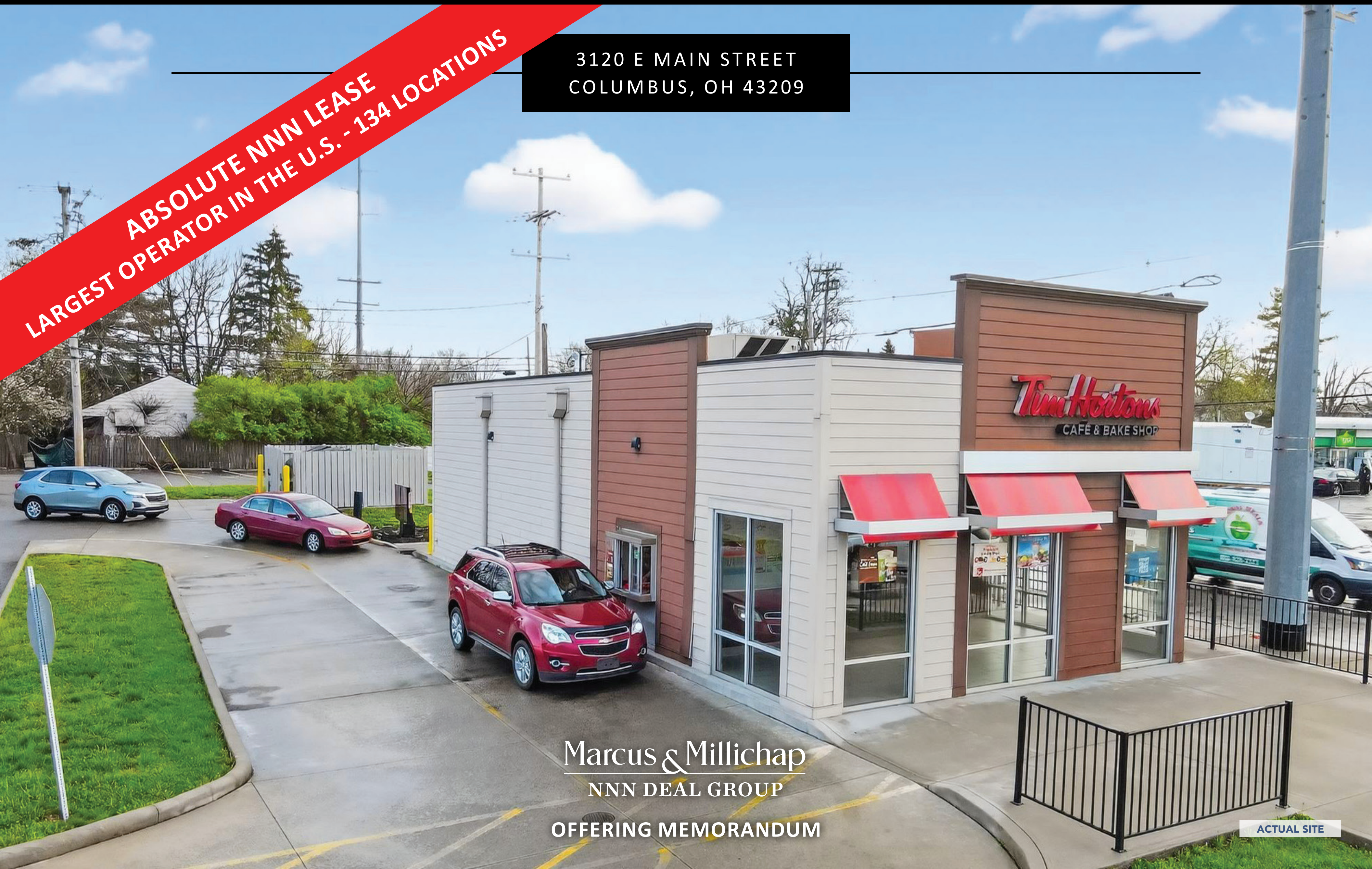
Tim Hortons®

ABSOLUTE NNN LEASE
LARGEST OPERATOR IN THE U.S. - 134 LOCATIONS

3120 E MAIN STREET
COLUMBUS, OH 43209



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

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Marcus & Millichap
NNN DEAL GROUP

