



**505-509 DETROIT STREET, BELLEFONTAINE, OHIO 43311**

**FOR SALE: \$649,000**

**Property Features:**

- 24 Condo Units
- Great Investment!
- 12-two bedroom units
- 11-one bedroom units
- Laundry room is the 24th unit and is currently used for a maintenance room
- Tenants pay electric
- Landlord pays water, sewer, and trash
- Assigned parking
- New roof in 2012
- 24 notice for all showings and listing agent needs to be present



**BEST CORPORATE REAL ESTATE  
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

## Full Photo Tour

**505-509 S Detroit Street, Bellefontaine, OH 43311**

This listing is Active   Listed for \$649,000   MLS # 215021915

**Auditor Photo**



**IMG\_1831**



**IMG\_2464**



**IMG\_2466**



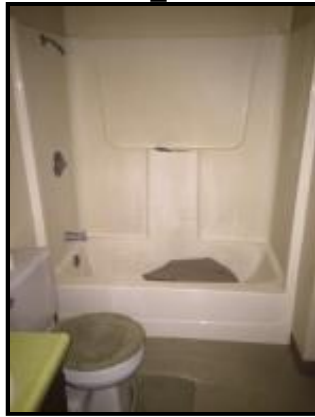
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IMG\_2478



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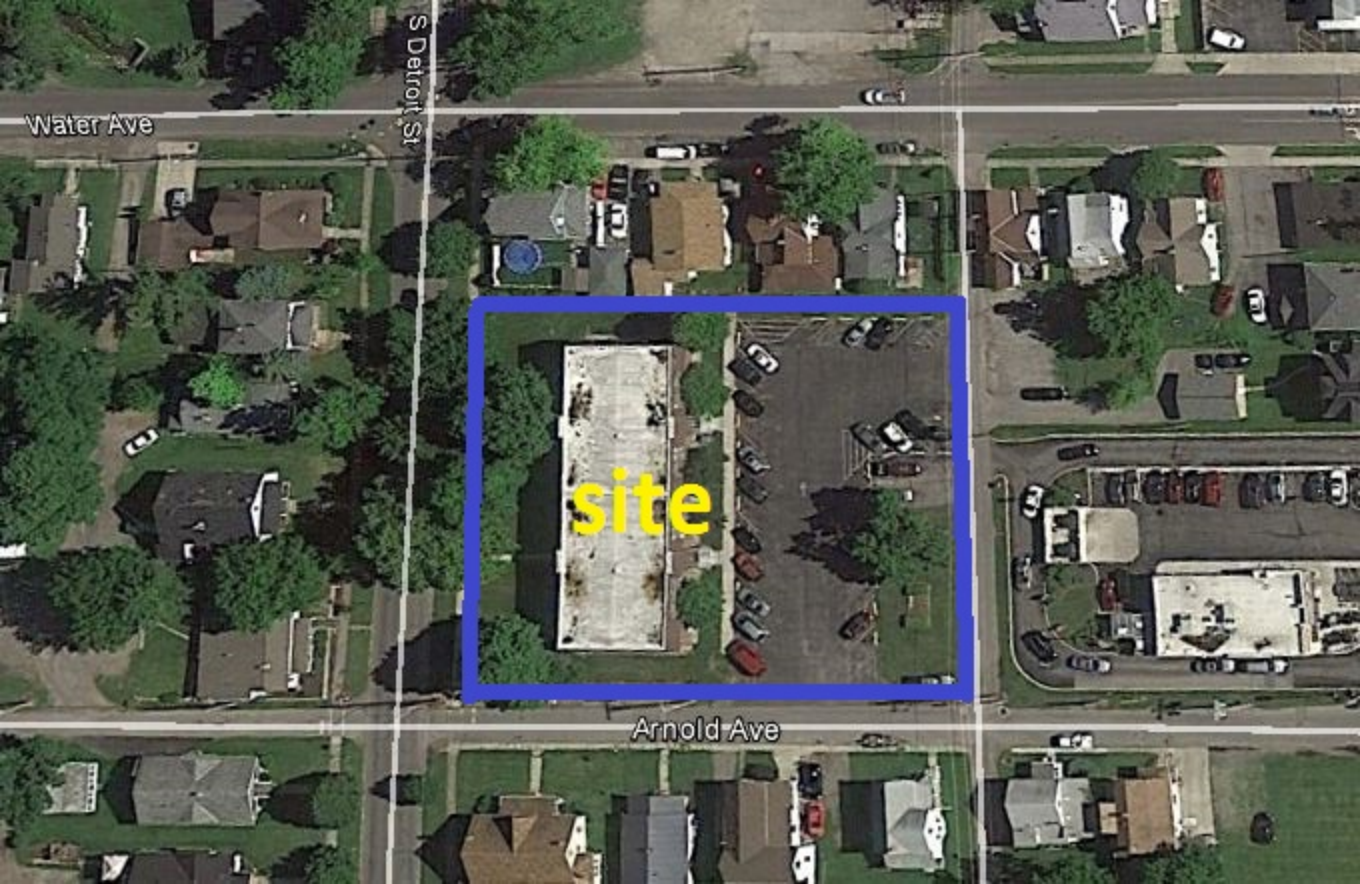


