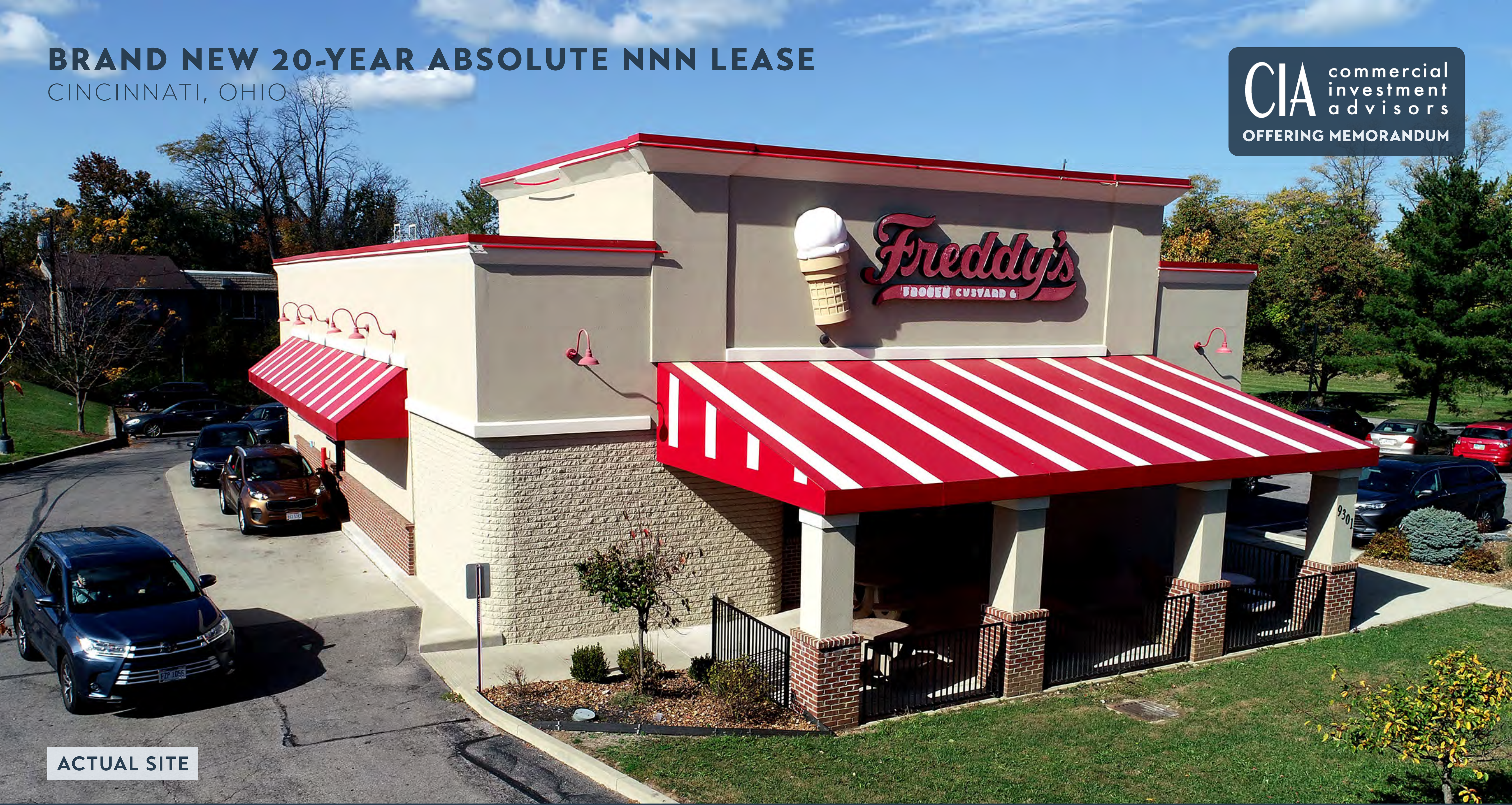
BRAND NEW 20-YEAR ABSOLUTE NNN LEASE

CINCINNATI, OHIO

CIA commercial investment advisors

OFFERING MEMORANDUM



ACTUAL SITE

9301 WINTON ROAD | CINCINNATI, OHIO 45231

ADVISORY TEAM

CIA commercial investment advisors

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BROKER OF RECORD
Branen L. Weade
Weade Realtors & Auctioneers, LLC
blweade@sbcglobal.net
LIC # BRKP.2010000364

Highlights

PRICE	CAP RATE	NOI
$2,346,000	6.50%	$152,500

POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5 miles include Walmart, Target, Home Depot, Kroger, Hibbett Sports, Rainbow Shops, Citi Trends, Roses Discount Store, Sally Beauty, Petco, Ace Hardware, Dollar General, Family Dollar, Advance Auto Parts, AutoZone, CVS, Walgreens, T-Mobile, GameStop, Planet Fitness, DEFY

Higher Education: 8 miles from **University of Cincinnati** - a public university offering more than 300 majors & 100 certificate programs with total enrollment of 53,235 (Fall 2024); 8 miles from **Xavier University** - a private Jesuit university with over 90 undergraduate programs with 5,504 students (Fall 2024)

Healthcare: 3 miles from **UC Health Drake Center for Post-Acute Care** - the region's premier provider of post-acute & transitional care services; 7½ miles from **University of Cincinnati Medical Center** - the region's only academic medical center & only verified Level I adult trauma center with 724 licensed beds

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 **41 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 **33 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country and **12 Popeyes locations** in Alabama. **(86 TOTAL UNIT GUARANTY)**. ****All units back the performance of the lease!****

PAD SITE | TRAFFIC COUNTS

Positioned on a large ±1.071-acre lot with great access/visibility on Winton Rd (main north/south thoroughfare in Cincinnati) with traffic counts of 21,913 CPD!

