

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



**WEST CLERMONT
HIGH SCHOOL**
2,211 STUDENTS

**TSP TRI-STATE
METAL FABRICATOR**

**American
MODERN**

Freddy's®

**Public
Storage**

KFC



125

OH-125/OHIO PIKE | 28,616 CPD

BEYOND INK

TEKKRS

**Bulldog
LAUNDROMAT**

HOMEIES

HIGHLIGHTS



PRICE	CAP RATE	NOI
\$2,440,000	6.25%	\$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 28,616 CPD!

AFFLUENT 2025 DEMOGRAPHICS (5-MI)

Population	94,656
Projected Population (2029)	97,776
Households	39,645
Average Household Income	\$112,599

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.



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!****

Freddy's Franchise *Awards & Recognition*

Entrepreneur

Ranked # 59 for Franchise 500 in 2025

Entrepreneur

Ranked # 6 for The Top 10 Burger Franchises in 2024



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



Ranked # 43 for QSR 50



Ranked # 62 for Top 500 Chain Restaurant Report in 2024

Entrepreneur

Ranked # 76 for Fastest-Growing Franchises in 2024

SITE PLAN

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



WEST

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

Walmart
sam's club
Burlington
PETSMART

SPORTSMAN'S WAREHOUSE
HomeGoods
Michaels
Marshalls

meijer
HOBBY LOBBY
DICK'S
DSW

target
Kroger
HARBOR FREIGHT
BIG LOTS!
SHOE CARNIVAL

LOWE'S
TJ-MAXX
popshelf
five BELOW
goodwill

THE HOME DEPOT
Gabe's
ALDI
Staples
HALF PRICE BOOKS

Skyline Center

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&S TRI-STATE METAL FABRICATOR

KEMIRA CREDIT UNION

Beyond Ink

TEKKRS

Bulldog LAUNDROMAT

HOVIES

OH-125/OHIO PIKE | 28,616 CPD

Arby's

KFC

[Purple logo]

Freddy's®



Public Storage

ADVANCE AUTO PARTS



SOUTHEAST

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

- FAMILY DOLLAR
- Jersey Mike's Subs
- ACE Hardware
- SUBWAY
- SONIC
- Buddy's Flooring America
- LaRosa's FAMILY PIZZERIA
- MARCO'S PIZZA
- RENT-2-OWN
- DUNKIN'
- JIMMY JOHN'S
- FORZA Amelia fitness
- LOS CASOS
- Great Clips
- Valvoline
- DONATOS

Kroger petco



- DICKEY'S BARBECUE PIT
- SportClips HAIRCUTS
- CHIPOTLE MEXICAN GRILL

Unreel Theater
PIERCE POINT CINEMA 10



Lee's Famous recipe chicken

BURGER KING

Public Storage

ADVANCE AUTO PARTS

Freddy's



Bulldog LAUNDROMAT

TEKKRS



AMELIA

Sycamore Park



WITHAMSVILLE-TOBASCO ELEMENTARY
518 STUDENTS



WEST CLERMONT HIGH SCHOOL
2,211 STUDENTS



WEST CLERMONT MIDDLE SCHOOL
1,789 STUDENTS



MERWIN ELEMENTARY
609 STUDENTS



Vineyard Golf Course

Stillmeadow Country Club



OH-125/OHIO PIKE | 28,616 CPD

Legendary Run Golf Course



AMELIA ELEMENTARY
675 STUDENTS

LOGUST CORNER ELEMENTARY
386 STUDENTS



HOLLY HILL ELEMENTARY
421 STUDENTS



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.