Water Ave

S Detroit St

site

Arnold Ave



## 505-509 Detroit St

1

Bellefontaine, OH 43311 | Logan County

24 Units MUH - Condo Bldg built in 1974

For Sale at \$649,000 (\$35.56 PSF)



Great investment that is highly visible. This property offers 12 - two bedroom units that rent for \$405/month and 11 - one bedroom units that rent for \$325/month. The laundry room is the 24th unit and is currently used as a maintenance room. Each unit has electric heat and central air. Tenants pay electric and landlord pays for the water, sewer, and trash. Assigned parking and new roof in 2012.

Property Type	<b>Condo</b>	Land Area	--
Bldg Size	<b>20,500 SF</b>	Zoning	--
Status	<b>Existing</b>	Construction Type	<b>Brick</b>
# Units	<b>24</b>	% Occupied	
Year Built	<b>1974</b>	Sale Price	<b>\$649,000</b>
# Floors	<b>3</b>	Price/Unit	<b>\$27,041.67</b>
# Bldgs	<b>1</b>	Price/SF	<b>\$35.56</b>
Parking Spaces		Total Expenses	<b>\$2.46</b>
Roof Type	--	NOI	<b>\$50,545.00</b>
		Cap Rate	<b>6.93%</b>
Parcel #	<b>170911618002501</b>		

