CONFIDENTIAL OFFERING MEMORANDUM

CENTERVILLE SQUARE

Retail Shopping Center

Offer Submission Deadline: October 15, 2026

Centerville, Ohio · Dayton MSA

97,617 SF RETAIL CENTER

DISCLAIMERS

CONFIDENTIALITY & DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. 3CRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. 3CRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 3CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

CONTACT US

TOURS & SCHEDULES

VISITS AND COMMUNICATION

3CRE Commercial Real Estate invites you to learn more about Centerville Square by reviewing this confidential Offering Memorandum and touring the property. **Tours are scheduled for September 16 and September 30.** All communications, inquiries, and requests should be addressed to the 3CRE team, as representatives of the Seller; please do not contact on-site management or tenants directly.

DOCUMENT CENTER

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to our document center containing electronic forms of the offering memorandum, lease abstracts & estoppels, CapEx invoices, roof warranty & PACE file, T12 ledger, and other information to assist you in your evaluation of the Property.

OFFER SUBMISSION

Offers are due by October 15, 2026. Please direct offers to a team member on this page in the form of a non-binding Letter of Intent identifying the significant terms of the bidder's offer, including purchase price, earnest money deposit, due diligence and closing timeframes, and a description of the debt and equity structure. The Seller retains the right to modify the sale process at any time and will negotiate with the Buyer offering the most beneficial combination of price and terms.

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EXCLUSIVELY OFFERED BY

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CENTERVILLE SQUARE

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OFFERING

The Offering. 3CRE exclusively presents Centerville Square — 97,617 SF of institutional-quality retail on nearly eight and a half acres in Centerville, one of the Dayton region's wealthiest, most supply-constrained suburbs.

Significant Mark-to-Market Upside. Investors will capture a $2.00 to $8.00 PSF loss-to-lease opportunity upon rollover, with in-line rents averaging $10.27 PSF versus prevailing market rates of $16 to $18 PSF.

Substantially Leased, Marquee Anchor Available. An 18.6-year weighted average occupancy across the leased in-line suites reflects deep tenant commitment. The fully renovated 31,977 SF anchor is available now for lease-up, backed by an active grocer-interest pipeline, with further upside via a build-ready 0.524-acre outparcel.

Supply-Constrained Submarket Driving Retention. Centerville is fully built out with restrictive zoning, capping new supply and reinforcing the leased in-line suites amid the region's 6.4% shopping-center vacancy rate.

Priced Well Below Replacement Cost with CapEx Completed. Priced well below today's construction costs, with nearly $1.96M in recent capital improvements—including a new roof and a $500K anchor white-box.

$ OFFERING PRICE
SUBJECT TO OFFER

FIRST TOUR DATE — SEPTEMBER 16, 2026
SECOND TOUR DATE — SEPTEMBER 30, 2026
ALL OFFERS DUE — OCTOBER 15, 2026

REAL ESTATE AT A GLANCE

Address
890 S. MAIN STREET, CENTERVILLE, OH 45458

Gross Leasable Area
97,617 SF

Land Area
8.48 ACRES (2 PARCELS)

Asking Price
Subject to Offer

In-Place NOI
$569,796 In-Place · $896,578 Stabilized (Year 2)

THE CASE FOR THE REAL ESTATE

INVESTMENT HIGHLIGHTS

Marquee Anchor Available For Lease

The fully renovated 31,977 SF anchor is move-in ready and available for lease, with active grocer interest already engaged — a clear path to add $250K–$350K+ of incremental NOI without further capital.

Fortress Location, No New Supply

Signalized S. Main frontage amid Kroger, Walgreens & Starbucks, in a built-out suburb with restrictive zoning and virtually no developable land.

18.6-Year Average Occupancy

Multi-decade tenancies — AutoZone 30 yrs, Dollar General 20+, Club 51 30+ — with $1M+ of tenants' own money invested in their spaces.

$1.96M Recent Capital Program

New full-building roof, complete Club 51 renovation, and a fully prepped 31,977 SF anchor with all-new MEP. Major maintenance is done and paid for.

E-Commerce-Resistant Tenancy

AutoZone and Dollar General alongside fitness, dining, medical, and state-regulated liquor — everyday categories the internet cannot replace.

