

OFFERING MEMORANDUM

PANERA BREAD & GLAMOUR NAILS & SPA

UNION, KENTUCKY

(CINCINNATI, OH MSA)



NORTHERN KENTUCKY INDUSTRIAL PARK
HOME TO 900 COMPANIES
WITH 25,000+ EMPLOYEES

GATEWAY COMMUNITY & TECHNICAL COLLEGE
4,646 STUDENTS

FLORENCE FREEDOM BASEBALL PARK
87,545 ANNUAL ATTENDANCE

FLORENCE GOVERNMENT CENTER

Logos for Super 8, McDonald's, Chipotle, Red Lobster, Wendy's, and Bob Evans.

Logos for Speedway, Motel 6, and Best Western.

Logos for Costco Wholesale and Dave & Buster's.

Logos for Baymont Inn & Suites, Best Western, KFC, Arby's, White Castle, O'Reilly's, and Little Caesars.

OCKERMAN MIDDLE & ELEMENTARY
1,547 STUDENTS

Logos for Hobby Lobby, Dollar General, Ollie's Bargain Outlet, Harbor Freight Tools, Starbucks, and AT&T.

FLORENCE MALL
LARGEST MALL IN NORTHERN KENTUCKY

Logos for JCPenney, Olive Garden, Macy's, BJ's, H&M Shoe Dept., and Abercrombie & Fitch.

Logos for Kroger, TJ-Maxx, Staples, Burlington, Barnes & Noble, Ulta, Old Navy, Pet Supplies Plus, and HomeGoods.

Logos for Chase, Dairy Queen, Culver's, Dunkin' Donuts, Taco Bell, CVS Pharmacy, Sherwin Williams, ACE Hardware, and McDonald's.

ERPENBECK ELEMENTARY
686 STUDENTS

Logos for Kroger Marketplace and Sonic.

Logos for Pizza Hut, PNC, Walgreens, and Wendy's.

Logos for Orangetheory Fitness, Chipotle, Great Clips, L.A. Nails, and PetPeople.

SUBJECT PROPERTY

171,455 CPD

28,760 CPD

CLICK FOR GOOGLE MAP



ADDRESS:
9200 US-127, Union, KY 41091

Price	\$4,065,000
Cap Rate	6.35%
NOI	\$258,165
Gross Leasable Area	7,519 SF
Year Built	2019
Lot Size	1.71 +/- Acres



REPRESENTATIVE PHOTO

Rent Roll

TENANT	GLA	% OF GLA	ANNUAL RENT	RENT/SF	RENT COMMENCE	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
Panera Bread	5,019 SF	67%	\$175,665	\$35.00	Est. 6/15/2019	15 Years	Three, 5-Year	Year 6	\$184,448
								Year 11	\$193,633
								Option 1	\$203,320
								Option 2	\$213,508
								Option 3	\$224,199
Glamour Nails & Spa III	2,500 SF	33%	\$82,500	\$33.00	3/25/2019	10 Years	Two, 5-Year	Year 3	\$90,000
								Year 6	\$97,500
								Option 1	\$107,250
								Option 2	\$117,975
TOTAL	7,519 SF	100%	\$258,165						

Investment Highlights

- 100% Occupied by Panera Bread and Glamour Nails & Spa III
- 15-Year Lease with Panera Bread, the Largest Franchisee with 315+ Locations
- 10-Year Lease with Glamour Nails & Spa, Strong Personal Guaranty from Experienced Operator
- Brand New 2019 Brick Construction with a Drive-Thru, Minimal Landlord Responsibilities
- 15 Miles Southwest of Downtown Cincinnati
- Serving 103,290 Residents in Rapidly Growing Trade Area
- Surrounded by Multiple Upscale Housing Developments, Storypoint (162 Units), Affinity (294 Units), Traemore (172 Lots), and Westbrook Estates (308 Units)
- Average Household Income Exceeds \$104,000 within 1 and 3 Miles
- Outparcel to a New \$31 Million Kroger Marketplace, the 2nd Largest Kroger in the U.S. with 500 Employees
- Hard Corner Location at Signalized Intersection, Highly Visible to 28,760 Cars/Day
- Down the Street from Union Town Center, a 90-Acre Downtown Development with Residential, Office, and Retail Uses
- Minutes to Gateway Community & Technical College with 4,646 Students
- Close Proximity to Several K-12 Schools, 20,702 Students Enrolled in Boone County
- Strong Daytime Population, 37,885 Employees within 5 Miles

Demographics

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population	6,820	47,489	95,043
2018 Population	7,804	52,736	103,290
2023 Population	9,817	59,775	114,228
HOUSEHOLDS			
2010 Households	2,619	17,392	35,563
2018 Households	2,998	19,319	38,707
2023 Households	3,852	22,216	43,258
INCOME			
2018 Average Household Income	\$116,613	\$104,774	\$90,789
EMPLOYEES			
2018 Number of Employees In Area	956	12,600	37,885



