

The logo for Miller Valentine Group Realty Services. It features the company name in white text on an orange background. The words "Miller" and "Valentine" are stacked on the top line, "Group" is on the second line, and "Realty Services" is on the third line. Each line of text is framed by horizontal white lines above and below it.

Miller Valentine Group Realty Services

Miller-Valentine Group Realty Services is a diversified commercial, industrial and investment real estate services company offering a wide variety of professional services including: **Leasing and Sales, Property Management and Consulting.**

The framework of our business is built upon our relentless desire to be unsurpassed in the level of information, knowledge and expertise we impart to our clients. In pursuit of this goal, we have assembled a diverse staff of experienced professionals in several related fields, supplemented these individuals with teams of strategic consultants, and dedicated administrative staff including a full-time database administrator/researcher. Our professional staff brings multiple years of combined real estate experience to the service of our clients.

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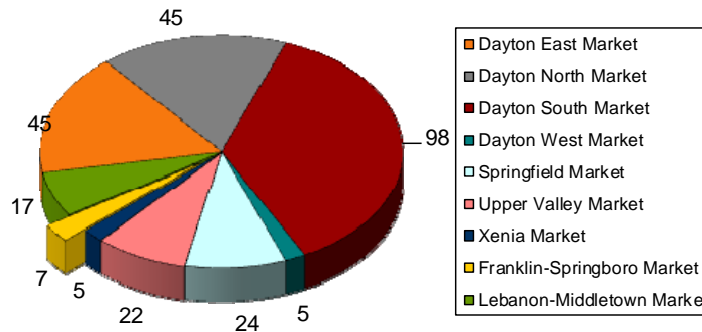


Realty Services

2014 DAYTON REGIONAL RETAIL MARKET STUDY

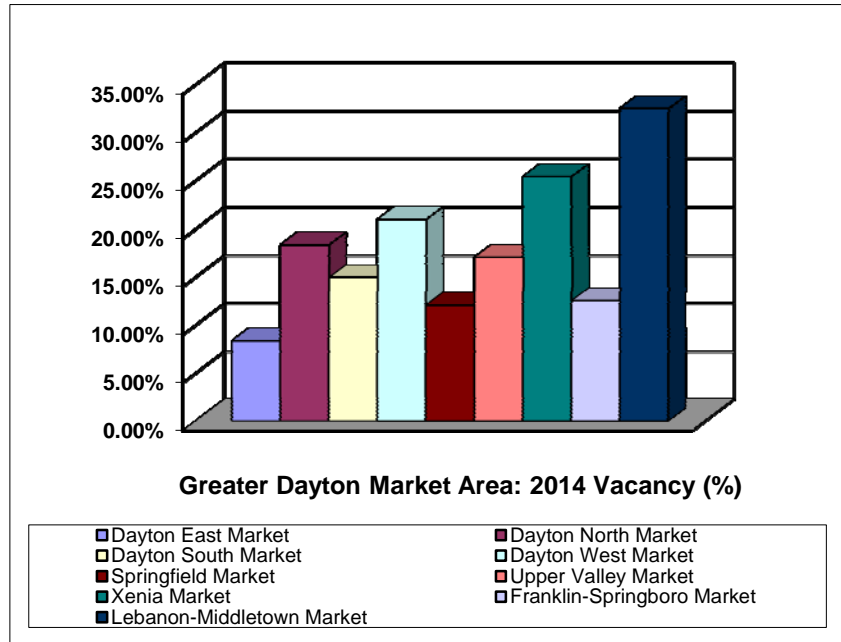
Miller-Valentine Group Realty Services 2014 Dayton Regional Retail Market Study is a comprehensive survey designed to capture the current conditions and developing trends regarding retail space within the Dayton region. The properties assessed for this survey are those deemed to most accurately reflect the region's retail market.

We sampled 268 retail facilities for this survey. These properties are divided into nine distinct sub-markets identified as: Dayton East; Dayton North; Dayton South; Dayton West; Springfield; Upper Valley; Xenia; Franklin-Springboro; Lebanon-Middletown. The chart below illustrates the number of retail centers surveyed within each sub-market.



A grand total of 25,056,974 square feet of retail space within the Dayton Regional Market was surveyed. Miller-Valentine Group Realty Services determined that 3,845,930 square feet, or 15.35% of the grand total, was reported to be vacant. Accordingly, those properties included in the 2014 survey demonstrate a negative absorption within the regional market of (209,441) square feet. The 2014 results are summarized in the following grid.

