

BRAND NEW 20-YEAR ABSOLUTE NNN LEASE
CINCINNATI MSA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



ACTUAL SITE

3792 WATERFORD PARKWAY | AMELIA (CINCINNATI MSA), OHIO 45102

ADVISORY TEAM



JUSTIN ZAHN
Vice President

COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY

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BROKER OF RECORD

Branen L. Weade

Weade Realtors & Auctioneers, LLC
blweade@sbcglobal.net
LIC # BRKP.2010000364



HIGHLIGHTS



PRICE

\$2,440,000

CAP RATE

6.25%

NOI

\$152,500



POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5 miles include Walmart, Target, Lowe's, Home Depot, T.J. Maxx, Burlington, Gabe's, Dick's Sporting Goods, Sportsman's Warehouse, Rally House, DSW, Shoe Carnival, Big Lots, HomeGoods, Best Buy, Michaels, Five Below, Popshelf, Staples, Half Price Brooks, Ulta Beauty, Sally Beauty, Ace Hardware, Harbor Freight Tools, PetSmart, Petco, ALDI, Kroger, Grocery Outlet, Family Dollar, Dollar Tree, Walgreens, CVS

Higher Education: 4 miles from **University of Cincinnati Clermont** - a public university offering various associate degrees and certificates serving 3,091 students (Fall 2024); 13 miles from **Northern Kentucky University** - a public university offering numerous majors & master's programs with 14,985 students

Healthcare: 6 miles from **Mercy Health - Anderson** - a 286-acute care bed, full-service hospital providing inpatient, outpatient & ancillary health care services with 36 emergency department beds, 20 ICU beds, 30 obstetric beds & is classified as a Level 2 NICU; 9 miles from **Mercy Health - Clermont** - a 177-bed hospital specializing in 24-hour emergency care, cardiology, oncology, pulmonary, & sports medicine services



LONG-TERM ABSOLUTE NNN LEASE

19 years remaining on initial 20-year Absolute NNN lease with attractive 7.50% rental escalations every 5 years with four 5-year options to renew



TENANT

Ram-Z Custard, LLC owns & operates **75** locations, which include **40 Freddy's restaurants**, making it the 6th largest Freddy's franchisee in the U.S., and **35 Schlotzsky's locations**, the largest Schlotzsky's franchisee in the country (including those currently under construction). ****All units back the performance of the lease!****



PAD SITE | TRAFFIC COUNTS

Positioned on a large ±1.0-acre lot with great access/visibility on Ohio Pike (main north/south thoroughfare in Amelia) with traffic counts of 29,573 CPD!



AFFLUENT 2024 DEMOGRAPHICS (5-MI)

| | |
|-----------------------------|--------|
| Population | 92,790 |
| Projected Population (2029) | 95,208 |
| Households | 38,943 |

| | |
|---------------------------------|------------------|
| Average Household Income | \$104,112 |
|---------------------------------|------------------|

PROPERTY OVERVIEW & RENT ROLL

| | |
|------------------------|--|
| SITE ADDRESS | 3792 Waterford Parkway Amelia, Ohio 45102 |
| TENANT | Ram-Z Custard, LLC |
| ENTITY TYPE | Franchise |
| GROSS LEASABLE AREA | ±3,644 SF |
| LOT SIZE | ±1.0 acre |
| YEAR BUILT | 2015 |
| OWNERSHIP | Fee Simple (Building & Land) |
| EXPENSE REIMBURSEMENT | This is an Absolute NNN lease . Tenant is responsible for all expenses. |
| LEASE TERM | 19 years remaining |
| RENTAL INCREASES | 7.50% every 5 years |
| RENT COMMENCEMENT DATE | October 24, 2024 |
| EXPIRATION DATE | October 31, 2044 |
| OPTIONS | Four 5-Year Renewal Options |