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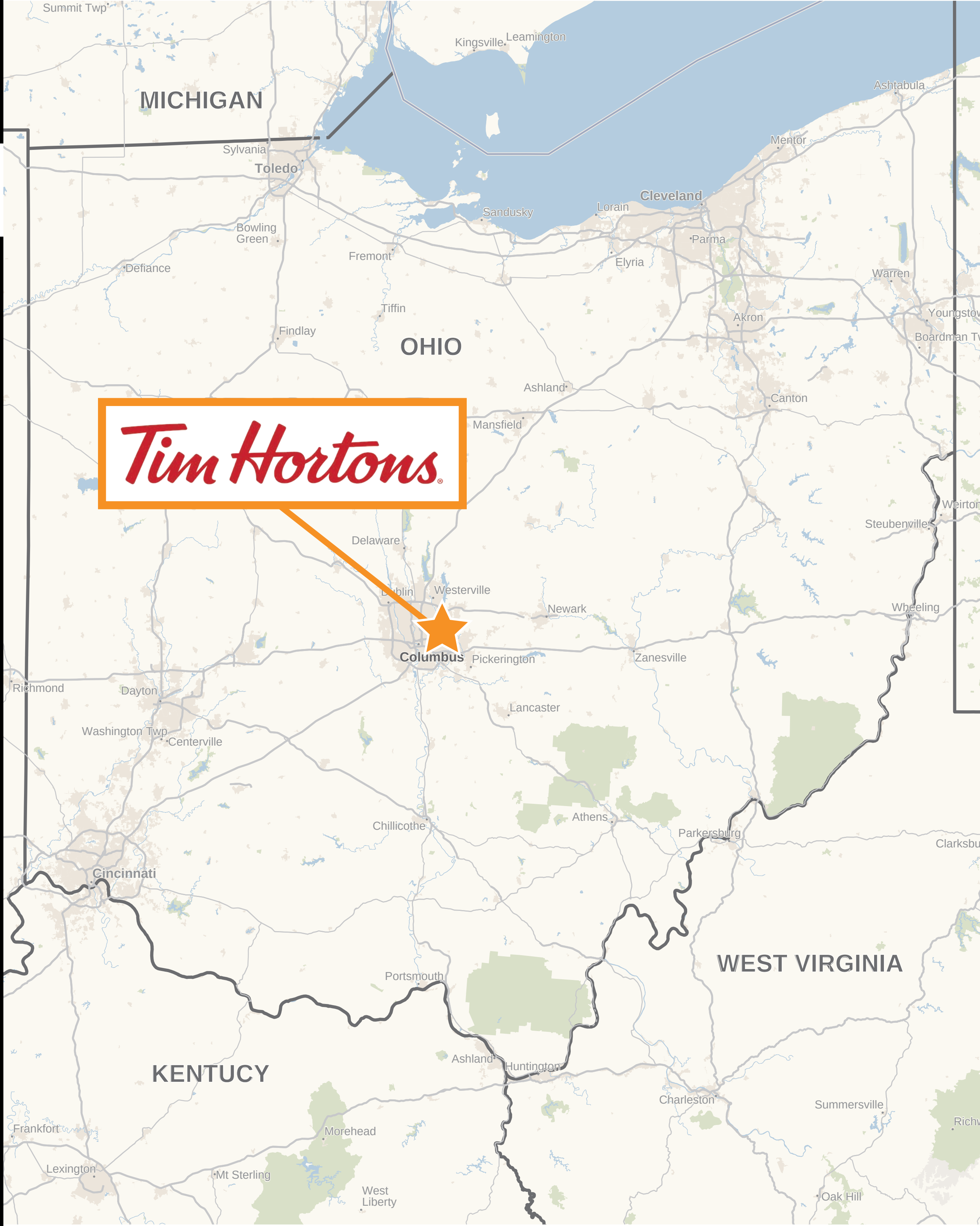