103,290

Population within
a 5-Mile Radius



38,707

Average Number
of Households within
a 5-Mile Radius



37,885

Number of Employees
within a 5-Mile Radius

Tenant Overview



Founded in 1960, Covelli Enterprises has grown to become the largest franchisee in the Panera system with over 315 Panera locations in North America and Canada. Covelli Enterprises is currently the 4th largest franchisee in the United States and the largest Panera Bread franchisee. Previous owner and operator of 45 McDonald's franchises, Covelli currently controls, owns and operates over 315 Panera locations in 7 states, as well as in Canada. In addition to Panera Bread, Covelli Enterprises is also a franchisee of several Dairy Queen and O'Charley's Restaurants.

Recognized as having the highest rated restaurant operations and business practices in the industry, Sam Covelli has continually won operational awards for sales, exceptional



TENANT	Cadle, LLC
GUARANTOR	Franchisee - Candall Group, Inc.
OWNERSHIP	Private
GLA	5, 019 SF
RENT COMMENCEMENT	Est. 6/15/2019
LEASE TERM	15 Years
CURRENT ANNUAL RENT	\$175,665
OPTIONS	Three, 5-Year
LANDLORD RESPONSIBILITIES	Roof & Structure
CAM	<p>Tenant shall pay its pro rata share of CAM, including a 5% admin fee. Annual increases in CAM shall not exceed 3% excluding snow and ice removal, insurance and utilities for the common area.</p> <p>CAM expenses shall include costs and expenses incurred by Landlord in connection with the operation and maintenance of the parking areas, driveways, common facilities, open areas and landscaped areas and all other facilities and areas located around the shopping center, and operating, maintaining, repairing, lighting, signing, cleaning, painting, striping, policing and security of the common areas.</p>
TAXES	Tenant pays pro rata share.
INSURANCE	Tenant pays pro rata share.
ASSIGNMENT & SUBLETTING	Tenant may not assign or sublet the lease without Landlord's consent and shall remain liable for Tenant's obligations under the lease.
ESTOPPEL	Tenant shall have 15 Days from receipt of request to process.

Tenant Overview

GLAMOUR NAILS & SPA III

Glamour Nails & Spa has over 15 years of experience in the nails & services industry, offering the highest levels of luxury. They now have 3 locations, all located in Kentucky. With their newest location opening in Union, KY they are expected to continuing their expansion.



TENANT	Glamour Nails of Kentucky, LLC
GUARANTOR	Personal - Peter Le
OWNERSHIP	Private
GLA	2,500 SF
RENT COMMENCEMENT	3/25/2019
LEASE TERM	10 Years
CURRENT ANNUAL RENT	\$82,500
OPTIONS	Two, 5-Year
LANDLORD RESPONSIBILITIES	Roof & Structure
CAM	<p>Tenant shall pay its pro rata share of CAM, including a 10% admin fee. Annual increases in CAM shall not exceed 5%, excluding snow and ice removal, insurance and utilities for the common area.</p> <p>CAM expenses shall include all of Landlord's costs and expenses operating and maintaining the center, including costs incurred by Landlord under the Declaration, landscaping, cleaning, utilities, relining and asphalt resealing, fire protection, public liability and property damage insurance, repairs, and policing.</p>
TAXES	Tenant pays pro rata share.
INSURANCE	Tenant pays pro rata share.
ASSIGNMENT & SUBLETTING	Tenant may not assign or sublet the lease without Landlord's consent and shall remain liable for Tenant's obligations under the lease.
ESTOPPEL	Tenant shall have 15 Days from receipt of request to process.

