



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Tim Hortons
2550 S Hamilton Road
Columbus, OH 43232

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,775 SF Tim Hortons at 2550 S Hamilton Road in Columbus, Ohio. This Opportunity Includes a Triple Net (NNN) Lease With 12 Years Remaining and a Strong 10-Unit Franchisee With Plans to Open More Locations, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,558,300
CAP	6.00%
NOI	\$93,500
PRICE PER SF	\$877.92
GUARANTOR	Personal

PROPERTY SUMMARY

ADDRESS	2550 S Hamilton Road Columbus, OH 43232
COUNTY	Franklin
BUILDING AREA	1,775 SF
LAND AREA	0.67 AC
BUILT	2016



TIM HORTONS

HIGHLIGHTS

- Single Tenant Triple Net (NNN) Lease With 12 Years Remaining and Minimal Landlord Responsibilities
- 10% Rental Increases Every 5 Years With 3 (Five) Year Option Periods
- Strong 10-Unit Franchisee With Plans to Open More Locations
- Excellent Demographics With a Population of 241,616 Residents and an Average Household Income of \$57,829 Within a 5-Mile Radius
- Located Along S Hamilton Road With an Average of 36,360 VPD
- Founded in 1964, Tim Hortons is a Fast Food Restaurant Chain, Specializing in Coffee and Doughnuts; As of September 2019 Tim Hortons Has a Total of 4,887 Restaurants in 14 Countries
- Franklin County is Part of the Columbus MSA Which is the State Capital and the Most Populous County in Ohio
- Realator.com Ranked Columbus the #1 City on Their List of "Hottest Real Estate Markets" in the U.S.
- Columbus is Gaining Nationwide Recognition For Its Booming Downtown, Historic Neighborhoods, Arts and Sporting Districts, Open Attitude and a Noticeably Affordable Quality of Life
- Home to Numerous Headquarters Including: Abercrombie & Fitch, American Electric Power, Cardinal Health, Huntington, Nationwide and Scotts Miracle-Gro
- Neighboring Tenants Include: Kroger, USPS, U-Haul Moving & Storage, Chase Bank, GameStop, AutoZone Auto Parts, Pep Boys Auto Parts & Service, Arby's, Taco Bell, Papa John's and Many More



ACTUAL PROPERTY IMAGE

DOWNTOWN COLUMBUS

LEASE SUMMARY

TENANT	Tim Hortons
PREMISES	A Building of Approximately 1,775 SF
LEASE COMMENCEMENT	January 1, 2017
LEASE EXPIRATION	December 31, 2031
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years (Next Increase - January 1, 2022)
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Quick Service Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF	Tenant's Responsibility
STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE
FOOTAGE

ANNUAL
BASE RENT

RENT
PER SF

1,775 SF

\$93,500

\$52.68



ACTUAL PROPERTY IMAGES

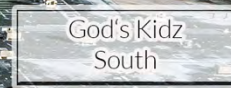


Tim Hortons®

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR



GIFTED AFRICAN MARKET



Kimberly Pkwy



Discount Furniture
& Mattress
OUTLET

S Hamilton Rd



Kingsland Avenue





Public Storage

South Hamilton Shopping Center

Crossroads East Shopping Center

The Clock Tower
PREMIER BANQUET & CONFERENCE FACILITY



Ichiban Japanese Steak House

T.O.T Taste Of Trini

Tim Hortons



Discount Furniture & Mattress
OUTLET



E Eastland Mall
999,458 SF Mall -
Includes Over 80 of the
Finest Stores & Restaurants

S Hamilton Rd



INTERSTATE
70

INTERSTATE
270

S Hamilton Rd

RED LOBSTER Hampton by HILTON ExtraSpace Storage

InTown SUITES

model 6

SHELL SUBWAY

POPEYES TACO BELL Sprint PNC

McDonald's

Tim Hortons®

NAPA BURGER KING Speedway DOLLAR GENERAL

CHUCK E. CHEESE'S Arby's CHASE SALLY BEAUTY DOLLAR GENERAL PAPA JOHN'S THE SALVATION ARMY

FIFTH THIRD BANK Pep Boys CAPTAIN D'S Public Storage

DOLLAR GENERAL metro by T-Mobile DONATOS PIZZA

U-HAUL

★ macy's

BIG LOTS!

