

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

9383 East Bahia Drive, Suite 130
Scottsdale, Arizona 85260
justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell
www.ciadvisor.com

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 is an experienced multi-concept owner/operator with **42 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY).** ****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 GUARANTOR	Ram-Z Custard, LLC Ram-Z Restaurant Group
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
FINANCING	All Cash of Buyer to obtain new Financing at Close of Escrow.



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	7.03%

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



Founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner Scott Redler, **Freddy's Frozen Custard & Steakburgers®** was created as a tribute to Bill and Randy's father, Freddy. What started as one humble restaurant in Wichita, Kansas, has since exploded into one of the fastest-growing franchises in America - now boasting **over 550 locations across 36 states** and even reaching Canada.

With cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items – along with frozen custard that is freshly churned throughout the day in each restaurant – Freddy's has become one of the fastest-growing franchises in the U.S.

Freddy's Franchise *Awards & Recognition*

Entrepreneur Ranked # 59 for Franchise 500 in 2025	Entrepreneur Ranked # 6 for The Top 10 Burger Franchises in 2024	yelp Ranked # 7 for Fastest-Growing Brands in 2024	MOVERS+SHAKERS Ranked # 15 for Fast Casuals Top 100 in 2024
Entrepreneur Ranked # 42 for Top Brands for Multi-Unit Owners in 2024	QSR Ranked # 43 for QSR 50	Technomic Ranked # 62 for Top 500 Chain Restaurant Report in 2024	Entrepreneur Ranked # 76 for Fastest-Growing Franchises in 2024



THE TENANT: **RAM-Z CUSTARD, LLC**

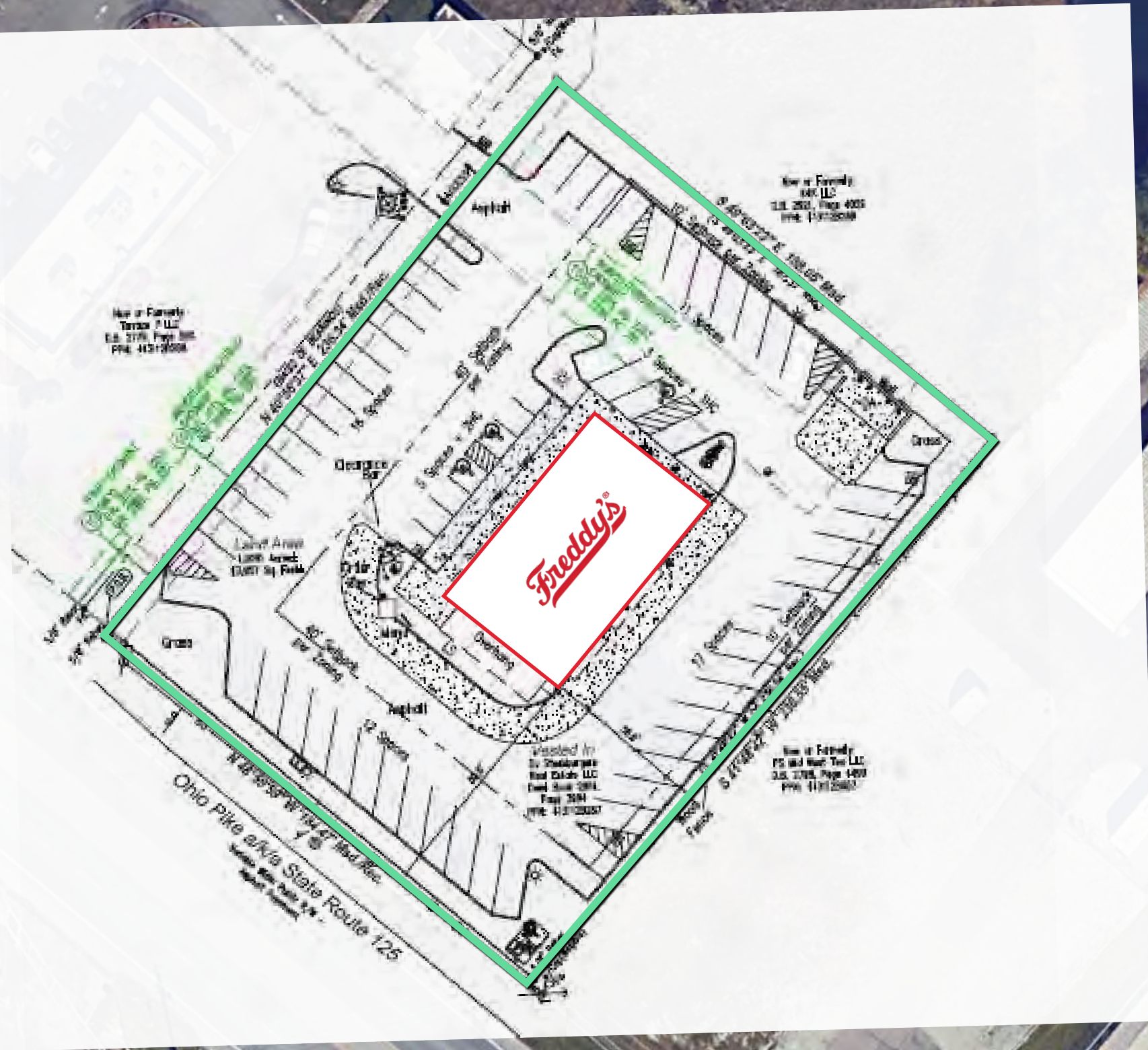
Ram-Z Custard, LLC is an experienced multi-concept owner/operator with **42 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY).**