Loss-To-Lease Upside

The center presents a highly lucrative $2.00 to $8.00 per square foot loss-to-lease opportunity. With current in-line rents averaging just $10.27 PSF—compared to prevailing submarket rates of $16.00 to $18.00 PSF—investors have a clear, built-in runway to drive significant Net Operating Income (NOI) growth as legacy, long-term leases roll over.

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CENTERVILLE SQUARE

FINANCIAL ANALYSIS

5-YEAR CASH FLOW ANALYSIS

Gross Potential Revenue	YEAR 0 - 6 mo (2026)	YEAR 1 (2027)	YEAR 2 (2028)	YEAR 3 (2029)	YEAR 4 (2030)	YEAR 5 (2031)
Base Rent Revenue (Current)	284,885	586,862	604,468	622,602	641,280	650,519
Base Rent Revenue (Added Value - Jr Anchor Space)	0	143,896	292,110	344,556	354,893	365,540
CAM Rent Income	184,842	373,789	378,017	394,014	398,500	403,120
Gross Income	469,727	1,104,547	1,274,595	1,361,173	1,394,673	1,429,178
Operating Expenses						
Real Estate Taxes	116,428	232,855	232,855	244,498	244498	244,498
Insurance	8,425	17,356	17,876	18,412	18,965	19,534
Property Management	13,494	27,798	28,632	29,491	30,375	31,286
Common Utility - Electric	10,141	20,890	21,517	22,163	22,828	23,512
Common Utility - Water & Sewer	8,019	16,520	17,016	17,526	18,052	18,593
Trash	5,505	11,340	11,681	12,031	12,392	12,764
Landscaping & Snow Removal	6,981	17,010	17,518	18,046	18,586	19,145
General Maintenance	11,013	20,330	20,940	21,466	22,215	22,881
Safety & Fire Protection	1,075	2,215	2,282	2,350	2,421	2,493
Pest Control	1,001	1,961	2,020	2,081	2,143	2,208
Parking Lot Sweeping & Maintenance	2,760	5,514	5,680	5,950	6,025	6,206
Total Operating Expenses	184,842	373,789	378,017	394,014	398,500	403,120
Net Operating Income	284,885	730,758	896,578	967,159	996,173	1,026,058

UNDERWRITING ASSUMPTIONS

KEY DEAL ASSUMPTIONS FOR A 5-YEAR HOLD

2026
PROJECTED CLOSING YEAR

3%
ANNUAL RENT & EXPENSE ESCALATIONS

5 YRS
CASH FLOW ANALYSIS (2026–2031)

CATEGORY	ITEM	TERMS	NOTES
Acquisition	Closing Date	2nd Half - 2026	Year 0 partial-year period
Revenue	Base Rent (Current)	3% annual escalation	Half-year of in-place base rent in Year 0
Revenue	Base Rent (Added)	Phased in, 2027–2029	Jr-Anchor rent phased in over Years 1 to 2; Outlot parcel adds ~$48K in Yr 3
Revenue	CAM Recovery	3% annual escalation	Half-year Yr 0; full recovery Yr 1–2 w/ escalators
Operating Expenses	11 expense categories	3% annual escalation	Half-year Yr 0; RE Taxes get a one-time 5% step-up in Yr 3
Leasing Costs	Leasing Commissions	$100,000/yr (Yrs 1–3)	Jr-Anchor lease-up; none in Yr 0 or Yrs 4–5
Leasing Costs	TI Allowance	$250 to 350K (Yrs 2–3)	Jr-box TIA

IN-PLACE BASE RENTS AT $8.68 PSF (LOSS-TO-LEASE)

ACTUAL — IN-PLACE

$8.68

BLENDED RENT / PSF — 7 OCCUPIED SUITES

AutoZone/Dollar General $6.44 · In-line $10.27

MARKET — PROFORMA

$16–$18

PREVAILING MARKET RENT / PSF (IN-LINE)

