

**Premiere location  
in Governors  
Point North,  
A First Class  
Industrial Park  
in Deerfield  
Township**

**Incorporating  
Environmentally-  
Friendly,  
“Green”  
Construction**

**Prices  
Starting at  
\$98/sf**



**Prudential**

**CRES Commercial  
Real Estate**

11800 Conrey Rd. Ste. 120  
Cincinnati, OH 45249  
(513) 772-7781 Office  
(513) 772-7784 Fax

# Venture Corporate Center



## **FOR SALE OR LEASE OFFICE/WAREHOUSE CONDOS**

**Take advantage of the benefits of ownership!  
An economical alternative to traditional office condos**

- Class A Flex Facility
- 18' Clear, Drive-in Doors
- Units ranging from 3,000- 15,000 SF available
- Potential for 2-story office
- Will Finish to Suit
- Zoned Light Manufacturing PUD
- Easy access to I-71, I-75 & I-275
- 0% earnings tax in Deerfield Township

Derek Orr  
(513) 235-3811

dorr@prudentialcrescincinnati.com

Tara Lewis  
(513) 535-5948

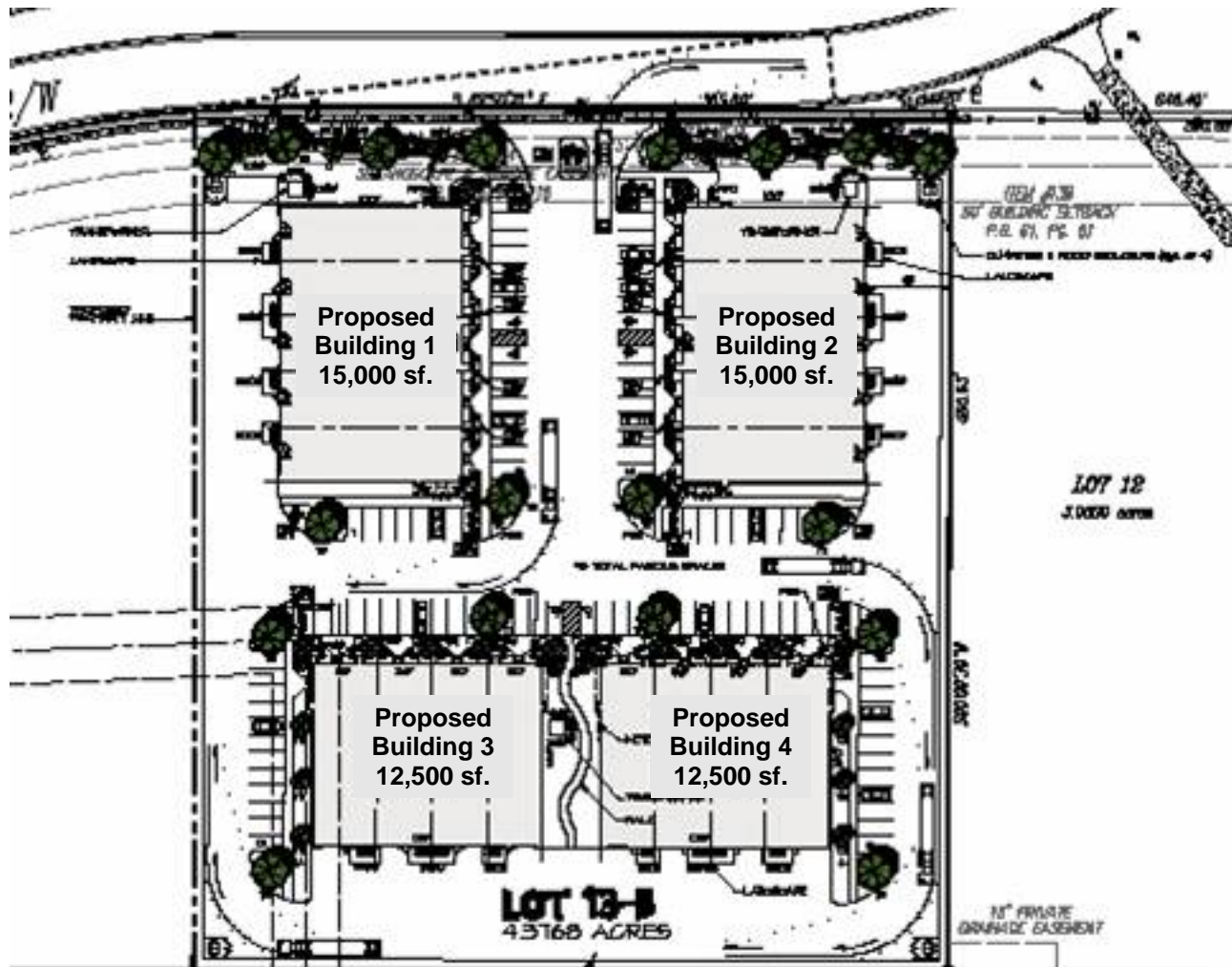
tlewis@prudentialcrescincinnati.com

Designed & Developed by

**Kiesland**

DESIGN > BUILD > DEVELOP

# Venture Corporate Center



Phase I of Venture Corporate Center consists of 2 buildings, each containing 15,000 s.f.

