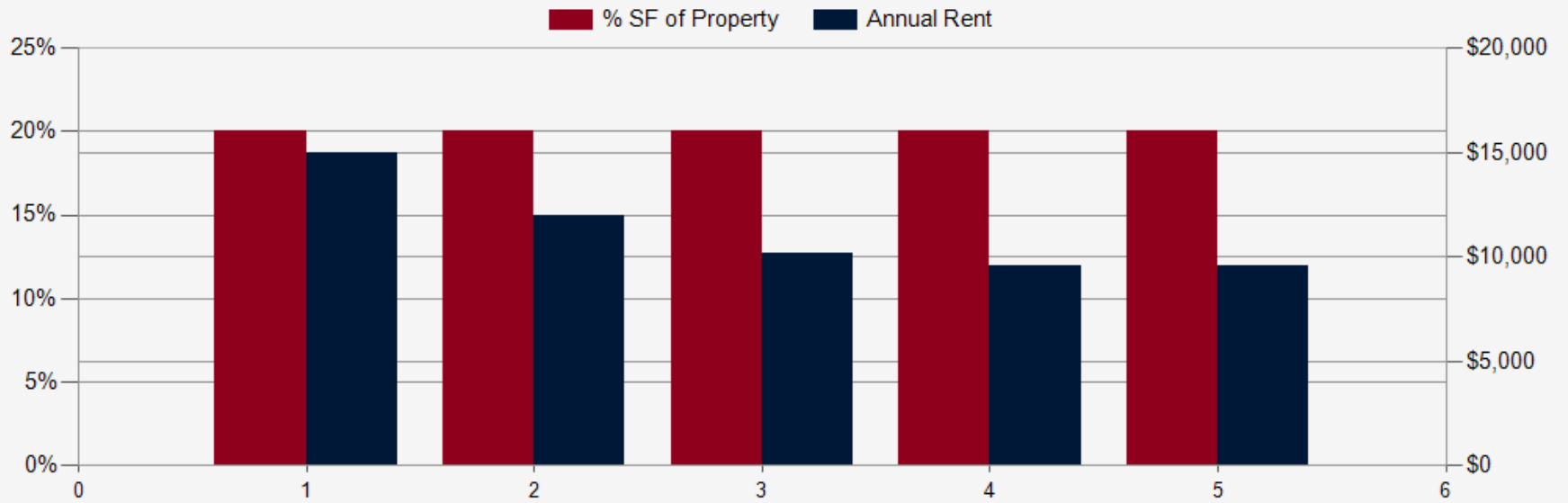
Rent Roll

Rent Roll

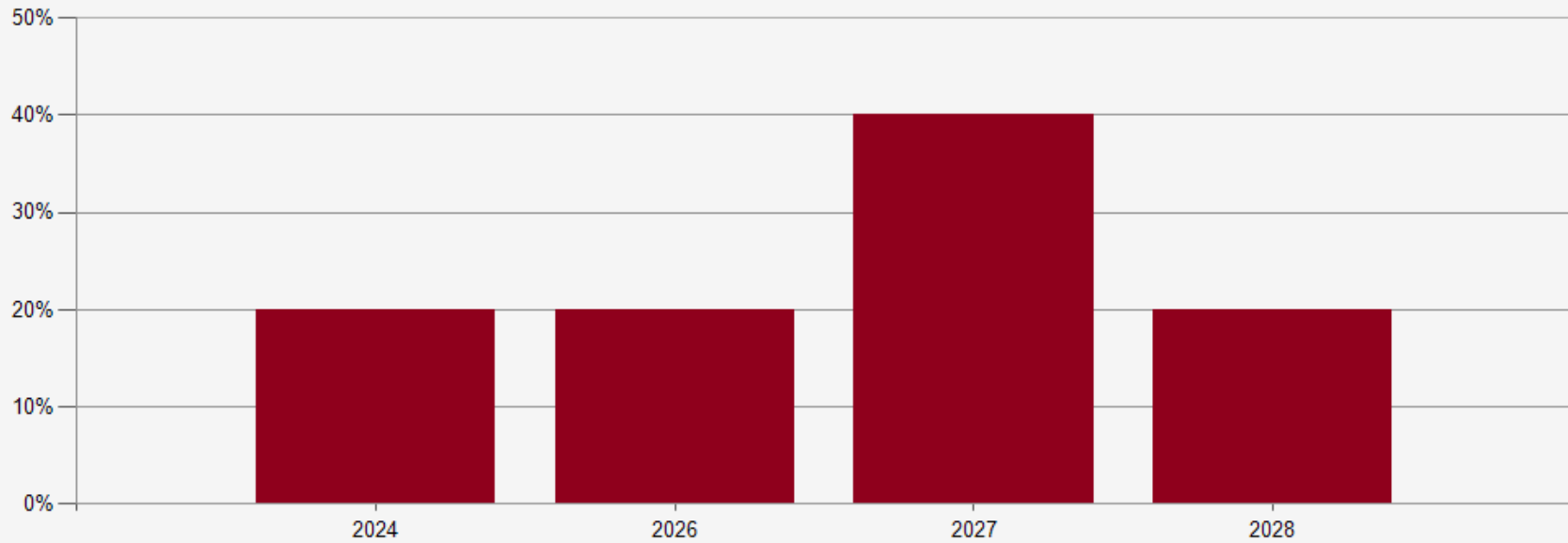
Lease Expiration

Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates				CAM/Water/RE Tax Share Revenue Annual	Lease Type	Options/Notes
				Lease Start	Lease End		Monthly	PSF	Annual	PSF			
	The Smoke Shop Corp	1,040	20.00%	10/01/24	09/30/27	CURRENT	\$1,250	\$1.20	\$15,000	\$14.42	\$2,448	MG	Tenant Pays share of CAM, Water & RE Taxes
	US Nails	1,040	20.00%	03/01/01	02/28/28	CURRENT	\$1,000	\$0.96	\$12,000	\$11.54	\$2,448	MG	Tenant Pays share of CAM, Water & RE Taxes
	Allstate	1,040	20.00%	08/19/19	10/31/24	CURRENT	\$850	\$0.82	\$10,200	\$9.81		MG	Tenant is Month-Month and does not pay any additional rent over base amount.
	Orr Chiropractic	1,040	20.00%	08/10/15	07/31/27	CURRENT	\$800	\$0.77	\$9,600	\$9.23	\$2,448	MG	Tenant Pays share of CAM, Water & RE Taxes
	Naughty Dog	1,040	20.00%	10/01/22	07/31/26	CURRENT	\$800	\$0.77	\$9,600	\$9.23	\$2,448	MG	Tenant Pays share of CAM, Water & RE Taxes
Totals:		5,200					\$4,700		\$56,400		\$9,792		