Junior boxes $9–$11

UPSIDE — LOSS-TO-LEASE

$2–$8

PSF LOSS-TO-LEASE OPPORTUNITY

Mark-to-market runway on renewal

TENANT	SUITE	SF	ANNUAL RENT	RENT PSF	FROM	TO
Club 51 Fitness	51	26,500	$168,000	**$6.34**	Jun 2003	May 2033
Loose Ends Brewing	890	9,800	$128,608	**$13.12**	May 2019	Apr 2029
COVA MedSpa	896	3,831	$57,289	**$14.95**	Sep 2017	May 2027
AutoZone	892A	7,680	$42,240	**$5.50**	Sep 1995	Sep 2031
Dollar General	892B	7,402	$54,960	**$7.43**	Nov 2004	Oct 2029
El Toro Mexican Bar & Grill	894B	4,627	$65,400	**$14.13**	Jun 2018	Sep 2028
Centerville Liquor (OHLQ)	894C	5,800	$53,273	**$9.18**	Mar 2019	May 2029
Anchor — Available for Lease	894A	31,977	—	**Est. $9–$11**	—	—
Outparcel — 0.524 AC	Outlot	—	$48,000 pf	—	—	—
Totals — In-Place (7 Occupied Suites)		**65,640**	**$569,769**	**$8.68**		

RENT PSF vs. MARKET: well below · below · at / near market

Anchor shown as available for lease at an estimated $9–$11 PSF market rate; every in-line suite carries structured escalations and renewal options — full lease abstracts available in diligence.

CONTRACTUAL RENT GROWTH

RENT ESCALATIONS ALREADY SIGNED

TENANT	TERM THRU	RENEWAL OPTIONS	ESCALATIONS
Club 51 Fitness	May 2033	One 5-yr option	+7.5% every five years
Loose Ends Brewing	Apr 2029	Two 5-yr options	1.5% annual
COVA MedSpa	May 2027	Renewal option(s)	Renewed at Market Rate
AutoZone	Sep 2031	Three 5-yr options	+10% for the 2026–31 term
Dollar General	Oct 2029	Two 5-yr options	+6% each option period
El Toro Mexican Bar & Grill	Sep 2028	Two 5-yr options	+10% each option period
Centerville Liquor (OHLQ)	May 2029	Two 5-yr options	1.5% annual

Terms per lease abstracts; full abstracts and estoppels available in due diligence.

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LEASES WITH ESCALATIONS OR OPTION BUMPS

Largest tenant, smallest risk. Club 51 is ~29% of base rent — 30 years at this location and a $1MM+ tenant-funded renovation.

CAPITAL EXPENDITURES — ITEMIZED

$2M OF THE REBUILD IS ALREADY PAID FOR

$700K
FULL-BUILDING ROOF (2021)

$600K
CLUB 51 FULL RENOVATION

$500K
ANCHOR WHITE-BOX

$46.9K
NEW WATER + ELECTRIC (2025)

IMPROVEMENT	YEAR	COST	SCOPE
Roof Replacement (PACE-financed)	2021	$700,000	Full Building
Full Renovation — Club 51	2024–25	$600,000	Club 51 Fitness
Demo / White-Box Jr. Box	2024–25	$500,000	Vacant Anchor
Parking Lot Repairs	2022	$67,411	Main Parking Lot
Additional 2″ Water Line Service	2025	$32,000	Vacant Anchor
Exterior Wall Repairs / Painting	2024	$24,220	Loose Ends Elevation
Fence / Dumpster Enclosure	2024	$20,000	Full Building
New Electric Service	2025	$14,855	Vacant Anchor
Total Invested Since 2021		**$1,958,488**	

Per ownership records; supporting invoices and contracts available in due diligence.

