

TIM HORTONS COLUMBUS, OHIO



Subject Property



OPERATED BY LARGEST TIM HORTON'S FRANCHISEE IN THE U.S. WITH 135 LOCATIONS. THE LEASE GUARANTEE IS SPREAD ACROSS ALL 135 LOCATIONS.



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Long-Term, Absolute NNN Lease



The Property operates under a long-term 15-year Absolute NNN Lease with no Landlord responsibilities. Approximately 10 years remain in the primary term and with 3, 5-year extensions the Lease can extend into 2049. This creates a passive, long-term investment with a built-in hedge against inflation for the Landlord.

Attractive Rental Increases



The lease has desirable increases of 10% every 5 years during the lease term and each of the option periods.

Strong QSR Chain with +/- 5,000 Locations Internationally



Headquartered in Toronto, Tim Hortons is Canada's largest quick-service restaurant chain with nearly 5,000 locations in 15 different countries. Tim Hortons belongs to Restaurant Brands International Inc. which is the fifth-largest quick-service restaurant operator and is comprised of Burger King and Popeye's Louisiana Kitchen.

Successful Tim Hortons Franchisee Guarantees Lease



This lease is guaranteed by a 135-unit operator and the largest U.S. Tim Hortons franchisee. The franchisee owners have many years of experience.



\$1,575,538
OFFERING PRICE



6.50%
CAP RATE

Primary Retail Corridor



East Main Street in Columbus is a major retail corridor with major national retailers including Walmart Supercenter, Ross Dress for Less, Citi Trends, Shoppers World, Jiffy Lube, O'Reilly Auto Parts, ALDI, Wendy's and many others.

Great Demographics



The Property benefits from great demographics with average household incomes over \$98,564 within a 1-mile radius and a population of over 282,700 within 5 miles.

Perfectly Situated Near a Busy Intersection



The Property is situated on the northwest corner of a signalized intersection off of Main Street (Highway 40) and James Road next to Wendy's and across from O'Reilly Auto Parts and Clark County National Bank.