Tenant SF Analysis



Lease Expiration Summary



05

Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

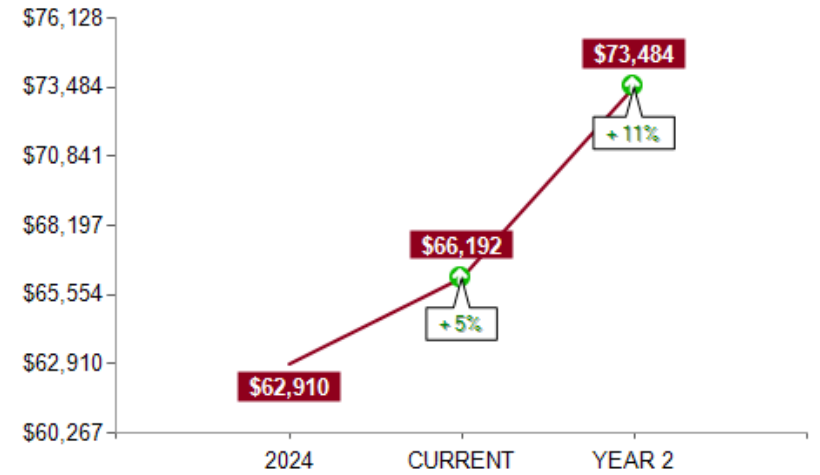
Cash Flow Analysis

Financial Metrics

GROSS REVENUE TREND

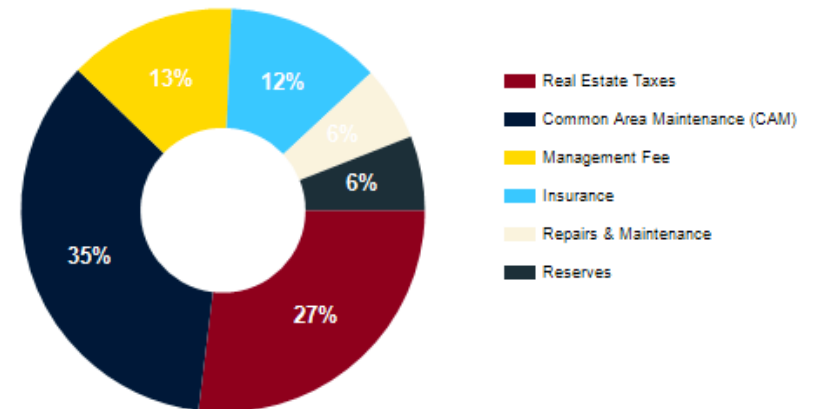
INCOME	2024	CURRENT	YEAR 2
Gross Rent	\$54,000	\$56,400	\$56,400
CAM/Water/RE Tax Share Revenue	\$8,910	\$9,792	\$17,084
Total Gross Revenue	\$62,910	\$66,192	\$73,484
Occupancy	83.94%	95.00%	95.00%
Effective Gross Income	\$54,238	\$63,372	\$70,664
Less Expenses	\$15,568	\$19,723	\$26,833
Net Operating Income	\$38,670	\$43,649	\$43,831
Annual Debt Service	\$33,363	\$33,363	\$33,363
Cash flow	\$2,682	\$9,036	\$9,218
Debt Coverage Ratio	1.16	1.31	1.31

Income Notes: Disclaimer: Revenues & Expenses are estimates and industry guidelines only. The information contained herein is from sources deemed reliable but no warranties, guarantees and or representations are made as to their accuracy. Confirm all data through independent sources. CAM and RE Tax Recovery Revenue charges to tenants are subject to yearly changes based on owner's operating expenses. Current RE Taxes are estimated based on 50% of total cost (2024 amounts) prior to Lot Split. Subject to change based on county assessment.



EXPENSES	2024	CURRENT	YEAR 2
Real Estate Taxes	\$5,565	\$5,650	\$12,760
Insurance	\$2,600	\$2,600	\$2,600
Common Area Maintenance (CAM)	\$7,403	\$7,403	\$7,403
Management Fee		\$2,820	\$2,820
Repairs & Maintenance		\$1,250	\$1,250
Total Operating Expense	\$15,568	\$19,723	\$26,833
Reserves		\$1,250	\$1,250
Total Leasing & Capital Costs	\$2,625		
Annual Debt Service	\$33,363	\$33,363	\$33,363
Expense / SF	\$2.99	\$3.79	\$5.16
% of EGI	28.70%	31.12%	37.97%

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

Price	\$549,000
Millage Rate (not a growth rate)	1.03000%

INCOME - Growth Rates

CAM/Water/RE Tax Share Revenue	3.00%
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Notes To gradually bring rents to market rates. Assumed 10% revenue growth in years 3, 4 and 5 and 3% per year thereafter. CAM & Real Estate Tax share recovery revenue adjusted yearly in accordance with leases.

