LUTTNER PASSOV
INVESTMENT GROUP

LONG-TERM NET-LEASED INDUSTRIAL INVESTMENT

STOW, OHIO

Luttner Passov Investment Group ("LP") has been retained as the exclusive Broker regarding the sale of this property. LP advises all prospective Buyer's as follows:

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of LP, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of LP.

The Offering Memorandum has been prepared by LP and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire. The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, LP and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. LP has not verified any of this information, nor has LP conducted any investigation regarding these matters. LP makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by LP. Further, LP and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by LP shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. LP expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs.

Buyer agrees to indemnify, defend, protect and hold LP and any affiliate of LP harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of LP, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold LP harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any Buyer at any time with or without notice. The Owner shall have no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligation thereunder have been satisfied or waived.

No employee of the Owner is to be contacted without the written approval of LP and doing so would be a violation of this confidentiality agreement. Buyer agrees not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Owner.

By accepting this Offering Memorandum, Buyer agrees to release and hold Broker harmless from any claim, cost, expense, or liability arising out of Buyer's investigation and/or purchase of this property.

TABLE OF CONTENTS

Investment Overview

Tenant Profiles

Offering Summary

Rent Roll

2021 “In-Place”

Recoveries

Site Plan

Terrain Aerial

Trade Aerial

Location Map

Demographics

For more information contact:

LUTTNER PASSOV INVESTMENT GROUP

MARK LUTTNER
216.464.4060
mark@luttnerpassov.com
www.luttnerpassov.com

DAN LARICCIA
216.464.4060
dan@luttnerpassov.com
www.luttnerpassov.com

LUTTNER PASSOV
INVESTMENT GROUP

INVESTMENT OVERVIEW

Luttner Passov Investment Group has been exclusively retained by Ownership to sell the fee simple interest in this two-tenant, 625,616 square foot, 55.87 acre net-leased industrial complex located in Stow, Ohio.

The anchor tenant, Reserve Management Group (RMG), occupies 565,910 square feet or 90.46% of the total GLA on a long-term net-lease. RMG signed an initial 15-year lease in 2017 which expires 4/16/2033 and includes a 11.43% rental increase on 4/1/2023 and a 12.82% rental increase on 4/1/2028. RMG's base rental rate is a mere $1.66 per square foot. RMG has invested upwards of $8M in renovations and capital improvements at the complex including a new 28,800 square foot building addition in 2020.

The remaining tenant, Mactac, occupies 48,542 square feet of office space on a net-lease that expires 10/16/2024 and includes a 9.80% rental increase on 10/17/2022.

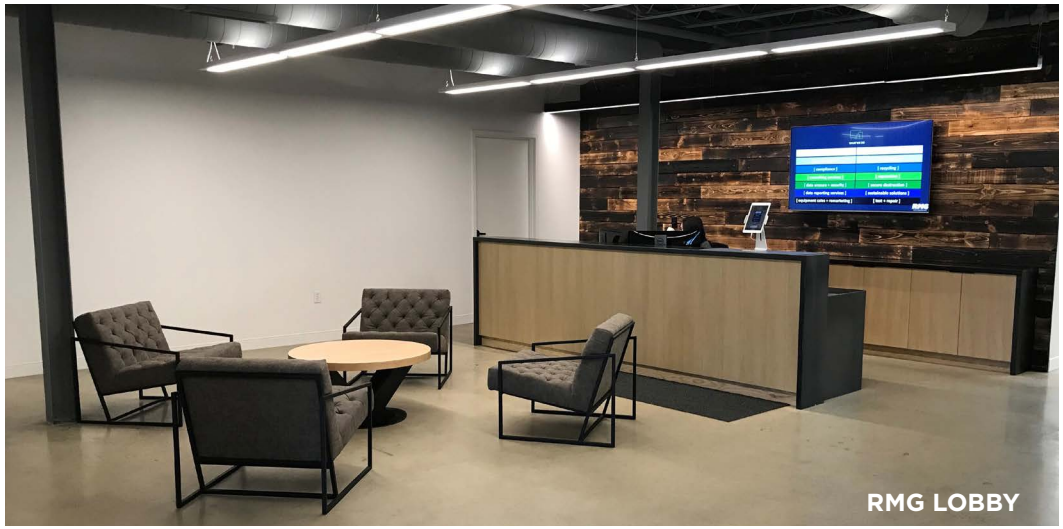
Additionally, the asset offers upside in the 11,164 square foot office vacancy.