RENT ROLL

| | TERM | ANNUAL RENT | CAP RATE |
|-------------|----------------------|--------------------------|--------------|
| Years 1-5 | 10/24/24 to 10/31/29 | \$152,500 | 6.25% |
| Years 6-10 | 11/01/29 to 10/31/34 | \$163,938 | 6.72% |
| Years 11-15 | 11/01/34 to 10/31/39 | \$176,233 | 7.22% |
| Years 16-20 | 11/01/39 to 10/31/44 | \$189,450 | 7.76% |
| | | AVG ANNUAL RETURN | 6.99% |

RENEWAL OPTIONS

| | | |
|------------|----------------------|-----------|
| 1st Option | 11/01/44 to 10/31/49 | \$203,659 |
| 2nd Option | 11/01/49 to 10/31/54 | \$218,933 |
| 3rd Option | 11/01/54 to 10/31/59 | \$235,353 |
| 4th Option | 11/01/59 to 10/31/64 | \$253,005 |

TENANT PROFILE



Freddy's Frozen Custard & Steakburgers, a fast-casual restaurant concept, is known for its cooked-to-order steakburgers made with lean 100 percent ground beef, all-beef hot dogs, crispy shoestring fries & frozen custard treats made with freshly churned chocolate or vanilla frozen custard.

Freddy's has become one of the fastest growing franchises in the U.S. starting in 2002 with a single restaurant in Wichita, Kansas to *547 locations today in 36 states.*

ABOUT THE TENANT

Ram-Z Custard, LLC owns & operates 75 locations, which include 40 Freddy's restaurants, making it the 6th largest Freddy's franchisee in the U.S., and 35 Schlotzsky's locations, the largest Schlotzsky's franchisee in the country (including those currently under construction).

****All units back the performance of the lease!****

ABOUT PARENT COMPANY



On March 3, 2021, **Thompson Street Capital Partners ("TSCP")** acquired Freddy's.

TSCP is a middle-market private equity firm that helps transform already-exceptional businesses into market leaders. Based in St. Louis, Missouri, they invest globally in the Life Sciences & Healthcare, Software & Technology, and Business & Consumer Services and Products sectors. They partner with management teams to increase value by accelerating growth, both organically and via complementary acquisitions.

