

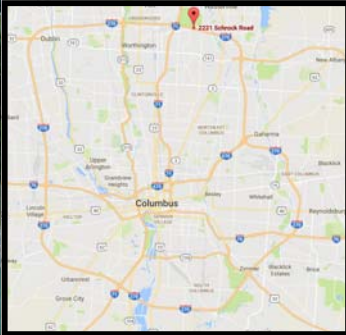
FOR SALE

MS CONSULTANTS CORPORATE HEADQUARTERS

2221 Schrock Road, Columbus, OH 43229



LONG TERM SINGLE-TENANT ABSOLUTE NET LEASE



PROPERTY FEATURES

- Dietz Commercial and Fortis Net Lease are pleased to announce the sale of the 100% fee simple interest in the MS Consultants headquarters office building located at 2221 Schrock Road in Columbus, Ohio. The 38,907 square foot office property was built in 1999 (expanded in 2006) and is situated on 2.552 acres.
- MS Consultants entered into a 16 year sale-leaseback with Seller in 2011. The absolute net lease includes 2% annual increases on a compounding basis with the landlord having no management or expense obligations.
- Property is located on Schrock Road and enjoys excellent highway visibility from Columbus' I-270 outerbelt.
- Predictable and increasing cash flow through lease expiration in July, 2027.
- Strong and growing tenant in business for over 50 years with

INVESTMENT HIGHLIGHTS

PURCHASE PRICE	\$8,049,277
CAPITALIZATION RATE	7.75%
2018 NOI	\$623,819
AVERAGE CAP RATE	8.5%*

*Avg. cap rate over remaining 9 years at the asking price

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL J. FENNESSY

DIETZ COMMERCIAL

D: 248.646.6247

fennessy@dietzcommercial.com

DOUG PASSON/ROB BENDER

FORTIS NET LEASE

D: 248.254.3407/248.254.3406

dpasson@fortisnetlease.com/rbender@fortisnetlease.com

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2221 Schrock Road, Columbus, OH 43229



SITE SUMMARY

GROSS SITE AREA	2.552 acres
PHYSICAL ADDRESS	2221 Schrock Road Columbus, OH 43229
ACCESS	Two (2) curb cuts on Schrock Road just west of Cleveland Avenue and north of I-270.
ELECTRIC	AEP
GAS	Columbia Gas
WATER & SEWER	City for water and sewer
ZONING	C-2 (Office Commercial District)

NET RENTABLE AREA	38,907 SF
TENANCY	MS Consultants, Inc.
OCCUPANCY	100%
YEAR BUILT	1999 (expanded in 2006)
PARKING	154 spaces (3.64/1,000 sf)
PARCEL ID	010-247002
SPECIAL FEATURES	Overhead drive-in door to basement, finished basement

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.