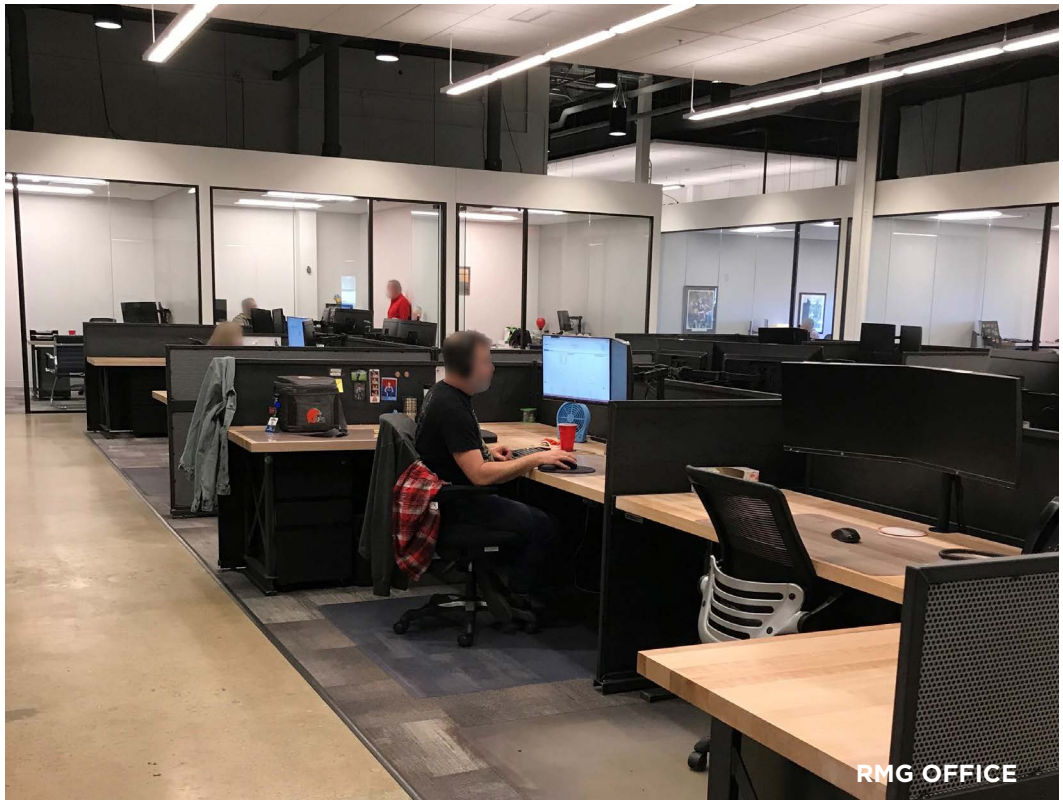
OFFERING HIGHLIGHTS

- 625,616 square foot two-tenant net-leased industrial complex
- **RMG, the largest tenant, has invested upwards of $8M toward renovations and capital improvements**
- RMG: (90.46% of GLA) has 12-years and 5-months remaining on their initial lease with 4(5)-yr options
- **RMG: 11.43% rent increase on 4/1/23; 12.82% rent increase on 4/1/28**
- Mactac occupies 48,542 square feet of office with rent increases
- **Upside in the 11,164 square foot available office vacancy at the main entrance of complex**
- Household Income > $102,565 within a 3-mile radius
- **Significant Recent Roof Replacements**

LOCATION

CLICK TO VIEW


RMG LOBBY


RMG OFFICE

RMG - RESERVE MANAGEMENT GROUP	
Tenant Trade Name	Reserve Management Group
Lessee	RMG Investment Group, LLC
Established	1991
U.S. Headquarters	Stow, Ohio
Website	www.reserve-group.com

Providing safe, responsible, and sustainable recycling solutions for our customers and the environment

Formed in 1991 with a specialization in processing difficult to handle steel mill byproducts, Reserve Management Group (RMG) is a family of distinct but related businesses engaged in ferrous and non-ferrous metals recycling, electronics recycling and IT asset conversion services, and other related services.

While each business unit functions independently, RMG's structure creates numerous synergies and cost reductions amongst our various divisions. These savings are passed onto our customers in the form of top quality service and competitive pricing across all industries in which RMG operates.

RMG currently operates 15 facilities in 10 different states.

Formed in 1991 with a specialization in processing difficult to handle steel mill byproducts.

Currently operates 15 facilities in 10 states:

- Ohio
- Illinois
- New York
- Wisconsin
- Florida
- Washington
- Georgia
- Texas
- Arizona
- North Carolina

Encompasses 12 main operating entities in the following businesses:

- Ferrous scrap handling and processing
- Non-ferrous scrap handling and processing
- Electronics recycling and IT asset conversion services
- Stevedoring, warehousing, and related marine material handling services
- Foundry equipment purchasing and sales

Co-headquartered in Stow, Ohio (Cleveland) and Chicago, Illinois.