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**



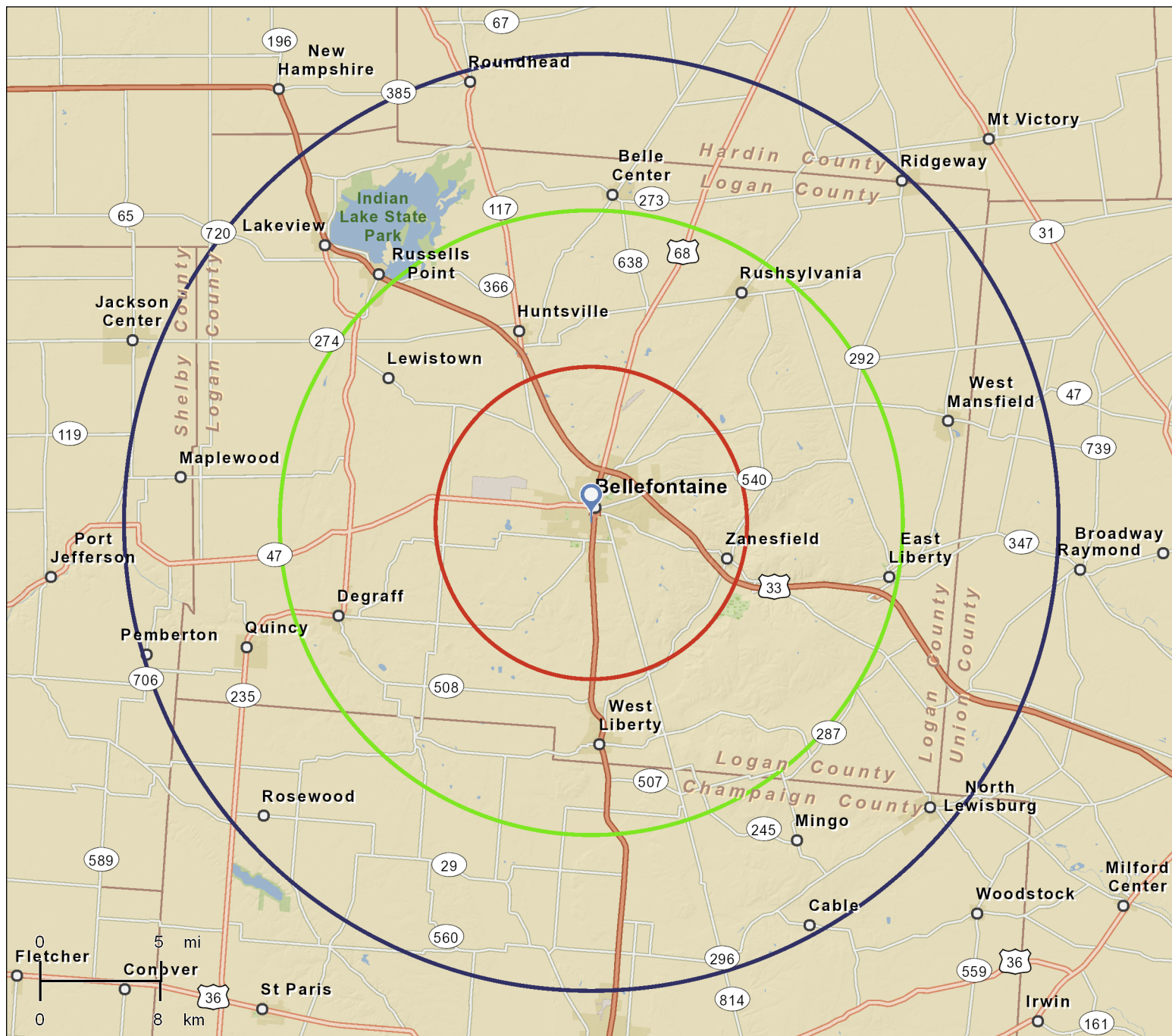




## Site Details Map

505 S Detroit St, Bellefontaine, Ohio, 43311  
505 S Detroit St, Bellefontaine, Ohio, 43311  
Ring: 5, 10, 15 Miles

Latitude: 40.35498  
Longitude: -83.76205



### This site is located in:

**City:** Bellefontaine city  
**County:** Logan County  
**State:** Ohio  
**ZIP Code:** 43311  
**Census Tract:** 39091004500  
**Census Block Group:** 390910045004  
**CBSA:** Bellefontaine, OH Micropolitan Statistical Area (13340)