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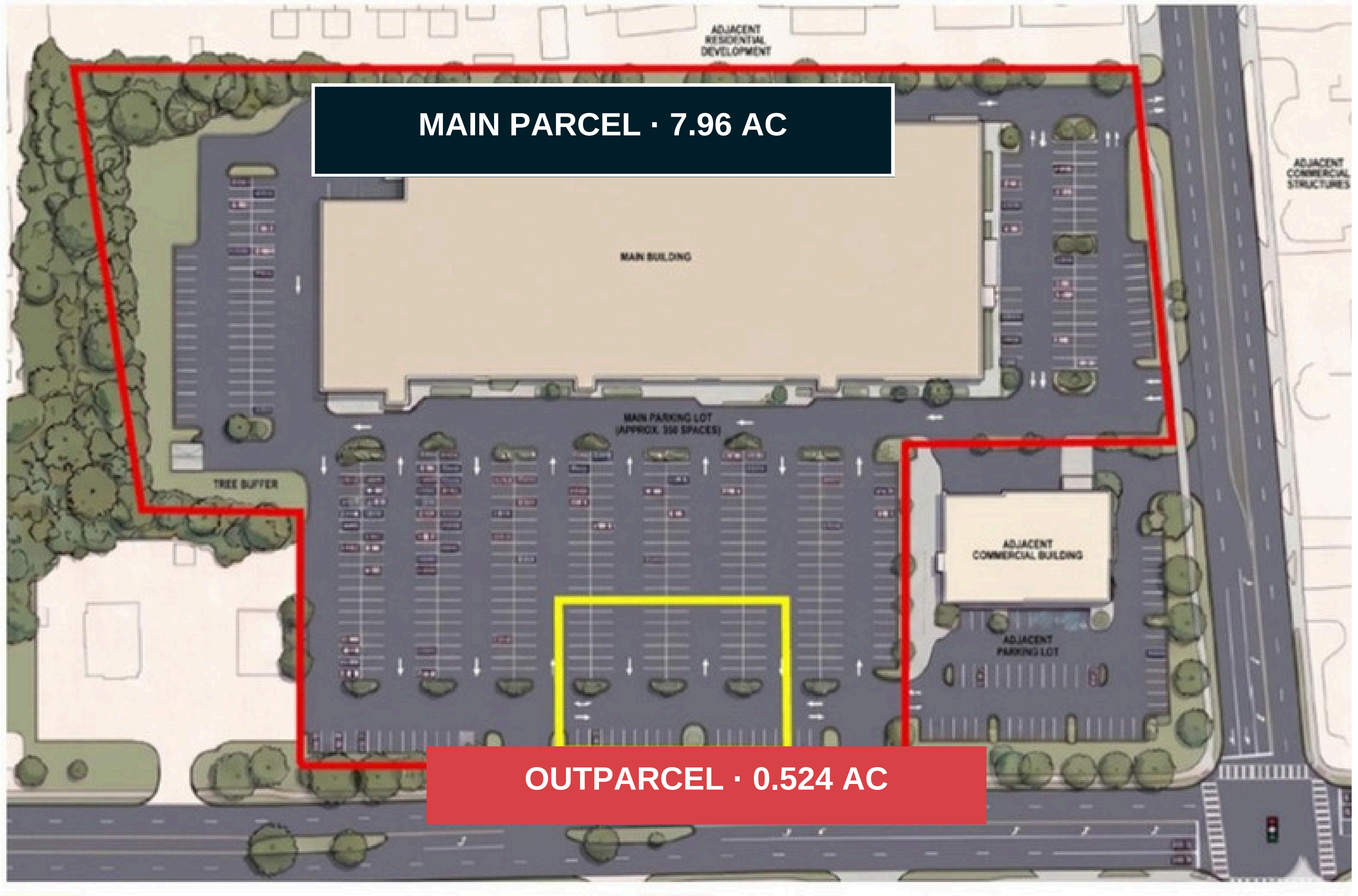
CENTERVILLE SQUARE

PROPERTY DETAILS

A REBUILT ASSET WITHOUT THE 2026 COST BASIS

Gross Leasable Area	97,617 SF
Total Land Area	8.48 AC (7.96 + 0.524 AC outparcel)
Parking	~350 spaces (≈3.6 / 1,000 SF)
Anchor Space	31,977 SF — new systems, 16.5' ceilings, sprinklered, new dock
Access & Visibility	Signalized S. Main frontage; multiple curb cuts
Signage	Pylon signage on S. Main frontage
Roof	Full replacement (2021), PACE-financed; warranty available
Development Parcel	0.524-AC corner parcel, build-ready for a tenant

$1,958,488 INVESTED SINCE 2021



Two-parcel, 8.48-acre site — main parcel (red) and 0.524-AC outparcel (yellow).

TENANT SYNERGY & ROSTER

AN ECOSYSTEM, NOT A RENT ROLL

The fitness member becomes the brewery guest. The liquor store's regional draw feeds the restaurant. AutoZone and Dollar General generate constant, need-based trips that spill across every storefront — all-day, seven-day traffic no single-tenant asset can match.