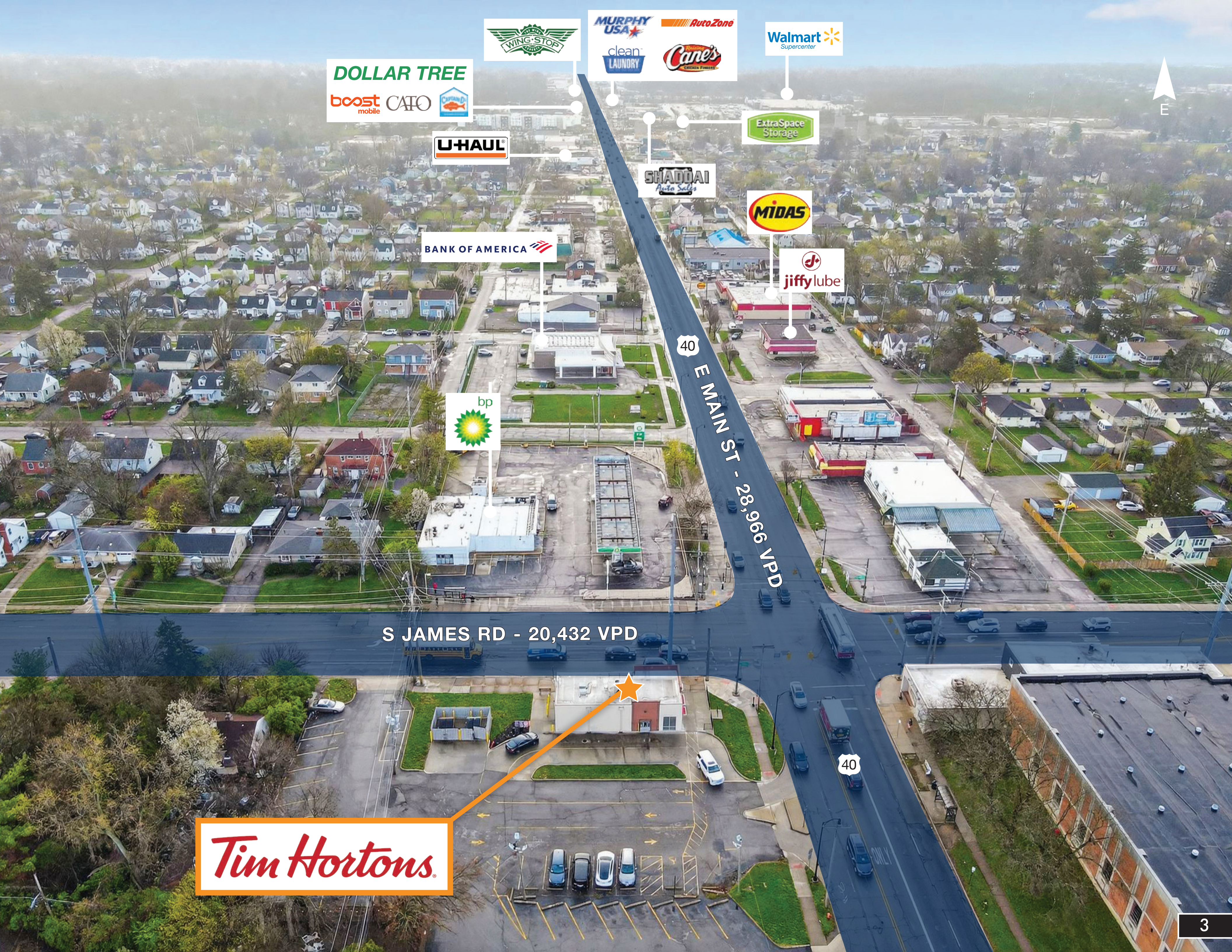

WING STOP
MURPHY USA
AutoZone
clean LAUNDRY
Cane's
Walmart Supercenter
DOLLAR TREE
boost mobile
CATO
U-HAUL
ExtraSpace Storage
SHADDAI Auto Sales
MIDAS
BANK OF AMERICA
jiffy lube
bp
E
40
E MAIN ST - 28,966 VPD
S JAMES RD - 20,432 VPD
40
Tim Hortons

Tim Hortons®

INVESTMENT SUMMARY

3120 E MAIN STREET, COLUMBUS, OH 43209

PRICE: $1,463,000 **CAP:** 7.00% **NOI:** $102,410

OVERVIEW

PRICE	$1,463,000
TOTAL GROSS LEASABLE AREA (GLA)	1,344 SF
LOT SIZE	.38 Acres
TOTAL NET OPERATING INCOME	$102,410
YEAR BUILT	2018

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 6-10	$102,410
YEARS 11-15	$112,651
OPTION 1	$123,916
OPTION 2	$136,308
OPTION 3	$149,938

LEASE ABSTRACT

LEASE TYPE	NNN
BASE TERM	15 Years
LEASE COMMENCEMENT	2/7/2019
LEASE EXPIRATION	2/7/2034
RENEWAL OPTIONS	3x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	None At All

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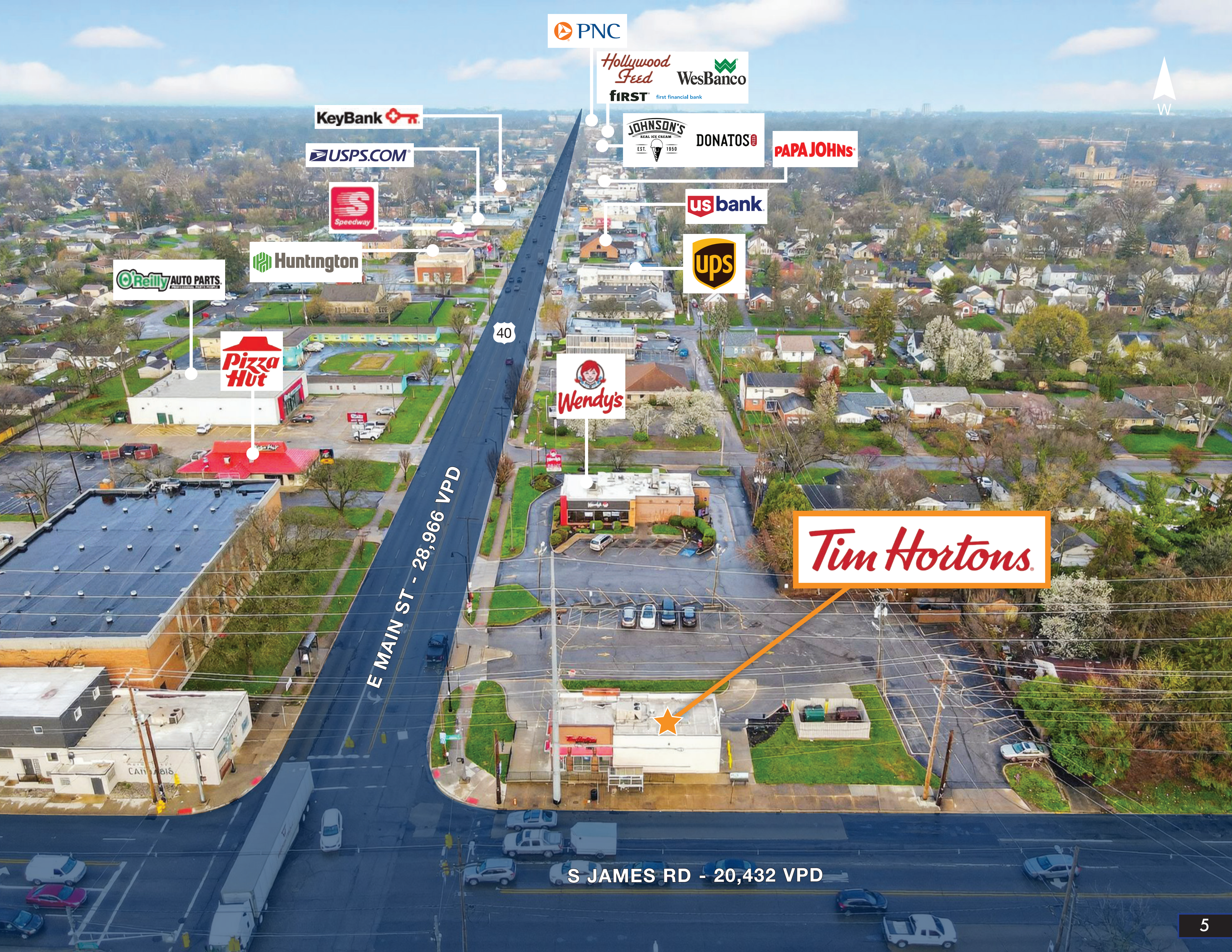