June 22, 2015

Made with Esri Business Analyst



## Housing Profile

505 S Detroit St, Bellefontaine, Ohio, 43311  
Ring: 5 mile radius

Latitude: 40.35498  
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Population		Households	
2010 Total Population	18,794	2015 Median Household Income	\$46,490
2015 Total Population	19,236	2020 Median Household Income	\$52,802
2020 Total Population	19,718	2015-2020 Annual Rate	2.58%
2015-2020 Annual Rate	0.50%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	8,269	100.0%	8,470	100.0%	8,650	100.0%
Occupied	7,450	90.1%	7,662	90.5%	7,868	91.0%
Owner	4,828	58.4%	4,774	56.4%	4,899	56.6%
Renter	2,622	31.7%	2,888	34.1%	2,969	34.3%
Vacant	819	9.9%	808	9.5%	782	9.0%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	4,773	100.0%	4,900	100.0%
<\$50,000	235	4.9%	197	4.0%
\$50,000-\$99,999	1,008	21.1%	741	15.1%
\$100,000-\$149,999	1,246	26.1%	1,152	23.5%
\$150,000-\$199,999	974	20.4%	1,197	24.4%
\$200,000-\$249,999	524	11.0%	686	14.0%
\$250,000-\$299,999	322	6.7%	430	8.8%
\$300,000-\$399,999	264	5.5%	284	5.8%
\$400,000-\$499,999	81	1.7%	79	1.6%
\$500,000-\$749,999	87	1.8%	97	2.0%
\$750,000-\$999,999	16	0.3%	22	0.4%
\$1,000,000+	16	0.3%	15	0.3%
Median Value	\$145,887		\$165,038	
Average Value	\$174,178		\$187,786	

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

June 22, 2015



## Housing Profile

505 S Detroit St, Bellefontaine, Ohio, 43311  
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### Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	4,828	100.0%
Owned with a Mortgage/Loan	3,462	71.7%
Owned Free and Clear	1,366	28.3%

### Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	819	100.0%
For Rent	316	38.6%
Rented- Not Occupied	12	1.5%
For Sale Only	131	16.0%
Sold - Not Occupied	20	2.4%
Seasonal/Recreational/Occasional Use	49	6.0%
For Migrant Workers	0	0.0%
Other Vacant	324	39.6%

### Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	7,450	4,827	64.8%
15-24	355	60	16.9%
25-34	1,182	545	46.1%
35-44	1,295	787	60.8%
45-54	1,612	1,108	68.7%
55-64	1,355	1,035	76.4%
65-74	853	668	78.3%
75-84	586	467	79.7%
85+	212	157	74.1%

### Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	7,450	4,828	64.8%
White Alone	7,005	4,618	65.9%
Black/African American	249	129	51.8%
American Indian/Alaska	22	12	54.5%
Asian Alone	65	23	35.4%
Pacific Islander Alone	2	1	50.0%
Other Race Alone	15	10	66.7%
Two or More Races	92	35	38.0%
Hispanic Origin	73	37	50.7%

### Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	7,448	4,827	64.8%
1-Person	1,997	1,086	54.4%
2-Person	2,579	1,900	73.7%
3-Person	1,178	712	60.4%
4-Person	987	695	70.4%
5-Person	439	280	63.8%
6-Person	179	107	59.8%
7+ Person	89	47	52.8%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

June 22, 2015



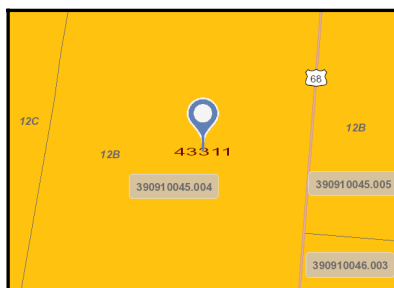


## Dominant Tapestry Map

505 S Detroit St, Bellefontaine, Ohio, 43311

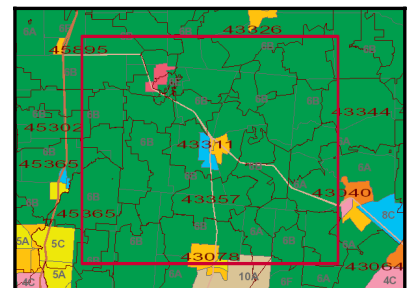
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### Tapestry LifeMode

- |                        |                            |
|------------------------|----------------------------|
| L1: Affluent Estates   | L8: Middle Ground          |
| L2: Upscale Avenues    | L9: Senior Styles          |
| L3: Uptown Individuals | L10: Rustic Outposts       |
| L4: Family Landscapes  | L11: Midtown Singles       |
| L5: GenXurban          | L12: Hometown              |
| L6: Cozy Country       | L13: Next Wave             |
| L7: Ethnic Enclaves    | L14: Scholars and Patriots |