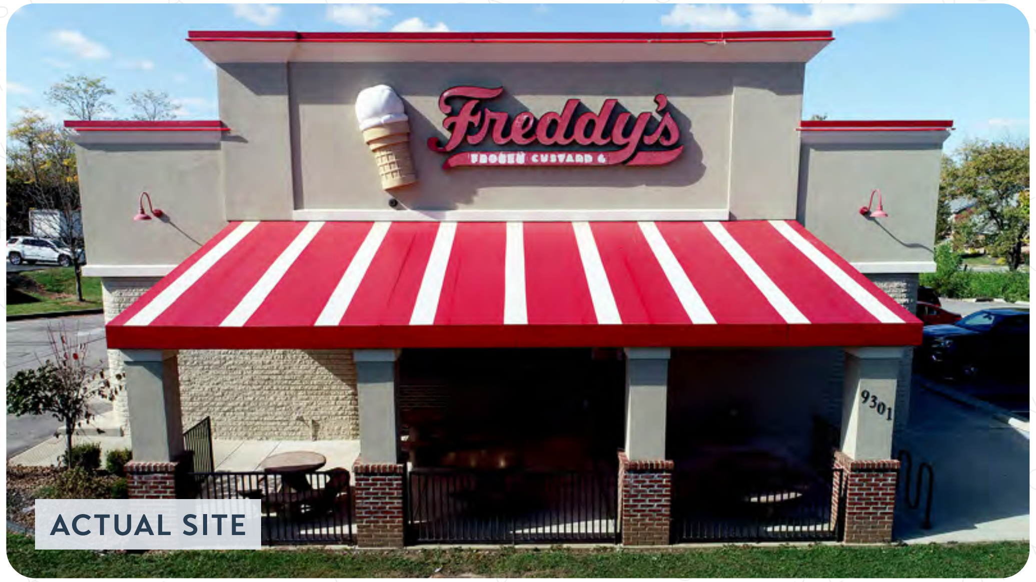
AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	218,792
Households (5-mi)	90,362
Average Household Income (1-mi)	**$139,217**

Financial Analysis

SITE ADDRESS	9301 Winton Road Cincinnati, Ohio 45231
TENANT	**Ram-Z Custard, LLC**
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,791 SF
LOT SIZE	±1.071 acres
YEAR BUILT	2016
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

Freddy's®



ACTUAL SITE

RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	**10/24/24** to 10/31/29	$152,500	6.50%
Years 6-10	11/01/29 to 10/31/34	$163,938	6.99%
Years 11-15	11/01/34 to 10/31/39	$176,233	7.51%
Years 16-20	11/01/39 to **10/31/44**	$189,450	8.08%
		AVG ANNUAL RETURN	**7.31%**
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	

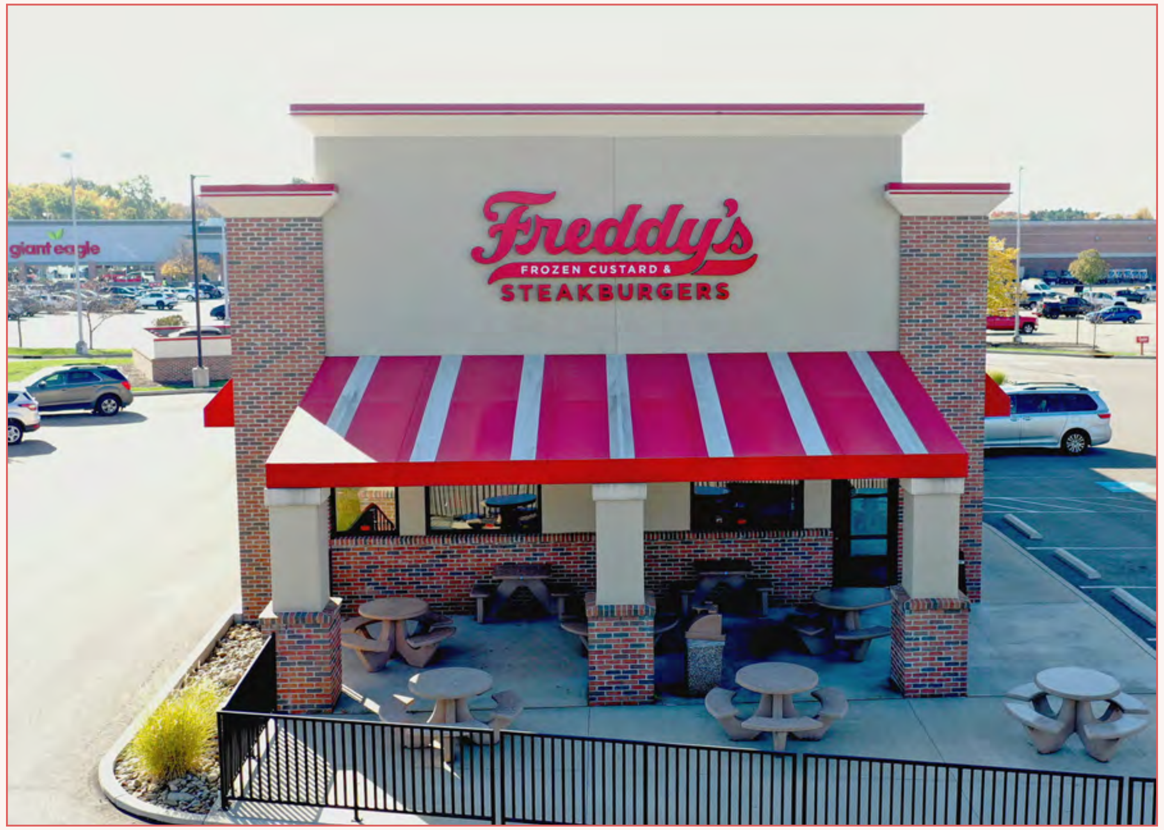
Tenant Profile

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 560 locations across 37 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

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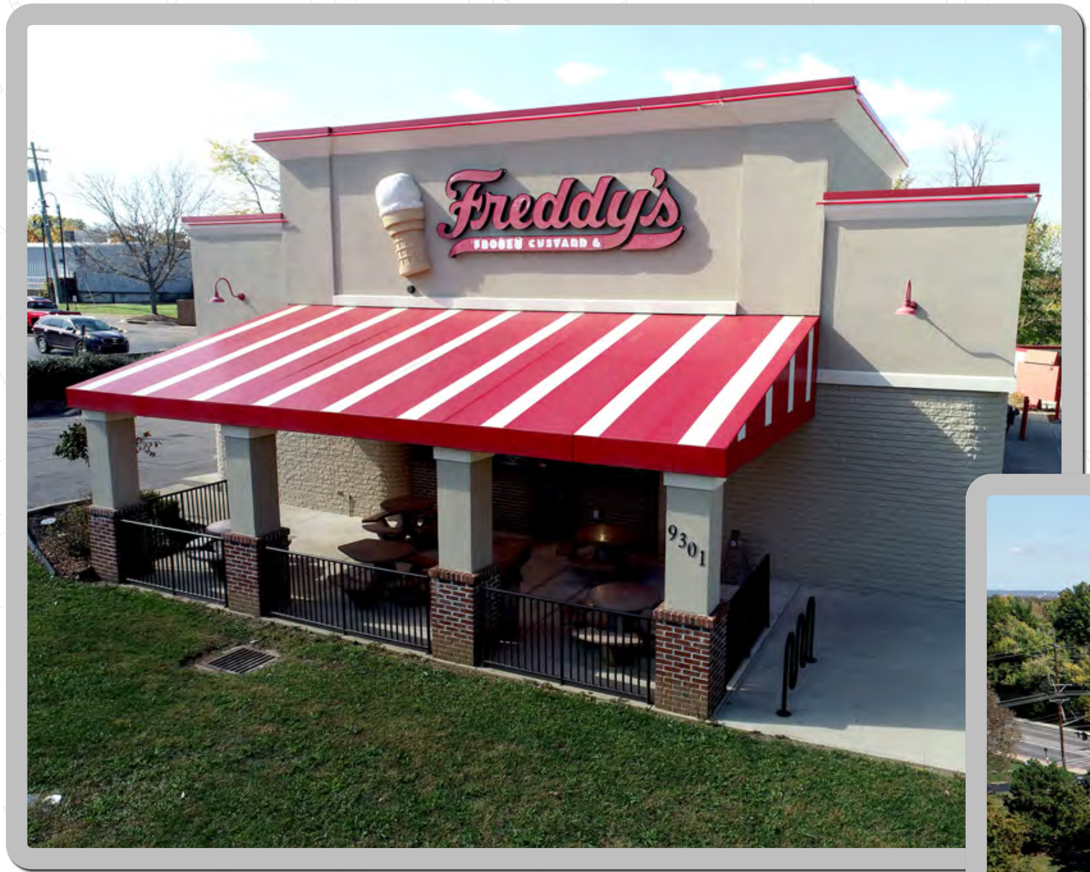
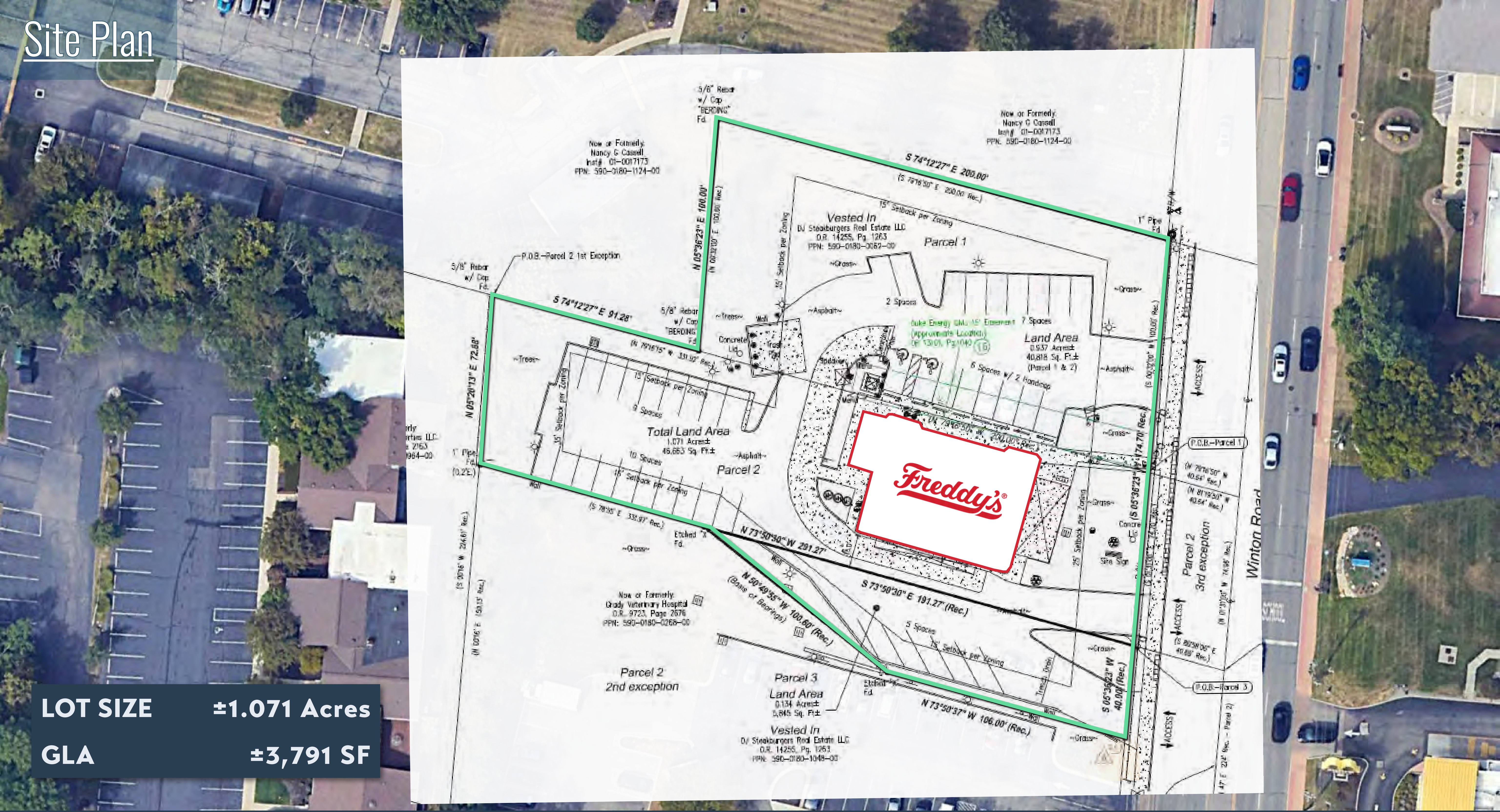
All units back the performance of the lease!

Exterior Photos

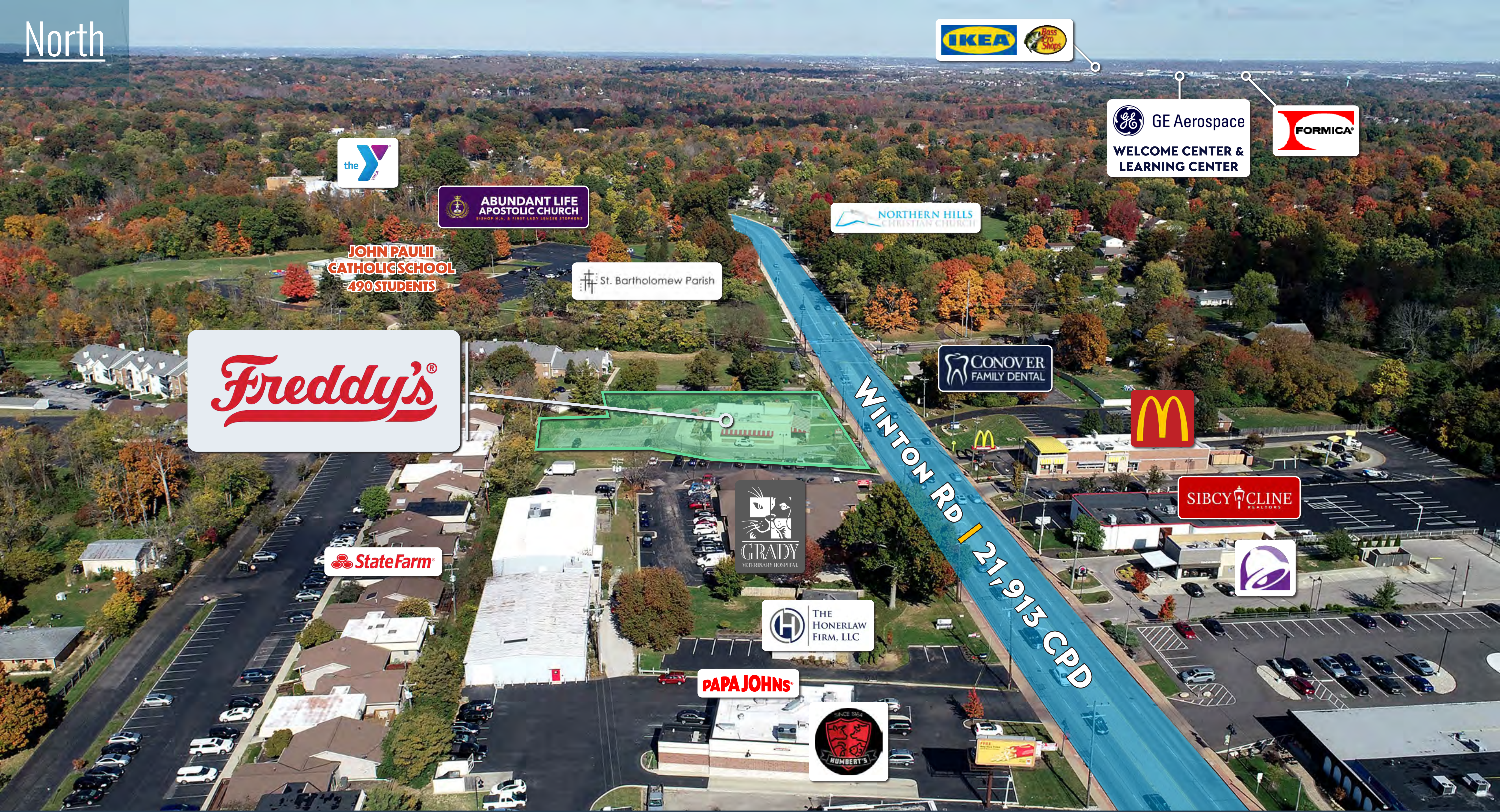


Site Plan



LOT SIZE	±1.071 Acres
GLA	±3,791 SF

North


IKEA
Bass Pro Shops
GE Aerospace
WELCOME CENTER & LEARNING CENTER
FORMICA
the Y
ABUNDANT LIFE APOSTOLIC CHURCH
JOHN PAUL II CATHOLIC SCHOOL 490 STUDENTS
NORTHERN HILLS CHRISTIAN CHURCH
St. Bartholomew Parish
Freddy's
CONOVER FAMILY DENTAL
WINTON RD | 21,913 CPD
SIBCY CLINE REALTORS
GRADY VETERINARY HOSPITAL
State Farm
THE HONERLAW FIRM, LLC
PAPA JOHNS
SINCE 1964 HUMBERT'S

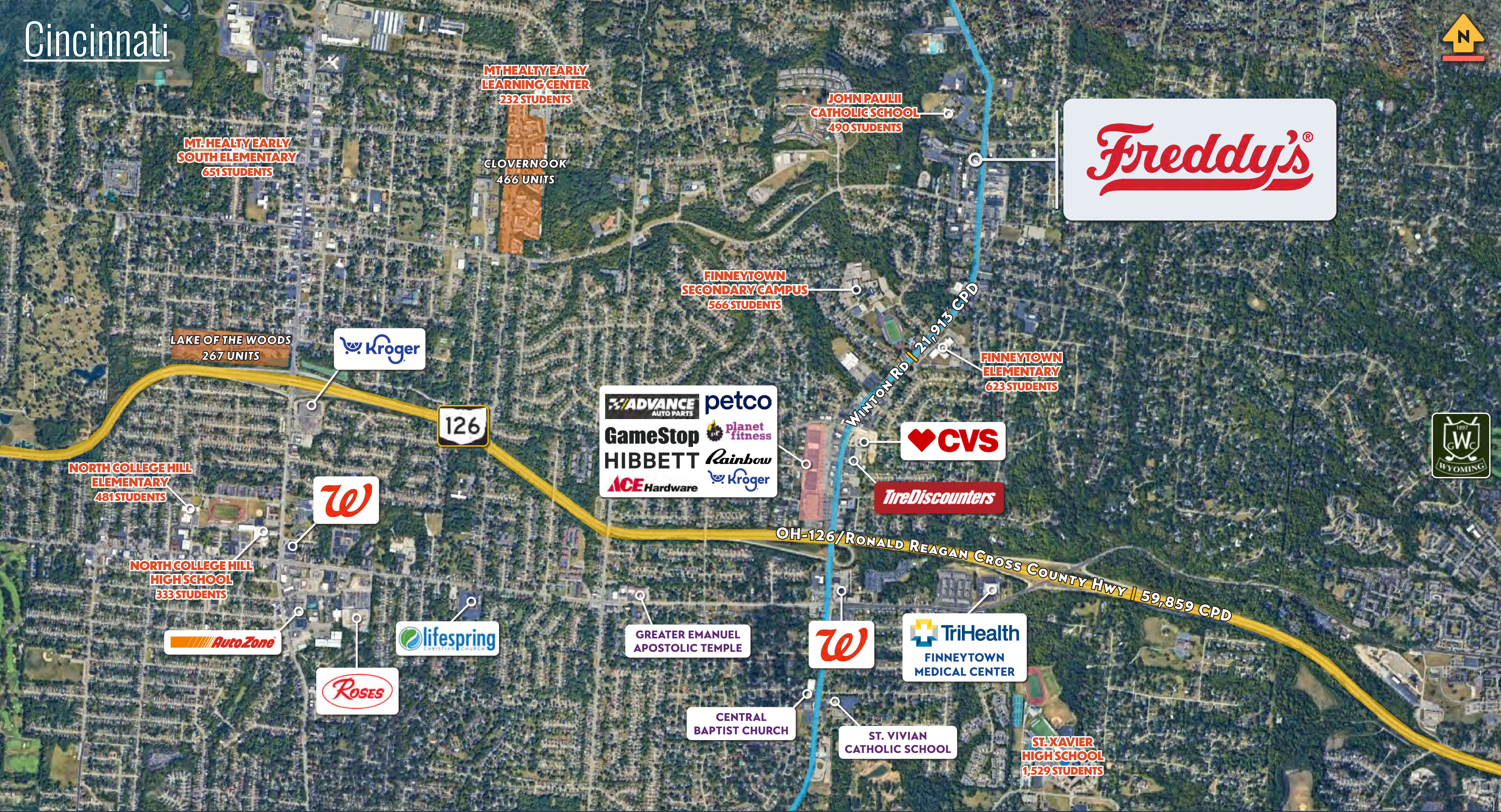
West


AVG HOUSEHOLD INCOME
(1-MI RADIUS):
$139,217
NORTHGATE MALL
ASHLEY
DSW
Burlington
ULTA
Foot Locker
FINISH LINE
SPENCER'S
LENSCRAFTERS
Bath & Body Works
Michaels
XSCAPE
Walmart
meijer
LOWE'S
HOBBY LOBBY
Marshalls
FINNEYTOWN
SECONDARY CAMPUS
566 STUDENTS
BRIDGECREEK CONDOMINIUMS
Freddy's
JOHN PAUL II
CATHOLIC SCHOOL
490 STUDENTS
StateFarm
St. Bartholomew Parish
HUMBERT'S
THE HONERLAW FIRM, LLC
GRADY
VETERINARY HOSPITAL
PAPA JOHNS
WINTON RD | 21,913 CPD
CONOVER
FAMILY DENTAL
SIBCY CLINE
REALTORS

South

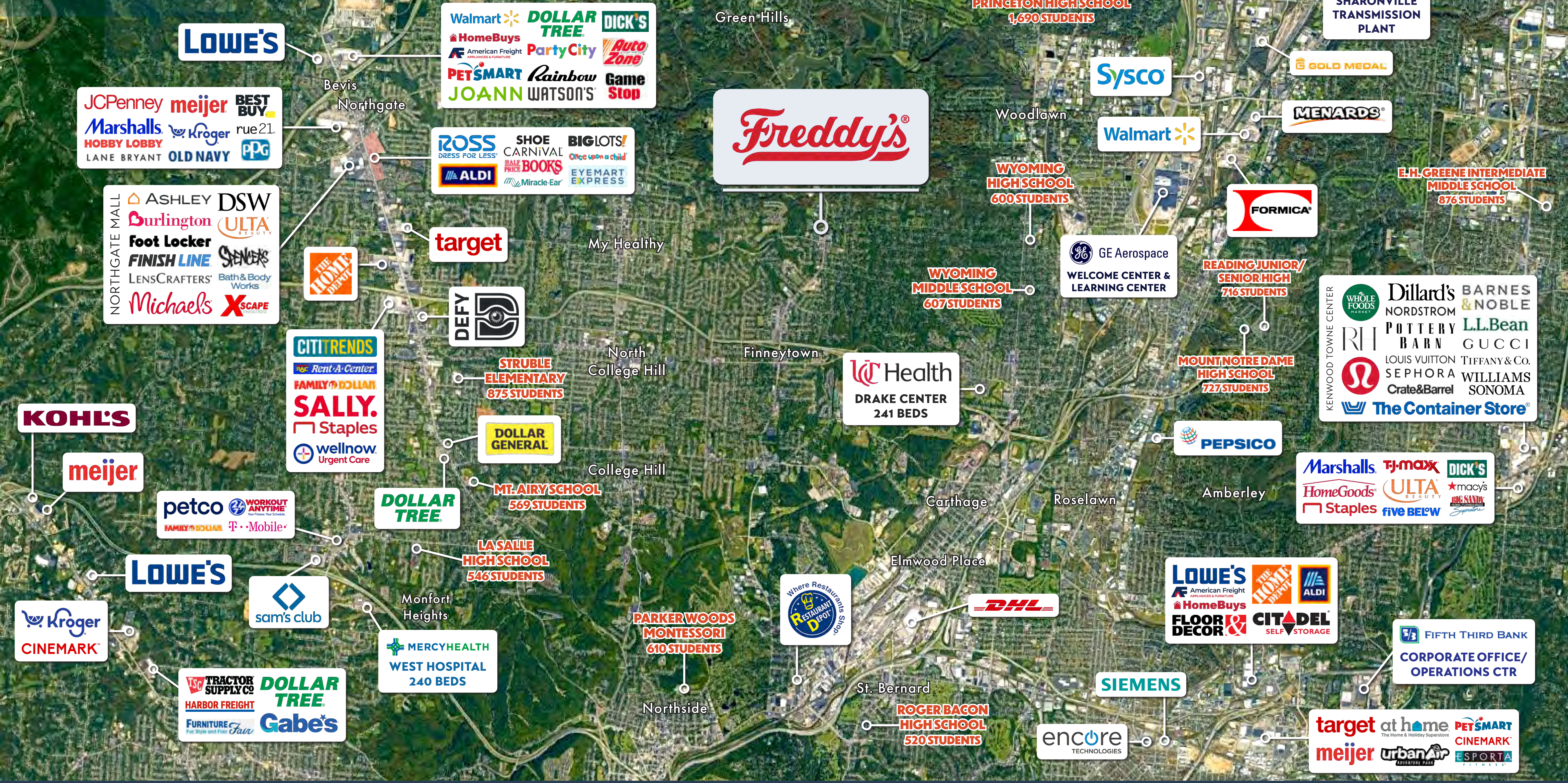

The Christ Hospital Health Network
OUTPATIENT CENTER SPRINGFIELD TOWNSHIP
FINNEYTOWN HIGH SCHOOL 623 STUDENTS
FINNEYTOWN SECONDARY CAMPUS 566 STUDENTS
metro by T-Mobile
Domino's
Great Clips
Skyline Chili
HIGHGRAIN BREWING Co
BROOKDALE SENIOR LIVING
United Dairy Farmers
Marathon
Woody's Express CAR WASH
SIBCY CLINE REALTORS
THE HONERLAW FIRM, LLC
HUMBERT'S
GRADY VETERINARY HOSPITAL
PAPA JOHNS
CONOVER FAMILY DENTAL
WINTON RD | 21,913 CPD
Freddy's