These buildings are divisible to 3,000 s.f.

Plans for Phase II consist of 2 buildings, each containing 12,500 s.f.

Building features include: Tilt construction; single slope, conventional steel roof deck with membrane; floor is 6" concrete unreinforced 4000 psi;

All mechanicals will be determined by Tenant/Buyer.



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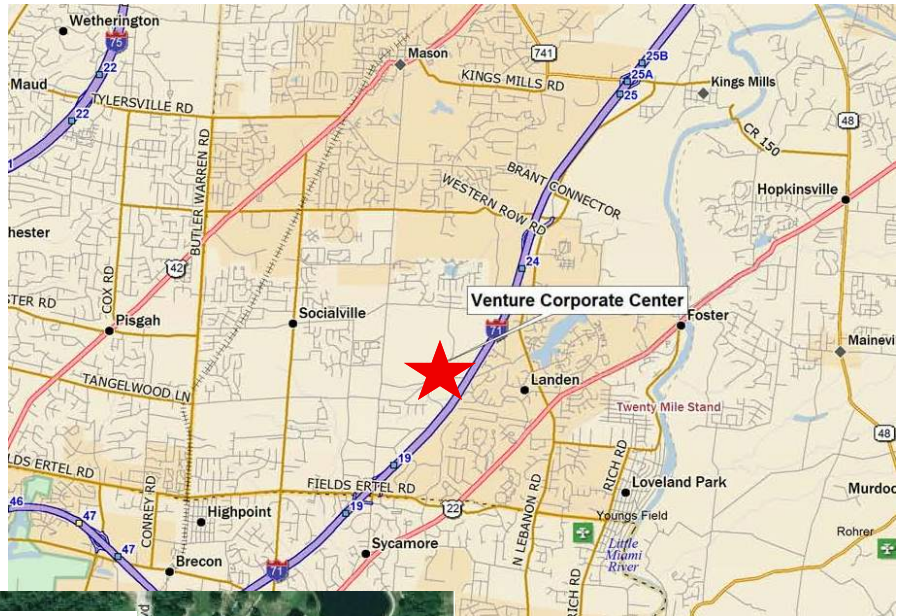
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# Venture Corporate Center

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Deerfield Township.



This site  
provides  
easy  
access to  
I-71, I-275,  
& I-75.



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# Venture Corporate Center

## Benefits of Ownership— Buy vs. Lease Analysis

There are countless benefits of ownership, including growth of owner's equity, property value appreciation, freedom of decision-making, and tax advantages.

### Buy vs Lease Analysis

#### \$98/SF Shell Cost & 50% Office

RENTING	
Office Rental Rate	\$12.00
Warehouse Rental Rate	\$7.00
Office SF	3,000
Warehouse SF	3,000
Total Square Footage	6,000
Annual Rent	\$57,000

Unit Size (SF)	6,000
Office %	50%
Shell Cost/SF	\$98.00
Office Finish/SF	\$35.00

BUYING	
Initial Investment	\$149,688
Improvements	\$0
Total Investment	\$149,688
Annual Loan Payment	\$53,595

Total Cost	\$693,000
/SF	\$115.50

Annual Appreciation 3.00%

COMPARISON	
Annual Cash Outlay	
Renting Option	\$57,000
Buying Option	\$53,595
Annual Cash Difference	\$3,405

LOAN TERMS	
\$693,000	Price
\$138,600	Down Payment 20%
\$554,400	Loan Amount
\$11,088	Loan Costs 2.00%
\$149,688	Total Cash Upfront
7.50%	Interest Rate
20	Ammortization
\$4,466	Monthly Payment

TAX BENEFITS	
Depreciation Schedule in years	39
Annual Dep. write off (80% of cost)	\$14,215

5 Year Comparison	Year 1	Year 2	Year 3	Year 4	Year 5	Total Benefit
Annual Cash Outflow Difference	\$3,405	\$3,405	\$3,405	\$3,405	\$3,405	\$17,027
Depreciation Write-off (30%)	\$4,265	\$4,265	\$4,265	\$4,265	\$4,265	\$21,323
Property Value					\$803,377	
Loan Balance					\$481,785	
Equity					\$321,592	\$321,592
Less Initial Cash Outlay						(\$149,688)
<b>Total 5 Year Benefit of Ownership</b>						<b>\$210,254</b>

(Analysis assumes a 6,000 SF unit with a 50% office finish)  
(Tax implications have not been calculated as every situation is unique)



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