



## OFFERING ANNOUNCEMENT

### VALUE-ADD RETAIL/COMMERCIAL CENTER ZEPPE'S PLAZA BEDFORD HEIGHTS, OHIO

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21,443 SF  
45.4% OCCUPIED

CALL FOR OFFERS: NOVEMBER 8, 2018



## Overview

Mission Capital Advisors, LLC ("Mission") is pleased to present the opportunity to acquire the fee-simple interest in Zeppe's Plaza, a 21,443 SF retail/commercial center in Bedford Heights, OH (the "Property" or "Asset").

## Offering Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the offering of a retail/commercial center located in Bedford Heights, Ohio.

On behalf of the Seller, Mission Capital is soliciting offers from prospective bidders (the "Prospective Bidders") for the purchase of the Property pursuant to the timeline attached hereto.

Important Dates	Date
Sale Announcement Distributed	Thursday, October 11, 2018
Call for Offers	Thursday, November 8, 2018

## Offering Highlights

This offering provides Prospective Bidders an opportunity to acquire a value-add retail/commercial center located in Bedford Heights, OH.

- The Property is a one-building 21,443 SF retail/commercial center currently demised of nine units situated on a 2.32-acre site.
- As of the August 2018 rent roll, the Property is 45.4% occupied with five vacant units, offering investors the opportunity to add value by leasing up the Property.
- Four local tenants currently occupy the Property including Zeppe's Pizzeria, Tang's Wok Restaurant, and Buckeye Cash Checking. The fourth unit is occupied by JTC Management, the franchising and corporate management for Zeppe's Pizzeria. JTC has been a tenant since 2002 and occupies 3,000 SF of office space in the building.
- The Property has two full access curb cuts along Miles Road, a well-traveled artery, and is just east of a signalized intersection with Richmond Road (SR-175). The Property has excellent visibility and access from these thoroughways.
- Land uses in the immediate area of the Property are primarily industrial. Nearby retailers at the intersection of Miles Road and Richmond Road include Lowe's, McDonald's, Dunkin Donuts, and Marathon.



Property Information								
Property Name	Property Type	Address	City, State, Zip Code	County	NRA (SF)	Site Size (Acres)	Year Built/Renovated	Number of Buildings
Zeppe's Plaza	Mixed Use (Retail/Commercial)	25780 Miles Road	Bedford Heights, OH 44146	Cuyahoga County	21,443	2.32	1952/1974	1
Property Type	Number of Stories	Occupancy	Occupancy Date	# of Parking Spaces	Parking Ratio per 1,000 SF	APN	Zoning	
Mixed Use (Retail/Commercial)	1 and 2	45.4%	August-18	96	4.48	791-.03-018	Road Side Service District (B-3)	

## Asset Sale Process

Prospective Bidders are subject to qualification by Mission and/or Seller (qualification process will be initiated by Mission as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, have prepared a comprehensive array of due diligence data (the "Due Diligence Materials"), which will be made available to Prospective Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the "Confidentiality Agreement"), which can be accessed on the transaction offering email or by visiting [market.missioncap.com](http://market.missioncap.com). Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the "Offering Memorandum") comprehensive bidding instructions, the terms of sale and the Seller's required form of Agreement for Sale and Purchase of the Asset (the "Asset Sale Agreement").

Prospective Bidders are encouraged to complete final due diligence before submitting **non-contingent offers on the Final Bid Date (the Seller's acceptance of which will require immediate execution of pre-negotiated Asset Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

Additional information will be provided to Bidders via Mission's online due diligence site. Such information may include detailed asset documents, environmental reports, and property financial statements, in both computer file and imaged formats.

**Please e-sign or return an executed Confidentiality Agreement to [nda@missioncap.com](mailto:nda@missioncap.com)**

**All inquiries should be directed through Mission Capital. Neither the Seller, Property Manager or any of their respective affiliates are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.**

## Asset Sale Agreement

**Pursuant to the Asset Sale Agreement, the Seller is offering to sell its Asset subject only to those representations and warranties explicitly stated in the Asset Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.**

## Contact Information

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Due diligence information can be found in the data room at [market.missioncap.com](https://market.missioncap.com)

**Disclaimer:**

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL AN ACCEPTABLE OFFER IS RECEIVED AND A WRITTEN CONTRACT OF ASSET SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE ASSET SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

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