PNC
Hollywood Feed
WesBanco
FIRST first financial bank
KeyBank
USPS.COM
Johnson's Real Ice Cream Est. 1950
DONATOS
PAPA JOHNS
Speedway
us bank
Huntington
ups
O'Reilly AUTO PARTS
40
Pizza Hut
Wendy's
E MAIN ST - 28,966 VPD
Tim Hortons
S JAMES RD - 20,432 VPD
W

INVESTMENT HIGHLIGHTS

LONG-TERM ABSOLUTE NNN LEASE
Absolute NNN structure provides truly passive ownership with zero landlord responsibilities

EXPERIENCED FRANCHISE OPERATOR
Operated by the largest Tim Hortons franchisee in the U.S. (134 locations), offering operational strength and stability

STRONG NATIONAL BRAND
Tim Hortons is an internationally recognized quick-service brand with a large and loyal customer base, recently acquired by RBI

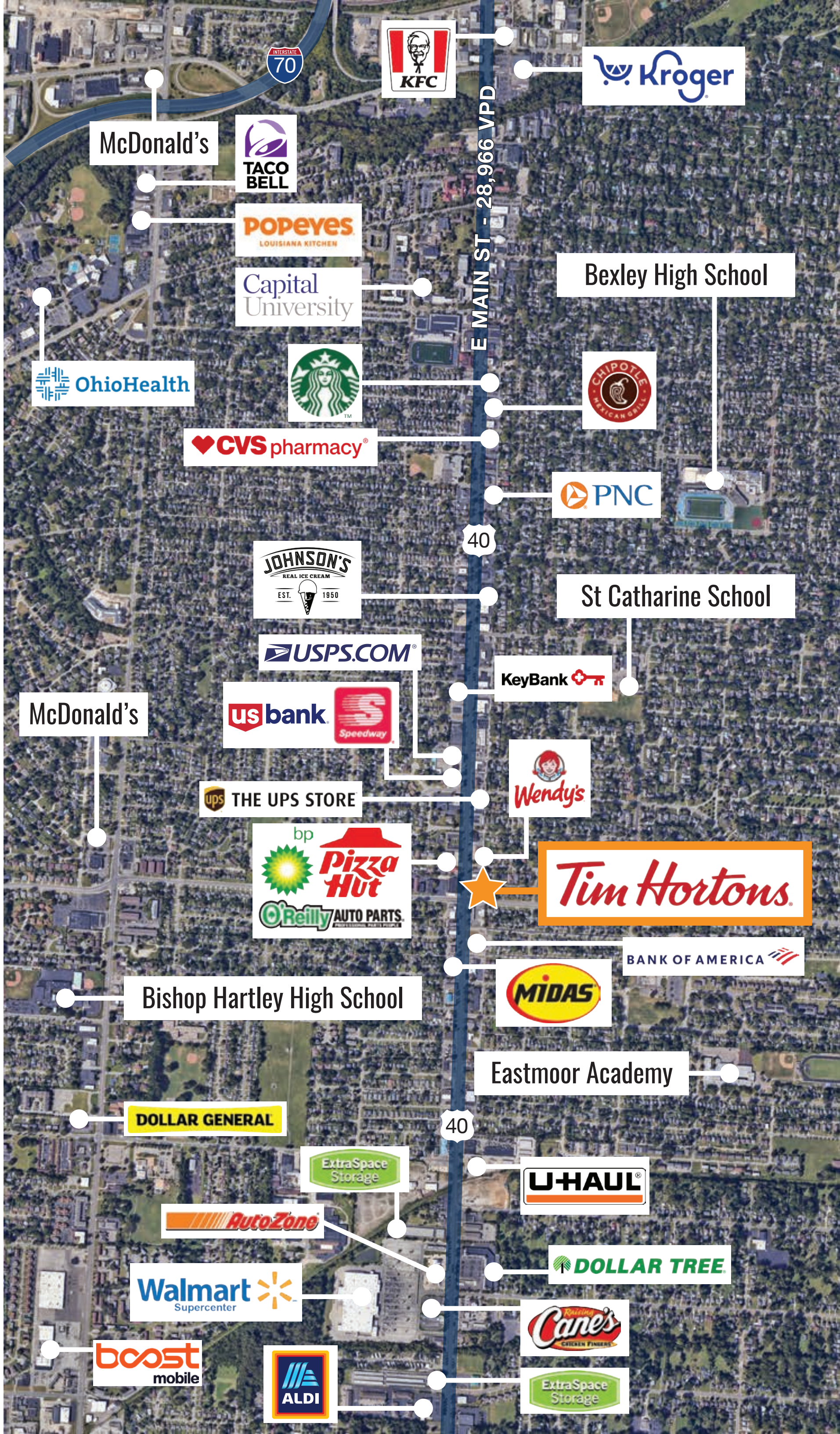
PRIME SIGNALIZED CORNER LOCATION
Situated on a high-traffic, signalized intersection with excellent visibility and multiple points of access

