

South Gate Corners
793-813 Hebron Road (SR 79)
Heath, Ohio 43056



\$2,932,183 – 8.5% Cap Rate

Exclusive Offer: Investment Opportunity

Jesse Shkolnik
Equity LLC
4653 Trueman Blvd
Suite 100
Hilliard, OH 43026
614.334.7818
jshkolnik@equity.net

South Gate Corners
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Confidentiality, Disclaimer and Exclusive Agency Agreement

Seller ("Disclosing Party") has decided to market the Building for a potential sale and has engaged Equity as its exclusive listing broker for such marketing and potential sale. Equity, prior to providing sales and marketing materials, and other data, documents, and information related thereto, requires that the Receiving Party execute this Confidentiality, Disclaimer and Exclusive Agency Agreement (the "Agreement") in order for the parties hereto to engage in discussions concerning a possible purchase of the Building by the Receiving Party (the "Proposed Transaction"). Disclosing Party desires that all inquiries and communications concerning the Proposed Transaction be directed to Equity.

Disclosing Party, through Equity, is only willing to disclose such Information (as defined below) to Receiving Party for the limited purpose of assisting Receiving Party in the evaluation of the Proposed Transaction, all in accordance with and subject to the terms and conditions of this Agreement.

The term "Receiving Party" shall include the Receiving Party's subsidiaries, parents or affiliates, its directors, officers, shareholders, members, managers, employees, agents, consultants, legal counsel, accountants and other representatives.

Upon the execution of this Agreement by Receiving Party and the receipt of the same by Equity, Equity shall provide the Receiving Party with the Offering Memorandum. This Memorandum was prepared solely to assist prospective purchasers in their evaluation of the Proposed Transaction. It is intended to be a summary of the transaction to assist prospective purchasers in determining whether to engage in more detailed investigation. Financial projections are provided as a reference and are based upon assumptions made by Seller and other reliable sources.

The Receiving Party understands, acknowledges, and agrees that the Building is being offered "as is" and that while Equity believes the Information disclosed to Receiving Party is accurate and complete, Equity does not make any representation or warranty as to the accuracy or completeness of the Information disclosed to Receiving Party pursuant to this Agreement and that the Information was furnished to Equity by others and has not been independently verified and is not guaranteed as to completeness or accuracy. The providing of the Information to Receiving Party does not constitute an offer to sell. The purchase opportunity being offered by Disclosing Party is subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of buyer, or for any other reason whatsoever, without notice.

The Receiving Party will maintain all Information in confidence and will neither disclose any Information to any third person or entity including, but not limited to, any third party financing broker, finder or sales agent, nor make use of any Information for any purpose other than the purposes described herein without the prior written consent of the Disclosing Party. The Receiving Party will restrict access to the Information to only those authorized employees and other agents who must have access to the Information for the limited purpose of evaluating the Proposed Transaction, and the Receiving Party will advise all persons to whom it provides information that they are bound by this Agreement.

Notwithstanding the foregoing, the Receiving Party will have no confidentiality obligation with respect to any Information which: is already known to the public prior to the date of this Agreement; becomes known to the public through authorized publication or otherwise through no breach of this Agreement by the Receiving Party; can be established by the Receiving Party by documentary evidence to have been in the legitimate and lawful possession of the Receiving Party at the time revealed by the Disclosing Party to the Receiving Party; is lawfully received by the Receiving Party without restriction from a third party subsequent to this Agreement, which third party did not obtain the Information through improper means; or is developed by the Receiving Party independently and without benefit of the Information received pursuant to this Agreement.

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All materials and documents containing Information provided by the Disclosing Party to the Receiving Party will remain the property of the Disclosing Party. The transmission of Information to the Receiving Party does not constitute the grant to the Receiving Party of a license of any type. At such time as the parties may choose to cease consideration of the Proposed Transaction or otherwise at the Disclosing Party's request, Receiving Party shall use its best efforts to immediately either destroyed the Information received by the Receiving Party or return the Information to the Disclosing Party, together with all copies, abstracts and summaries thereof. All Information stored in electronic media will be destroyed, except that which is maintained in system backups or for archival purposes. Upon request of the Disclosing Party, the Receiving Party shall certify in writing to the Disclosing Party that Receiving Party has used its best efforts to either return the Information to the Disclosing Party or to destroy the same.