Since its inception, RMG has maintained a firm commitment to the safety of our employees, customers, suppliers, vendors, and the environment. RMG employs multiple personnel who are solely dedicated to the design, implementation, and direction of company practices and culture that emphasize the importance of human health and safety and environmental stewardship throughout the organization.

As evidence of this emphasis, RMG and its various business units maintain certification to various industry and operations standards that govern occupational health and safety, quality, and environmental management. In addition, through our own employees, outside service providers, and regular third-party audits, RMG stays engaged with and apprised of changes to all applicable laws, regulations, and standards to ensure constant compliance with the rules of each jurisdiction and industry in which we operate.

mactac®
A LINTEC COMPANY

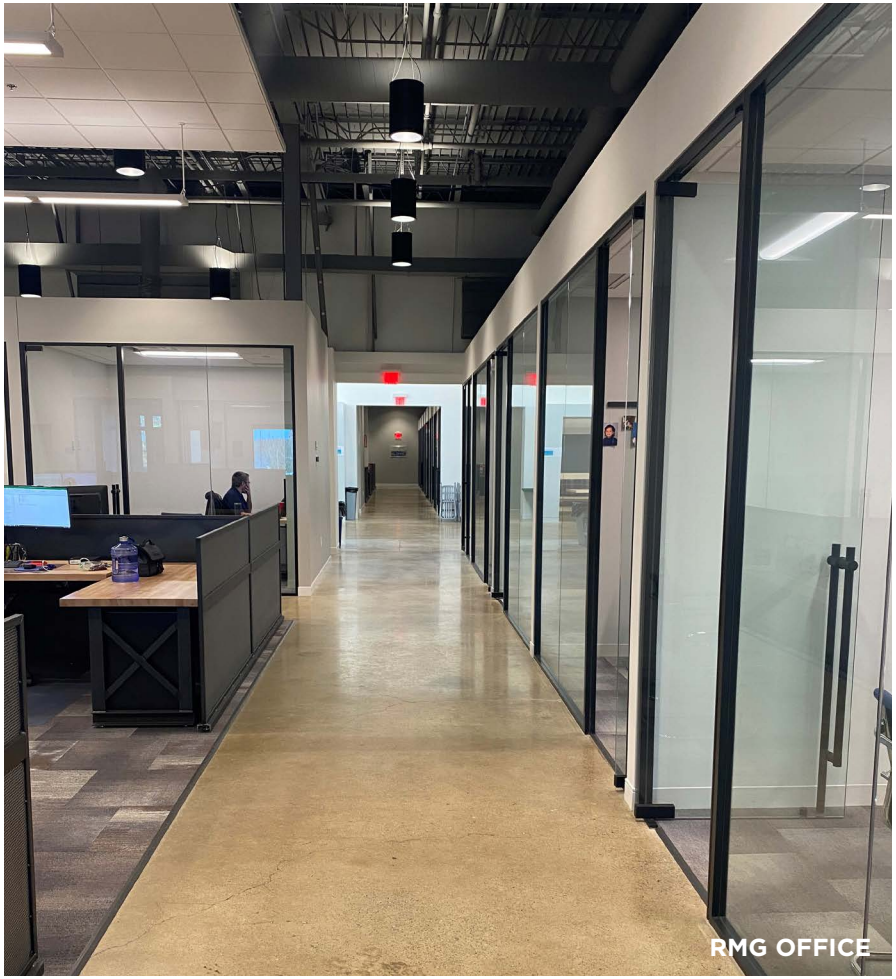
TENANT OVERVIEW

Headquartered in Stow, Ohio, Mactac was founded as Morgan Adhesives Co. in 1959 by the late entrepreneur and multimillionaire Burton (Burt) Morgan. For 60 years, we've been manufacturing and distributing pressure-sensitive adhesive (PSA) materials that are used in label printing, graphic design, packaging, retail display, fleet graphics, automotive assembly, medical device assembly, and more. Today, Mactac employs 525 people and has operations in the United States, Canada and Mexico.