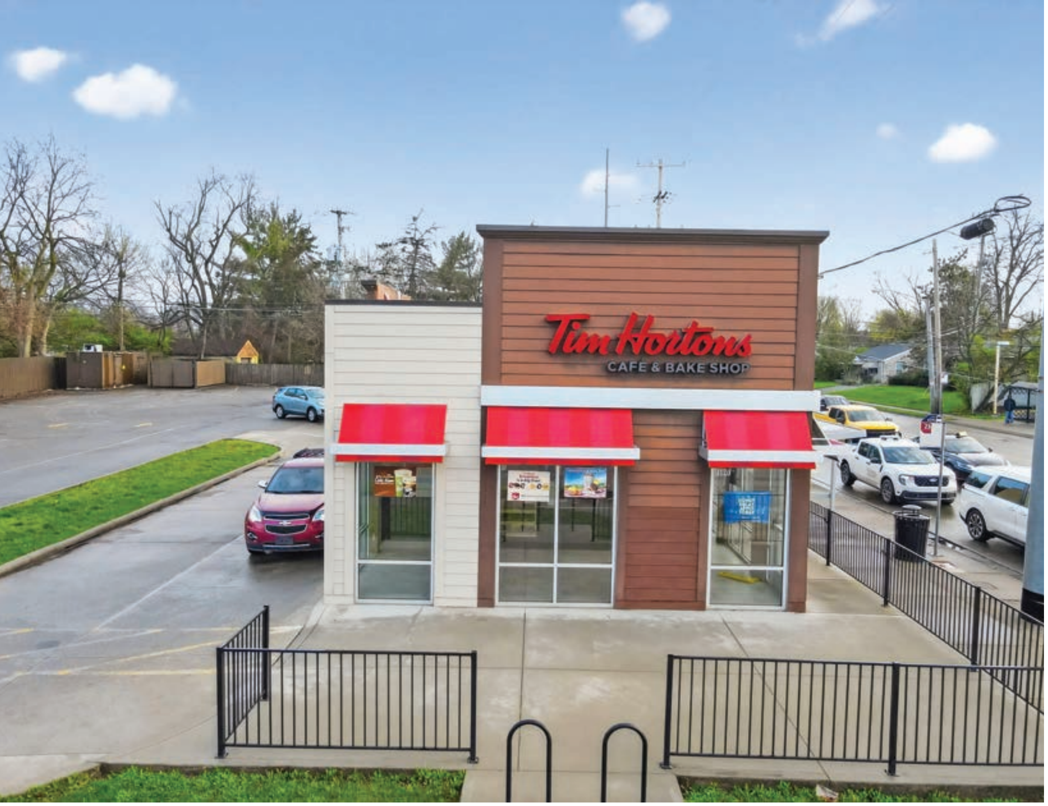
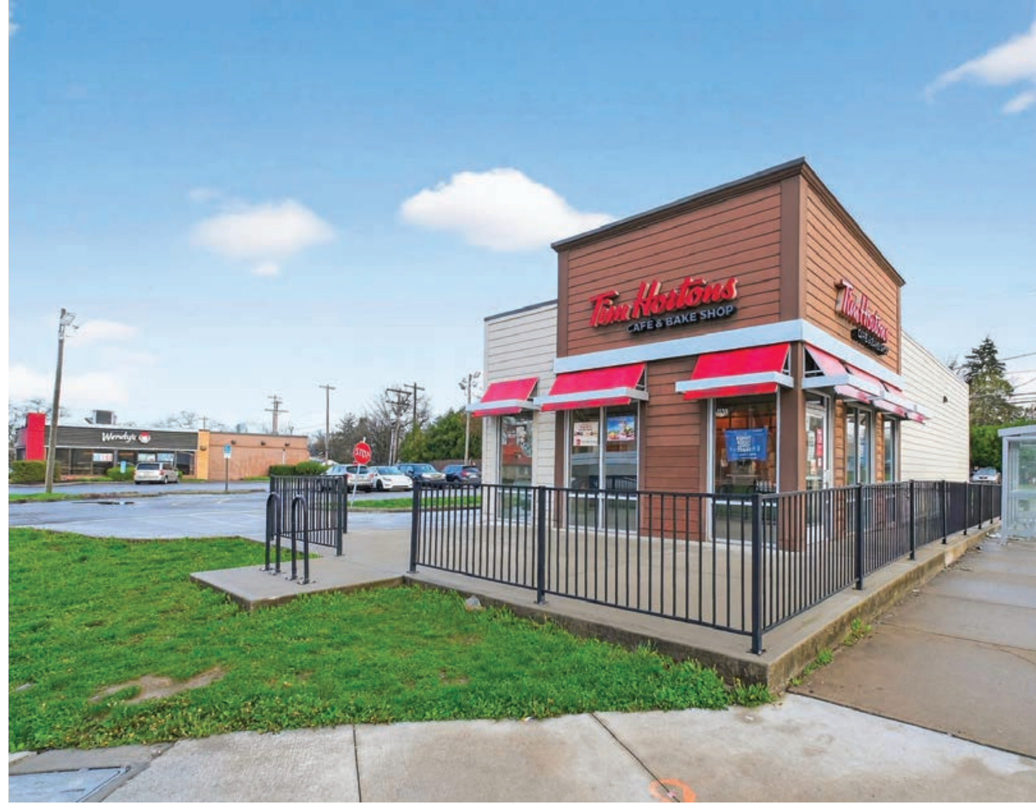
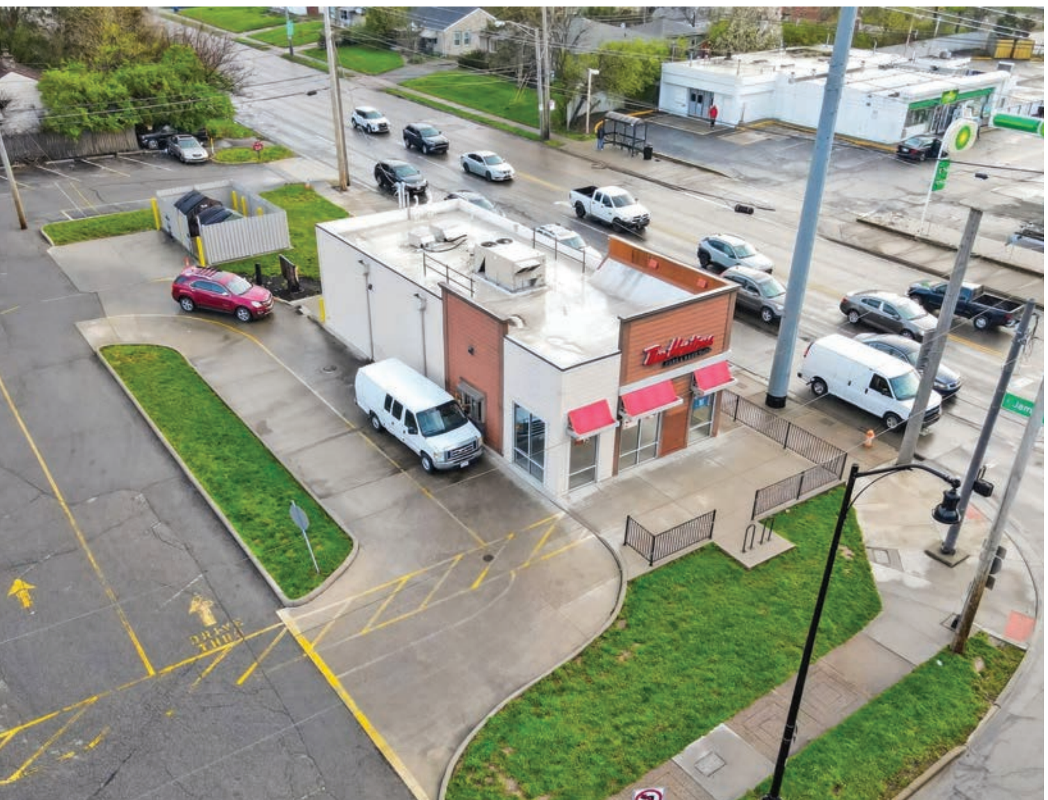
MODERN CONSTRUCTION WITH DRIVE-THRU
Built in 2018 with a drive-thru, optimized for high-volume quick-service operations

