BELFOR RESTORATION

79 Cuyahoga Falls Industrial Pkwy | Cuyahoga Falls, OH 44224

Industrial Investment Opportunity

Offering Memorandum

MATTHEWS™

PROPERTY OVERVIEW

Belfor Restoration
79 Cuyahoga Falls Industrial Pky

Property Overview

±18,061 SF	$1,690,000	7.23%
Total SF	Sale Price	Going In Cap Rate

Property Details	
Address	79 Cuyahoga Falls, Cuyahoga Falls, OH 44224
Total SF	±18,061 SF
Lot Size	±1.45 AC
Year Built	2005
Clear Height	30’
Dock Doors	2 (10’x12’)
Drive In Doors	2
Sprinklered	Yes

Property Highlights

- Purpose-built in 2005 for BELFOR Property Restoration, which has continuously occupied the asset for over 20 years, reflecting long-term tenant commitment and building suitability
- A rare opportunity to acquire a sub-20,000 SF single-tenant industrial asset in the Cleveland/Akron market, featuring 30' clear height
- Strategically positioned within one of Greater Cleveland's premier industrial corridors, offering convenient access to I-77, I-480, I-271, and I-80
- Fully occupied by BELFOR Property Restoration, a leading international property-restoration company with more than 150 locations across North America and 550 worldwide

Financial Summary

Rent Roll

Suite	Tenant	Lease Start	Lease End	Square Feet	% of GLA	Contract Rental Rate			Annual Increases	Options
						Year	Month	$ PSF/Yr.		
1	Belfor Restoration	Oct-04	Jun-28	18,061 SF	100%	$122,162	$10,180	$6.76	1%	Two 5-year options
Occupied Totals - In Place				**18,061 SF**	**100%**	**$122,162**	**$10,180**	**$6.76**	**-**	
Totals				**18,061 SF**	**100%**	**$122,162**	**$10,180**	**$6.76**	**-**	

Annualized Operating Data

	Date Range	Annual Rent	Rent/SF	% Increase	Monthly Rent
	7/1/2026 - 6/30/2027	$122,162	$6.76	1.00%	$10,180
	7/1/2027 - 6/30/2028	$123,384	$6.83	1.00%	$10,282
Option 1	7/1/2028 - 6/30/2029	$124,617	$6.90	1.00%	$10,384
	7/1/2029 - 6/30/2030	$ 125,864	$6.97	1.00%	$10,488
	7/1/2030 - 6/30/2031	$127,122	$7.04	1.00%	$10,593
	7/1/2031 - 6/30/2032	$128,394	$7.10	1.00%	$10,699
	7/1/2032 - 6/30/2033	$129,677	$7.18	1.00%	$10,806

Tenant Overview

Year Founded
1946

Headquarters
Birmingham, MI

Employees
14,000+

Locations
550+ Offices in 57 Countries

Tenant Overview
BELFOR Restoration is one of the world's largest disaster recovery and property restoration companies, specializing in fire, water, storm, mold, environmental, and commercial restoration services. Headquartered in Birmingham, Michigan, the company operates an extensive global network serving commercial, industrial, healthcare, hospitality, government, and residential clients. With more than 550 locations across 57 countries, BELFOR is recognized for its rapid emergency response capabilities and comprehensive restoration solutions following natural disasters and property damage events.

Why Invest in BELFOR?

- Industry Leader: One of the largest and most recognized disaster recovery and property restoration companies worldwide.
- Essential Business: Provides mission-critical emergency restoration services with demand driven by weather events, aging infrastructure, and insurance claims.
- Global Platform: Operates 550+ offices across 57 countries, offering significant geographic diversification and national account capabilities.
- Resilient Demand: Restoration services remain necessary regardless of broader economic conditions, creating stable, recurring business activity.
- Established Reputation: More than 75 years of industry experience serving commercial, industrial, healthcare, hospitality, government, and residential clients.

MARKET OVERVIEW

Belfor Restoration
79 Cuyahoga Falls Industrial Pky

Cuyahoga Falls, OH

Local Market Overview

Cuyahoga Falls, Ohio is a well-established suburban community located in Summit County between Akron and Cleveland, offering residents and businesses access to Northeast Ohio's major employment corridors while maintaining a strong neighborhood-oriented identity. Known for its extensive park system, walkable downtown district, and proximity to the Cuyahoga River, the city has evolved into one of the region's most desirable suburban markets. Front Street, the city's revitalized downtown corridor, has become a focal point for dining, entertainment, and community events, contributing to continued residential and commercial interest. Its strategic location along State Route 8 and near Interstate 77 provides convenient regional connectivity throughout the Akron-Canton and Greater Cleveland metropolitan areas.

