Outline

1. Welcome: Mayor Doyle Webster
2. Introductions / Overview: Jeff Tulloch, E.D. Director, Springdale
3. Retail Economy: Mike Lyons, General Manager, Tri-County Mall
4. Office Economy: John Eckert, Sr. VP, CB Richard Ellis
5. Service Economy: Lee Foley, Executive Director, Beckfield College
6. Industrial Economy: Kevin Smith, VP First Highland
7. Question and Answers
Local State of Affairs
Springdale Economic Base

BREAKDOWN BY PAYROLL SOURCES 2009 - 2013

$770,000,000 – $651,000,000 – $667,000,000 - $682,621,000 - $696,516,000

Service 19 %
2013: $134,858,000
2012: $135,391,000
2011: $121,400,000
2010: $115,845,000
2009: $115,500,000

Industrial 9 %
2013: $61,709,000
2012: $71,456,000
2011: $70,116,000
2010: $76,363,000
2009: $96,250,000

Retail 18 %
2013: $125,832,000
2012: $121,543,000
2011: $119,048,000
2010: $117,880,000
2009: $134,750,000

Office 54 %
2013: $374,116,000
2012: $354,231,000
2011: $354,925,000
2010: $340,972,000
2009: $423,500,000
Local State of Affairs
Springdale Payroll Trends 2001-2013

Payroll Trends 2000-2012

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2013
Local State of Affairs
City Fiscal Condition 2013

LONG-TERM DEBT RELATIVE TO ANNUAL REVENUES

G.O. Bond Debt

Annual Budget

$1,500,000

$17,500,000
Retail

Cassinelli

Tri-County Towne Center

Beltway

Tri-County

Mike Lyons, G.M. Tri-County Mall
Springdale Retail District Facts

- Retail SF 4,581,301
- 32 Centers and Retail Buildings
- Recent Trends 2004 4% Vacancy / 2009 21.5% Vacancy
- Current Vacancy 11.9% - 544,514 SF
- Strong recovery from 2009 recession (438,000 SF leased)
- Annual Payroll $125,832,000 – 18% of Economic Base
- Retail Sales of $1 Billion
- Sales Tax $67.5 Million go to State and County coffers
- Retailers employ 5,033 People
- Future looks challenging but very promising!
Tri-County Mall has long been the center of retail activity locally and regionally. Changes in shopping patterns and trends have had an adverse on the Mall’s vitality. The acquisition and proposed redevelopment of the Mall by Singhaiyi Group to a more mixed use, life style format offers significant promise for the future of this iconic property.
The 1.3 million SF Mall anchored by Macy’s, Sears and Dillard’s Will be revamped to meet contemporary shopping needs.
With the acquisition of the Mall by Singhaiyi Group preliminary plans call for the development of a mixed use, life style oriented project.
Retail
Tri-County Mall

Tri-County Mall Redevelopment

3/5/10 - Mile Trade Area

Highlights

- Tri-County Mall is located in the city of Springdale, Ohio, a northern suburb of Cincinnati.
- Being the first regional mall within the market the property serves as the retail hub within the trade area.
- The property currently features more than 150 specialty stores and restaurants.
- Tri-County Mall is located at the highly trafficked intersection of Princeton Pike and Kemper Road, just off interstate 275
  - Interstate 275 with 199,850 cpd
  - Princeton Pike with 39,320 cpd
  - Kemper Road with 18,375 cpd
- Tri-County Mall is located at the highly trafficked intersection of Princeton Pike and Kemper Road, just off interstate 275.

CONTACTS

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www.tricounty mall.com

www.jllretail.com
Office

Pictoria

Executive Plaza

Kemper Pond

Princeton Hill GEAS

John Eckert, Sr. V.P.  CB Richard Ellis
Springdale Office Facts

- Office SF 1,989,654
- 29 Class A-C Office Buildings
- Recent Trends 2004 20% Vacancy / 2009 11% Vacancy
- Current Vacancy 23% - 544,514 SF
- GEAE vacated 500,000 SF 2009 - 2012
- Left significant vacancy in market
- Annual Payroll $374,116,000 – 54% of Economic Base
- Recent new office users First Financial Bank / Humana / Sugar Creek / CBTS / PCMS / CDI / HealthSpan (374,000SF)
- Office users employ 6,000 People
- Future looks challenging but very promising!
Aggressive leasing by CBRE brings Executive Center 3 to 65% occupancy. Humana adds 1,000 jobs in 173,000 SF. Leeds certification is received by all Executive Center Buildings.