DENSE RETAIL CORRIDOR
Surrounded by national and regional retailers, driving strong daily traffic and consumer draw

ROBUST DEMOGRAPHICS
Located in a rapidly growing metro with an expanding population and dense population base with strong household incomes supporting consistent quick-service demand

ESTABLISHED MARKET PRESENCE
Columbus is one of the strongest Tim Hortons markets in the U.S., benefiting from brand density and regional familiarity




Tim Hortons
CAFE & BAKE SHOP

Tim Hortons
CAFE & BAKE SHOP
Wendy's
STOP



WAFFLE HOUSE
BW Best Western Hotels & Resorts
COLUMBUS REGIONAL AIRPORT AUTHORITY
DOLLAR GENERAL
U-HAUL
670
317
270
Chick-fil-A
N
Days Inn BY WYNDHAM
I-670 - 119,720 VPD
16
LOWE'S
MOUNT CARMEL
A Member of Trinity Health
Champion Middle School
E BROAD ST - 23,598 VPD
71
16
Kroger
TARGET
270
Bexley High School
Tim Hortons
DOLLAR GENERAL
Kroger
PNC
ROSS
Kroger
at home
40
E MAIN ST - 28,966 VPD
40
70
BANK OF AMERICA
S HAMILTON RD 23,549 VPD
Capital University
Ask. Think. Lead.
Speedway
ALDI
Advance Auto Parts
McDonald's
CVS pharmacy
Burlington
Bishop Hartley High School
Wendy's
Pizza Hut
bp
O'Reilly AUTO PARTS
USPS.COM
us bank
Walmart Supercenter
S HAMILTON RD
Sherwood Middle School
South High School
Berwick Alternative K-8 School
DWIGHT D. EISENHOWER HWY 106,070 VPD
Kroger
Extra Space Storage
Moler Elementary School
70
Hampton by Hilton
70
270
save a lot
317
Public Storage
JCPenney
DOLLAR GENERAL
104
104
NAPA
BIG LOTS!
DOLLAR TREE
Independence High School
DOLLAR GENERAL

