



REPRESENTATIVE PHOTO

NEW McDONALD'S NNN GROUND LEASE

20 YR NNN GROUND LEASE SALE | COLUMBIA, SC MSA (HOPKINS)

OFFERING MEMORANDUM



DISCLAIMER

CONFIDENTIALITY AGREEMENT

By receipt of this Offering Memorandum, any potential buyer or interested party agrees that this Offering Memorandum and its contents are of a confidential nature, and that you will hold and treat it in the strictest confidence and will not disclose its contents. Furthermore, you agree to not use this Offering Memorandum or any of its contents in a manner detrimental to the interest of Twin Rivers Capital, LLC. All property showings are by appointment only and require prior consultation with Twin Rivers Capital, LLC. Please consult with Joe Boyd at joe@twinriverscap.com for more details.

DISCLAIMER

This Offering Memorandum contains information pertaining to the Subject Property and does not intend to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness of any kind. Such information includes estimates based on assumptions related to the general economy, market conditions, competition and other factors which are subject to change and uncertainty and may not represent the current or future performance of the Subject Property. All references to acreages, square footages, and other measurements are approximations. This Offering Memorandum describes certain documents including leases and other materials in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Any potential buyer or interested party is advised to independently verify the accuracy and completeness of all summaries and information contained in this Offering Memorandum, to consult with independent legal and financial advisors, and carefully investigate the property suitability for your needs. Any reliance on any and all content in this Offering Memorandum pertaining to the Subject Property is at your own risk.



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CONTACT US



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DISCLAIMER | ALL POTENTIAL BUYERS OR INTERESTED PARTIES ARE SOLELY RESPONSIBLE FOR INDEPENDENTLY VERIFYING THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM. ANY RELIANCE ON INFORMATION CONTAINED HEREIN IS AT BUYER'S OWN RISK.



REPRESENTATIVE PHOTO



SECTION

OFFERING SUMMARY



PRICE:	\$2,533,333
NOI:	\$95,000.04
CAP:	3.75%
TENANT:	McDONALD'S
LEASE TYPE:	20 YEAR NNN GROUND LEASE
BUILDING SF:	3,859± SF
LAND AREA:	2.1± ACRES
YEAR BUILT:	2025 Q4 2025 DELIVERY
PARCEL #:	R21800-01-23 (portion of)
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	39
ZONING:	GC
LANDLORD RESPONSIBILITIES:	NONE - ABSOLUTE NNN GROUND LEASE



OFFERING MEMORANDUM

FINANCIALS



TENANT NAME:	MCDONALD'S
LEASE TYPE:	ABSOLUTE NNN GROUND LEASE
SF AC:	3,859± SF 2.1 AC
INITIAL LEASE TERM:	20 YEARS
LEASE START:	Q3 2025
LEASE EXPIRATION:	20 YEARS FROM THE DATE WHEN TENANT OPENS FOR BUSINESS IN THE LEASED SPACE
LANDLORD RESPONSIBILITIES:	NONE

EXTENSION OPTIONS: EIGHT 5-YEAR OPTIONS, 10% INCREASES EACH EXTENSION		
OPTION PERIOD	YEARS	ANNUAL
EXT. OPTION #1	YRS: 21-25	\$139,089.48
EXT. OPTION #2	YRS: 26-30	\$152,998.44
EXT. OPTION #3	YRS: 31-35	\$168,298.32
EXT. OPTION #4	YRS: 36-40	\$185,128.44
EXT. OPTION #5	YRS: 41- 45	\$203,640.96
EXT. OPTION #6	YRS: 46-50	\$224,005.08
EXT. OPTION #7	YRS: 51-55	\$246,405.48
EXT. OPTION #8	YRS: 56-60	\$271,046.04

INITIAL TERM RENTAL AMOUNTS		
PERIOD	ANNUAL	MONTHLY
YEARS 1-5	\$95,000.04	\$7,916.67
YEARS 6-10	\$104,499.96	\$8,708.33
YEARS 11-15	\$114,950.04	\$9,579.17
YEARS 16-20	\$126,444.96	\$10,537.08



OFFERING MEMORANDUM

SECTION

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TENANT INFORMATION



McDONALD'S

McDonald's Corporation (NYSE: MCD) is a global leader in the quick-service restaurant industry, with over 40,000 locations across more than 100 countries and over 2.1 million employees.