The local economy benefits from a diverse employment base supported by healthcare, advanced manufacturing, education, professional services, and logistics sectors. Major regional employers including Summa Health, Cleveland Clinic Akron General, Goodyear Tire & Rubber, and Akron Children's Hospital provide workforce stability and sustained economic activity throughout the area. The city also benefits from the broader innovation and polymer research ecosystem associated with the University of Akron and Northeast Ohio's industrial legacy. Residential demand remains supported by strong public amenities, highly accessible retail corridors, and a growing preference for suburban communities offering outdoor recreation and quality-of-life advantages.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,604	34,573	107,386
Current Year Estimate	3,487	34,533	108,444
2020 Census	2,833	34,521	108,290
Growth Current Year-Five-Year	3.35%	0.12%	-0.98%
Growth 2020-Current Year	23.09%	0.04%	0.14%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,508	15,413	48,553
Current Year Estimate	1,464	15,441	49,190
2020 Census	1,224	14,916	47,774
Growth Current Year-Five-Year	2.98%	-0.18%	-1.29%
Growth 2020-Current Year	19.62%	3.52%	2.96%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$149,059	$125,551	$115,627

Cleveland, OH | ±31 Miles Away

Akron, OH | ±12 Miles Away

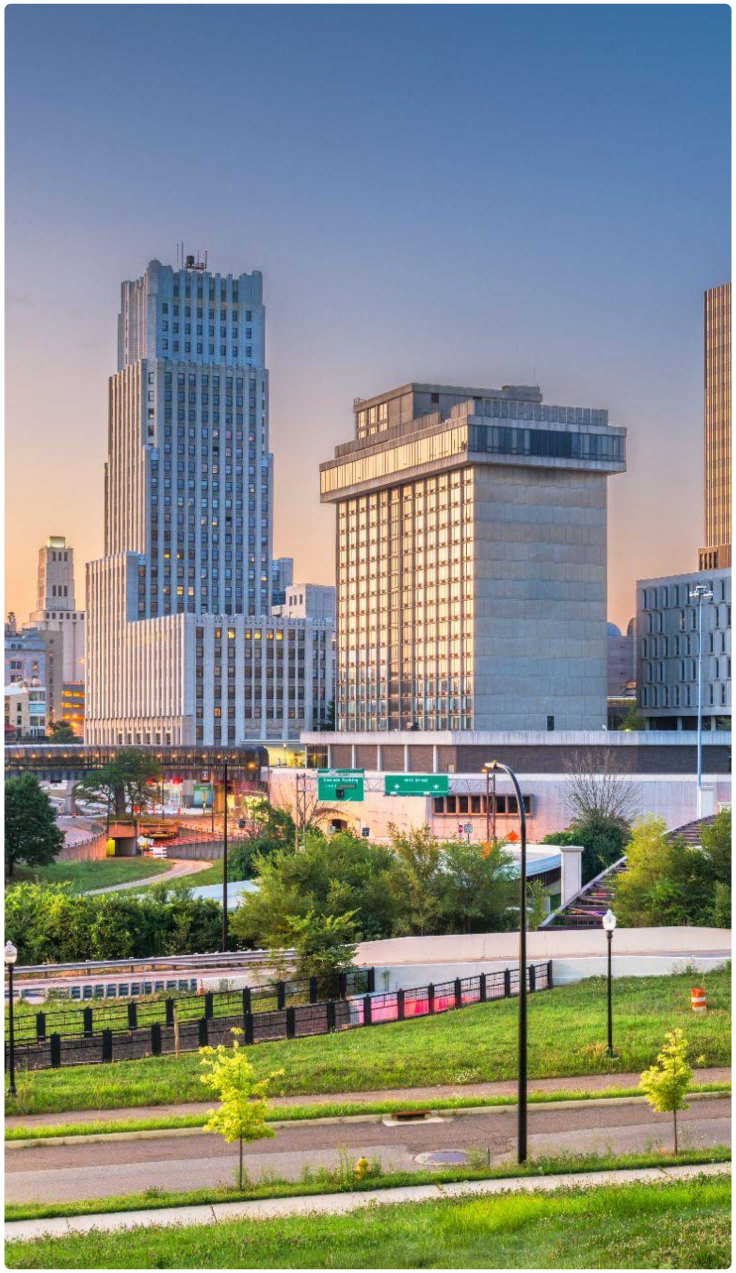
Akron, OH MSA

Akron, OH

Akron is the fifth-largest city in the U.S. state of Ohio and is the county seat of Summit County. It is located on the western edge of the Glaciated Allegheny Plateau, approximately 39 miles south of Lake Erie.

High-quality, affordable housing makes Akron an attractive place to live. Akron offers more than 20 distinct neighborhoods and attractions include the Firestone Country Club and three performance halls. The availability of green space provided by 6,600 acres of Metropolitan Parks, just moments from residential areas, makes Akron a pleasing combination of urban convenience and pastoral beauty.

Akron is the home of the National Inventors Hall of Fame and Inventure Place – an interactive museum of invention, the All-American Soap Box Derby, Alcoholics Anonymous, oatmeal, artificial fishing bait, the World Championship - Bridgestone Invitational golf tournament, and Stan Hywet Hall - one of the finest examples of Tudor Revival architecture in America.



Akron Targeted Industries

Area companies benefit from industry clusters that allow them to take advantage of common technologies, a shared labor pool, and close proximity to suppliers and buyers. Together, they cultivate new technologies critical to the city's economic growth and help ensure that new businesses are given every opportunity to succeed. The City of Akron boasts a wide array of industry clusters, ranging from polymers, biomedical, information technology, and much more.

A diverse group of healthcare, banking, utilities, manufacturers, distribution companies, represent Akron's major employers. Akron is quickly becoming known as a global hub of innovation, attracting international technologies and companies looking for the convergence of higher education, healthcare, and public and private sector organizations and government. All with the willingness to experiment with new models and new alliances.

Goodyear Headquarters

Akron has gained the status of the "Rubber Capital of the World." The 639,000 square foot Global Headquarters building is home to nearly 2,000 corporate and North American Tire associates. The new building is connected to Goodyear's existing Innovation Center and serves as a central campus for the company in Akron. The Innovation Center is currently home to almost 1,000 associates.

MATTHEWS™

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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