Source: Esri

June 22, 2015

Prepared by Esri



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### Tapestry Segmentation

Tapestry Segmentation represents the fifth generation of market segmentation systems that began 30 years ago. The 67-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |

Source: Esri

June 22, 2015

Prepared by Esri



## ACS Housing Summary

505 S Detroit St, Bellefontaine, Ohio, 43311  
Ring: 5 mile radius

Latitude: 40.35498  
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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	18,473		1,044	■■■
Total Households	7,283		338	■■■
Total Housing Units	8,088		359	■■■
<b>OWNER-OCCUPIED HOUSING UNITS BY VALUE</b>				
Total	4,812	100.0%	302	■■■
Less than \$10,000	69	1.4%	47	■
\$10,000 to \$14,999	74	1.5%	68	■
\$15,000 to \$19,999	1	0.0%	2	■
\$20,000 to \$24,999	29	0.6%	26	■
\$25,000 to \$29,999	45	0.9%	40	■
\$30,000 to \$34,999	22	0.5%	30	■
\$35,000 to \$39,999	79	1.6%	71	■
\$40,000 to \$49,999	69	1.4%	28	■■
\$50,000 to \$59,999	286	5.9%	124	■■
\$60,000 to \$69,999	194	4.0%	90	■■
\$70,000 to \$79,999	294	6.1%	101	■■
\$80,000 to \$89,999	269	5.6%	84	■■
\$90,000 to \$99,999	449	9.3%	112	■■
\$100,000 to \$124,999	644	13.4%	126	■■■
\$125,000 to \$149,999	714	14.8%	140	■■■
\$150,000 to \$174,999	574	11.9%	124	■■
\$175,000 to \$199,999	260	5.4%	66	■■
\$200,000 to \$249,999	362	7.5%	79	■■
\$250,000 to \$299,999	213	4.4%	61	■■
\$300,000 to \$399,999	71	1.5%	56	■
\$400,000 to \$499,999	23	0.5%	26	■
\$500,000 to \$749,999	18	0.4%	12	■
\$750,000 to \$999,999	43	0.9%	52	■
\$1,000,000 or more	11	0.2%	8	■
Median Home Value	\$120,439		N/A	
Average Home Value	N/A		N/A	
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	4,812	100.0%	302	■■■
Housing units with a mortgage/contract to purchase/similar debt	3,246	67.5%	276	■■■
Second mortgage only	201	4.2%	68	■■
Home equity loan only	567	11.8%	132	■■
Both second mortgage and home equity loan	19	0.4%	25	■
No second mortgage and no home equity loan	2,459	51.1%	266	■■■
Housing units without a mortgage	1,566	32.5%	193	■■■
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	



# ACS Housing Summary

505 S Detroit St, Bellefontaine, Ohio, 43311  
Ring: 5 mile radius

Latitude: 40.35498  
Longitude: -83.76205

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	2,471	100.0%	300	High
With cash rent	2,297	93.0%	295	High
Less than \$100	67	2.7%	61	Low
\$100 to \$149	14	0.6%	19	Low
\$150 to \$199	44	1.8%	32	Low
\$200 to \$249	115	4.7%	87	Low
\$250 to \$299	26	1.1%	30	Low
\$300 to \$349	140	5.7%	79	Medium
\$350 to \$399	153	6.2%	91	Medium
\$400 to \$449	251	10.2%	101	Medium
\$450 to \$499	232	9.4%	99	Medium
\$500 to \$549	333	13.5%	120	Medium
\$550 to \$599	85	3.4%	48	Medium
\$600 to \$649	359	14.5%	132	Medium
\$650 to \$699	92	3.7%	61	Low
\$700 to \$749	124	5.0%	83	Low
\$750 to \$799	73	3.0%	68	Low
\$800 to \$899	67	2.7%	55	Low
\$900 to \$999	12	0.5%	18	Low
\$1,000 to \$1,249	63	2.5%	46	Low
\$1,250 to \$1,499	45	1.8%	60	Low
\$1,500 to \$1,999	0	0.0%	0	
\$2,000 or more	0	0.0%	0	
No cash rent	174	7.0%	77	Medium
Median Contract Rent	\$516		N/A	
Average Contract Rent	N/A		N/A	
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	2,471	100.0%	300	High
Pay extra for one or more utilities	2,314	93.6%	297	High
No extra payment for any utilities	157	6.4%	77	Medium
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	8,088	100.0%	359	
1, detached	5,736	70.9%	337	High
1, attached	245	3.0%	100	Medium
2	253	3.1%	104	Medium
3 or 4	628	7.8%	189	Medium
5 to 9	357	4.4%	128	Medium
10 to 19	332	4.1%	137	Medium
20 to 49	111	1.4%	69	Medium
50 or more	22	0.3%	26	Low
Mobile home	390	4.8%	97	Medium
Boat, RV, van, etc.	13	0.2%	39	Low

