

FOR SALE

Fazoli's



S.L. NUSBAUM
REALTY CO.



- Absolute NNN Lease
- Corporate Guaranty
- 11+ Years Remaining
- Drive-Thru Location



Actual Location

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5230 Cobblegate Drive
Moraine, Ohio 45439
(Suburb of Dayton, OH)

CONTACT US

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CONFIDENTIALITY & DISCLAIMER STATEMENT

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OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period



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ABOUT THE ASSET



PRICE: \$1,395,500

CAP RATE: 6.25%

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale the fee simple interest in the property leased to Fazoli's in Moraine, Ohio, a suburb of Dayton.

Fazoli's signed a 20-year absolute NNN lease in 2018, leaving more than 11 years of firm lease term remaining plus six, 5-year options.

The property has excellent visibility at the signalized corner of Cobblegate and Springboro Pike (26,260 VPD), home to a significant number of local and national retailers and just six minutes to Fuyao Glass America, Moraine's largest employer with 2,300 workers.



FINANCIAL SUMMARY

PRICE: \$1,395,500
CAP RATE: 6.25%

Net Operating Income (NOI)	\$87,219.05
Rent/Month	\$7,268.25
Rentable SF	± 3,272SF
Land Area	± 0.87AC
Tenant Name	FBG Bid Co.
Website	www.fazolis.com
Guarantor	FBG Bid Co. .
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement	January 4, 2018
Lease Expiration	January 3, 2038
Increases	7.5% every five years
Options	Six, 5-year periods

INVESTMENT HIGHLIGHTS

- Absolute NNN lease
- Fee simple ownership (depreciation)
- Corporate guarantee
- Signalized corner location
- Low rent



FINANCIAL SUMMARY

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
1/4/2018 – 1/3/2023	\$81,134.00	\$6,761.17
1/4/2023 – 1/3/2028	\$87,219.05	\$7,268.25
1/4/2028 – 1/3/2033	\$93,760.48	\$7,813.37
1/4/2033 – 1/3/2038	\$100,792.51	\$8,399.38
Option Periods		
1/4/2038 – 1/3/2043	\$108,351.95	\$9,029.33
1/4/2043 – 1/3/2048	\$116,478.35	\$9,706.53
1/4/2048 – 1/3/2053	\$125,214.23	\$10,434.52
1/4/2053 – 1/3/2058	\$134,605.29	\$11,217.11
1/4/2058 – 1/3/2063	\$144,700.69	\$12,058.39
1/4/2063 – 1/3/2068	\$155,553.24	\$12,962.77



AERIAL MAP



MARKET OVERVIEW

Moraine, Ohio (Dayton)

Moraine is a city in Montgomery County, Ohio, an inner suburb of Dayton, and a part of the Dayton metropolitan area (pop. 814,049—73rd largest in USA).

Fuyao Glass America occupies a former General Motors plant and is the largest employer in the area, employing approximately 2300 people in Moraine (six minutes to the Fazoli's).

Dayton, Ohio is the birthplace of aviation. Today, aerospace research and development, along with science and technology, largely contribute to the city's economy.



TENANT OVERVIEW



Founded in 1988 in Lexington, Kentucky, Fazoli's owns and operates 208 restaurants across 28 states, making it the largest QSR Italian chain in America. Recently, the company announced an expansion into Canada. The chain prices itself on serving high-quality menu offerings, all at an affordable price. In 2026, FBG Bid Co. acquired Fazoli's and 10 other FAT Brands restaurant concepts for \$595 million.