SITE PLAN

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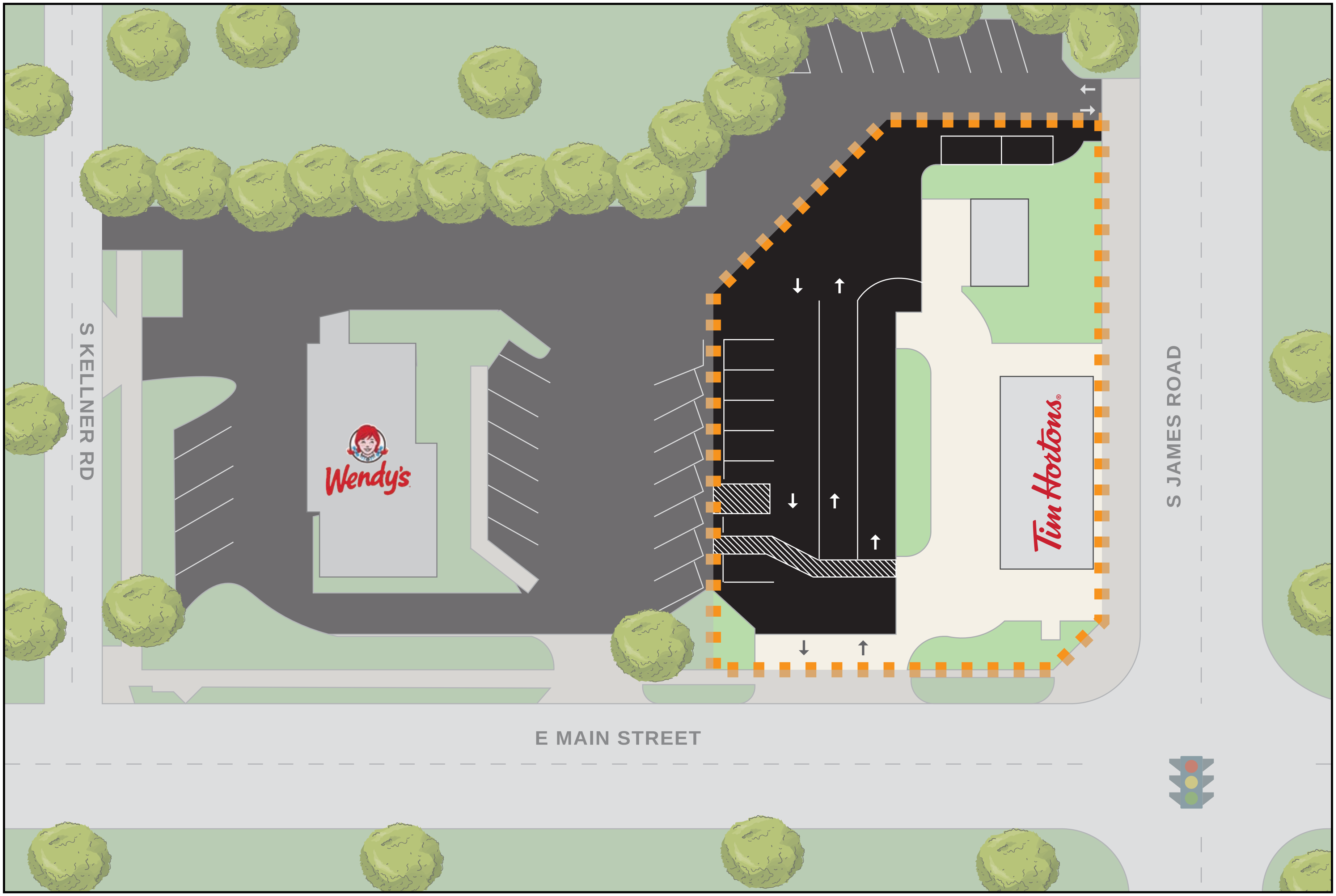

TIM HORTONS

Tim Hortons® is one of North America's largest restaurant chains operating in the quick service segment. Founded as a single location in Canada in 1964, Tim Hortons appeals to a broad range of guest tastes, with a menu that includes premium coffee, hot and cold specialty drinks (including lattes, cappuccinos and espresso shots), specialty teas and fruit smoothies, fresh baked goods, grilled Panini and classic sandwiches, wraps, soups, prepared foods and other food products. Tim Hortons has more than 6,000 system wide restaurants located in Canada, the United States and around the world.

In its latest earnings report (February 12, 2026), Tim Hortons posted a solid 2.8% comparable sales growth for Q4 2025.

Franchisees reported a significant 27% year-over-year increase in EBITDA entering 2025, driven by a "back to basics" menu strategy and lower supply chain volatility.