	2014	2014	2014	2013-2014	Rental Rate Range	Expense/ Sq. Ft.
#	GFA	Vac. s.f.	Vac. %	Absorb.	All Space	
Dayton East Market	45	5,383,256	449,741	8.35%	(18,675)	\$2.00 - \$120.00 \$1.00 - \$20.00
Dayton North Market	45	3,645,252	668,415	18.34%	61,141	\$3.00 - \$25.00 \$1.00 - \$5.50
Dayton South Market	98	7,676,219	1,147,541	14.95%	(45,670)	\$3.00 - \$75.00 \$0.50 - \$25.00
Dayton West Market	5	385,758	80,800	20.95%	(17,800)	\$2.00 - \$14.00 \$1.50 - \$2.85
Springfield Market	24	2,702,382	326,332	12.08%	(26,722)	\$2.00 - \$17.00 \$1.00 - \$4.88
Upper Valley Market	22	2,634,269	448,943	17.04%	2,909	\$4.00 - \$35.00 \$1.25 - \$9.00
Xenia Market	5	548,262	139,285	25.40%	(69,200)	\$6.00 - \$14.50 \$3.00 - \$3.83
Franklin-Springboro Market	7	457,509	57,309	12.53%	3,968	\$3.25 - \$13.21 \$1.25 - \$4.00
Lebanon-Middletown Market	17	1,624,067	527,564	32.48%	(99,392)	\$2.10 - \$24.00 \$1.50 - \$5.00
Regional Market	268	25,056,974	3,845,930	15.35%	(209,441)	\$2.00 - \$120.00 \$0.50 - \$25.00
Dayton Area Market	193	17,090,485	2,346,497	13.73%	(21,004)	\$2.00 - \$120.00 \$0.50 - \$25.00



The following chart illustrates the vacancy and absorption trends for both the Regional and immediate Dayton Area Markets. The trend in 2014 for both the Dayton Area and Dayton Regional markets reflect an increase in vacancy rates and, correspondingly, available space. A summary of these trends, from 2009–2014 is shown below.

	2014	2013-2014	2013	2012-2013	2012	2011-2012	2011	2010-2011	2010	2009-2010	2009	2008-2009
	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.
<i>Dayton Area Market</i>	13.73%	(21,004)	12.69%	27,712	13.00%	338,417	14.98%	92,378	16.33%	(51,940)	16.28%	(406,290)
<i>Regional Market</i>	15.35%	(209,441)	13.85%	165,808	14.59%	272,393	15.58%	125,096	16.60%	(93,453)	16.33%	(554,153)

This data demonstrates a strengthening of both the area and regional retail markets.

Miller-Valentine Group Realty Services surveyed 193 retail properties in the Dayton Area Market. This market is divided into sub-markets of East, North, South, and West. A total of 17,090,485 square feet of retail space was surveyed within these sub-markets. This review found that 2,346,497 square feet, or 13.73% of the total, was reported to be vacant. That result represents an increase in the vacancy from 2013, when a 12.69% retail vacancy rate was reported. This activity is summarized, along with historical trend data, in the summary below.

	2014	2013-2014	2013	2012-2013	2012	2011-2012	2011	2010-2011	2010	2009-2010	2009	2008-2009
	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.
<i>Dayton East Market</i>	8.35%	(18,675)	8.01%	55,515	8.99%	146,353	11.71%	195,691	15.38%	64,645	17.70%	(247,252)
<i>Dayton North Market</i>	18.34%	61,141	21.81%	(80,567)	20.17%	122,315	22.89%	(5,206)	22.92%	(55,477)	21.65%	49,786
<i>Dayton South Market</i>	14.95%	(45,670)	11.22%	56,314	11.92%	44,199	12.38%	(104,907)	12.88%	(37,088)	12.09%	(168,424)
<i>Dayton West Market</i>	20.95%	(17,800)	16.33%	(3,550)	15.41%	25,550	22.03%	6,800	23.80%	(24,020)	17.57%	(40,400)
<i>Dayton Area Market</i>	13.73%	(21,004)	12.69%	27,712	13.00%	338,417	14.98%	92,378	16.33%	(51,940)	16.28%	(406,290)

Miller-Valentine Group Realty Services analyzed each sub-group within the survey area. The most significant change is identified within the Dayton: South sub-market. This market reflects a negative trend with an increase in vacancy, resulting from negative space absorption. The remaining markets demonstrated lesser variation from the previous year's performance. The historical trend activity for each sub-market is illustrated below. A brief summary of the specific sub-market activity is on the following page.

	2014	2013-2014	2013	2012-2013	2012	2011-2012	2011	2010-2011	2010	2009-2010	2009	2008-2009
	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.
<i>Dayton East Market</i>	8.35%	(18,675)	8.01%	55,515	8.99%	146,353	11.71%	195,691	15.38%	64,645	17.70%	(247,252)
<i>Dayton North Market</i>	18.34%	61,141	21.81%	(80,567)	20.17%	122,315	22.89%	(5,206)	22.92%	(55,477)	21.65%	49,786
<i>Dayton South Market</i>	14.95%	(45,670)	11.22%	56,314	11.92%	44,199	12.38%	(104,907)	12.88%	(37,088)	12.09%	(168,424)
<i>Dayton West Market</i>	20.95%	(17,800)	16.33%	(3,550)	15.41%	25,550	22.03%	6,800	23.80%	(24,020)	17.57%	(40,400)
<i>Springfield Market</i>	12.08%	(26,722)	10.73%	6,487	10.96%	60,777	12.54%	(70,257)	10.13%	39,185	11.48%	48,556
<i>Upper Valley Market</i>	17.04%	2,909	17.15%	55,451	19.26%	(16,154)	18.65%	(53,208)	16.23%	(16,949)	15.58%	32,119
<i>Xenia Market</i>	25.40%	(69,200)	12.78%	(19,886)	9.16%	98,540	27.13%	2,170	27.52%	915	27.69%	(126,559)
<i>Franklin-Springboro Market</i>	12.53%	3,968	13.39%	582	13.52%	2,854	14.14%	(13,192)	11.26%	1,550	11.60%	48,229
<i>Lebanon-Middletown Market</i>	32.48%	(99,392)	26.36%	95,462	32.24%	(212,041)	19.19%	167,205	29.66%	(66,214)	23.63%	(150,208)
<i>Regional Market</i>	15.35%	(209,441)	13.85%	165,808	14.59%	272,393	15.58%	125,096	16.60%	(93,453)	16.33%	(554,153)