EXPENSES - Growth Rates

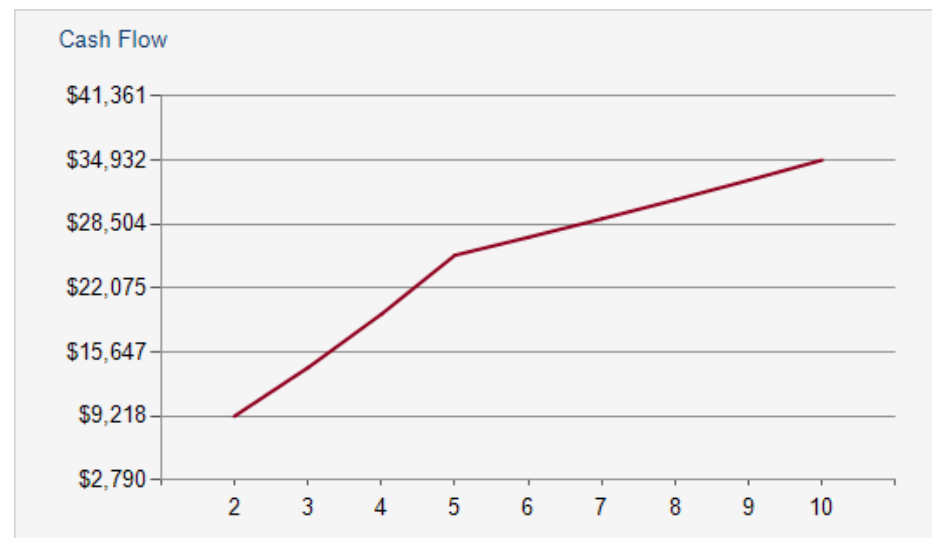
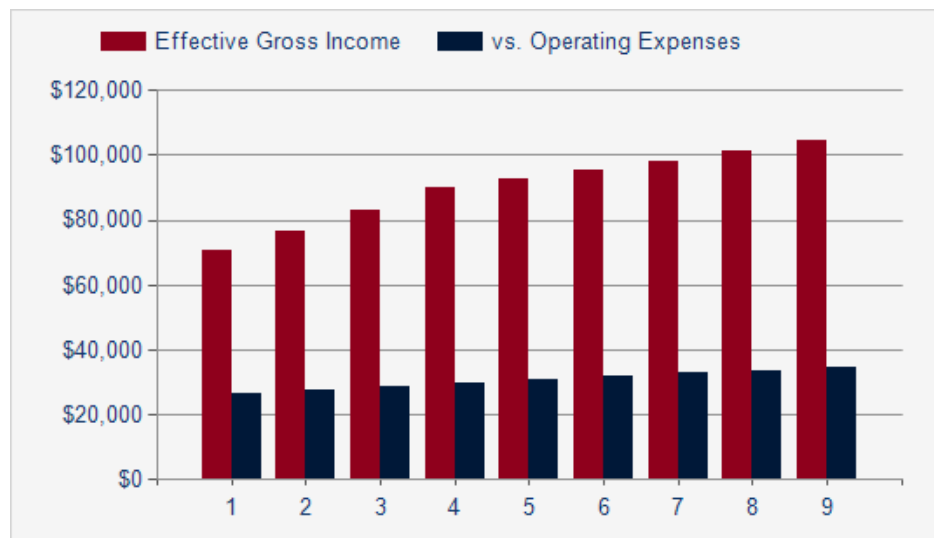
Real Estate Taxes	3.00%
Insurance	3.00%
Common Area Maintenance (CAM)	3.00%
Repairs & Maintenance	3.00%