Rainbow claire's FINISH LINE CHAMPS SPORTS Foot Locker

Kroger usbank DOLLAR TREE MIDAS

COLUMBUS | FRANKLIN COUNTY | OHIO

Columbus is the county seat of Franklin County in the state of Ohio. Columbus is the state capital and the most populous city in Ohio. With a population of 892,533 people as of the 2018 estimate census, it is the 14th-most populous city in the U.S. and one of the fastest growing large cities in the nation. This makes it the second-most populous city in the Midwest. It is the core city of the Columbus, OH Metropolitan Statistical Area, which encompasses ten counties. With a population of 2,078,725 people, the MSA is Ohio's second-largest metropolitan area. In 2016, Money Magazine ranked Columbus as one of "The 6 Best Big Cities", calling it the best in the Midwest, citing a highly educated workforce and excellent wage growth.

Columbus has a generally strong and diverse economy based on education, insurance, banking, fashion, defense, aviation, food, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. The metropolitan area is home to the Battelle Memorial Institute, the world's largest private research and development foundation; Chemical Abstracts Service, the world's largest clearinghouse of chemical information; NetJets, the world's largest fractional ownership jet aircraft fleet; and Ohio State University, one of the largest universities in the United States. In 2019, the city had five corporations named to the U.S. Fortune 500 list: Alliance Data, Nationwide Mutual Insurance Company, American Electric Power, L Brands, and Cardinal Health in suburban Dublin. Wendy's and White Castle are also headquartered in Columbus.

Columbus is home to Columbus Zoo and Aquarium with interactive exhibitions. The city's Scioto Mile is a string of parks on both sides of the Scioto River, with a huge interactive fountain and trails. On the west bank, the COSI science center offers hands-on exhibits and a planetarium. Downtown, the Columbus Museum of Art includes American and European paintings and a sculpture garden. The German Village area has restored brick houses built by 1800s settlers. The city is also home to the Franklin Park Conservatory and Botanical Gardens, the only botanical garden in the world with the largest collection of glass artwork by Dale Chihuly. The city also includes Easton, which is the Midwest's premier shopping destination.

