



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

863 Arlington Ridge E | Akron, OH 44312

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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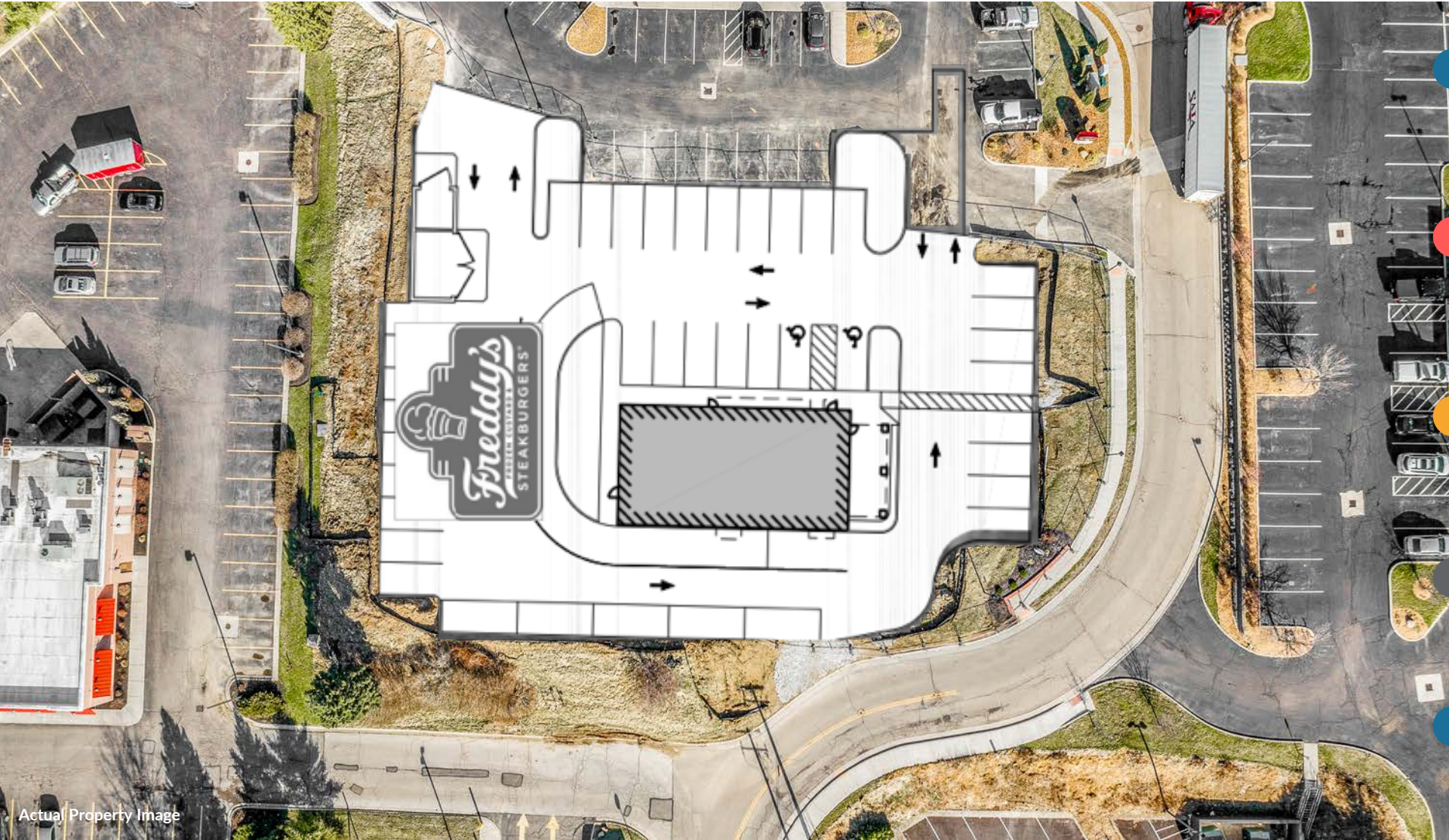
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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,600 SF Freddy's Located at 863 Arlington Ridge E in Akron, Ohio. This Opportunity Includes an Absolute Triple Net (NNN) Lease With a Brand New Construction, Providing For a Unique Investment.