20+ Years

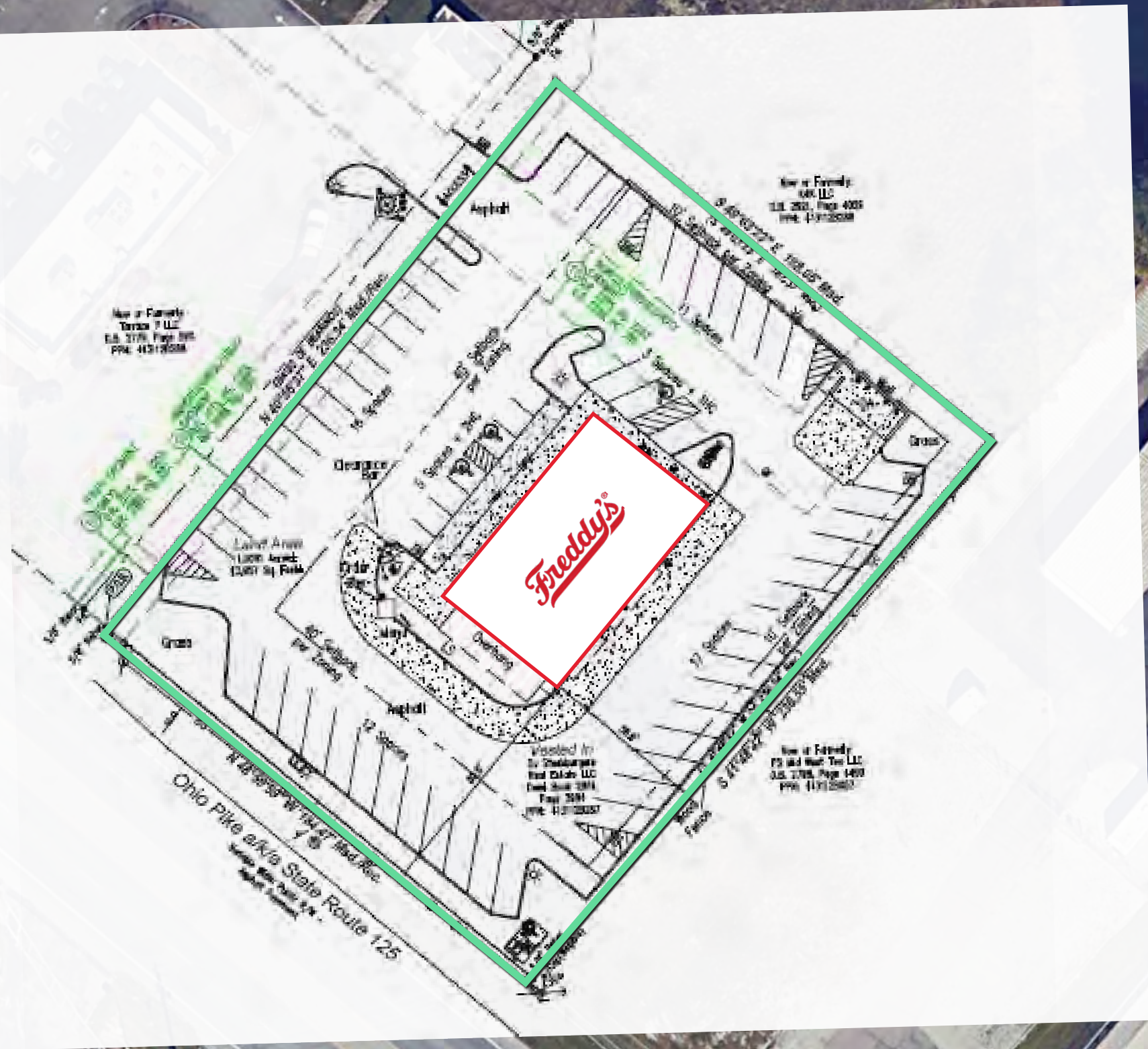
250+ Investments

7 Funds

\$4.5 Billion Assets Under Management

SITE PLAN

LOT SIZE **±1.0 Acre**
GLA **±3,644 SF**



WEST

target **LOWE'S** **THE HOME DEPOT**
Kroger **TJ-maxx** **Gabe's**
HARBOR FREIGHT **popshelf** **ALDI**
BIG LOTS! **five BELOW** **Staples**
SHOE CARNIVAL **goodwill** **HALF PRICE BOOKS**

SIENA GARDENS
REHABILITATION & TRANSITIONAL CARE
A 99-bed skilled nursing facility offering private rooms for comfort & healing

Walmart **sam's club** **SPORTSMANS WAREHOUSE** **meijer**
Burlington **HomeGoods** **HOBBY LOBBY**
PETSMART **Michaels** **DICK'S** **Marshall's** **DSW**

Skyline
CHILI

RAM
MOTORS

CLERMONT COUNTY EQUIPMENT
YOUR OUTDOOR POWER EQUIPMENT SALES AND SERVICE CENTER

K

DQ
Grill & Chill

L3HARRIS
FAST. FORWARD.
Provides fuzing & ordnance systems, precision electronic components for the Department of Defense

T&F **TRI-STATE**
METAL FABRICATOR

KEMIBA
CREDIT UNION

Arby's

KFC

TEKKRS

BYONDINK

Public Storage

Freddy's

Bulldog LAUNDROMAT

HOMIES
BAR & GRILL
AUTHENTIC MEXICAN CUISINE

OH-125/OHIO PIKE | 29,573 CPD

125

ADVANCE
AUTO PARTS

Public Storage

SOUTHEAST

AVG HOUSEHOLD INCOME
(5-MI RADIUS):
\$104,112

FAMILY DOLLAR

Joey Mike Subs

SONIC

ACE Hardware

SUBWAY

marco's PIZZA

Buddy's FlooringAmerica

LaRosa's FAMILY PIZZERIA

JIMMY JOHN'S

RENT-2-OWN

DUNKIN'