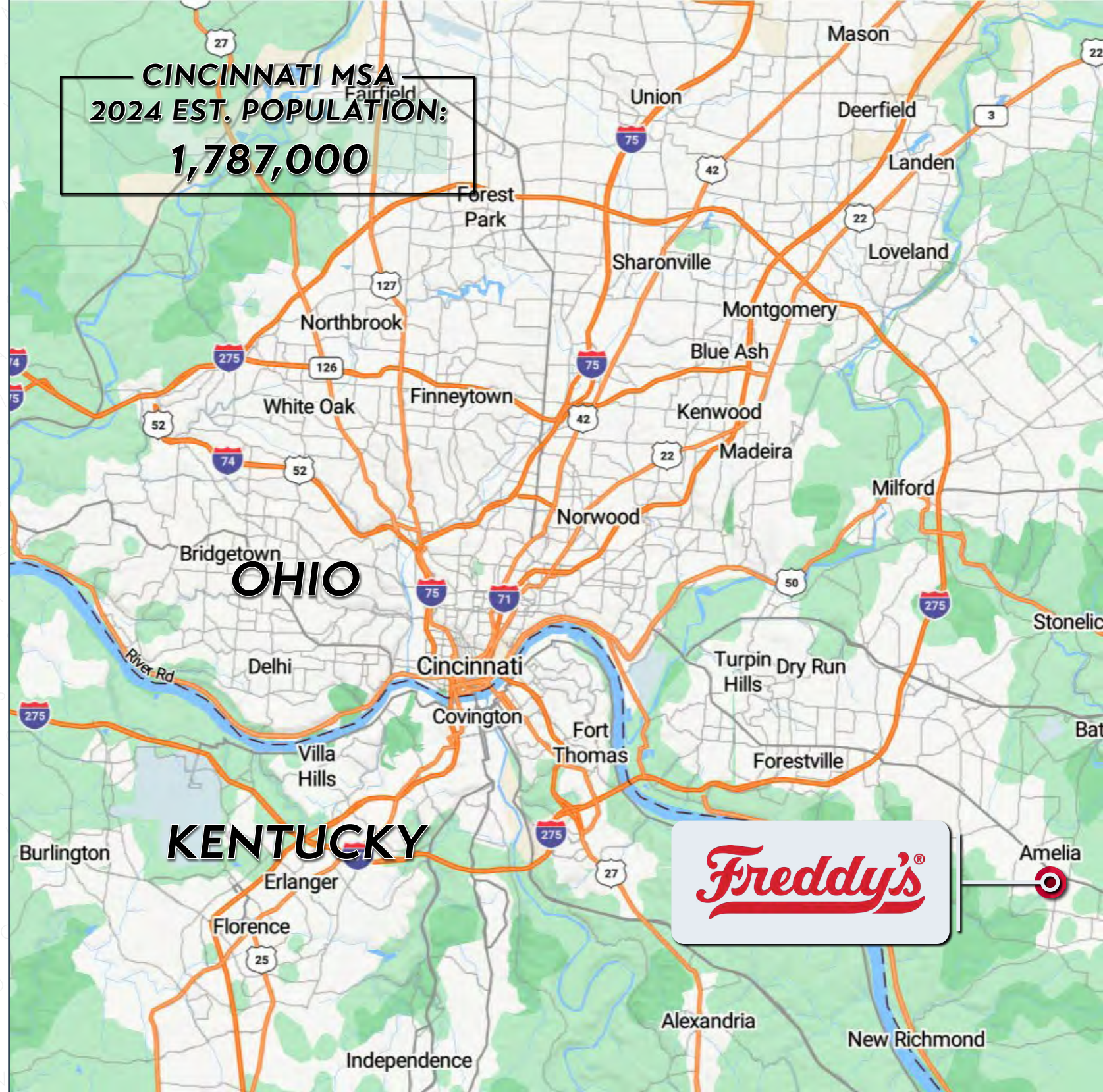
CINCINNATI TOP EMPLOYERS:

- 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.

2025 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	5,788	47,440	94,656
Historical Annual Growth (2020-2025)	0.7%	1.2%	0.6%
Adj. Daytime Demographics Age 16+	6,077	28,670	56,733
Median Age	40.1	38.9	39.1
Average Household Income	\$110,797	\$108,589	\$112,599



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