CHASE
AutoZone
McDonalds
CVS pharmacy
Dunkin' Donuts
Taco Bell
ACE Hardware

COSTCO
WHOLESALE

DAVE & BUSTERS

Speedway



ERPENBECK ELEMENTARY
686 STUDENTS



171,455 CPD

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GATEWAY COMMUNITY & TECHNICAL COLLEGE
4,646 STUDENTS

Wendy's

Walgreens

PNC

Dominos

7-Eleven

Pizza Hut

SONIC

Advance Auto Parts

Kroger
Marketplace

2ND LARGEST KROGER IN THE US

STORYPOINT
162-UNITS
\$42M UPSCALE DEVELOPMENT

Fuel

Orangetheory FITNESS
CHIPOTLE
Great Clips
LANails
PetPeople
Sugarfix

CLICK FOR GOOGLE MAP
SUBJECT PROPERTY



28,760 CPD

CINCINNATI/
NORTHERN KENTUCKY
INTERNATIONAL
AIRPORT

COOPER HIGH
1,297 STUDENTS

CLICK FOR GOOGLE MAP
**SUBJECT
PROPERTY**

Orangetheory
FITNESS

Central Bank

Wendy's

Walgreens

PNC

CHIPOTLE Great
Clips
L.A. Nails Sugarfin
PetPeople

Kroger
Marketplace

2ND LARGEST
KROGER IN THE US

FUEL

28,760 CPD
US
42

STORYPOINT
162-UNITS
\$42M UPSCALE
DEVELOPMENT



171,455 CPD

SHIRLEY MANN ELEMENTARY
802 STUDENTS

GRAY MIDDLE
1,062 STUDENTS

LARRY A RYLE HIGH
1,812 STUDENTS

CLICK FOR GOOGLE MAP

**SUBJECT
PROPERTY**

STORYPOINT
162-UNITS
\$42M UPSCALE
DEVELOPMENT



28,760 CPD



**2ND LARGEST
KROGER IN THE US**

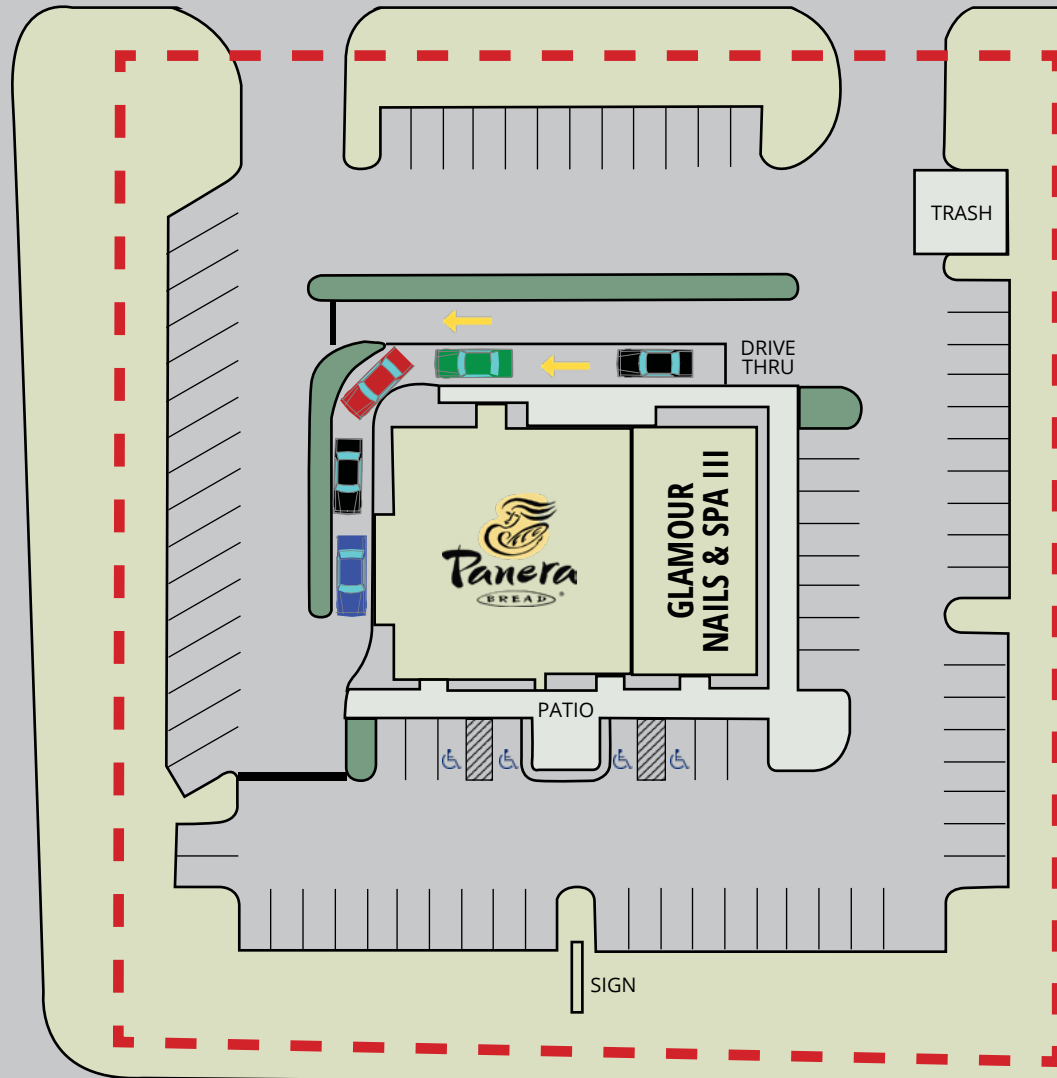