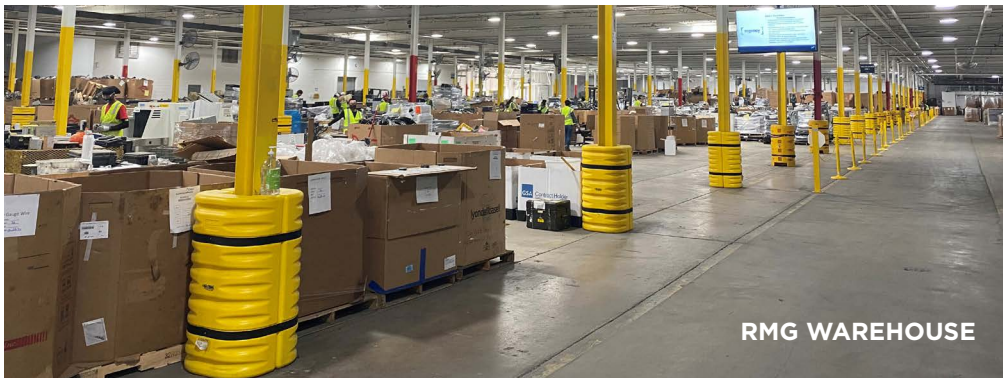
Mactac's parent company, LINTEC, is a leading company in the field of adhesive materials. The product lineup covers many diversified fields including not only adhesive papers and films for seals and labels, but also shatter-proof window films, adhesive sheets for outdoor signs, interior finishing mounting sheets, automobile-use adhesive products, semiconductor-related tape, and LCD-related adhesive products.

Mactac PSAs are used in a wide range of markets and industries and our business is structured accordingly. We are a vertically integrated organization comprised of five business units – each specially designed to meet the unique needs of our customers.

OFFERING SUMMARY	
Price	$21,475,000
Cap Rate	6.25%
2021 “In-Place” NOI	$1,342,292
Price/SF	$34
Lease Type	NNN


RMG OFFICE

PROPERTY SUMMARY	
Address	4550-4560 Darrow Road, Stow, OH 44224
Building Size	+/- 625,616 sq. ft. Mfg/Warehouse: +/- 562,000 sq. ft. Office: +/- 63,800 sq. ft.
Year Built	Original 1966 Multiple Additions Through 1996 New 28,800 sq. ft. Addition in 2020
Ceiling Height	16’-30’ Feet Warehouse 8’-10’ Feet Office
Parking	500 Stalls
Loading	35 Truck Doors 4 Ground Level Overhead
Lot Size	55.87 Acres
Floors	Poured Concrete: 6-8 Inches
Power	69,000 Volt, 3-Phase Power
Sprinklers	Yes, Tyco monitored; 1500 GPM Booster Pump
Zoning	Industrial/Mfg
Parcel #’s	56-11625; 4.29 Acres 56-10748; 19.95 Acres 56-11628; .28 Acres 56-05555; 18.61 Acres 56-10027; 12.74 Acres


RMG WAREHOUSE

TENANT	SF	% OF SF	LEASE START	LEASE END	RENT/SF	2021 ANNUAL BASE RENT	LEASE TYPE	CHANGES ON	CHANGES TO	% INCREASE	OPTION PERIODS	OPTION RENT PSF
Reserve Management Group (RMG)*	565,910	90.46%	10/17/2017	4/17/2033	$1.66	$939,943	Net	4/1/2023	$1.85	11.43%	4(5)-yr	2% Annually
								4/1/2028	$2.09	12.82%		
Mactac	48,542	7.76%	10/17/2017	10/16/2024	$8.65	$419,888	Net	10/17/2022	$9.50	9.80%	(1) 5-Yr	CPI
Vacant (1st Floor Office)	11,169	1.78%										
Total(s)	**625,616**	**100.00%**			**$2.17**	**$1,359,831**						

*Tenant pays base rent on 537,110 SF; Excluded from base rent is the 28,800 SF addition constructed by RMG in 2020.

SQUARE FEET: 625,616	2021	PSF
INCOME:		
Base Rental Income	$1,359,831	$2.17
Real Estate Taxes	$136,052	$0.22
Insurance	$223,747	$0.36
CAM	$496,260	$0.79
Management Fee (1)	$12,597	$0.02
GROSS POTENTIAL INCOME	**$2,228,487**	**$3.56**
EFFECTIVE GROSS INCOME	**$2,228,487**	**$3.56**