PROPOSED FINANCING

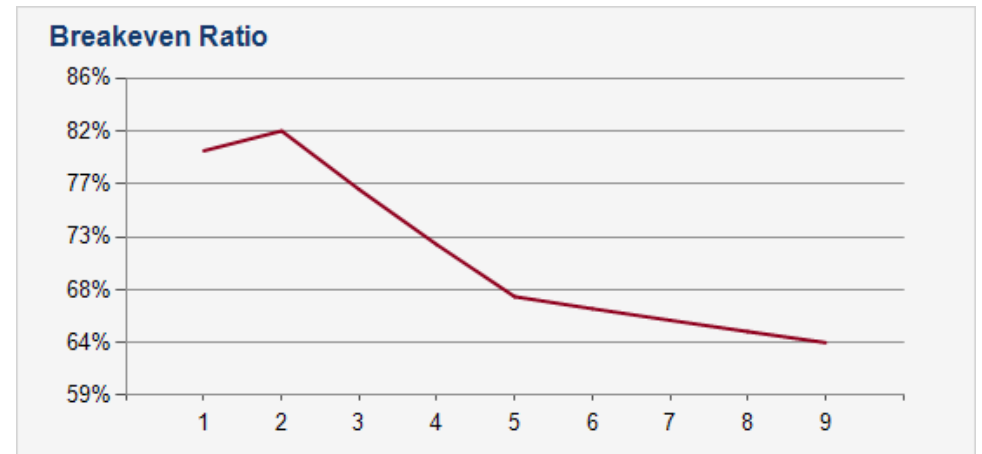
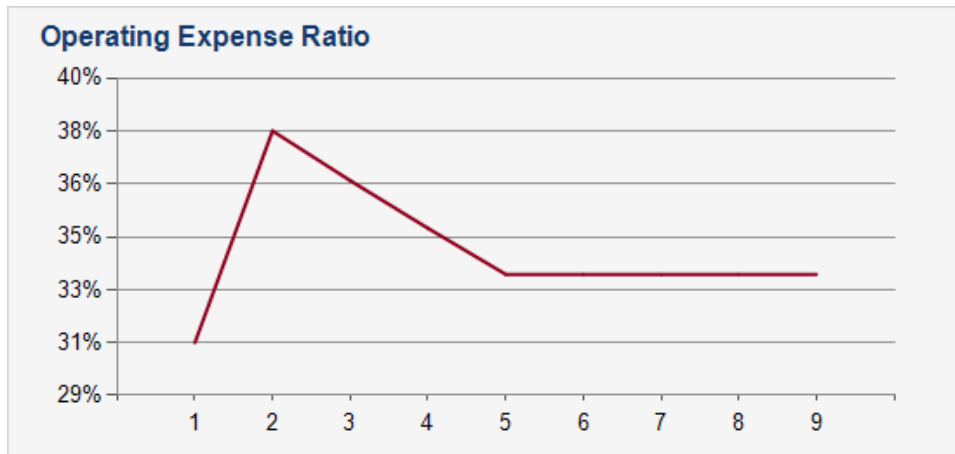
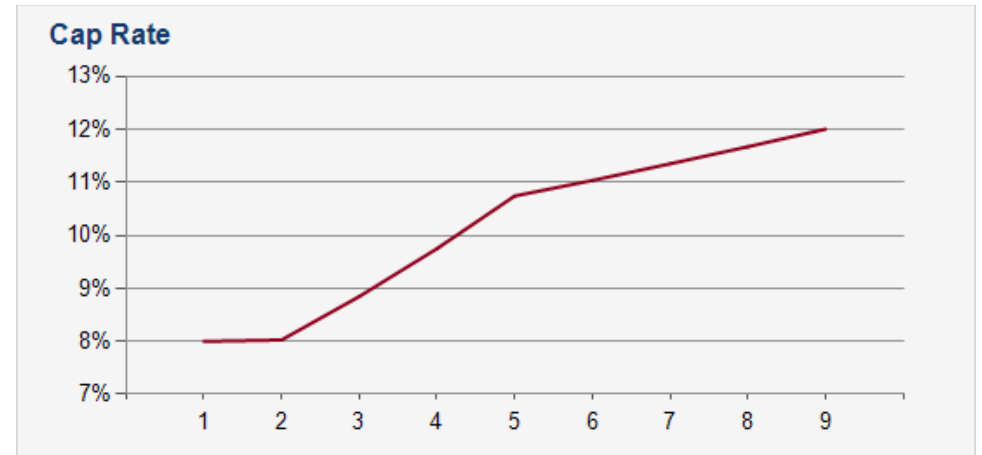
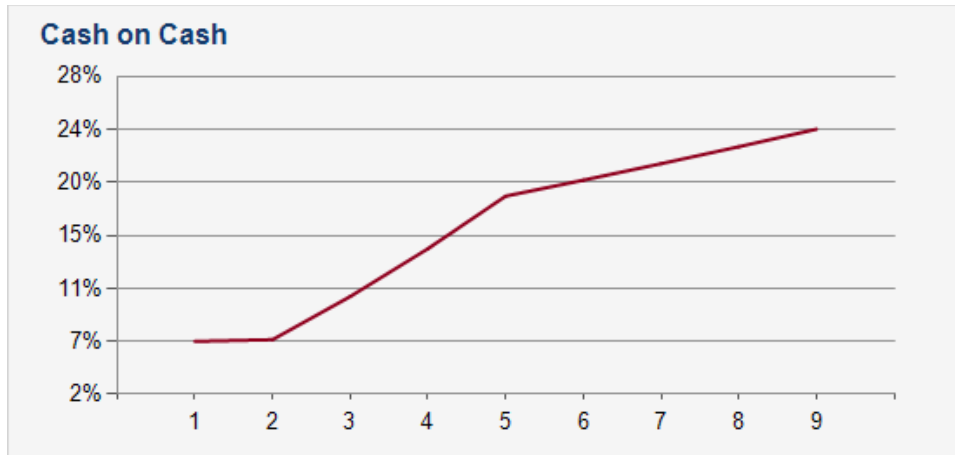
Loan Type	Amortized
Down Payment	\$137,250
Loan Amount	\$411,750
Interest Rate	6.50%
Annual Debt Service	\$33,363
Loan to Value	75%
Amortization Period	25 Years

