



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Long John Silver's

842 Eastgate South Drive
Cincinnati, OH 45245

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INVESTMENT SUMMARY

Sands Investment Group is Pleased To Exclusively Offer For Sale the 2,484 SF Long John Silver's Located at 842 Eastgate South Drive in Cincinnati, Ohio. With Over 14 Years Remaining on an Absolute Triple Net (NNN) Lease and Attractive Rent Increases Every 5 Years, This Opportunity Provides For a Best-of-Class Investment With Income Growth in the Desirable Ohio Market.

OFFERING SUMMARY

PRICE	\$995,000
CAP	5.67%
NOI	\$56,445
PRICE PER SF	\$400.56
GUARANTOR	Affinity Management

PROPERTY SUMMARY

ADDRESS	842 Eastgate South Drive Cincinnati, OH 45246
COUNTY	Clermont
BUILDING AREA	2,484 SF
LAND AREA	0.96 AC
YEAR BUILT	1986

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- Over 14 Years Remaining on an Absolute Triple Net (NNN) Lease
- Strong Operator That Owns and Operates 25+ Long John Silver's Throughout the Greater Cincinnati-Dayton, Ohio Market Area
- Ideally Situated Along a Strong Retail Corridor With Over 55,700 VPD Along James A Rhodes Appalachian Hwy (32)
- Cincinnati is the Fastest Growing Economic Power in the Midwestern United States Based on Increase of Economic Output and Ohio's Largest Metropolitan Area
- Over 103,500 Residents Making an Average Income of \$70,452 Within a 5-Mile Radius
- Situated 25 Minutes From Downtown Cincinnati Which is Undergoing Significant Changes Due to a New Development and Private Investment Including the Banks Project Adding Apartments, Retail, Restaurants and Offices That Stretch From Great American Ball Park to Paul Brown Stadium
- Property is Conveniently Located in a Dense Residential Area Within Walking Distance of Several Multi-Family Complexes Including Kennedy's Landing and Echelon Luxury Apartments
- Nearby Tenants Include: Walmart Supercenter, Sam's Club, Home Goods, Michaels, Planet Fitness, Burger King, Taco Bell, Chick-fil-A, Panera Bread, LongHorn Steakhouse, Waffle House, Popeyes, Chipotle, Chase Bank, Applebee's, Pep Boys, Sherwin Williams and More