18.6 yrs Weighted avg. historical occupancy	**30 yrs** AutoZone tenancy (corporate)
20+ / 30+ Dollar General / Club 51 tenure	**$2MM+** Tenant-funded build-outs

	TENANT	SIZE (SF)
A	LOOSE ENDS BREWING CO	9,800
B	AUTOZONE	7,680
C	DOLLAR GENERAL	7,402
D	VACANT (NEW CONSTRUCT JR BOX)	31,977
E	EL TORO MEXICAN BAR AND GRILL	4,627
F	CENTERVILLE LIQUOR AND WINE	5,800
G	COVA MED SPA	3,831
H	CLUB 51 FITNESS	26,500

Leasing plan with in-place tenancy; the 31,977 SF anchor is fully renovated and available for lease, backed by an active grocer-interest pipeline. Every in-line suite carries structured escalations and renewal options.

TENANCY

TENANT SUMMARIES

CLUB 51 FITNESS

Suite 51 · 26,500 SF · to 2033

Full-service health club and 30-year Centerville institution. A $500K landlord renovation and $500K+ tenant investment = a loyal, stable membership. ~29% of base rent — the anchor of daily traffic.

LOOSE ENDS BREWING

Suite 890 · 9,800 SF · to 2029

Award-winning craft brewery and taproom whose patio and events draw regional visitors and feed cross-shopping across the center. Two 5-yr options; 1.5% annual bumps.

EL TORO MEXICAN BAR + GRILL

Suite 894B · 4,627 SF · to 2028

Fourteen (14) locations, full-service Mexican restaurant and bar - a steady eveing and weekend draw. S Main frontage. Two 5-yr option with +10% option bumps.

JAN 2027 - NEW USE TOASTED BRUNCH BAR + CAFE

Three (3) locations, high end casual breakfast + lunch cafe and bar.

AUTOZONE

Suite 892A · 7,680 SF · to 2031

National auto-parts retailer on a corporate lease, 30 years at this location. Three 5-yr options and a +10% bump for the 2026–31 term — a durable credit tenant.

TENANCY

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National auto-parts retailer on a corporate lease, 30 years at this location. Three 5-yr options and a +10% bump for the 2026–31 term — a durable credit tenant.

TENANCY

TENANT SUMMARIES

DOLLAR GENERAL

Suite 892B · 7,402 SF · to 2029

National discount retailer of everyday essentials, 20+ years on-site. Two 5-yr options with +6% bumps each period — steady, need-based traffic.

COVA MEDSPA

Suite 896 · 3,831 SF · to 2027

Medical aesthetics and wellness provider drawing a recurring, higher-income clientele.

CENTERVILLE LIQUOR (OHLQ)

Suite 894C · 5,800 SF · to 2029

State-regulated liquor agency with a regional draw that funnels destination traffic to the center. Two 5-yr options; 1.5% annual escalations.

THE JUNIOR ANCHOR SPACE — 31,977 SF

AVAILABLE FOR IMMEDIATE LEASE-UP

$9–$11 PSF
Estimated Market Base Rent

$319,770 (base)
Estimated annual base rent potential

$546,855
Anchor-specific CapEx already completed

Immediate
Move-in ready availability

31,977 SF · 16.5' ceilings · all-new MEP (2025) · full sprinkler · new dock door

Move-in ready, not a construction project. The fully renovated 31,977 SF anchor is available for immediate occupancy, with an active grocer-interest leasing pipeline already underway. The space was built to a national grocer's operating spec — new mechanical, electrical and plumbing, 16.5' clear heights, full sprinkler coverage, and a new dock door — a modernized box ready for a permanent tenant.

GROCER-INTEREST & PERMANENT-LEASING PIPELINE DOCUMENTATION AVAILABLE UPON REQUEST

SUBMARKET DOMINANCE

THE CORRIDOR EVERYONE WANTS — AND NO ONE CAN ENTER

South Main Street is Centerville's main-and-main: Kroger anchors the grocery trade, every major QSR brand has planted a flag, and daily traffic from one of Ohio's most affluent suburbs concentrates here. The land is gone and zoning protects what's already built — regional shopping-center vacancy sits at just 6.4% (Cushman & Wakefield, Q1 2026).

FULLY BUILT-OUT SUBMARKET

RESTRICTIVE SUBURBAN ZONING

ZERO COMPARABLE LAND SITES

SOUTH MAIN STREET RETAIL CORRIDOR

Taco Bell	Kroger
McDonald's	Starbucks
Arby's	Wendy's
Hot Head Burritos	Walgreens
Dunkin'	Speedway
Rite Aid	Shell

CENTERVILLE SQUARE
SUBJECT · 97,617 SF · 8.48 AC

SIGNALIZED ACCESS

OH-48 + SPRING VALLEY: 35,216 VPD

Kroger center: Pet Supplies Plus · Great Clips · StretchLab · Lock 27

04

CENTERVILLE SQUARE

MARKET OVERVIEW

DEMOGRAPHICS & LOCATION

WEALTH & DENSITY WITHIN REACH

Centerville is the Dayton region's signature affluent suburb — a mature, highly educated consumer base that funds fitness, dining, auto care, and daily needs in every market environment. Precisely the demand profile a defensive retail asset is built for.

TRADE AREA	1 MI	3 MI	5 MI
Population	9,100	61,800	132,500
Households	4,050	26,400	55,800
Avg. HH Income	$118,900	$124,500	$121,300
Daytime Employees	11,600	38,200	69,400

6.4%

REGIONAL SHOPPING-CENTER VACANCY (C&W, Q3 2025)

35,216

VEHICLES PER DAY — S. MAIN / OH-48

DAYTON, OHIO

A DIVERSE, DEFENSIVE ECONOMY

Centerville sits in the Dayton metro — a diversified economy led by aerospace & defense, healthcare, higher education, and I-75 logistics. Wright-Patterson Air Force Base is the largest single-site employer in Ohio. This deep, stable employment base underpins the affluent, need-based consumer demand that defensive retail relies on.

~810K
DAYTON MSA POPULATION

38,000
LARGEST OHIO SINGLE-SITE EMPLOYER (WPAFB)

TOP AREA EMPLOYERS

EMPLOYER	SECTOR	EMPLOYEES
Wright-Patterson AFB	Aerospace & Defense	38,000
Premier Health	Healthcare	14,000+
Kettering Health	Healthcare	13,000+
CareSource	Managed Care	3,000+
University of Dayton	Higher Education	2,500+

Sources: Dayton Development Coalition; Dayton Daily News, Top Employers (2025); U.S. Census. Employee counts approximate.

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CONFIDENTIALITY AGREEMENT

Sign and Return

To: Mike@3cre.com
RE: Centerville Square Retail Center
890 S Main, Centerville, OH

Ladies or Gentlemen:
You are advised that 3CRE Advisors ("3CRE") is authorized to act on behalf of the Owner/Seller (herein "Owner") in connection with a possible sale of the above referenced Centerville Square Retail Center (“Property”). This will serve to confirm our understanding and agreement ("Agreement") concerning materials which 3CRE will make available to ____ (“Reviewer”) and ____ (“Representing Broker”), if applicable, for study in connection with a possible purchase of the Property.

3CRE has available and will provide for study to Reviewer certain information concerning the Property which may include various papers, documents, data, plans and other materials, portions of which may be included in a package or brochure (hereinafter referred to as the "Evaluation Material"). On behalf of the Owner, 3CRE is prepared to furnish the Evaluation Material in connection with discussions and negotiations concerning a possible transaction involving the Property on the condition that Reviewer agrees to treat it in a confidential manner and make the representations and agreements herein provided.

1. The Evaluation Material furnished to Reviewer will be used for no other purpose other than to evaluate a possible transaction involving the Property, as a principal or advisor, exclusively for its own account or the account of a client, and not as a broker, finder or similar agent for any other person. Therefore, Reviewer agrees to keep all Evaluation Material (other than information which is a matter of public knowledge or is provided in other sources readily available to the public) strictly confidential; provided, however, that such Evaluation Material may be disclosed to its broker, officers, or employees, as well as to outside counsel, accounting firms and financial institution jointly and severally, ("Representatives"), who need to know such information for the purpose of evaluating a possible purchase of the Property.

Such Representatives shall be informed by the Reviewer of the confidential nature of such information and shall be directed to treat the Evaluation Material with strict confidence subject to and in accordance with this Agreement. In any event, Reviewer shall be responsible for any breach of this Agreement by any of its Representatives. Reviewer agrees not to copy or duplicate the Evaluation Material.