The three Executive Plaza Buildings total 260,000 SF. While substantially vacant, these buildings offer great potential for full building and full floor tenancies.
Office

Executive Plaza and Executive Center Information
Service

Springdale Municipal Building

Cinci North Hotel

Beckfield College @ Pictoria

Maple Knoll Village

Lee Foley, Executive Director  Beckfield College
The Springdale Service Sector includes businesses and institutional entities such as educational facilities, government, health care, construction, religious entities, recreational & personal service.

Some of the larger service entities in Springdale are: Maple Knoll Village, City of Springdale, State of Ohio, Beckfield College, and Princeton City Schools,

Interesting recent adds to service sector Full Throttle Karting and Sky Zone

The Service Sector grew by 17% the past five years.

Annual Payroll $134,858,000 –19% of Economic Base

Service sector is the second largest in the Springdale economy

Service employers employ 6,500 people

Service is a consistent and growing sector of the local economy!
Beckfield employs 140 people and has an enrollment of 540 Students. Programs include:
- **Allied Health**
- **Business & Technology**
- **Criminal Justice Studies**
- **Nursing**
- **Paralegal Studies**

Beckfield College occupies over 30,000 SF at Pictoria Tower and has expanded since its initial opening in 2009. The location is excellent for regional Cinci-Dayton access.
Service

Beckfield College Information

Careers Programs
What do you want out of life? What are your goals and dreams? Getting an education to help with your career is within reach. With 30 years of academic excellence, we offer:
- Small Campus Feel – Northern Kentucky, Cincinnati, & Online
- One-on-One Financial Aid Assistance
- Lifetime Career Services
- Flexible Class Scheduling, Pending Program Choice
- Accredited by ACICS

Contact us today to learn more:
Select Location (Programs Vary by Location) *
- Please Select -
What program interests you? *
First Name *
Last Name *
Email *
Phone *
Zip *

Clicking the request information button constitutes your express written consent, without obligation to purchase, to be contacted (including through automated means, e.g., dialing & text messaging) via telephone, mobile device (including SMS & MMS), and/or email, even if your telephone number is on a corporate, state, or the National Do Not Call Registry, and you agree to our terms of use and privacy policy.

Contact us today!

Beckfield College | (800) 486-1997
Florence, KY Campus: 16 Spiral Drive, Florence, KY 41042
Tri-County Cincinnati, OH Campus: 226 Picture Drive, Suite 280, Cincinnati, OH 45240 (Reg # 08-05-18677)
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Industrial

John Morrell Manufacturing

Progress Business Park

Avon

Sugar Creek Packing

Kevin Smith, SVP First Highland
Industrial

Springdale Industrial Facts

- Industrial SF approximately 4,000,000
- 14 Industrial Buildings Primarily in Progress Park and W. Kemper
- Recent Trends 2004 5% Vacancy / 2013 19% Vacancy
- Vacancy Primarily Associated with loss of Avon Mfg.
- Annual Payroll of $61,709,000 – 9% of Economic Base
- Recent New Industrial Companies: Clarke Fire Protection Products (217,000SF) / Sugar Creek Packing (8,000SF) / Servattii’s (76,000 SF)
- Industrial Companies Employ approximately 1,400 people
- Primary Industrial Employers Include: John Morrell / General Electric Product Support / Clarke Fire Protection / Kroger Cos. / AMPAC / Servattii’s
The Avon Facility has been acquired by First Highland and is being actively marketed by C-C-R for Mfg., Warehouse and Operations Office uses.
Avon Facility Floor Plate – 1,100,000 SF

FOR SALE || LEASE
MANUFACTURING • WAREHOUSE SPACE

CSX Rail Service
20 Docks
6 Docks
25 Docks
Drive-In Door

Currently Leased Area
+114,000 SF
(24’ Clear)

+220,000 SF
Warehouse
(34’ Clear)

Up to 248,000 SF Air-Conditioned Space

±16,500 SF Office

834 Parking Spaces
83 Parking Spaces
75 Trailer Spaces
301 Parking Spaces

Rail Access to Site

Up to 28 Proposed Docks
Avon Facility: Site Development
Industrial

Potential Redevelopment of Avon Property for Major Business Park
Redevelopment Priorities

Executive Plaza

Tri-County Mall

Avon

Cincinnati North Hotel
Other Information

New Electronic Advertising Device:
Part dedicated Springdale business advertising. Contact Julie Matheny

julie@springdalechamber.org

This presentation can be viewed by going to:

www.springdale.org

Economic Development
Springdale “State of the City”
Conditions, Trends, Successes & Opportunities

Q & A

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