

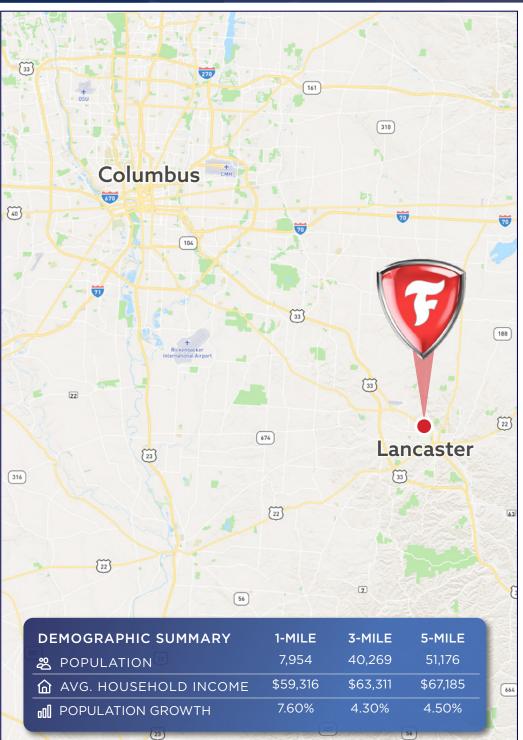
OFFERING MEMORANDUM FIRESTONE Lancaster (Columbus MSA), OH

Marcus & Millichap

OFFERING SUMMARY



TBD Memorial Drive, Lancaster, Ol	H 43130			
PRICE			\$3,626,000	
CAP RATE			5.00%	
NOI			\$181,300	
RENTABLE SQUARE FEET			6,116	
PRICE/SF			\$593	
YEAR BUILT			2020	
LOT SIZE			1.11	
# OF BAYS			8	
LEASE GUARANTOR			Corporate	
LEASE TYPE			NNN	
ROOF & STRUCTURE			Tenant	
LEASE TERM			15 Years	
RENT COMMENCEMENT DATE			Aug-20	
LEASE EXPIRATION DATE			Aug-35	
TERM REMAINING ON LEASE			15 Years	
INCREASES	Ę	5% Increases Every 5 Years in Base Term and Options		
OPTIONS		Five, 5-	Year Options	
BASE RENT	Years 1 - 5 Years 6-10 Years 11-15		\$181,300 \$190,365 \$199,883	
OPTION RENT	Years 16-20 Years 21-25 Years 26-30 Years 31-35 Years 36-40	(Option 2) (Option 3) (Option 4)	\$209,877 \$220,371 \$231,389 \$242,959 \$255,107	
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure			
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities			



INVESTMENT HIGHLIGHTS

NEW I5-YEAR CORPORATE NNN LEASE WITH INCREASES

- The subject property has a new 15-year lease guaranteed by Bridgestone Retail Operations, LLC (Corporate).
- The lease is absolute NNN and the tenant is responsible for all taxes, insurance, CAM, roof
 and structure.
- There are attractive 5% rental increases every 5 years during the initial lease and each of the five, 5-year option periods.

"A" RATED INVESTMENT GRADE TENANT

- The lease is guaranteed by Bridgestone, parent company of Firestone, which is the world's largest manufacturer of tire and rubber products.
- Bridgestone/Firestone has an investment grade credit rating of "A" by S&P, giving it the highest credit rating in the auto-service sector.
- Founded in 1900, Firestone is a wholly-owned subsidiary of the Bridgestone Retail Operations, LLC, which has four retail brands and over 2,200 locations nationwide.
- In 2019, Bridgestone (NYSE: BRDCY) had revenue in excess of \$32 billion.

BRAND NEW BUILD TO SUIT

- Brand new Build to Suit Firestone located in Lancaster, OH.
- This store is 6,116 SF, with 8 service bays, currently under construction and scheduled for delivery July 2020.

COLUMBUS MSA

- The subject property is located Lancaster (Fairfield County) approximately 28 miles Southeast
 of Columbus and is part of the Columbus, OH MSA.
- Columbus is the state capital and largest city in Ohio and has a population of 892,533.
- Home to The Ohio State University with enrollment of over 68,000 students.
- Columbus is home to 5 Fortune 500 companies (American Electric Power, Cardinal Health, L Brands, Nationwide, and Big Lots).

PRIMARY RETAIL CORRIDOR LOCATION

- The subject property is well-located on N Memorial Drive (27,414 VPD) and is the primary retail artery in Lancaster.
- Surrounding national retailers include: Walmart, Target, Kroger, Lowe's, Menards, Hobby Lobby, Giant, and adjacent to the River Valley Mall.
- Additional nearby traffic generators include the Fairfield Medical Center and the Fairfield County Airport.



TURANZA

TENANT SUMMARY

FILES.

ons

2,200

LOCATIONS

NATIONWIDE

"A" RATED INVESTMENT GRADE TENANT \$32.9 BILLION

65

PUBLICLY TRADED

NASHVILLE HEADQUARTERS

suce 1928 COMPLETE AUTO CARE www.firestone.com Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900. Firestone soon saw the huge potential for marketing tires for automobiles, and the company was a pioneer in the mass production of tires. Harvey Firestone had a personal friendship with Henry Ford and became the original equipment supplier of Ford Motor Company automobiles.