INCOME - Growth Rates	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	10.00%	10.00%	10.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Calendar Year	Current	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Rent	\$56,400	\$56,400	\$62,040	\$68,244	\$75,068	\$77,320	\$79,640	\$82,029	\$84,490	\$87,025
CAM/Water/RE Tax Share Revenue	\$9,792	\$17,084	\$17,597	\$18,124	\$18,668	\$19,228	\$19,805	\$20,399	\$21,011	\$21,642
Total Gross Revenue	\$66,192	\$73,484	\$79,637	\$86,368	\$93,737	\$96,549	\$99,445	\$102,428	\$105,501	\$108,666
Occupancy	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%
Effective Gross Income	\$63,372	\$70,664	\$76,535	\$82,956	\$89,983	\$92,683	\$95,463	\$98,327	\$101,277	\$104,315
Operating Expenses										
Real Estate Taxes	\$5,650	\$12,760	\$13,143	\$13,537	\$13,943	\$14,361	\$14,792	\$15,236	\$15,693	\$16,164
Insurance	\$2,600	\$2,600	\$2,678	\$2,758	\$2,841	\$2,926	\$3,014	\$3,105	\$3,198	\$3,294
Common Area Maintenance (CAM)	\$7,403	\$7,403	\$7,625	\$7,854	\$8,089	\$8,332	\$8,582	\$8,840	\$9,105	\$9,378
Management Fee	\$2,820	\$2,820	\$3,102	\$3,412	\$3,753	\$3,866	\$3,982	\$4,101	\$4,225	\$4,351
Repairs & Maintenance	\$1,250	\$1,250	\$1,288	\$1,326	\$1,366	\$1,407	\$1,449	\$1,493	\$1,537	\$1,583
Total Operating Expense	\$19,723	\$26,833	\$27,835	\$28,888	\$29,993	\$30,893	\$31,820	\$32,774	\$33,757	\$34,770
Net Operating Income	\$43,649	\$43,831	\$48,699	\$54,069	\$59,990	\$61,790	\$63,643	\$65,553	\$67,519	\$69,545
Reserves	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
Annual Debt Service	\$33,363	\$33,363	\$33,363	\$33,363	\$33,363	\$33,363	\$33,363	\$33,363	\$33,363	\$33,363
Cash Flow	\$9,036	\$9,218	\$14,086	\$19,456	\$25,377	\$27,177	\$29,031	\$30,940	\$32,906	\$34,932



Calendar Year	Current	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	6.58%	6.72%	10.26%	14.18%	18.49%	19.80%	21.15%	22.54%	23.98%	25.45%
CAP Rate	7.95%	7.98%	8.87%	9.85%	10.93%	11.25%	11.59%	11.94%	12.30%	12.67%
Debt Coverage Ratio	1.31	1.31	1.46	1.62	1.80	1.85	1.91	1.96	2.02	2.08
Operating Expense Ratio	31.12%	37.97%	36.36%	34.82%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%
Loan to Value	74.99%	73.72%	72.43%	71.03%	69.53%	67.87%	66.17%	64.35%	62.41%	60.33%
Breakeven Ratio	80.20%	81.92%	76.85%	72.08%	67.59%	66.55%	65.55%	64.57%	63.62%	62.70%
Price / SF	\$105.58	\$105.58	\$105.58	\$105.58	\$105.58	\$105.58	\$105.58	\$105.58	\$105.58	\$105.58
Income / SF	\$12.18	\$13.58	\$14.71	\$15.95	\$17.30	\$17.82	\$18.35	\$18.90	\$19.47	\$20.06
Expense / SF	\$3.79	\$5.16	\$5.35	\$5.55	\$5.76	\$5.94	\$6.11	\$6.30	\$6.49	\$6.68