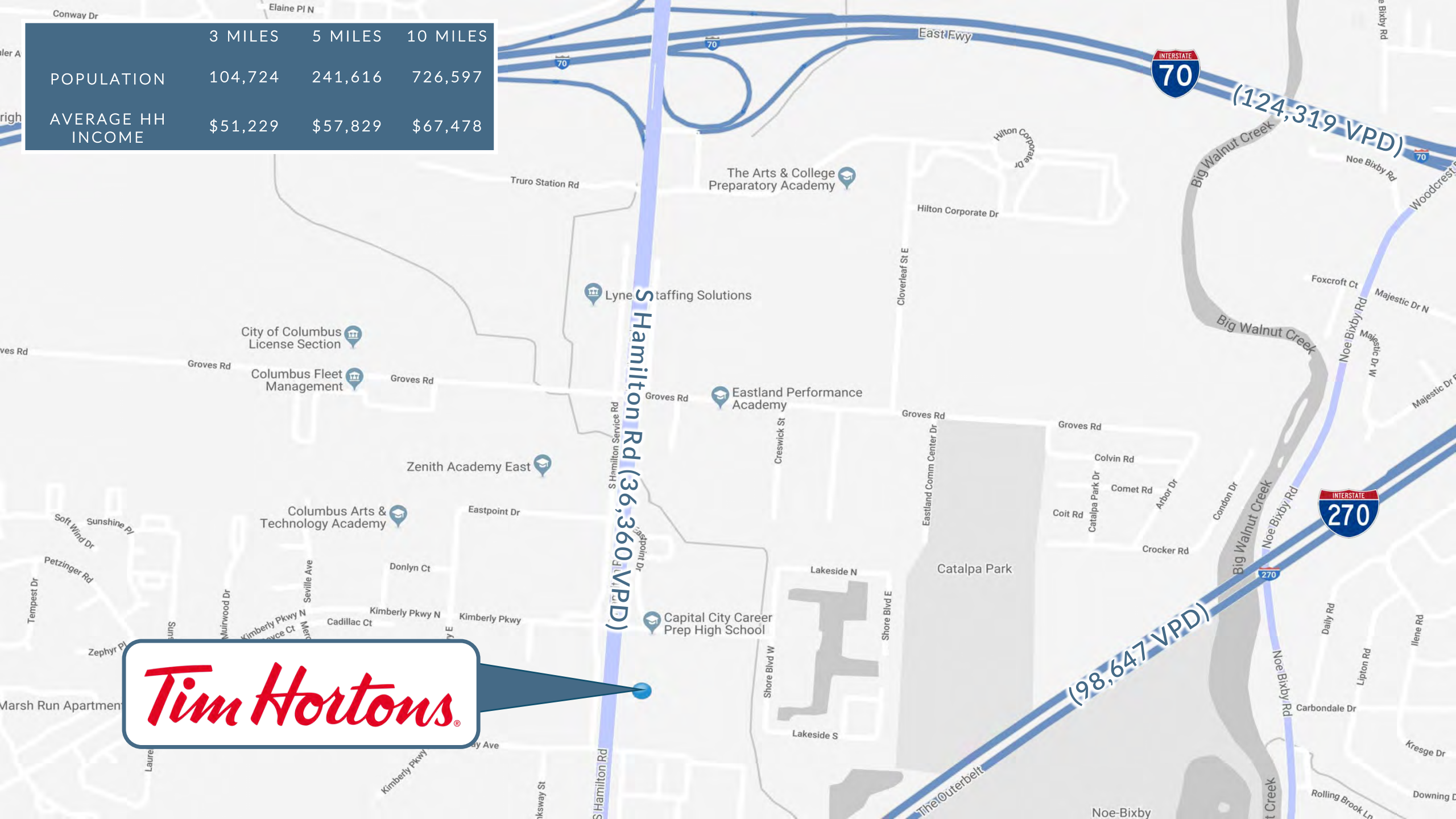


COLUMBUS MUSEUM OF ART



COLUMBUS ZOO AND AQUARIUM

	3 MILES	5 MILES	10 MILES
POPULATION	104,724	241,616	726,597
AVERAGE HH INCOME	\$51,229	\$57,829	\$67,478

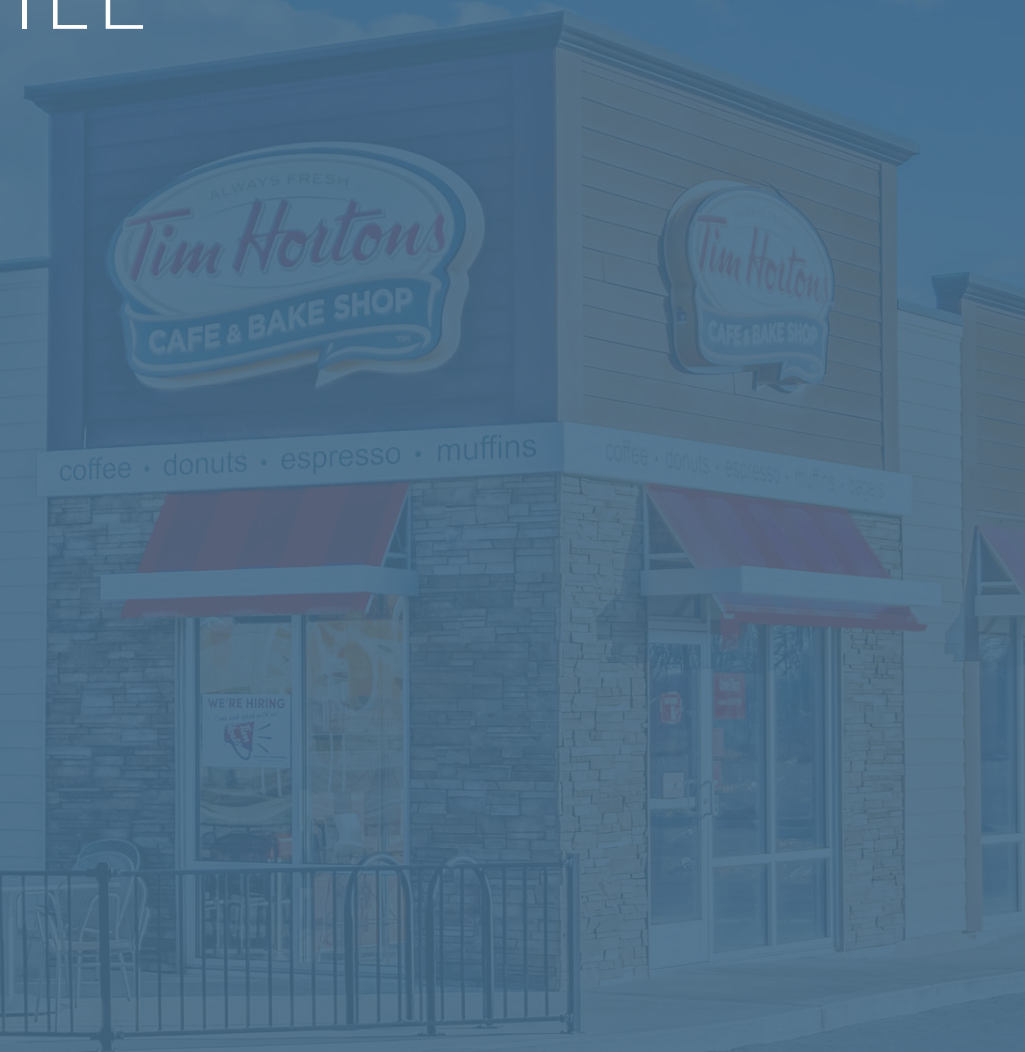


TIM HORTONS

TENANT PROFILE

Tim Hortons Inc. is a fast food restaurant chain, specializing in coffee and doughnuts items. The company was founded in 1964 in Hamilton, Ontario, by Canadian hockey player Tim Horton and Jim Charade, after an initial venture in hamburger restaurants. In 1967, Horton partnered with investor Ron Joyce, who assumed control over operations after Horton died in 1974. Joyce expanded the chain into a multi-billion dollar franchise. Now, Tim Hortons is Canada's largest quick service restaurant chain. As of September 2019, Tim Hortons operated and franchised a total of 4,887 restaurants in 14 countries. The vast majority of these were located in its home nation of Canada.

On August 26, 2014, Burger King agreed to purchase Tim Hortons for \$11.4 billion; the chain became a subsidiary of the Canadian holding company Restaurant Brands International, which is majority-owned by Brazilian investment firm 3G Capital, on December 15, 2014. The transaction created Restaurant Brands International Inc. ("RBI"), which is one of the world's largest quick service restaurant companies with more than \$30 billion in system-wide sales and over 25,000 restaurants in more than 100 countries and U.S. territories.



COMPANY TYPE
NYSE: THI



FOUNDED
1964



OF LOCATIONS
4,887+



HEADQUARTERS
Toronto, Canada



WEBSITE
[TimHortons.com](https://www.TimHortons.com)

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.



ACTUAL PROPERTY IMAGE

EXCLUSIVELY MARKETING BY:

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In Cooperation With
Cooper Commercial Investment Group, LLC
BoR: Dan Cooper - Lic. #2009003618



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