The Receiving Party's obligations to maintain the Information in confidence will continue until the earlier of two (2) years from the date of this Agreement or at such time as any such Information becomes generally available to the public. If any Information becomes generally available to the public, the Receiving Party's obligations will continue only with respect to Information which has not become generally available to the public.

In the event that the Receiving Party is requested or required (by oral questions, interrogatories, requests for information or documents, subpoena, civil investigative demand or other process) to disclose any Information, the Receiving Party agrees that it will provide the Disclosing Party with prompt written notice of any such request or requirement so that prior to such disclosure the Disclosing Party may obtain an appropriate protective order or waive compliance with the provisions of this Agreement.

The Receiving Party, its subsidiaries, parents or affiliates, and its directors, officers, shareholders, members, managers, employees, agents, consultants, legal counsel, accountants and other representatives shall keep confidential the fact that the parties are reviewing Information and discussing the Proposed Transaction and no such individuals or entities will issue any press release or announcement relating to the Proposed Transaction or the negotiation thereof without the prior written approval of the Disclosing Party; provided, however, that any party to this Agreement may make any public disclosure it believes in good faith is required by law or regulation (in which case the disclosing party will advise the other interested party in writing prior to making a disclosure).

The waiver by a party of a breach of any provision of this Agreement by the other party shall not operate or be construed as a waiver of any subsequent breach by such party. In the event any provision of this Agreement is found to be invalid or unenforceable, it may be severed from the Agreement, and the remaining provisions of the Agreement shall continue to be binding and effective. This Agreement may be executed in two or more counterparts, each of which will be deemed to be an original copy of this Agreement but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by facsimile or portable document format (.pdf).

This Agreement contains the entire agreement between the parties with respect to the subject matter hereof. All representations, promises, and prior or contemporaneous understandings between them are merged into and expressed in this Agreement and any and all such prior agreements are hereby canceled and integrated herein. This Agreement may not be amended, modified or supplemented except by written agreement of the parties at the time of such amendment, modification, or supplement. This Agreement will inure to the benefit of, and be binding upon, the respective legal representatives, successors and assigns of the parties hereto. This Agreement will be governed by and construed in accordance with the laws of the State of Ohio.

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The Offering

The **South Gate Corners** is a 30,211 square foot multi-tenant retail center located at 793-813 Hebron Road (SR 79), Heath, Ohio 43056. The subject property is comprised of an impressive array of national, regional and local tenants, all with NNN leases and ample parking. The offering represents a unique opportunity to acquire a well-located, stabilized asset in an established residential/commercial neighborhood. The center is conveniently located out front of the heavily trafficked Indian Mound Mall. Hebron Road is known as State Route 79 and winds its way through Newark, Heath and Hebron connecting these cities to I-70 and State Route 161 (also known as SR 37 and SR16). The city of Heath is well established, located just south of Newark, the county seat for Licking County. This area Licking County is a strong, blue collar community with long time residents and commercial success.



Property Detail

Address:	793-813 Hebron Road (SR 79), Heath, Ohio 43056
Rentable Area:	30,211
Year Built:	1964
Occupancy:	92.39%
Number of Tenants:	5
Parking Ratio:	123 Spaces – 4.07/1000
Ownership:	Fee Simple