Click to Play Video Tour



Actual Property Image

OFFERING SUMMARY

PRICE	\$2,817,000
CAP	6.00%
NOI	\$169,229
PRICE PER SF	\$1,083.46
YEARS REMAINING	15 Years
GUARANTOR	10 Year Personal Guarantee and Corporate Guarantee (OH Steakburgers, LLC) For Full Lease Term

PROPERTY SUMMARY

ADDRESS	863 Arlington Ridge E Akron, OH 44312
COUNTY	Summit
BUILDING AREA	±2,600 SF
LAND AREA	±1.00 AC
BUILT	2019

HIGHLIGHTS



The Freddy's Chain Has Seen a 20%+ Sales Growth Rate Year Over Year



Brand New Construction 15 Year Absolute Triple Net (NNN) Lease



Corporate Guarantee By OH Steakburgers, LLC



7.5% Rent Increases Every 5 Years and at Each Three 5 Year Option



Akron is the 5th Largest City in Ohio With a Population of 102,395 Within a 5-Mile Radius and Home to More Than 21,000 Enterprises



For 2 Consecutive Years, Site Selection Magazine Ranked Akron #2 Among Metros With Populations of 200,000 to 1 Million For New Business Expansions and Relocation



In Recent Years, More Than \$2.5 Billion in Private Capital Has Been Invested in New & Existing Businesses



The Redevelopment of the University of Akron and Exchange Street Corridor Has Included 2,500 Housing Units and an Investment of \$660 Million



Neighboring Tenants Include: McDonald's, IHOP, Regal Cinemas, AutoZone, Kohl's, The Home Depot, Lowe's Home Improvement, Target and Walmart Supercenter



Freddy's | 863 Arlington Ridge E | Akron, OH 44312



Fred Martin Nissan



INFINITI OF AKRON



bp





STAPLES

KOHL'S

STORAGEZONE



THE
TERRACES
ON THE GREEN



FIFTH THIRD BANK

The
VanDevere
Blunch



Bob Evans



Residence
Inn
Marriott

Arlington Rd (25,612 VPD)