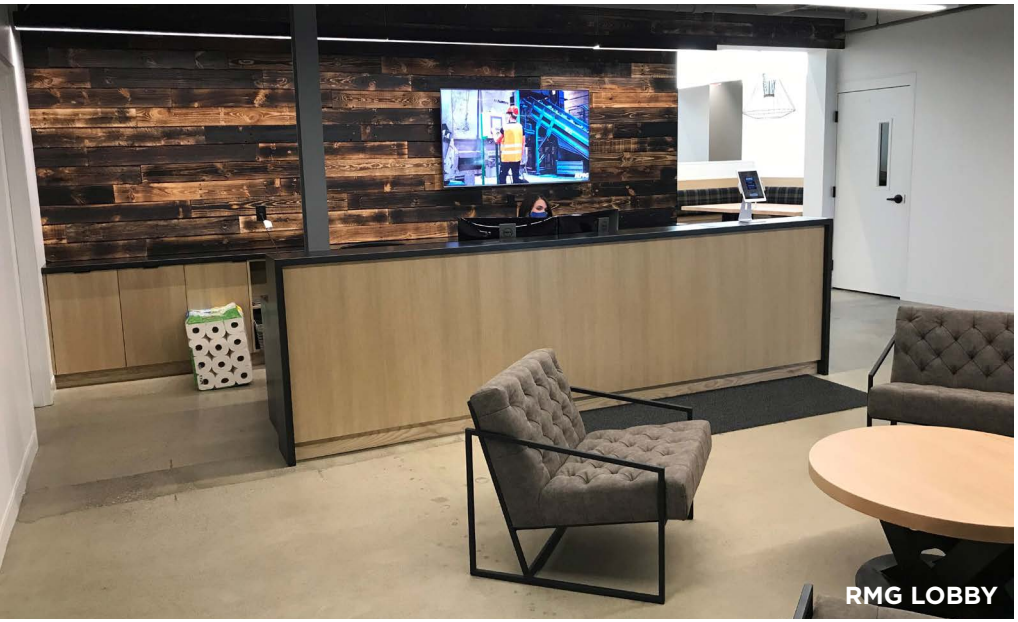
(1) Mactac pays 3% of base rent

SQUARE FEET: 625,616	2021	PSF
OPERATING EXPENSES:		
Real Estate Taxes	$138,045	$0.22
Insurance	$227,024	$0.36
CAM	$503,529	$0.80
Management Fee (3% of Base Rent)	$12,597	$0.02
Utilities (Vacant Office Unit)	$5,000	$0.01
TOTAL OPERATING EXPENSES	**$886,195**	**$1.42**
NET OPERATING INCOME	**$1,342,292**	**$2.15**

FOOTNOTES:
Landlord specific expenses such as professional fees and legal fees are excluded.

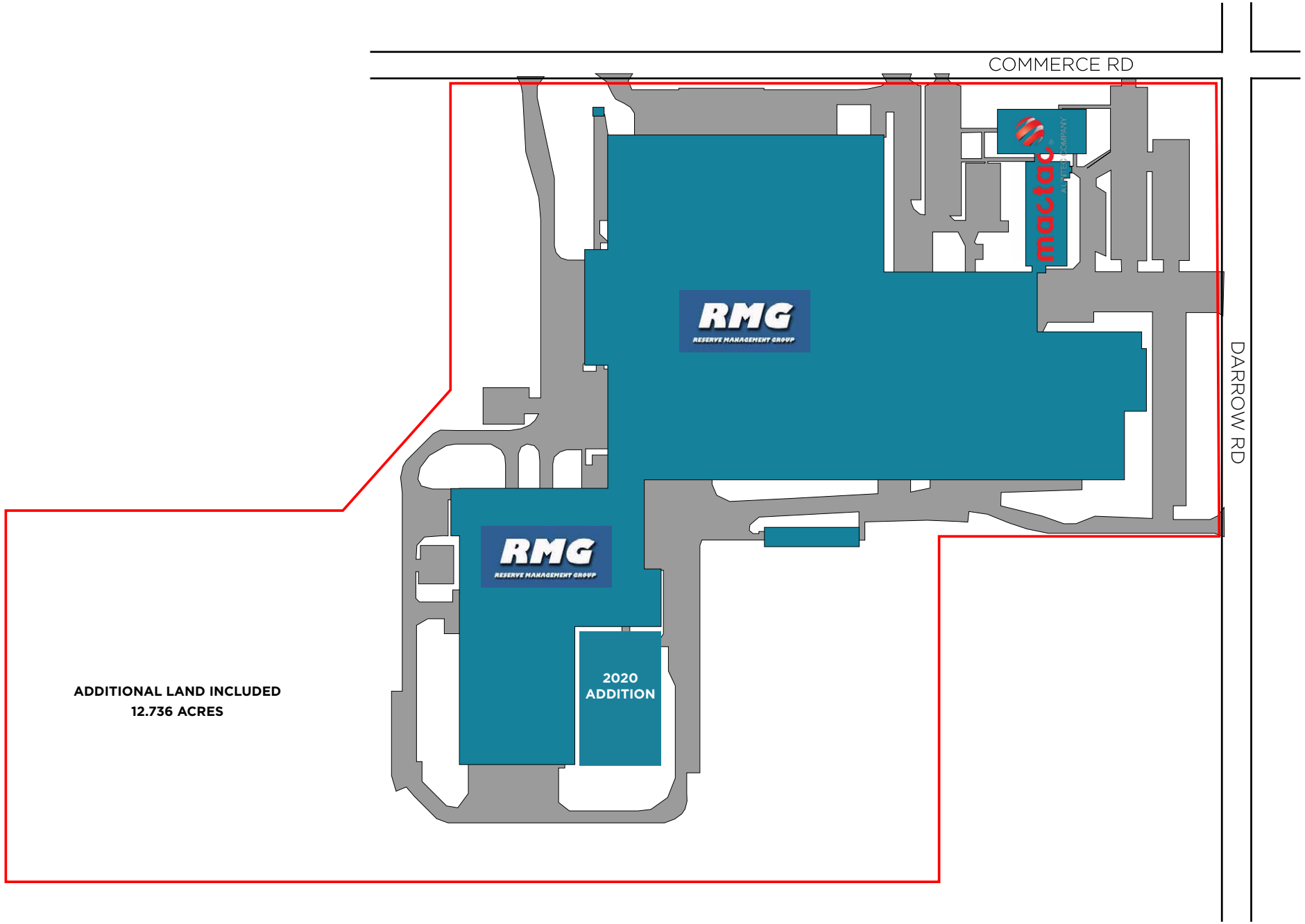
RMG self-maintains their building and common areas.