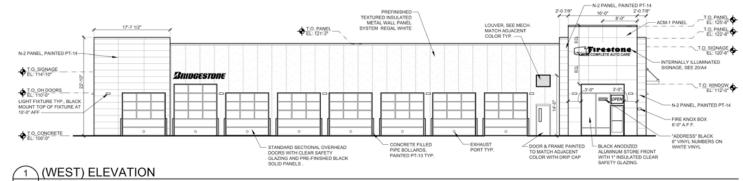
Bridgestone was founded in 1931 in Japan and became Japan's largest tire manufacturer. In 1988 Bridgestone acquired Firestone to transform into the world's largest tire and rubber company with 2,200 locations, 143,600 employees and \$32.9 Billion in Revenue. The operations in the Americas were renamed Bridgestone/Firestone, Inc and Bridgestone Retail Operations, LLC, comprises the entire U.S. retail division of Bridgestone/Firestone. Bridgestone is the ultimate parent company of the tenant. Bridgestone (NYSE: BRDCY) is ranked #365 on the Fortune 500 list and has an A credit rating with S&P and A2 with Moody's.



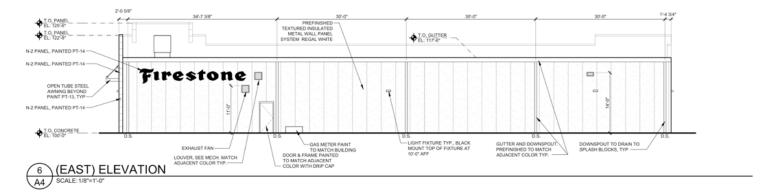


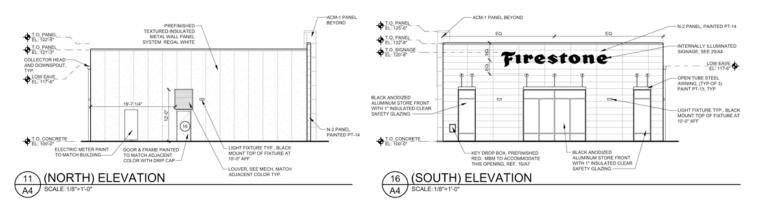






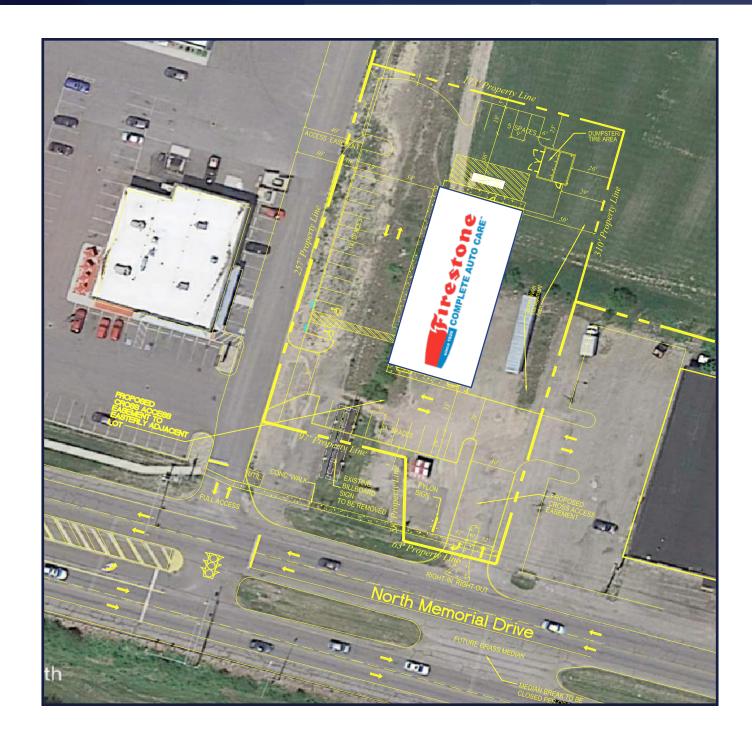
A4 SCALE: 1/8"=1"-0





SITE PLAN





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Marcus Millichap Taylor McMinn Retail group

Dated:

Don McMinn Marcus & Millichap 1100 Abernathy Road, NE, Suite 600 Atlanta, GA 30328 Phone: (678) 808-2762 Fax: (815) 550-1286 don.mcminn@marcusmillichap.com

Re: TBD Memorial Drive, Lancaster, OH 43130 (Firestone)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser	
Purchaser's Address	
Purchaser's Phone/Fax	
Purchaser's Email Address	
Offer Price	
Earnest Money	50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.
Inspection Period	21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Financing Period (Please Check One)	□ All Cash (No Financing Period)
	□ Financing: Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$ on terms which are acceptable to Purchaser.
Closing Date (Please Check One)	□ New Property: Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.
	Existing Property Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).
Closing Costs	Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.
Property Condition	Property is being sold "AS IS" with Seller making representations or warranties concerning the property.
Contract within 10 days:	Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.
Broker Commission	Purchaser acknowledges that Purchaser has employed , ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.
1031 Exchange	Purchaser \Box is / \Box is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has $_$ in an exchange account from a transaction which closed escrow on Purchaser will provide Seller, upon request, proof of such funds.
Confidentiality	Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted Purchaser	Agreed and Accepted Seller
By:	By:
Printed:	Printed:
Dated:	Dated: