

CORPORATE - ABSOLUTE NNN FEE SIMPLE
BRAND NEW LEASE - 11 YEAR TERM

2809 Elida Road, Lima, OH 45805



Colliers
INTERNATIONAL

PROPERTY OVERVIEW

CHUCK E. CHEESE'S - We are pleased to offer to qualified investors an opportunity to purchase a corporate absolute NNN – fee simple investment that is 100% leased to Chuck E. Cheese's (CEC Entertainment, Inc.) on a brand new 11 year lease with strong 2% annual rental increases. The subject property is positioned in the main retail trade hub for Lima, OH with major anchor tenants such as Lowe's, Meijer, Menard's, Kohl's, Hobby Lobby, Walmart Supercenter, and the Lima Mall located in the immediate vicinity of the property. This is an excellent opportunity to acquire a very well located single tenant NNN retail asset, providing long term passive income through zero landlord responsibilities (coupon clipper asset) on a corporate lease with strong annual rental increases throughout the base term.



PRICING DETAILS

List Price \$2,389,000*

CAP Rate 7.00%

Annual Rent \$164,000

Taxes NNN

Insurance NNN

CAM NNN

* Pricing Based on 2020 Rent Increase

LEASE ABSTRACT

Tenant Trade Name Chuck E. Cheese's

Lease Start March 1, 2019

Lease Expiration February 28, 2030

Lease Term 11 Years

Term Remaining On Lease 11 Years

Base Rent \$164,000

Rental Adjustments 2% Annual Increases

Option Periods 2 - 5 Year Options
10% Increases Each Option
3/1/2030: \$219,906.59
3/1/2035: \$241,897.25

Lease Type NNN Lease

Roof & Structure Tenant Responsible

INVESTMENT HIGHLIGHTS

- **Corporate Absolute NNN Fee Simple Lease** - Brand New 11 Year Lease Term (CEC Entertainment, Inc.) – Over 580 Stores in 47 states and 12 countries
- **Attractive Inflation Hedge** - 2% Annual Increases Throughout the Base Term
- **Ease of Management** - Zero Landlord Responsibilities - Coupon Clipper Asset
- 10% Increases Beginning of Each Option Period
- **Positioned in the Main Retail Hub** - Major Anchor Tenants Include: Lowe's, Meijer, Menard's, Kohl's, Hobby Lobby, Walmart Supercenter, Macy's, JCPenney,
- **Adjacent to University of Northwestern Ohio** - 8,200+ Students
- Close Proximity to Mercy Health St. Rita's Medical Center - 3,000 Employees
- **2018 Top Hospital by IBM Watson Health** - Invested over \$44MM in Communities they Serve in 2017
- **Demographics** - Approx. 63,600 Residents Within a 5 Mile Radius
- **AHHI** of Over \$54,000 Within a 5 Mile Radius
- **Diversified Surrounding Use Mix** - Educational, Retail, Office, Medical
- Ideal 1031 Exchange Opportunity - Ease of Management - Coupon Clipper







MENARDS

LOWE'S

Applebee's

meijer

CHIPOTLE
FIVE GUYS

IHOP

ASHLEY
HomeStore

Panera
BREAD

ALDI

TACO BELL

ELIDA RD. 18,891 VPD

BURGER KING

KFC

SUBWAY

CAPTAIN D's

Arby's

Wendy's

at&t
Your world. Delivered.

MATTRESS FIRM

pizza hut

OfficeMax

Bob Evans
RESTAURANT

LIMA MALL

macy's

OLD NAVY

rue21

jcp

HOBBY LOBBY

KOHL'S

TJ-maxx

golden corral

ULTA
BEAUTY

JO-ANN
fabric and craft stores

Panera
BREAD

SHOE
CARNIVAL

five BELOW

KIA

Dunham's
SPORTS

N. CABLE RD. 20,997 VPD



Racer Field/Racer Courts
of Lima

UNOH
UNIVERSITY OF NORTHWESTERN OHIO
University of
Northwestern Ohio
4,500+ Students

TENANT OVERVIEW

CEC Entertainment, Inc. ("CEC")

For more than 40 years, CEC Entertainment has served as the nationally recognized leader in family dining and entertainment and the place Where A Kid Can Be A Kid®. As the award-winning, number-one, kid-friendly restaurant for millions of families across the world, the company and its franchisees operate a system of more than 580 Chuck E. Cheese's stores located in 47 states and 12 foreign countries or territories. Currently, 512 company (and 65 franchise locations) locations in the United States and Canada are owned and operated by the Company.

CEC Entertainment, Inc. and its franchises have the common goal of creating lifelong memories for families through fun, food and play. Each Chuck E. Cheese's features musical and comic robotic entertainment, games, rides and play areas, as well as a variety of dining options including pizzas, sandwiches, wings, appetizers, a salad bar and desserts. Committed to providing a fun, safe environment, Chuck E. Cheese's helps protect families through industry-leading programs such as Kid Check®.



AREA OVERVIEW

City Of Lima

Lima is a city in Allen County, Ohio. The municipality is located in northwestern Ohio along Interstate 75 approximately 72 miles north of Dayton and 78 miles south-southwest of Toledo. Lima, OH has a population of 37,836 people with a median age of 33.2 and a median household income of \$30,953. Between 2015 and 2016 the median household income grew from \$29,922 to \$30,953, a 3.45% increase. The median property value in Lima, OH is \$66,600, and the homeownership rate is 45.2%.

Economy

The economy of Lima, OH employs 15,207 people. The economy of Lima, OH is specialized in Manufacturing; Management of Companies & Enterprises; and Accommodation & Food Service, which employ respectively 2.17; 1.82; and 1.62 times more people than what would be expected in a location of this size. The largest industries in Lima, OH are Manufacturing (3,192), Healthcare & Social Assistance (2,434), and Accommodation & Food Service (1,988), and the highest paying industries are Real Estate, Rental & Leasing (\$46,220), Finance & Insurance (\$39,489), and Professional, Scientific, Tech Services (\$32,799).



The University of Northwestern Ohio (UNOH) is a private, coeducational, open admissions, not-for-profit university in Lima, Ohio, that was founded as a college in 1920. The campus is 210 acres and has had students from all 50 states and 16 foreign countries. The university is authorized by the Ohio Board of Regents and the Higher Learning Commission to grant master's degrees, baccalaureate and associate degrees.



Population	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	3,260	39,962	63,683
Projected Population (2023)	3,234	39,485	63,057
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	1,282	15,209	24,336
Projected Households (2023)	1,272	15,018	24,078