06

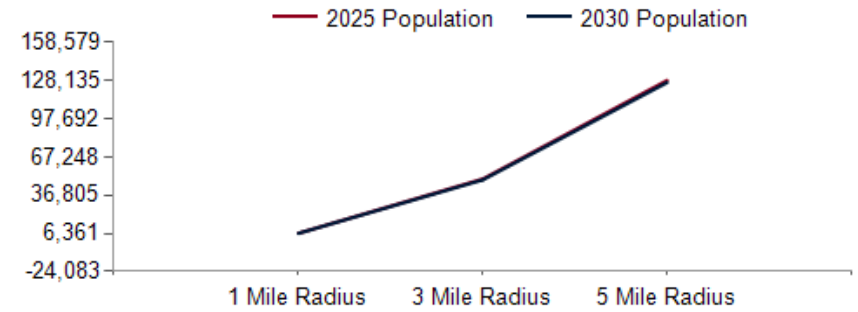
Demographics

Demographics

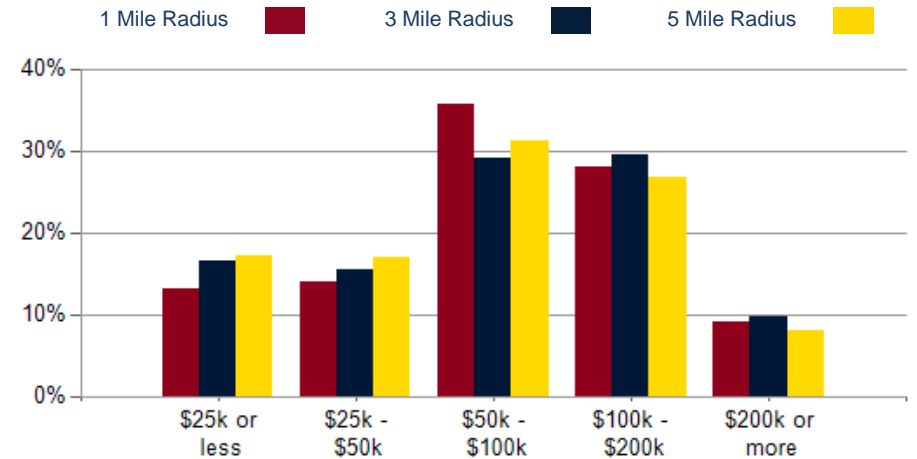
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,083	50,653	123,148
2010 Population	7,247	51,284	128,333
2025 Population	6,446	49,657	128,135
2030 Population	6,361	48,955	126,484
2025-2030: Population: Growth Rate	-1.35%	-1.40%	-1.30%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	259	2,202	5,658
\$15,000-\$24,999	137	1,348	3,806
\$25,000-\$34,999	170	1,367	4,079
\$35,000-\$49,999	251	1,964	5,286
\$50,000-\$74,999	498	3,261	9,613
\$75,000-\$99,999	575	3,017	7,603
\$100,000-\$149,999	494	4,104	9,779
\$150,000-\$199,999	344	2,251	4,964
\$200,000 or greater	274	2,070	4,397
Median HH Income	\$81,298	\$79,238	\$71,966
Average HH Income	\$106,860	\$104,160	\$96,585

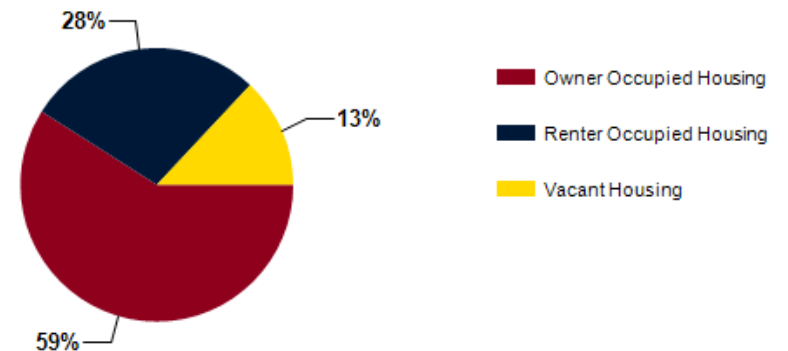
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,072	20,704	50,833
2010 Total Households	3,131	20,811	52,493
2025 Total Households	3,001	21,584	55,184
2030 Total Households	3,030	21,779	55,644
2025 Average Household Size	2.11	2.26	2.21
2025-2030: Households: Growth Rate	0.95%	0.90%	0.85%