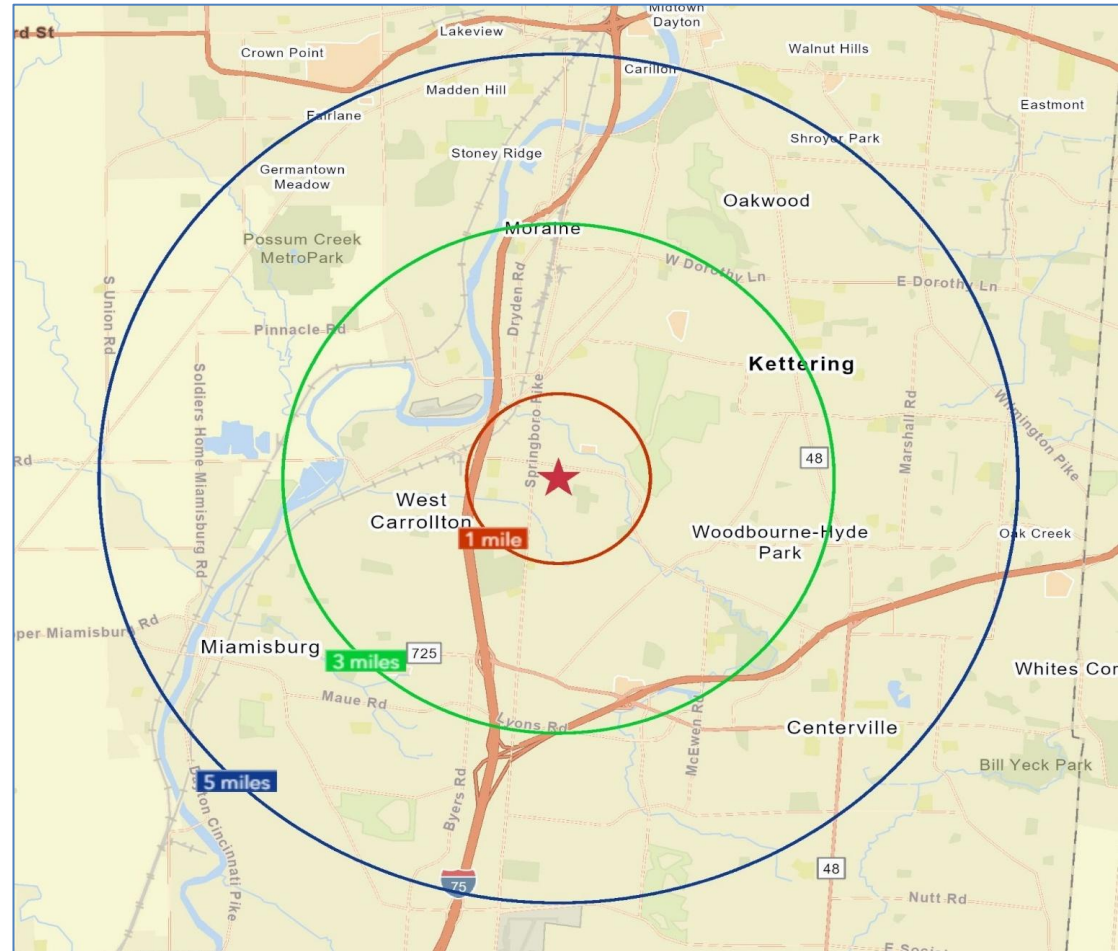
For more information, visit www.Fazolis.com.



DEMOGRAPHICS

1,3,5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	10,083	52,577	163,157
2029 Population	9,918	52,086	161,540
2024 Median Age	42.8	42.8	39.4
2029 Median Age	43.7	43.9	40.6
HOUSEHOLDS			
2024 Total Households	4,564	23,151	70,317
2029 Total Households	4,522	23,129	70,198
2024 Average Household Size	2.14	2.22	2.18
2029 Average Household Size	2.13	2.20	2.16
MEDIAN HOUSEHOLD INCOME			
2024 Median Household Income	\$51,976	\$69,414	\$70,607
2029 Median Household Income	\$59,690	\$80,062	\$80,504
AVERAGE HOUSEHOLD INCOME			
2024 Average Household Income	\$76,515	\$98,605	\$97,988
2029 Average Household Income	\$90,264	\$115,094	\$113,531
OWNER OCCUPIED HOUSING UNITS			
2024 Owner Occupied Housing Units	2,663	15,161	42,287
2029 Owner Occupied Housing Units	2,717	15,427	43,219
RENTER OCCUPIED HOUSING UNITS			
2024 Renter Occupied Housing Units	1,901	7,990	28,030
2029 Renter Occupied Housing Units	1,805	7,702	26,979
FAMILIES			
2024 Families	2,401	13,311	38,594
2029 Families	2,340	13,121	38,025



SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping
PROPERTY MANAGEMENT	SALES	
Retail	Capital Markets/Investment	
Office/Industrial	Retail	
Multifamily	Office/Industrial	
	Multifamily	
	Land	

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



THE TEAM



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