Reviewer agrees that neither Owner nor 3CRE will have an adequate remedy at law if Reviewer violates any of the terms of this Agreement. In such an event, the Owner or 3CRE will have the right, in addition to any other right the Owner or 3CRE may have, to seek injunctive relief to restrain any breach or threatened breach by Reviewer and to specific enforcement of the terms of this Agreement. In addition, Reviewer agrees they will not disclose, without the prior written consent of Owner, and we will direct any and all of its Representatives who are given access to the Evaluation Material in accordance with the terms hereof, not to disclose to any person (other than a person authorized hereunder), the fact that the Evaluation Material has been made available, nor the discussions or negotiations among the parties that are now taking place or will take place, or any of the terms, conditions or other facts with respect to the possible acquisition of the Property.

2. The Evaluation Material furnished will not be used for any purpose other than for evaluating a possible transaction involving the Property. Reviewer acknowledge and agree that no commission, finder's fee or compensation will be due from or payable by the Owner or 3CRE to any broker, including Representing Broker, in connection with the negotiation of any agreement or the sale or any other transaction, if any, involving the Property and Reviewer or its affiliates, assignees, successors or nominees nor Representing Broker shall look for commissions, fees or compensation in connection therewith and hereby waives the right to make any claim therefore against Owner or 3CRE.

3. Although 3CRE has endeavored to include in the Evaluation Material information known to it which it believes to be relevant for the purpose of our investigation, Reviewer understands and acknowledges that neither 3CRE nor the Owner make any representation or warranty to us as to the accuracy or completeness of the Evaluation Material. Reviewer agrees that neither 3CRE nor the Owner shall have liability to Reviewer or any of its Representatives resulting from the use of or reliance on the Evaluation Material by Reviewer or its Representatives. Reviewer acknowledges that neither Owner nor 3CRE is responsible for determining whether toxic or hazardous wastes or substances or other undesirable materials are present at the Property. Reviewer acknowledges that it is solely its responsibility to conduct investigations to determine the presence of such materials.

4. Reviewer (a) warrants and represents that they are not represented by any broker, finder or agent in any possible transaction involving the Property that has not been registered with 3CRE and co-signed this Agreement; (b) agrees to pay all brokerage commissions for its Representing Broker, including finder's fees and other compensation to the Representing Broker that has registered with 3CRE and co-signed this Agreement; (c) agrees to indemnify and save harmless 3CRE and the Owner, and their respective affiliates, successors and assigns against and from any loss, liability, cost or expense (including attorney's fees) in any way arising from claims by any Representing Broker who has registered with 3CRE and co-signed this Agreement for commissions, fees and other compensation relating to the proposed or actual transaction involving the Property; and (d) acknowledge that 3CRE, in its capacity as exclusive broker for the Owner, has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof unless and until such time as the Owner has executed and delivered a written agreement with us under terms and conditions that are acceptable to the Owner, in its sole and absolute discretion.

5. Reviewer agrees to return all Evaluation Material to 3CRE immediately upon the request of 3CRE or Owner and not retain any copies thereof.

6. Reviewer agrees they are not permitted at any time to contact any of the tenants of the Property without prior consent by 3CRE.

7. Reviewer agrees they are not permitted to tour the Property at any time without an appointment scheduled in advance with 3CRE and such tour must be conducted by 3CRE.

8. The terms and conditions of this Agreement shall remain in full force and effect for a period of two (2) years from the date signed by Reviewer, if the Property is not acquired by Reviewer.

9. This Agreement embodies the full understanding of the parties and may not be changed orally.

10. This Agreement shall be governed and construed in accordance with the laws of the State of Ohio with regards to conflicts of law issues.

Reviewer and Representing Broker (if applicable) are providing this executed Agreement as a condition to the commencement of its dealings and negotiations with 3CRE and Owner with said Property.

Reviewer / Representing Broker (If Applicable)

Reviewer Company Name: ____________________________________
Reviewer Name: ____
Reviewer Signature: ____
Reviewer Address: ____
Reviewer Phone: ____
Reviewer Email: ____
Date: ____

Broker Company Name: ____________________________________
Broker Name: ____
Broker Signature: _______________________________________
Broker Address: ____
Broker Phone: ____
Broker Email: ____
Date: ____