2025 Household Income

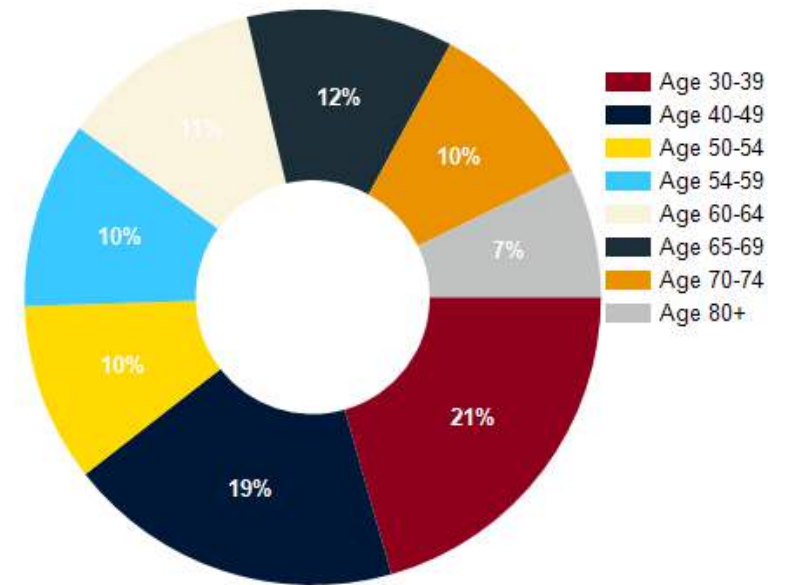


2025 Own vs. Rent - 1 Mile Radius

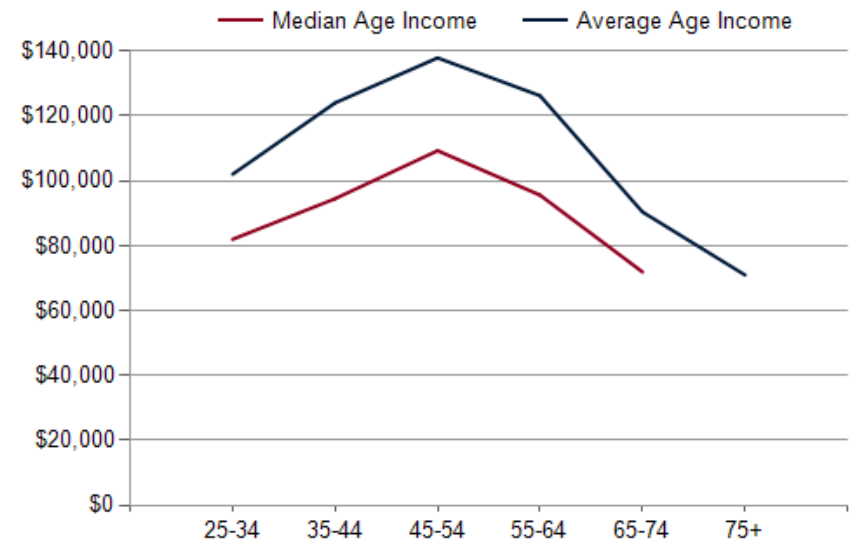


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	435	3,327	9,047
2025 Population Age 35-39	370	2,938	7,711
2025 Population Age 40-44	420	3,029	7,351
2025 Population Age 45-49	317	2,616	6,514
2025 Population Age 50-54	392	2,760	6,949
2025 Population Age 55-59	410	2,877	7,133
2025 Population Age 60-64	443	3,151	7,957
2025 Population Age 65-69	453	3,236	7,868
2025 Population Age 70-74	385	2,697	6,588
2025 Population Age 75-79	282	1,945	4,721
2025 Population Age 80-84	180	1,143	2,771
2025 Population Age 85+	214	1,232	2,896
2025 Population Age 18+	5,177	40,696	106,350
2025 Median Age	43	40	38
2030 Median Age	44	41	39



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,977	\$77,922	\$68,191
Average Household Income 25-34	\$102,048	\$97,526	\$89,473
Median Household Income 35-44	\$94,502	\$104,231	\$98,456
Average Household Income 35-44	\$124,055	\$127,822	\$119,242
Median Household Income 45-54	\$109,313	\$108,704	\$102,037
Average Household Income 45-54	\$137,917	\$136,838	\$126,207
Median Household Income 55-64	\$95,600	\$96,651	\$85,857
Average Household Income 55-64	\$126,255	\$121,609	\$112,145
Median Household Income 65-74	\$71,903	\$71,318	\$64,972
Average Household Income 65-74	\$90,406	\$96,872	\$89,973
Average Household Income 75+	\$70,972	\$70,693	\$68,434



07 **Company Profile**
Advisor Profile



Patrick Powers
President

Patrick Powers is from Akron, OH, and grew up working at Pappas Realty Co.

He graduated from Miami University with a Bachelor of Science in Business, majoring in Finance and minoring in Economics.

Today, he lives in West Akron with his wife, Christina, and their two daughters, Alanna and Estelle (and cat Lexi). He enjoys music, cooking, golfing, biking, being outdoors and spending time with his family and friends. He is an avid Cleveland Sports Fan.

As a Broker, Patrick’s experience in the valuation, sales and leasing of Investment Property & Commercial Real Estate is a valuable asset to property owners and investors. His clients in Akron and Northeast Ohio appreciate his “professionalism, knowledge, and communication.”

Contract negotiation, property valuation, marketing, and client/customer service are just a few of Patrick’s strengths. Patrick is a third-generation family member of Pappas Realty. He is the older brother of Stephen Powers, and together, they form the Powers Brothers Commercial Real Estate Team.

Prime Retail Investment in Stow

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pappas Realty Co and it should not be made available to any other person or entity without the written consent of Pappas Realty Co.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Pappas Realty Co. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pappas Realty Co has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



Patrick Powers

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