Dayton East

Within the *Dayton East* market, a total of (45) facilities were surveyed. This market accounts for a total of 5,383,256 square feet of space, of which 449,741 square feet, or 8.35%, was reported to be vacant. Overall, quoted annual lease rates range from \$2.00 to \$120.00 per square foot. Expense reimbursements ranged from \$1.00/sq.ft. to \$20.00/sq.ft.

Dayton North

Within the *Dayton North* market, a total of (45) facilities were surveyed. This market accounts for a total of 3,645,252 square feet of space, of which 668,415 square feet, or 18.34%, was reported to be vacant. Overall, quoted annual lease rates range from \$3.00 to \$25.00 per square foot. Expense reimbursements ranged from \$1.00/sq.ft. to \$5.50/sq.ft.

Dayton South

Within the *Dayton South* market, a total of (98) facilities were surveyed. This market accounts for a total of 7,676,219 square feet of space, of which 1,147,541 square feet, or 14.95%, was reported to be vacant. Overall, quoted annual lease rates range from \$3.00 to \$75.00 per square foot. Expense reimbursements ranged from \$0.50/sq.ft. to \$25.00/sq.ft.

Dayton West

Within the *Dayton West* market, a total of (5) facilities were surveyed. This market accounts for a total of 385,758 square feet of space, of which 80,800 square feet, or 20.95%, was reported to be vacant. Overall, quoted annual lease rates range from \$2.00 to \$14.00 per square foot. Expense reimbursements ranged from \$1.50/sq.ft. to \$2.85/sq.ft.

Springfield

Within the *Springfield* market, a total of (24) facilities were surveyed. This market accounts for a total of 2,702,382 square feet of space, of which 326,332 square feet, or 12.08%, was reported to be vacant. Overall, quoted annual lease rates range from \$2.00 to \$17.00 per square foot. Expense reimbursements ranged from \$1.00/sq.ft. to \$4.88/sq.ft.

Upper Valley

Within the *Upper Valley* market (Tipp City, Troy, Piqua and Sidney), a total of (22) facilities were surveyed. This market accounts for a total of 2,634,269 square feet of space, of which 448,943 square feet, or 17.04%, was reported to be vacant. Overall, quoted annual lease rates range from \$4.00 to \$35.00 per square foot. Expense reimbursements ranged from \$1.25/sq.ft. to \$9.00/sq.ft.

Xenia

Within the *Xenia* market, a total of (5) facilities were surveyed. This market accounts for a total of 548,262 square feet of space, of which 139,285 square feet, or 25.40%, was reported to be vacant. Overall, quoted annual lease rates range from \$6.00 to \$14.50 per square foot. Expense reimbursements ranged from \$3.00/sq.ft. to \$3.83/sq.ft.

Franklin-Springboro

Within the *Franklin/Springboro* market, a total of (7) facilities were surveyed. This market accounts for a total of 457,509 square feet of space, of which 57,309 square feet, or 12.53%, was reported to be vacant. Overall, quoted annual lease rates range from \$3.25 to \$13.21 per square foot. Expense reimbursements ranged from \$1.25/sq.ft. to \$4.00/sq.ft.

Lebanon-Middletown

Within the *Lebanon-Middletown* market, a total of (17) facilities were surveyed. This market accounts for a total of 1,624,067 square feet of space, of which 527,564 square feet, or 32.48%, was reported to be vacant. Overall, quoted annual lease rates range from \$2.10 to \$24.00 per square foot. Expense reimbursements ranged from \$1.50/sq.ft. to \$5.00/sq.ft.

As previously mentioned, this study is intended to reflect the condition of the Dayton regional retail real estate market. This survey may exclude facilities which are occupied solely by its owner or by single tenants.

The information published in **Miller-Valentine Group Realty Services** 2014 Retail Market Study reflects market conditions during the third quarter of 2014. All data contained herein are believed to be accurate and have been compiled from one or more of the following sources: property owners, property managers, leasing agents, physical inspections and/or public records. All information furnished by others is believed to be reliable. **Miller-Valentine Group Realty Services** makes no warranties regarding the accuracy of this information, which is subject to change without notice.

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