Cincinnati



MT HEALTY EARLY LEARNING CENTER
232 STUDENTS
MT. HEALTY EARLY SOUTH ELEMENTARY
651 STUDENTS
CLOVERNOOK
466 UNITS
JOHN PAULII CATHOLIC SCHOOL
490 STUDENTS
Freddy's
FINNEYTOWN SECONDARY CAMPUS
566 STUDENTS
LAKE OF THE WOODS
267 UNITS
Kroger
126
WINTON RD | 21,913 CPD
FINNEYTOWN ELEMENTARY
623 STUDENTS
ADVANCE AUTO PARTS
petco
GameStop
planet fitness
HIBBETT
Rainbow
ACE Hardware
Kroger
CVS
Tire Discounters
NORTH COLLEGE HILL ELEMENTARY
481 STUDENTS
NORTH COLLEGE HILL HIGH SCHOOL
333 STUDENTS
OH-126/RONALD REAGAN CROSS COUNTY HWY | 59,859 CPD
AutoZone
Roses
lifespring
GREATER EMANUEL APOSTOLIC TEMPLE
TriHealth
FINNEYTOWN MEDICAL CENTER
CENTRAL BAPTIST CHURCH
ST. VIVIAN CATHOLIC SCHOOL
ST. XAVIER HIGH SCHOOL
1,529 STUDENTS
WYOMING
N

Zoomed Out



Freddy's
Lowe's
Walmart
Dollar Tree
Dick's
HomeBuys
American Freight
Party City
AutoZone
PetSmart
Rainbow
Game Stop
Joann
Watson's
JCPenney
meijer
Best Buy
Marshalls
Kroger
rue21
Hobby Lobby
Lane Bryant
Old Navy
PPG
Ross Dress for Less
Shoe Carnival
Big Lots!
Half Price Books
Once upon a child
Aldi
Miracle-Ear
Eyemart Express
Northgate Mall
Ashley
DSW
Burlington
Ulta Beauty
Foot Locker
Spencer's
Finish Line
LensCrafters
Bath & Body Works
Michaels
Xscape Theatres
target
The Home Depot
Defy
Cititrends
Rent-A-Center
Family Dollar
Sally.
Staples
wellnow Urgent Care
Dollar General
Kohl's
meijer
petco
Workout Anytime
Family Dollar
T-Mobile
Lowe's
sam's club
Kroger Cinemark
Tractor Supply Co
Dollar Tree
Harbor Freight
Furniture Fair
Gabe's
MercyHealth
West Hospital
240 Beds
Bevis
Northgate
Green Hills
Woodlawn
My Healthy
North College Hill
Finneytown
College Hill
Monfort Heights
Northside
Carthage
Roselawn
Amberley
Elmwood Place
St. Bernard
Struble Elementary
875 Students
Mt. Airy School
569 Students
La Salle High School
546 Students
Parker Woods Montessori
610 Students
Roger Bacon High School
520 Students
Wyoming High School
600 Students
Wyoming Middle School
607 Students
Princeton Community Middle School
1,290 Students
Princeton High School
1,690 Students
Reading Junior/Senior High
716 Students
Mount Notre Dame High School
727 Students
E.H. Greene Intermediate Middle School
876 Students
Ford
Sharonville Transmission Plant
Sysco
Gold Medal
Walmart
Menards
Formica
GE Aerospace
Welcome Center & Learning Center
UC Health
Drake Center
241 Beds
PepsiCo
Restaurant Depot
Where Restaurants Shop
DHL
Siemens
encore Technologies
Kenwood Towne Center
Whole Foods Market
Dillard's
Barnes & Noble
Nordstrom
Pottery Barn
L.L.Bean
RH
Gucci
Louis Vuitton
Tiffany & Co.
lululemon
Sephora
Crate&Barrel
Williams Sonoma
The Container Store
Marshalls
TJ Maxx
Dick's
HomeGoods
Ulta Beauty
macy's
Staples
five below
Big Sandy Superstore
Lowe's
American Freight
HomeBuys
The Home Depot
Aldi
Floor & Decor
Citadel Self Storage
Fifth Third Bank
Corporate Office/ Operations Ctr
target
at home
PetSmart
Cinemark
meijer
urban air
Esporta
N