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

[illegible]

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 **Marshalls** **DICK'S** **DSW**

Skyline
CLERMONT COUNTY EQUIPMENT
YOUR OUTDOOR POWER EQUIPMENT SALES AND SERVICE CENTER

RAM
MOTORS

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

BYONDINK

TEKKRS

Bulldog LAUNDROMAT

HOMIES
BAR & GRILL
AUTHENTIC MEXICAN CUISINE

Arby's

KFC

Wendy's

Freddy's



Public Storage

ADVANCE
AUTO PARTS



OH-125/OHIO PIKE | 29,573 CPD

SOUTHEAST

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

FAMILY DOLLAR

Jersey Mike's Subs

SONIC

ACE Hardware

SUBWAY

Buddy's
FlooringAmerica

LaRosa's
FAMILY PIZZERIA

marco's
PIZZA

RENT-2-OWN

DUNKIN'

JJ JIMMY JOHN'S

FORZA
Amelia fitness

LOS CABOS

Great Clips

Valvoline
Instant Oil Change

DONATOS

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 || 291573 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



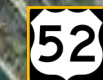
OH-125 / OHIO PIKE | 29,575 CPD



AMELIA
ELEMENTARY
675 STUDENTS



HOLLY HILL
ELEMENTARY
421 STUDENTS



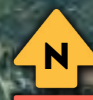
LOCUST CORNER
ELEMENTARY
386 STUDENTS

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.

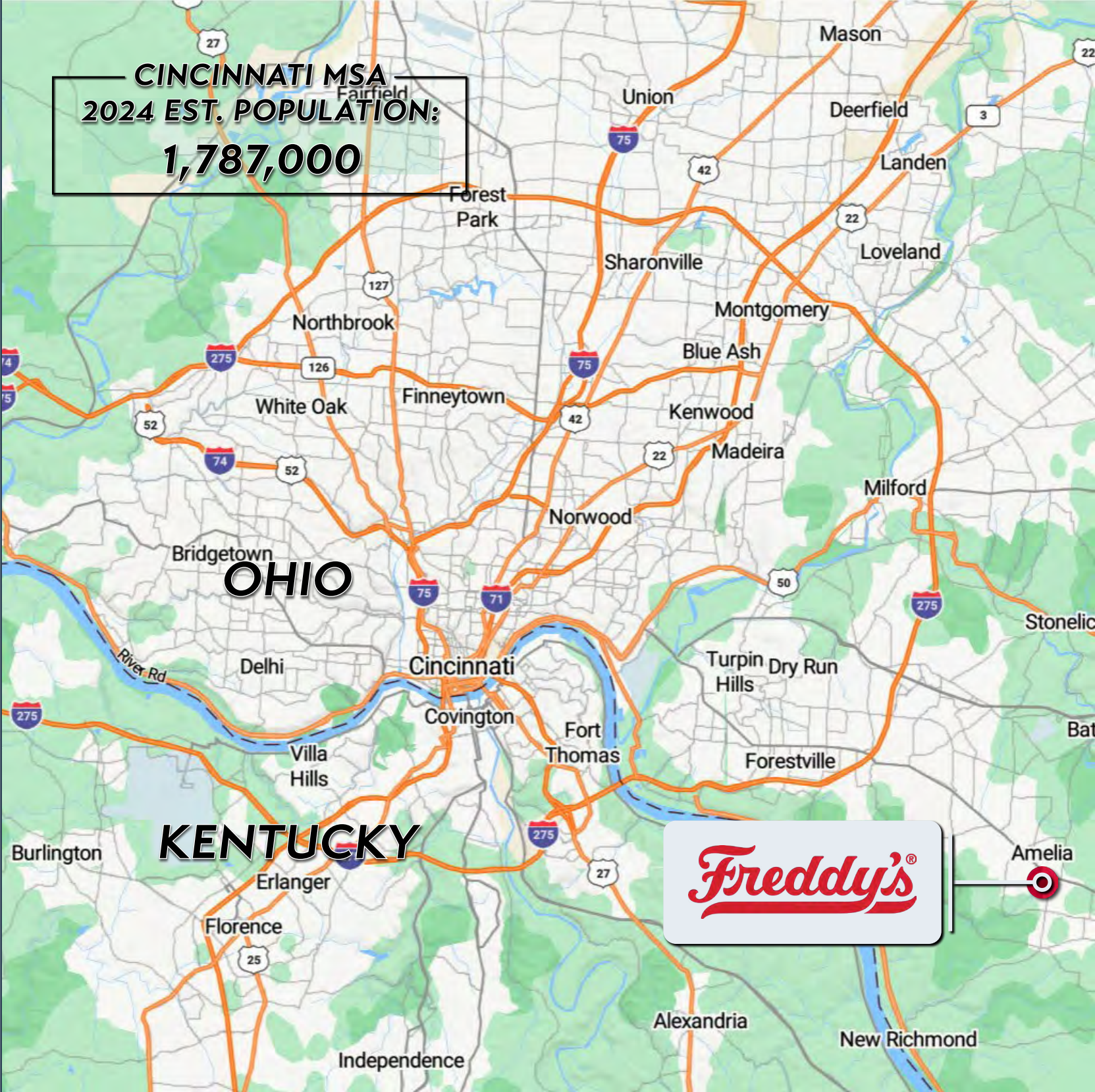
CINCINNATI TOP EMPLOYERS:

- 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



CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President

O +1 480 718 5555

C +1 402 730 6021

justin@ciadvisor.com

BRANEN L. WEADE

Ohio Designated Broker

License # BRK.2010000364