Site Plan

KROGER ACCESS DRIVE



28,760 CPD



SUBJECT PROPERTY

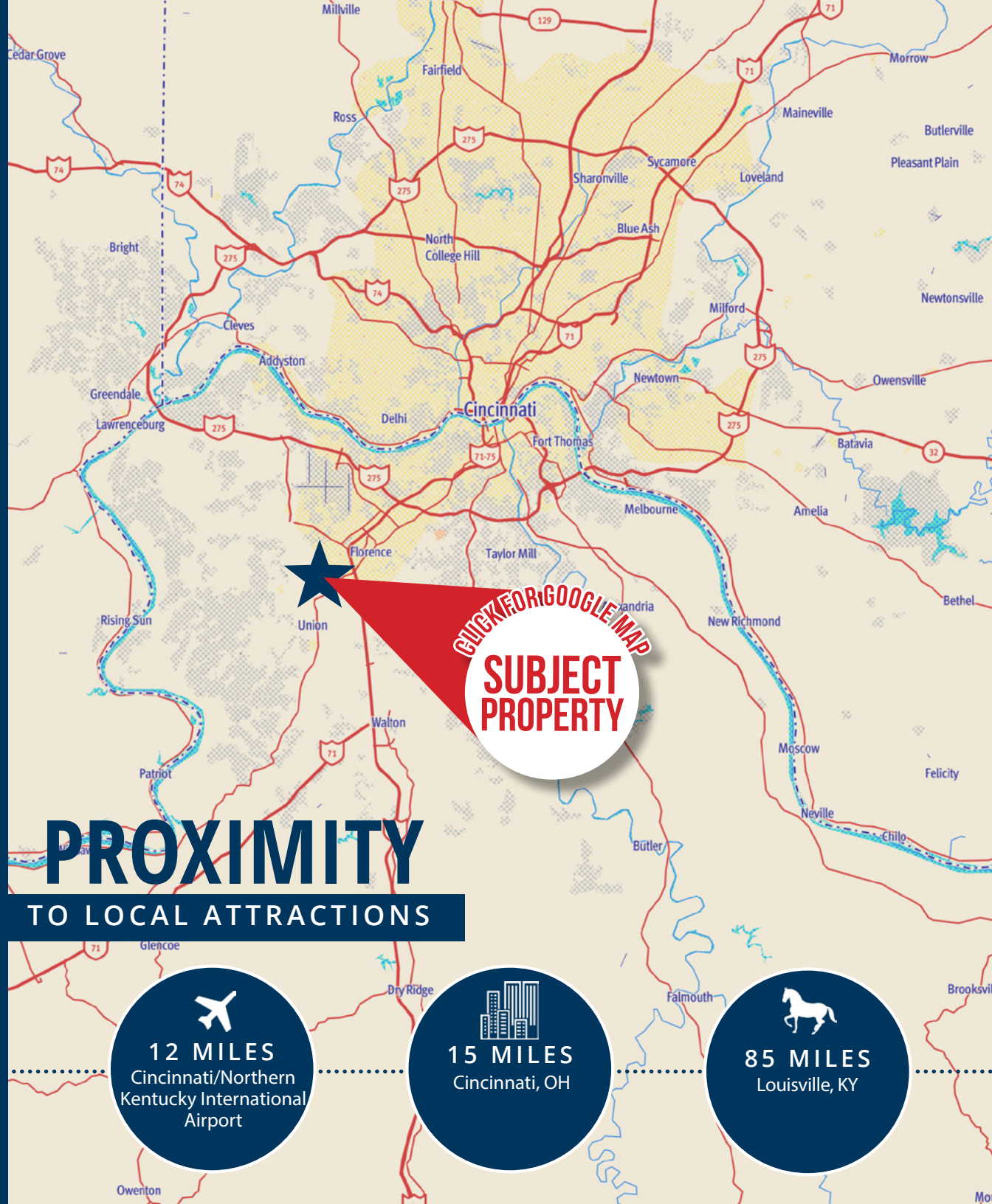
PANERA BREAD & GLAMOUR NAILS & SPA III

1.71^{+/-} ACRES
LOT SIZE

7,519
NET RENTABLE SF

Union, KY

Cincinnati is a livable city at the crossroads—literally and figuratively—of north and south, east and west, and Old World and New World. Called by some the “northernmost southern city,” it is a transportation and cultural gateway between the industrial North and rural South dating back to Underground Railroad days. The area’s largest industry and employer is Procter & Gamble, with a history that dates back to the city’s early stockyards when soap was made from animal byproducts. Other companies make soap and cosmetic products, while machine tools are another important industry. The area has experienced growth in financial services and in commercial and manufacturing facilities for overseas companies. There are some businesses supporting the auto industry, but the area’s economy has been less susceptible to disruptions from that industry, and is in good shape for a Midwestern city.



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PANERA BREAD & GLAMOUR NAILS & SPA

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