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The Investment



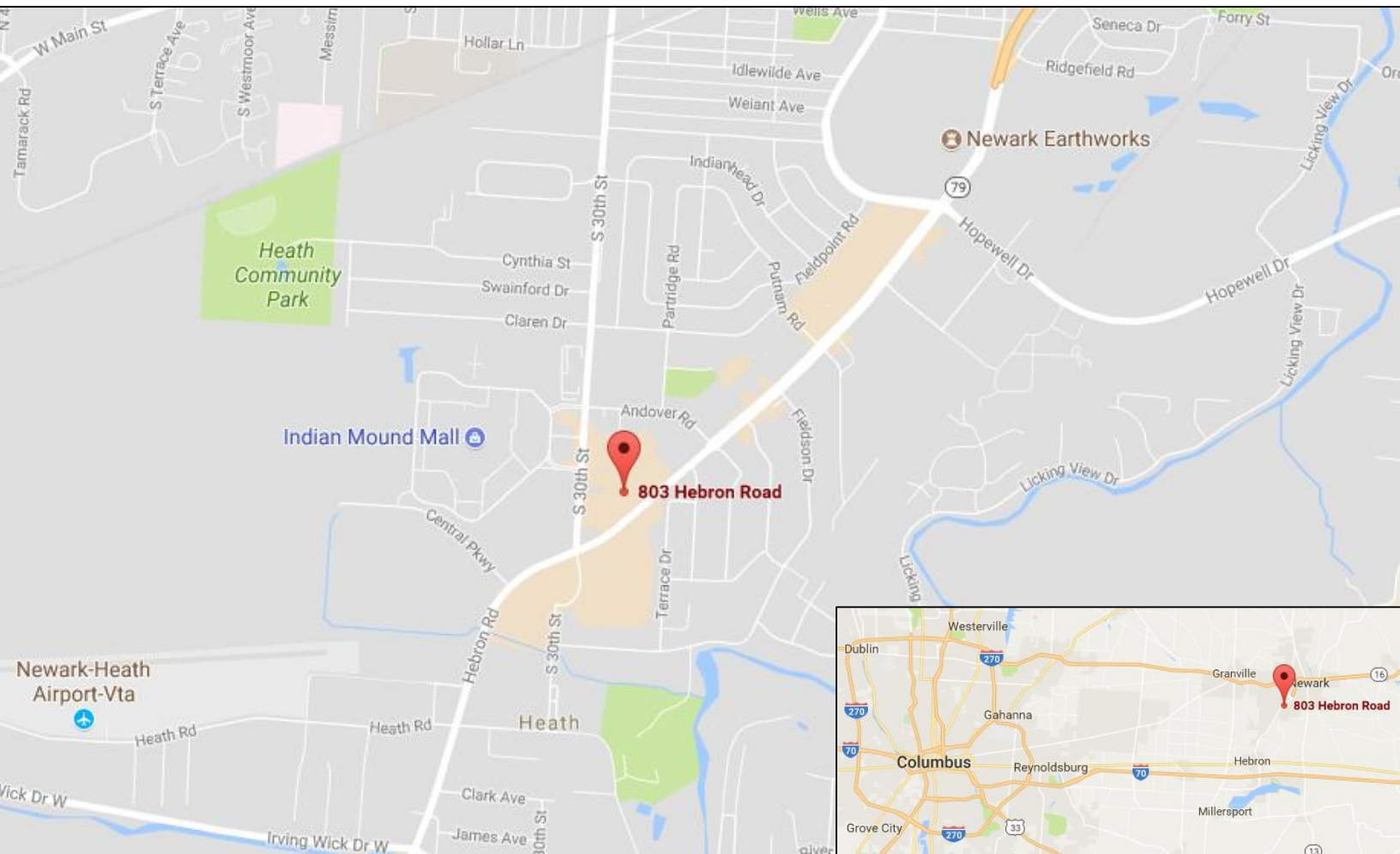
Investment Summary

- Stabilized Retail Strip Center located in a strong commercial area on Hebron Rd. (SR 79)
- Most tenants in place long term
- Value upside by leasing remaining 2,300 SF suite
- 92% Leased
- Price: \$2,932,183
- Cap Rate: 8.5%
- NOI - \$249,235.59
- Price Per Square Foot: \$97.06
- Rent Roll available by request