Mactac common areas managed by LL. subject to 3% management fee.

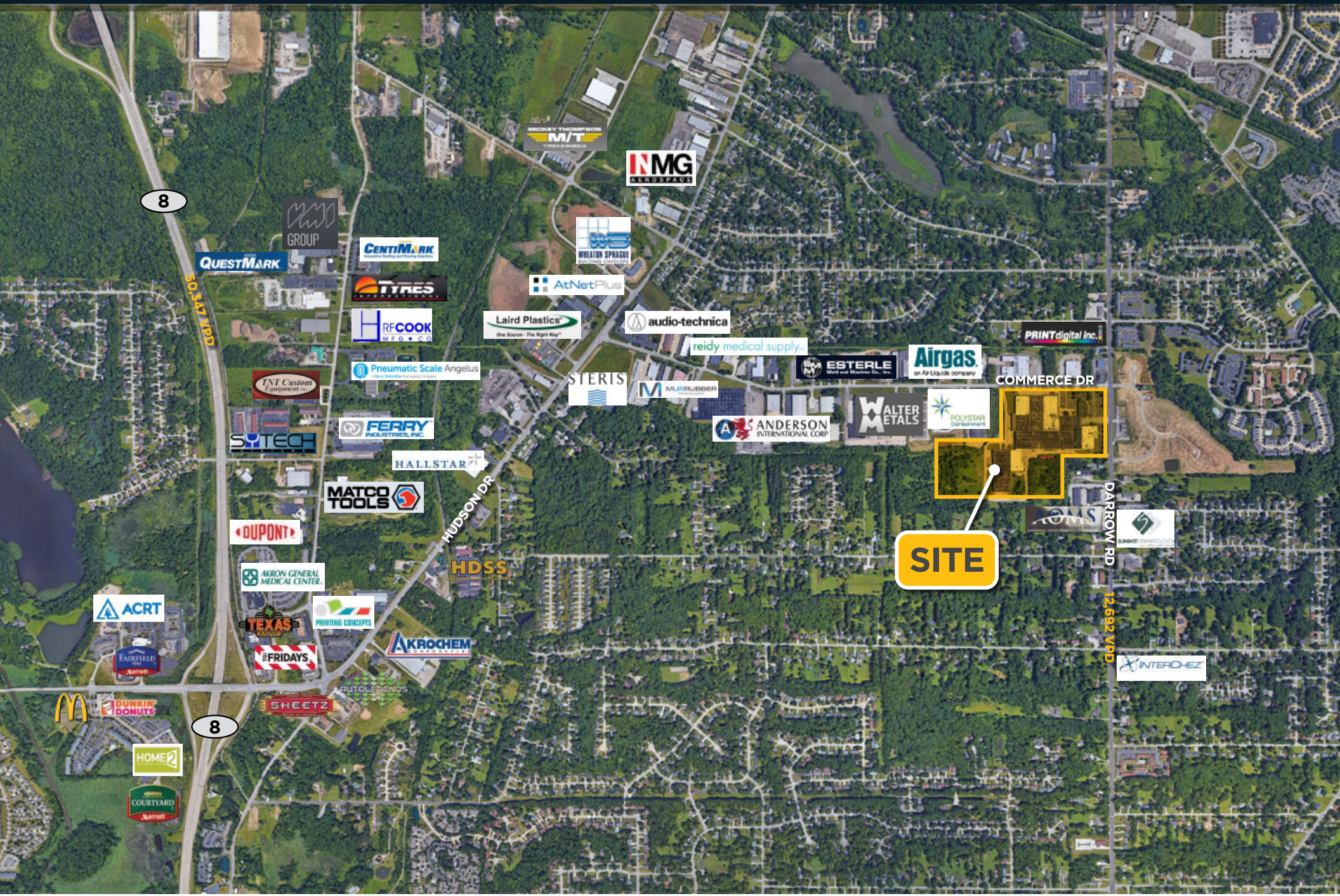


RMG LOBBY

TENANT	SF	PRO-RATA SHARE	TAXES	CAM	INSURANCE	MGMT	RECOVERIES TOTAL	% TOTAL
Reserve Management Group	565,910	90.46%	$124,871	$455,474	$205,358	$0	$785,703	90.45%
Morgan Adhesives	48,542	8.10%	$11,182	$40,786	$18,389	$12,597	$82,953	9.55%
Vacant (1st Floor Office)	11,164	1.87%	$0	$0	$0	$0	$0	0.00%
Total(s)	**625,616**	**100.00%**	**$136,052**	**$496,260**	**$223,747**	**$12,567**	**$868,656**	**100.00%**


COMMERCE RD
DARROW RD
RMG
RESERVE MANAGEMENT GROUP
RMG
RESERVE MANAGEMENT GROUP
2020
ADDITION
ADDITIONAL LAND INCLUDED
12.736 ACRES

mactac
RMG
RMG
RMG
2020
ADDITION
ADDITIONAL
LAND INCLUDED


8
50,347 VPD
COMMERCE DR
SITE
DARROW RD
12,692 VPD
HUDSON DR
QUESTMARK
CENTIMARK
TYRES
HRFCOOK
Pneumatic Scale Angelus
TNT Custom Equipment
SYTECH
FERRY INDUSTRIES, INC.
HALLSTAR
MATCO TOOLS
DUPONT
AKRON GENERAL MEDICAL CENTER
ACRT
TEXAS
FRIDAYS
FAIRFIELD
PRINTING CONCEPTS
AKROCHEM
HDSS
AUTOLEGENDS
SHEETZ
DUNKIN' DONUTS
HOME2
COURTYARD
AtNetPlus
Laird Plastics
audio-technica
reidy medical supply
STERIS
MURRUBBER
ESTERLE
Airgas
PRINTdigital inc.
WALTER METALS
POLYSTAR
ANDERSON INTERNATIONAL CORP
AOMS
INTERCHEZ