City View
Freddy's
MERCYHEALTH
THE JEWISH HOSPITAL
209 BEDS
KENWOOD TOWNE CENTRE
Groesbeck
White Oak
Miamitown
Miamiville
Silverton
Dent
Hooven
INDIANA
OHIO
Cincinnati State
9,400 STUDENTS
UC Health
UNIVERSITY OF CINCINNATI MEDICAL CENTER
726 BEDS | 2,568 STUDENTS
Indian Hill
Milford
Elizabethtown
Cleves
North Bend
Mack
Bridgetown North
Norwood
Terrace Park
XAVIER UNIVERSITY
5,504 STUDENTS
Fairfax
Plainville
University of CINCINNATI
53,235 STUDENTS
Addyston
KENTUCKY
OHIO
Covedale
Newtown
TQL STADIUM
Home of the FC Cincinnati Soccer Club
Hard Rock
Cincinnati Municipal Airport - Lunken Field
Mt Carmel
City of CINCINNATI
taft
MUSEUM OF ART
Delhi
Duke Energy Convention Center
CINCINNATI
Heritage Bank CENTER
Home of the Cincinnati Cyclones
Paycor STADIUM
Home of the Cincinnati Bengals
Villa Hills
Belterra PARK
CVG
CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT
This airport covers 7,700 acres with 4 runways. In 2023, CVG was served by 12 airlines & handled 8.7 million passengers.
wayfair
DISTRIBUTION
GREAT AMERICAN BALL PARK
REDS
Home of the Cincinnati Reds
LEVI STRAUSS & CO. WAREHOUSE
PERFETTI van Melle
NKU NORTHERN KENTUCKY UNIVERSITY
16,000 STUDENTS
KENTUCKY
OHIO

Cincinnati Synopsis

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.

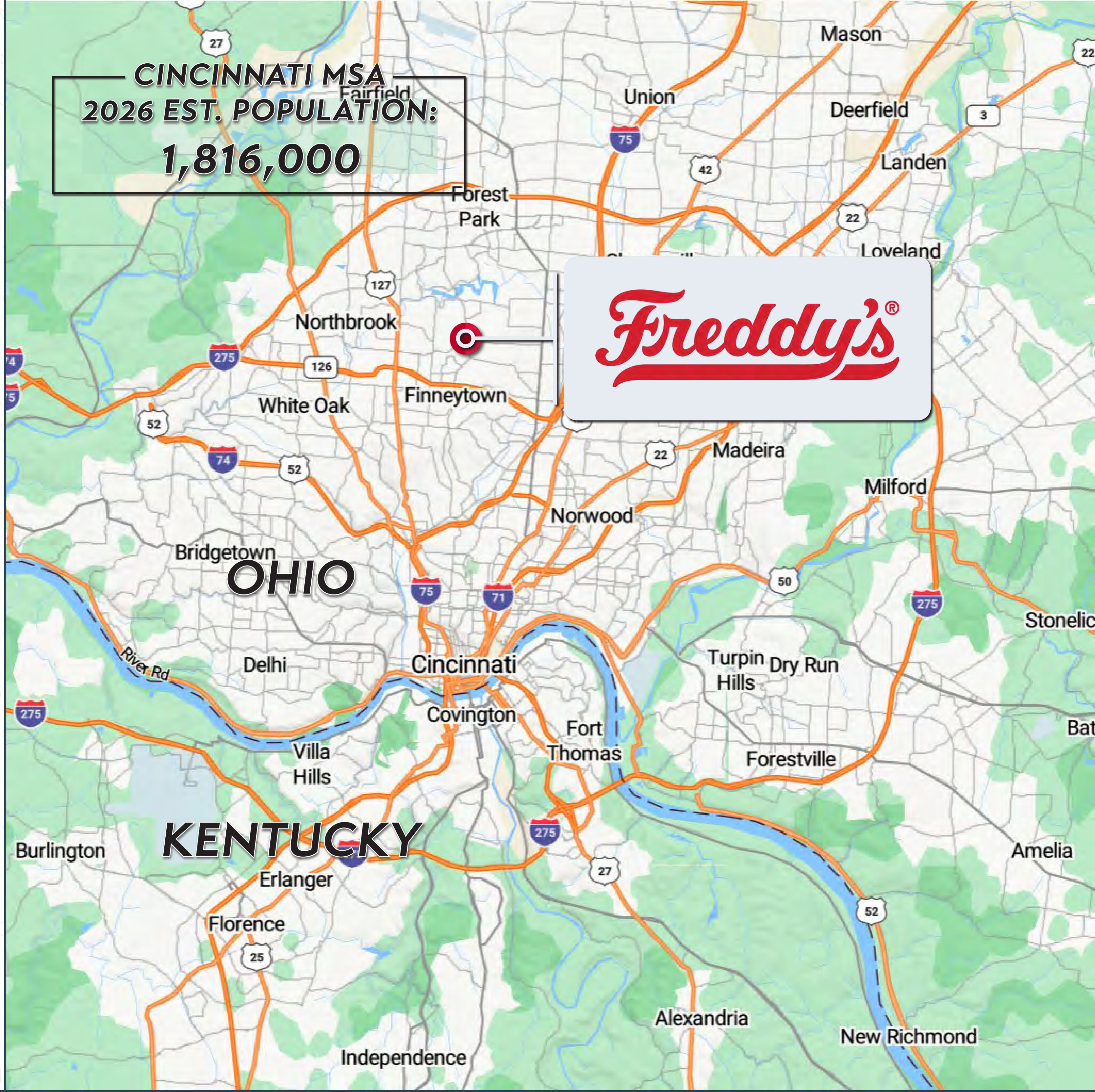
CINCINNATI TOP EMPLOYERS:

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	8,446	77,091	218,792
Household	3,283	31,618	90,326
Labor Population Age 16+	6,823	61,080	172,021
Median Age	42.8	39.2	38.0
Average Household Income	**$139,217**	**$99,773**	**$87,453**



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