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

June 22, 2015





## ACS Housing Summary

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Ring: 5 mile radius

Latitude: 40.35498  
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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	8,088	100.0%	359	
Built 2010 or later	15	0.2%	13	
Built 2000 to 2009	885	10.9%	176	
Built 1990 to 1999	819	10.1%	158	
Built 1980 to 1989	717	8.9%	149	
Built 1970 to 1979	1,033	12.8%	190	
Built 1960 to 1969	1,161	14.4%	221	
Built 1950 to 1959	817	10.1%	169	
Built 1940 to 1949	491	6.1%	132	
Built 1939 or earlier	2,150	26.6%	269	
Median Year Structure Built	1965		N/A	
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	7,283	100.0%	338	
Owner occupied				
Moved in 2010 or later	300	4.1%	113	
Moved in 2000 to 2009	2,337	32.1%	251	
Moved in 1990 to 1999	961	13.2%	159	
Moved in 1980 to 1989	453	6.2%	102	
Moved in 1970 to 1979	422	5.8%	94	
Moved in 1969 or earlier	340	4.7%	86	
Renter occupied				
Moved in 2010 or later	842	11.6%	187	
Moved in 2000 to 2009	1,444	19.8%	247	
Moved in 1990 to 1999	127	1.7%	72	
Moved in 1980 to 1989	23	0.3%	27	
Moved in 1970 to 1979	25	0.3%	28	
Moved in 1969 or earlier	10	0.1%	11	
Median Year Householder Moved Into Unit	2003		N/A	
<b>OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL</b>				
Total	7,283	100.0%	338	
Utility gas	3,949	54.2%	317	
Bottled, tank, or LP gas	1,003	13.8%	113	
Electricity	1,845	25.3%	234	
Fuel oil, kerosene, etc.	188	2.6%	61	
Coal or coke	0	0.0%	0	
Wood	245	3.4%	58	
Solar energy	0	0.0%	0	
Other fuel	40	0.5%	11	
No fuel used	13	0.2%	18	



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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE</b>				
Total	7,283	100.0%	338	High
Owner occupied				
No vehicle available	112	1.5%	63	Medium
1 vehicle available	1,366	18.8%	209	High
2 vehicles available	1,939	26.6%	227	High
3 vehicles available	797	10.9%	145	High
4 vehicles available	498	6.8%	130	Medium
5 or more vehicles available	99	1.4%	34	Medium
Renter occupied				
No vehicle available	411	5.6%	117	Medium
1 vehicle available	1,116	15.3%	246	Medium
2 vehicles available	764	10.5%	176	Medium
3 vehicles available	171	2.3%	82	Medium
4 vehicles available	6	0.1%	10	Low
5 or more vehicles available	2	0.0%	17	Low
Average Number of Vehicles Available	N/A		N/A	

**Data Note:** N/A means not available.

**2009-2013 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

**Source:** U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High medium Low

June 22, 2015

## **Disclaimer And Confidentiality Agreement**

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By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, 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 this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.