Operating primarily through a franchise-based model, McDonald's generates revenue through franchise fees, royalties, and company-operated restaurants, benefiting from economies of scale and strong supplier relationships. The company has a proven track record of consistent financial performance, driven by brand strength, innovation, and a focus on digital transformation.

McDonald's growth strategy emphasizes global expansion, menu innovation, and sustainability initiatives. Despite risks such as economic downturns and competition, McDonald's offers a compelling investment opportunity due to its resilient business model, strong cash flow, and long-term growth potential.



40,000±
LOCATIONS



100
COUNTRIES



2.1M±
EMPLOYEES



\$25.93B
IN ANNUAL SALES

Sources:

Investor Information, Services, and Relations | McDonald's. (n.d.). <https://corporate.mcdonalds.com/corpmcd/investors.html>

TENANT INFORMATION



McDonald's



McDonald's was founded in 1940 by Richard and Maurice McDonald in San Bernardino, California, as a fast-food restaurant with a focus on efficiency. In 1954, Ray Kroc joined the company, franchised it, and expanded it globally. By the 1970s, McDonald's innovated with breakfast items and the drive-thru, becoming a worldwide fast-food giant. Over the decades, it adapted its menu and embraced digital innovation, maintaining its dominance with over 40,000 locations in more than 100 countries today.

BBB+

S&P Global

BAA1

MOODY'S



About us: McDonald's Facts and Story | McDonald's. (n.d.). <https://www.mcdonalds.com/us/en-us/about-us.html>

#1 QUICK SERVICE RESTAURANT IN THE U.S.

In 2024, McDonald's remained the largest U.S. restaurant chain by systemwide sales with plans to expand to 50,000 global restaurants by 2027