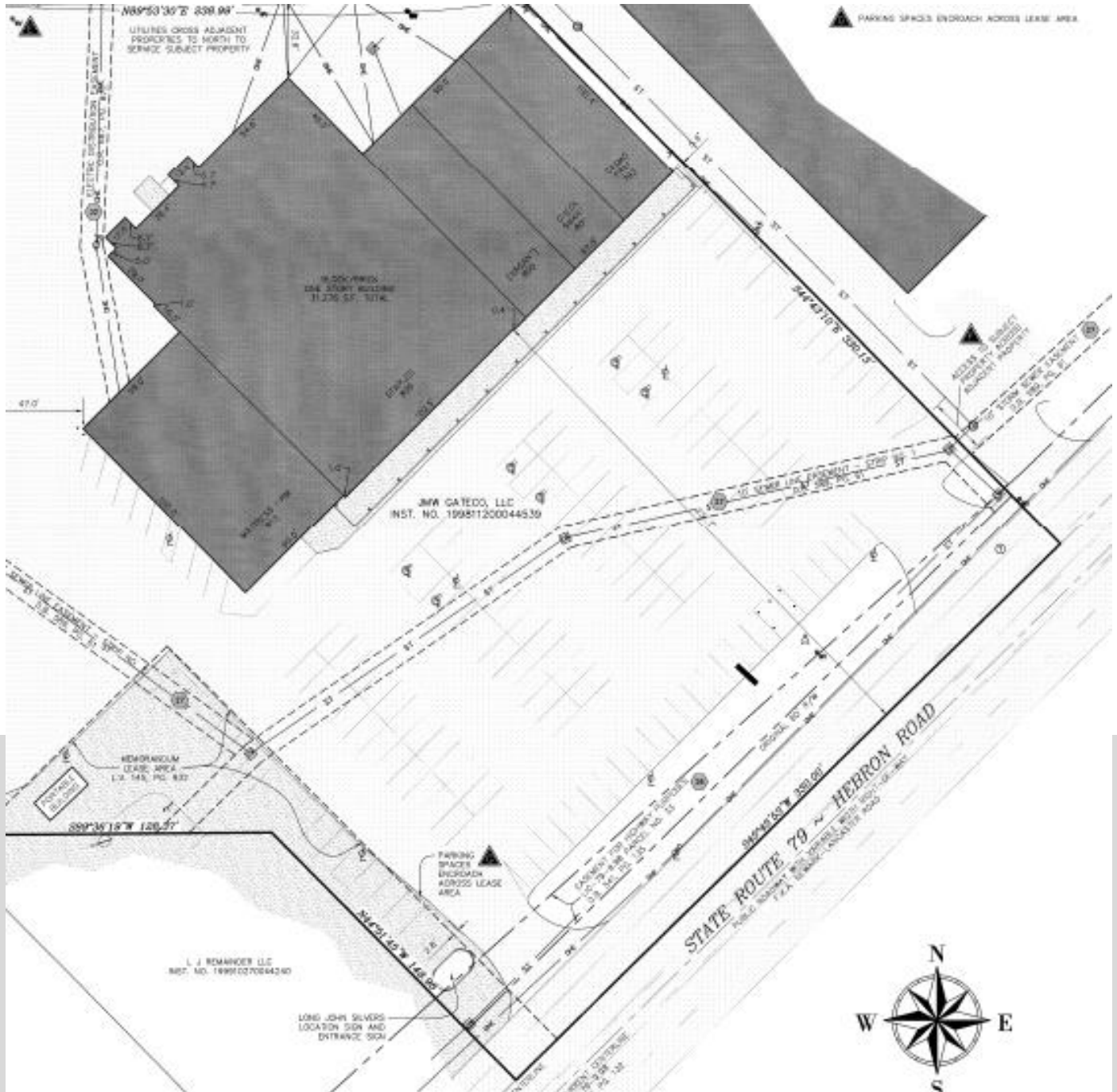
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Location



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Site Plan/Survey



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Primary Agent Contact

Jesse Shkolnik

Equity LLC
4653 Trueman Blvd
Suite 100
Hilliard, OH 43026
jshkolnik@equity.net
614.334.7818

Exclusive Offer & Advisory

This investment opportunity is exclusively offered by Equity Inc, a licensed real estate broker. All information contained herein is deemed to be from reliable sources. Interested investors should independently verify information and rely on their own investment advice from qualified professionals in making decisions regarding this investment.