Population Density
63,683 RESIDENTS
within a 5-Mile Radius



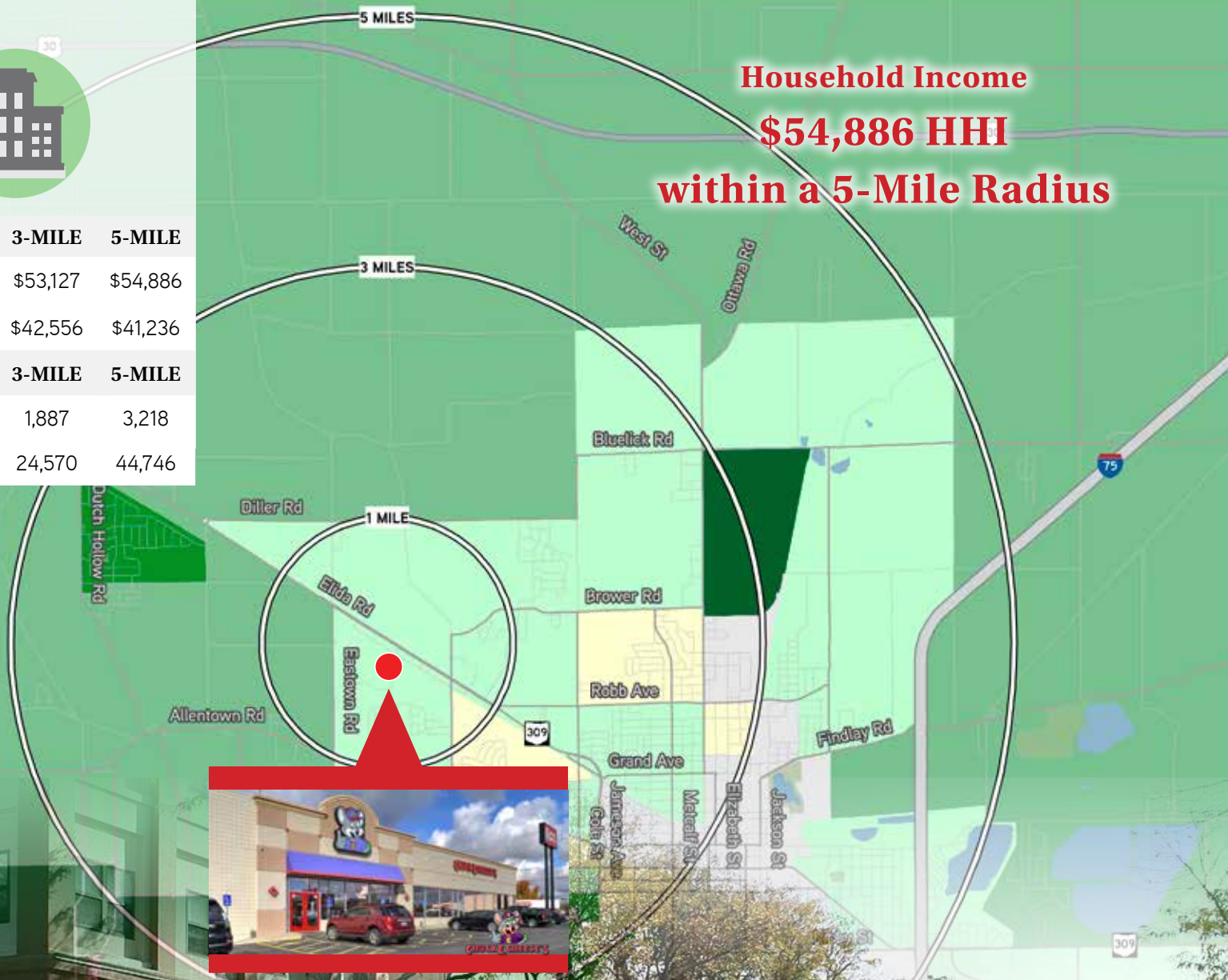
UNIVERSITY OF
NORTHWESTERN
OHIO

UNIVERSITY OF
NORTHWESTERN
OHIO



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$54,536	\$53,127	\$54,886
Median Household Income (2018)	\$52,877	\$42,556	\$41,236
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	311	1,887	3,218
Total # of Employees (2018)	4,666	24,570	44,746

Household Income
\$54,886 HHI
within a 5-Mile Radius





This Offering Memorandum contains select information pertaining to the business and affairs of Chuck E. Cheese's - Lima, OH. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Chuck E. Cheese's - Lima, OH or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Colliers International | 3 Park Plaza, Suite 1200 | Irvine, CA 92614 | Snyder/Carlton Team

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and /or its licensor(s) 2015. All rights reserved

For More Information Contact:

Jereme Snyder
Executive Vice President
License No. 01360233
949.724.5552
jereme.snyder@colliers.com

Eric Carlton
Senior Vice President
License No. 01809955
949.724.5561
eric.carlton@colliers.com

Chris Seelig
Senior Vice President
OH License No. 4442020
216.239.5073
chris.seelig@colliers.com

Colliers
INTERNATIONAL