QSR Magazine. (2024). The 2024 QSR 50: Fast food's leading annual report

OFFERING MEMORANDUM

SECTION

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PROPERTY INFORMATION



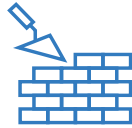
REPRESENTATIVE PHOTO

PROPERTY INFORMATION

HIGHLIGHTS



LOCATED IN SOUTH CAROLINA'S CAPITAL AND TOP GROWTH STATE



**BRAND NEW
2025
CONSTRUCTION**



**LOCATED NEAR
LIGHTED
INTERSECTION**



**3,859± SF | 2.1 ± AC
McDONALD'S
CONSTRUCTING BUILDING**



**RARE 10% RENT
INCREASES
EVERY 5 YEARS**

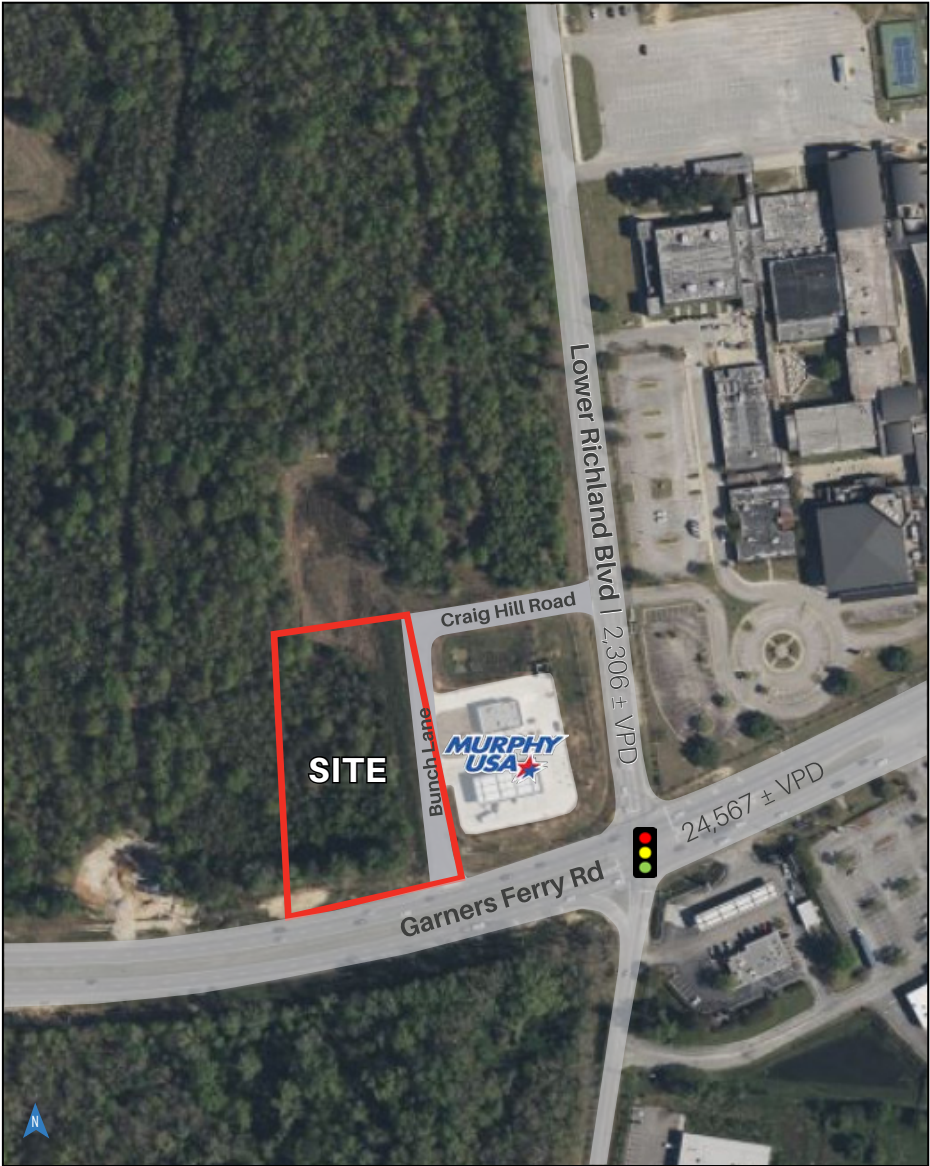


**24,567 ± VPD @ SITE
ON GARNERS
FERRY ROAD**

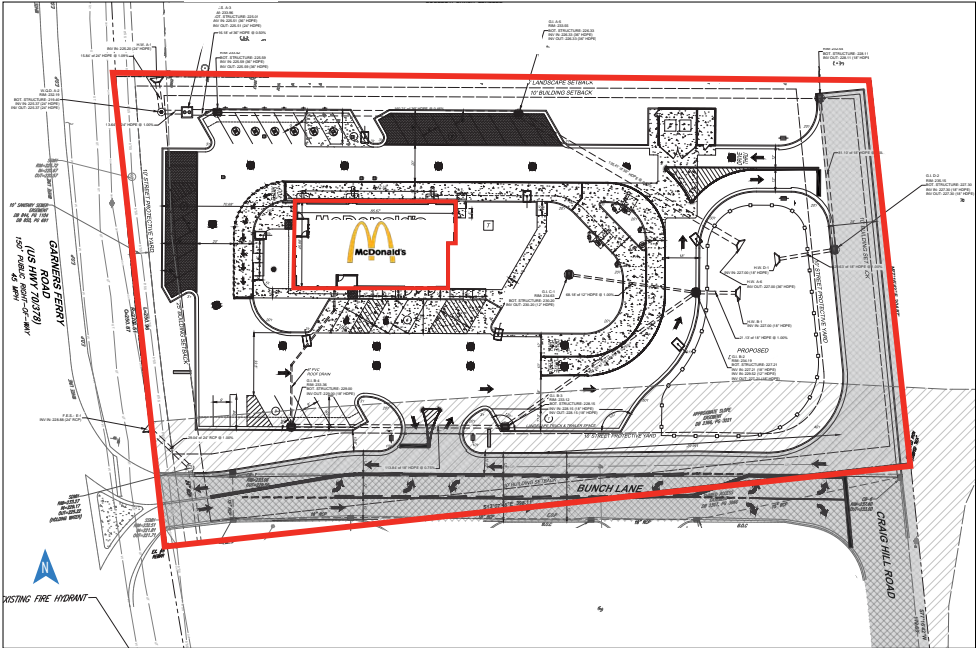


**20 YEAR
ABSOLUTE NNN
GROUND LEASE**

PROPERTY INFORMATION



PLAT MAP



SITE PLAN



BUILDING ELEVATIONS

MARKET INFORMATION



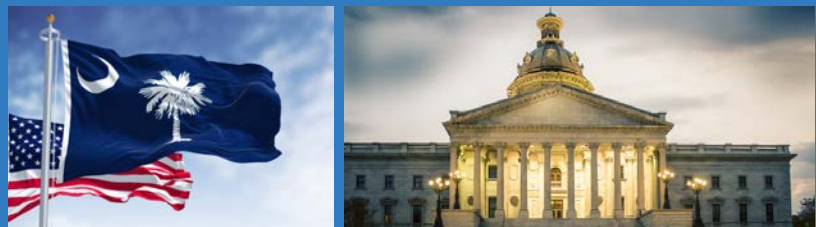
COLUMBIA, SOUTH CAROLINA



MARKET INFORMATION



COLUMBIA, SOUTH CAROLINA




The capital city of South Carolina, ranked one of the fastest-growing states

Columbia, SC, is situated in the heart of the state and serves as both the second- largest city in South Carolina and the state capital.

A hub for government, education, and business, Columbia boasts a diverse economy and a vibrant cultural scene. Home to the University of South Carolina, the city blends a lively college-town atmosphere with historical roots dating back to the colonial era.


With a mix of urban and suburban living, Columbia offers diverse neighborhoods and ample green spaces, including the Congaree River, Lake Murray, and Congaree National Park. In recent years, housing development has surged around Columbia, particularly in the Lower Richland area, including Hopkins, as more residents are drawn to the region’s growth and opportunities.