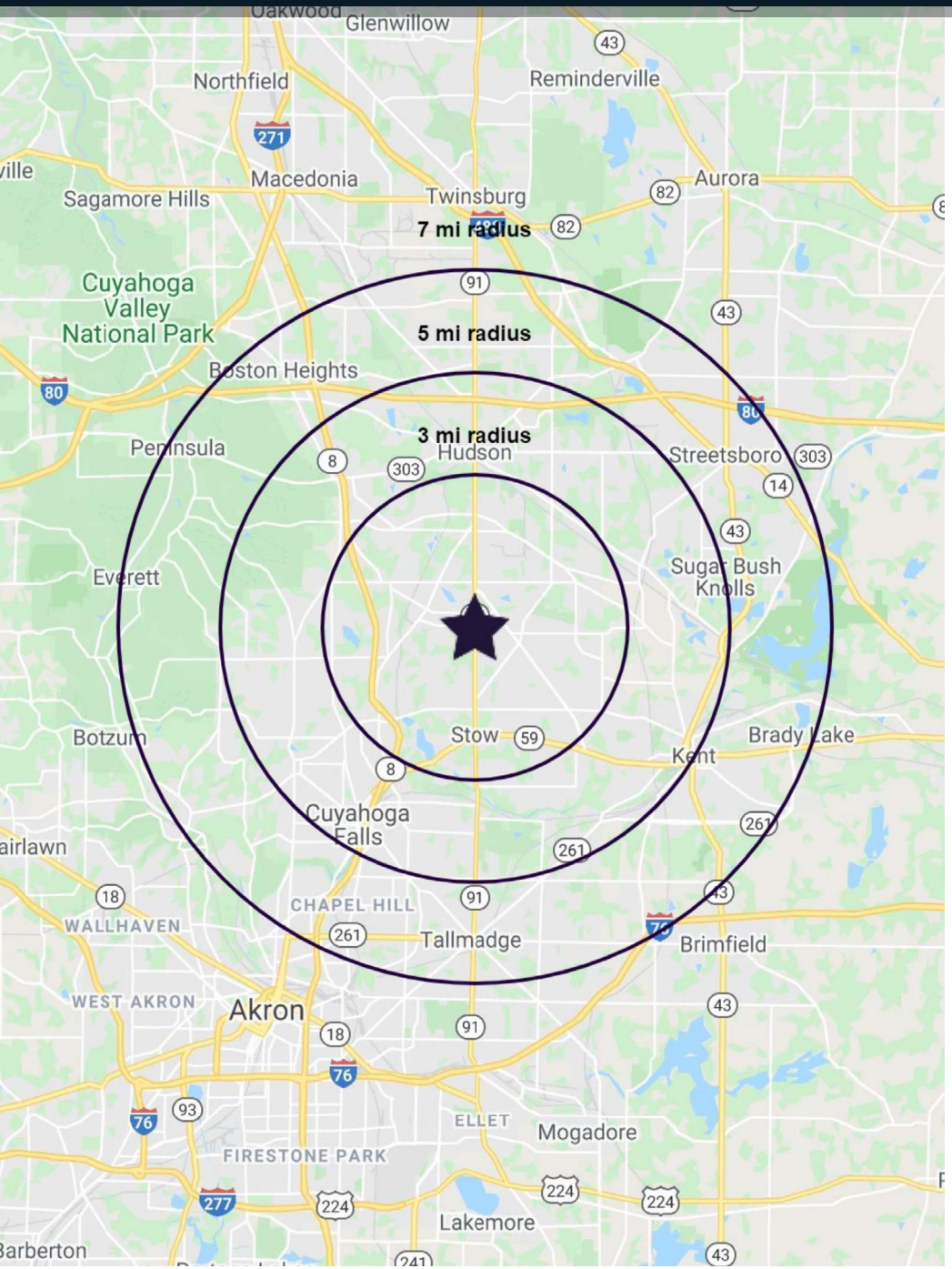
CLICK TO VIEW

LUTTNER PASSOV INVESTMENT GROUP

FOR MORE INFORMATION, CONTACT: 216.464.4060

Mark Luttner / mark@luttnerpassov.com • Dan Lariccia / dan@luttnerpassov.com

TABLE OF CONTENTS



4550 Darrow Rd Stow, OH 44224		3 mi radius	5 mi radius	7 mi radius
POPULATION	2020 Estimated Population	46,202	113,535	203,512
	2025 Projected Population	45,575	111,912	201,525
	2010 Census Population	45,606	114,459	203,391
	2000 Census Population	43,691	110,632	193,852
	Projected Annual Growth 2020 to 2025	-0.3%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2020	0.3%	0.1%	0.2%
	2020 Median Age	41.3	41.0	38.6
HOUSEHOLDS	2020 Estimated Households	19,054	48,360	86,157
	2025 Projected Households	19,036	48,292	86,519
	2010 Census Households	18,344	47,377	83,294
	2000 Census Households	16,608	44,151	76,831
	Projected Annual Growth 2020 to 2025	-	-	-
	Historical Annual Growth 2000 to 2020	0.7%	0.5%	0.6%
RACE AND ETHNICITY	2020 Estimated White	90.0%	89.2%	84.9%
	2020 Estimated Black or African American	3.2%	4.3%	7.6%
	2020 Estimated Asian or Pacific Islander	4.5%	3.9%	4.2%
	2020 Estimated American Indian or Native Alaskan	-	0.1%	0.2%