RESTAURANT BRANDS INTERNATIONAL

Restaurant Brands International Inc. is one of the world's largest quick service restaurant companies with nearly $45 billion in annual system-wide sales and over 32,000 restaurants in more than 120 countries and territories. RBI owns four of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES® and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades. Through its Restaurant Brands for Good framework, RBI is improving sustainable outcomes related to its food, the planet, and people and communities.

Headquarters
MIAMI, FL

Year Founded
1964

#3
Largest Coffee Chain in the United States

Locations
6,000+
In 100 Countries

Parent Company
RBI (NYSE: QSR)
Restaurant Brands International

RBI 2025 Revenue
$9.43 BIL

COLUMBUS

The Columbus market is centered in the heart of Ohio and serves as the state's largest metropolitan area and its capital city. The local economy is bolstered by the presence of The Ohio State University, the state government, and a rapidly expanding tech sector, including Intel's multi-billion dollar semiconductor manufacturing hub. The MSA of Columbus is home to over 2,225,000 residents, making it one of the fastest-growing major cities in the Midwest.

Economy

- The Columbus economy is currently defined by its transition into a global technology and manufacturing hub, often referred to as the "Silicon Heartland."
- The economy is further bolstered by a dense concentration of Fortune 500 headquarters—including Nationwide, Cardinal Health, and American Electric Power—which provides a level of sector diversity that outpaces many other Midwestern metros.
- Columbus has secured a spot in the top 10 metropolitan areas for economic development for 14 consecutive years. This consistent growth is driven by aggressive regional partnerships and a talent pipeline that draws nearly 30,000 new residents annually, putting the metro on track to reach a population of 3M by 2050.

Columbus, OH

METRO HIGHLIGHTS

HIGHER EDUCATION

The Ohio State University has over 67,000 students and more than 41,000 employees. It is estimated the school has an over $19 billion impact on the state's economy per year.

MIDWEST ECONOMIC ANCHOR

Columbus is widely considered the "Economic Engine of the Midwest" - it is the only major metropolitan area in the region to see consistent, significant population and job growth over the last decade.

SEMICONDUCTOR AND EV HUB

Intel's "Ohio One" campus slated for 2030 start is massive long-term economic catalyst. Combined with the Honda-LG Energy Solution battery plant and a multi-billion dollar data center corridor, Columbus has secured its place as a national hub for advanced manufacturing and domestic supply chains.

DEMOGRAPHICS / COLUMBUS, OH

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	17,699	112,972	279,823
2025 Estimate	17,544	111,567	275,871
Growth 2025 - 2030	0.88%	1.26%	1.43%
2010 Census	16,803	106,106	251,473
2020 Census	18,484	113,212	275,342
Growth 2010 - 2020	10.00%	6.70%	9.49%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	7,922	49,041	125,537
2025 Estimate	7,831	48,155	122,927
Growth 2025 - 2030	1.17%	1.84%	2.12%
2010 Census	7,198	43,831	106,605
2020 Census	7,655	46,459	117,926
Growth 2010 - 2020	6.35%	5.99%	10.62%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
$200,000 or More	8.93%	5.99%	5.96%
$150,000 - $199,999	7.42%	4.45%	5.18%
$100,000 - $149,999	11.76%	10.90%	13.35%
$75,000 - $99,999	13.49%	12.22%	12.78%
$50,000 - $74,999	15.08%	17.09%	17.52%
$35,000 - $49,999	12.70%	14.52%	14.06%
$25,000 - $34,999	8.58%	10.45%	9.29%
$15,000 - $24,999	8.35%	10.05%	8.80%
$10,000 - $14,999	6.43%	6.58%	5.63%
Under $9,999	7.26%	7.74%	7.44%
2025 Est. Average Household Income	$92,906	$76,093	$77,362
2025 Est. Median Household Income	$77,714	$60,915	$61,974
2025 Est. Per Capita Income	$39,411	$32,650	$35,120

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	17,544	111,567	275,871
Under 4	7.3%	6.9%	6.6%
5 to 14 Years	14.7%	14.3%	13.3%
15 to 17 Years	4.3%	4.0%	3.7%
18 to 19 Years	2.6%	3.0%	2.6%
20 to 24 Years	4.0%	5.2%	5.4%
25 to 29 Years	5.4%	6.9%	8.5%
30 to 34 Years	7.0%	7.7%	9.1%
35 to 39 Years	7.8%	7.3%	7.6%
40 to 49 Years	13.5%	12.4%	12.2%
50 to 59 Years	12.3%	11.8%	11.5%
60 to 64 Years	6.2%	6.0%	5.7%
65 to 69 Years	5.4%	5.1%	4.8%
70 to 74 Years	4.3%	3.9%	3.7%
Age 75+	5.2%	5.6%	5.4%
2025 Median Age	38.0	37.0	36.0
2025 Population 25 + by Education Level	11,769	74,301	188,694
Elementary (0-8)	2.08%	2.13%	1.81%
Some High School (9-11)	5.85%	7.64%	7.80%
High School Graduate (12)	27.92%	32.21%	30.20%
Some College (13-15)	17.96%	21.53%	21.17%
Associates Degree Only	6.21%	6.90%	7.00%
Bachelors Degree Only	24.25%	17.29%	19.13%
Graduate Degree	15.12%	10.70%	11.34%

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