375,138




POPULATION
10 MILE RANGE

2.20



AVG HH SIZE
10 MILE RANGE

\$83,721



AVG HH INCOME
10 MI RANGE

2024 SUMMARY	1 Mile	5 Miles	10 Miles
POPULATION	10,695	170,770	375,138
HOUSEHOLDS	4,872	77,016	157,828
FAMILIES	1,069	34,742	84,680
AVERAGE HOUSEHOLD SIZE	1.79	2.05	2.20
OWNER OCCUPIED HOUSING UNITS	1,097	37,242	90,590
RENTER OCCUPIED HOUSING UNITS	3,775	39,774	67,238
MEDIAN AGE	26.1	33.2	35.6
MEDIAN HOUSEHOLD INCOME	\$54,274	\$52,661	\$57,938
AVERAGE HOUSEHOLD INCOME	\$83,860	\$81,462	\$83,721
2029 EST SUMMARY	1 Mile	5 Miles	10 Miles
POPULATION	11,219	174,167	383,950
HOUSEHOLDS	5,249	80,078	164,508
FAMILIES	1,197	35,846	87,752
AVERAGE HOUSEHOLD SIZE	1.77	2.01	2.17
OWNER OCCUPIED HOUSING UNITS	1,212	40,387	97,747
RENTER OCCUPIED HOUSING UNITS	4,037	39,691	66,761
MEDIAN AGE	26.6	34.8	37.2
MEDIAN HOUSEHOLD INCOME	\$62,888	\$61,407	\$68,434
AVERAGE HOUSEHOLD INCOME	\$98,671	\$95,454	\$98,188

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ABOUT US

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company founded in 2002 and headquartered in Charleston, SC.

Focusing on the growth regions of the Southeastern and Mid-Atlantic United States, Twin Rivers Capital provides national retailers with a comprehensive solution for strategic growth.

TRC has developed nearly 1.6 million SF of real estate throughout 8 states.

TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in GA, SC, and VA.

View our properties online at twinriverscap.com.