Great Clips

FORZA Amelia fitness

LOS CASOS

Valvoline Instant Oil Change

DONATOS PIZZA

Kroger petco



DICKEY'S BARBECUE PIT

SportClips HAIRCUTS

CHIPOTLE MEXICAN GRILL

Unreel Theater
PIERCE POINT CINEMA 10

125



BURGER KING

Lee's Famous
recipe chicken

ADVANCE
AUTO PARTS

Public Storage

Freddy's®



Bulldog
LAUNDROMAT

TEKKRS



OH-125 / OHIO PIKE || 291-573 CPD

AMELIA



WITHAMSVILLE-TOBASCO
ELEMENTARY
518 STUDENTS



MERWIN
ELEMENTARY
609 STUDENTS



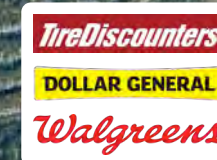
WEST CLERMONT
HIGH SCHOOL
2,211 STUDENTS



WEST CLERMONT
MIDDLE SCHOOL
1,789 STUDENTS



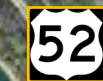
OH-125 / OHIO PIKE || 29,575 CPD



AMELIA
ELEMENTARY
675 STUDENTS



HOLLY HILL
ELEMENTARY
421 STUDENTS



LOCUST CORNER
ELEMENTARY
386 STUDENTS

Legendary Run
Golf Course

Stillmeadow
Country Club

Vineyard
Golf Course

Sycamore
Park



CINCINNATI METRO



AMELIA SYNOPSIS

Amelia is a village located in Clermont County, known for its small-town charm and community spirit. The area features a mix of residential neighborhoods, local businesses, and parks, providing a friendly atmosphere for families and residents. The village is characterized by its historical significance and a commitment to maintaining a close-knit community.

Cincinnati (aka Cincy) is located at the northern side of the confluence of the Licking and Ohio rivers, the latter of which marks the state line with Kentucky.

The **4 Core Industries** in the Cincinnati region include Advanced Manufacturing (aerospace, automotive and food & flavoring), Biohealth (biomedical research, health tech and medical device), Business & Professional Services (consumer insights, financial services and back office support), and Technology (cybersecurity, data analytics and smart supply chain tech).

Several **Fortune 500 companies** are headquartered in Cincinnati, such as **Procter & Gamble**, **The Kroger Company**, and **Fifth Third Bank**. **General Electric** has headquartered their Global Operations Center in Cincinnati. **Frisch's Big Boy**, **Graeter's Ice Cream**, **LaRosa's**, **Montgomery Inn**, **Skyline Chili**, **Gold Star Chili**, and **United Dairy Farmers** (UDF/Trauth) are Cincinnati eateries that sell their brand commodities in grocery markets and gas stations.

CINCINNATI TOP EMPLOYERS:

- 1) Kroger - 18,000
- 2) Cincinnati's Children Hospital - 16,478
- 3) CVG - 14,602
- 4) TriHealth - 12,000
- 5) St. Elizabeth - 10,282

Cincinnati is home to three major sports teams: the **Cincinnati Reds** of Major League Baseball; the **Cincinnati Bengals** of the National Football League; **FC Cincinnati** of Major League Soccer; and the **Cincinnati Cyclones**, a minor league ice hockey team.

2024 DEMOGRAPHICS

| | 1-MI | 3-MI | 5-MI |
|--------------------------------------|-----------|-----------|-----------|
| Population | 5,749 | 45,771 | 92,790 |
| Historical Annual Growth (2010-2020) | 0.5% | 1.3% | 0.9% |
| Labor Population Age 16+ | 4,705 | 37,216 | 74,968 |
| Median Age | 39.9 | 39.1 | 39.3 |
| Average Household Income | \$100,455 | \$101,592 | \$104,112 |



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