AMERICAN FREIGHT
FURNITURE - MATTRESS

AutoZone

O'Reilly
AUTO PARTS

THE HOME
DEPOT

golden
corral
Bullet & Grill

TIMMY JOHN'S
SANDWICHES

EconoLodge

AT&T

MATTRESSFIRM

AFFORDABLE
DENTURES &
IMPLANTS

Starbucks

AspenDental

SHERWIN-WILLIAMS

Walmart
Supercenter

Denny's

Applebee's

SUBWAY

IHOP

KOHL'S

STAPLES

WAFFLE
HOUSE

Speedway

TACO
BELL

bp

Bob Evans

F&B

FIFTH THIRD BANK

BURGER
KING

INTERSTATE
77

Freddy's
FROZEN CUSTARD &
STEAKBURGERS®

DOLLAR GENERAL

Target

Starbucks

Panera
BREAD

CHIPOTLE
MEXICAN GRILL

HIBBETT
SPORTS

cicis

PET SUPPLIES PLUS

Payless

CVS pharmacy

FAMOUS
footwear

Great
Expressions

SALLY BEAUTY

GNC

rue21

DOLLAR TREE

RITE
AID

SUBWAY

Buehler's

GNC
LIVE WELL

LOWE'S

GOODYEAR
SUBWAY

McDonald's

Wendy's

Residence
Inn
Marriott

Hampton
by HILTON

Holiday Inn
Express

FRIDAYS

FAIRFIELD
INN & SUITES
Marriott

SHEETZ

PNC

REGAL
CINEMAS

CIRCLE K

CITY OVERVIEW

Akron | Summit County | Ohio

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Akron, OH

Akron is the fifth-largest city in the state of Ohio and is the county seat of Summit County. The city is located on the western edge of the Glaciated Allegheny Plateau, which is about 30 miles south of Cleveland. As of the 2017 estimate census, the city had a total population of about 197,846 residents, making it the 119th-largest city in the United States. The Greater Akron area, covering Summit and Portage counties, had an estimated population of 703,505 residents in 2017. The city's nickname is the "Rubber Capital of the World" due to so many tires produced there.



Economy

Akron is known for being the "Rubber Capital of the World" for being the city where Goodrich, Firestone, General Tire, and Goodyear were founded. Fortune 500 companies headquartered in the city include Goodyear Tire and Rubber Company and FirstEnergy. Other headquarters in Akron include Advanced Elastomer Systems, GOJO, Myers Industries, Acme Fresh Market, and Sterling Jewelers. Akron has won economic awards such as "City Livability" and "All-American City", and deemed a high-tech city having greatly contributed to the Information Age.



Contemporary Life

The city is home to a bike path that people can ride all the way up to Cleveland. The 85-mile "tow path" snakes through some of Ohio's most scenic countryside, including Cuyahoga Valley National Park. The city is also home to the Cuyahoga Valley Scenic Railroad which will take guests to the national park on a train while they enjoy wine and food tastings. On the ride they can enjoy views of the 11th-most-visited national park in the country, with its rolling hills, forests, hiking trails, and even waterfalls. The city is also home to the Akron Zoo and Akron Art Museum.

DEMOGRAPHICS

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Freddy's | 863 Arlington Ridge E | Akron, OH 44312



Population

3-MILE

29,612

5-MILE

97,520

10-MILE

418,611



Average Household Income

3-MILE

\$76,947

5-MILE

\$64,613

10-MILE

\$63,561



TENANT PROFILE

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Freddy's was founded by restaurateur Scott Redler and two brothers, Bill and Randy Simon, whose father, Freddy Simon, was the inspiration for the restaurant, and its namesake. Redler and the Simons created a brand reminiscent of simpler times. The company, founded in Wichita, Kansas in 2002, opened its first franchise in Hutchinson, Kansas during December 2004.

Freddy's Frozen Custard & Steakburgers is an American fast-casual restaurant chain based in Wichita, Kansas. Its menu includes steakburgers, Vienna Beef hot dogs and chicken sandwiches, and the company provides frozen custard with a variety of specialty sundaes and concretes (blended sundaes). In March 2018, the company opened its 300th store in Indianapolis, Indiana. Freddy's recently announced that they have signed a development and master franchise agreement with Younata Investment Limited to bring its concept to the Middle East, with plans to develop in the United Arab Emirates, Saudi Arabia, Bahrain, Jordan, Kuwait, Lebanon, Oman and Qatar. The first restaurant will be located in Dubai and is slated to open soon.



COMPANY TYPE
Private



FOUNDED
2002



OF LOCATIONS
300+



HEADQUARTERS
Wichita, KS



WEBSITE
freddysusa.com



LEASE SUMMARY

TENANT	OH Steakburgers, LLC
PREMISES	A Building of Approximately ±2,600 SF
LEASE COMMENCEMENT	(New Construction) TBD
LEASE EXPIRATION	15 Years From Commencement
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	7.5% Every 5 Years and Option Periods
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image

RENT ROLL

Freddy's | 863 Arlington Ridge E | Akron, OH 44312



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
OH Steakburgers, LLC	±2,600 SF	\$169,229	\$65.09	7.5%	Every 5 Years and Option Periods	TBD	15 Years From Commencement	3 x 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



Freddy's | 863 Arlington Ridge E | Akron, OH 44312



Representative Image

EXCLUSIVELY MARKETING BY:

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