	2020 Estimated Other Races	2.3%	2.4%	3.1%
	2020 Estimated Hispanic	2.4%	2.3%	2.8%
INCOME	2020 Estimated Average Household Income	$102,565	$98,556	$88,816
	2020 Estimated Median Household Income	$82,705	$78,990	$71,282
	2020 Estimated Per Capita Income	$42,384	$42,091	$37,800
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.2%	2.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.1%	3.9%
	2020 Estimated High School Graduate	21.5%	24.2%	25.1%
	2020 Estimated Some College	17.0%	18.5%	18.9%
	2020 Estimated Associates Degree Only	8.8%	9.1%	8.8%
	2020 Estimated Bachelors Degree Only	30.8%	27.2%	25.1%
	2020 Estimated Graduate Degree	18.0%	16.6%	16.0%
BUSINESS	2020 Estimated Total Businesses	1,944	4,730	8,390
	2020 Estimated Total Employees	23,356	54,511	100,154
	2020 Estimated Employee Population per Business	12.0	11.5	11.9
	2020 Estimated Residential Population per Business	23.8	24.0	24.3

Mark Luttner / mark@luttnerpassov.com • Dan Lariccia / dan@luttnerpassov.com

TABLE OF CONTENTS

INVESTMENT ADVISORS

Mark Luttner
216.464.4060
mark@luttnerpassov.com

Dan Lariccia
216.464.4060
dan@luttnerpassov.com

LUTTNER PASSOV
INVESTMENT GROUP

www.luttnerpassov.com