ACTUAL PROPERTY IMAGE

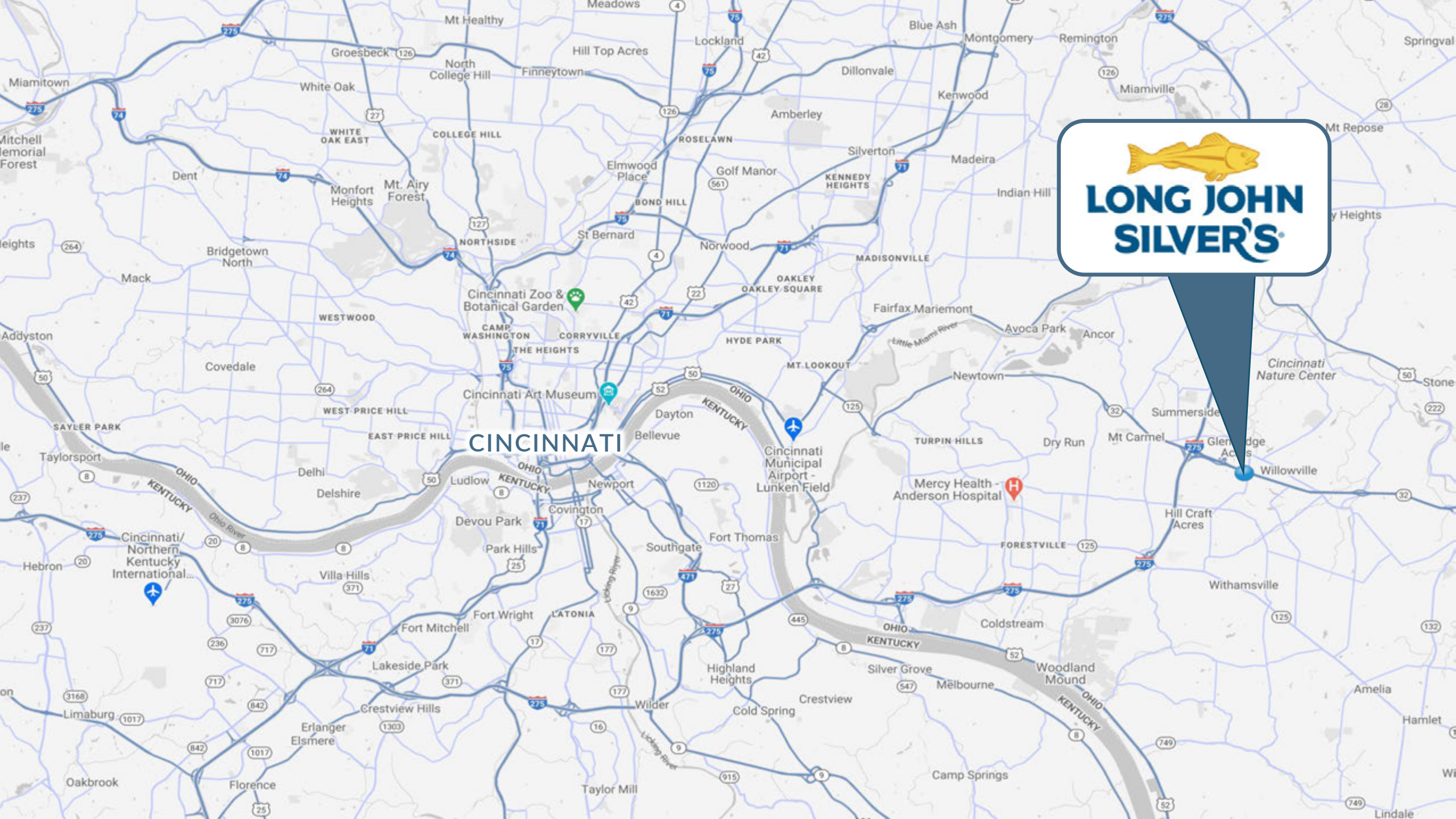
LEASE SUMMARY

TENANT	Long John Silver's
PREMISES	A Building of Approximately 2,484 SF
LEASE COMMENCEMENT	October 19, 2015
LEASE EXPIRATION	October 18, 2035
LEASE TERM	14+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	7% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Fast Food
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
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,484 SF	\$56,445	\$22.72
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CINCINNATI

TQL
TOTAL QUALITY LOGISTICS

AT&T

Bob Evans RESTAURANTS

verizon

VCF VALUE CITY FURNITURE

GIMB'S FURNITURE

MATTRESS FIRM

BEST BUY

PET SMART

SONIC

EASTGATE MALL

1,066,654 SF Mall -
Includes Over 90
of the Finest Stores & Restaurants

EASTGATE HARLEY-DAVIDSON

KOI AUTO PARTS
IMPORTS & DRUGGISTS. WE ARE AUTO PARTS!



RNR
TIRE EXPRESS

planet
fitness

TD
TireDiscounters

BANK OF AMERICA

THE
SALVATION
ARMY

Eastgate S Dr

Michael's

Burlington

tropical CAFE

FIVE BEL'W

ULTA

HomeGoods

FAMOUS
footwear

Aaron's

LA Z BOY

AMERICA'S BEST
CONTACTS & EYEGLASSES

BURGER
KING

TACO
BELL

FIVE GUYS
BURGERS and FRIES

FIREHOUSE
SUBS
FOUNDED BY FIREMEN

KOI AUTO PARTS
IMPORTS & DRUGGISTS. WE ARE AUTO PARTS!

Wendy's

Holiday Inn
AN IHG HOTEL

STARBUCKS
COFFEE

MIKE'S
CARWASH

McDonald's

LONGHORN
STEAKHOUSE

Canes

AspenDental

PS...
EAST COAST
SUBS

HOBBY LOBBY

Hampton
Inn & Suites
by HILTON

WAFFLE
HOUSE

Chick-fil-A

Panera
BREAD

meijer



**LONG JOHN
SILVER'S**



Eastgate Woods
Apartments



Kennedy's
Landing

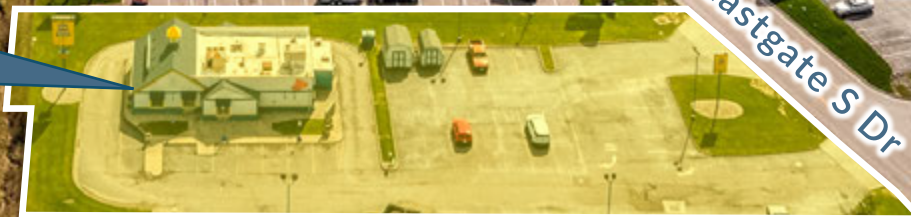


Eastgate S Dr



Clermont County
Public Library

Glen Este-Withamsville Rd



Dillard's JCPenney **KOHL'S**
BIG LOTS! GREAT STEAK # AMERICAN EAGLE
 Holiday Inn Firestone
 Bath & Body Works SEPHORA FAIRFIELD
 THE CHILDREN'S PLACE Charleys PNC
 FINISH LINE claire's KeyBank
 MEN'S WEARHOUSE GNC CURIE SMART
 Advance Auto Parts SHOE DEPT. ENCORE SUPERCUTS rue21

JOANN Kroger Marshalls
 OfficeMax DOLLAR TREE JOYCE MILLS
 PARK NATURAL BANK Pizza Hut FIFTH THIRD BANK

Michael's HomeGoods Burlington Aaron's
 KIRKLAND'S carter's LA Z BOY ULTA
 TACO BELL Planet Fitness BURGER KING THE SACRAMENT ARMY TORRID FIVE BEL'W
 FAMOUS FIREHOUSE SUBS
 cici's pizza SUBWAY tropical CAFE metro

meijer HOBBY LOBBY Starbucks
 Chick-fil-A McDonald's Hampton T Valvoline
 FIFTH THIRD BANK AspenDental
 Canes HOME 2 Panera EAST COAST SUBS
 CVS pharmacy sleep number
 CHASE PACIFIC DENIAL SERVICES WAFFLE HOUSE

PET SMART CALIBER COLLISION DICK'S
 BED BATH & BEYOND MATTRESS FIRM SPORTING GOODS
 Bob Evans VALUE CITY FURNITURE AT&T BEST BUY
 Comfort INN verizon DSW AMERICAN SIGNATURE FURNITURE SONIC

Party City Petland
 Original ME sweetFrog
 Massage Envy
 Hwy 55 SportClips T

Walmart Supercenter CHUCK E. CHEESE'S
 SALLY BEAUTY RAC
 SUBWAY

sam's club
 ALDI Steak 'n Shake

LONG JOHN SILVER'S

CHIPOTLE Arby's White Castle CARX
 POPEYES Bank of America
 jiffy lube Kentucky Fried Chicken Sherwin-Williams





CINCINNATI | HAMILTON COUNTY | OHIO

Cincinnati is a major city in the state of Ohio and the seat of Hamilton County. The city is the economic and cultural hub of the Cincinnati metropolitan area. With an estimated population of 2,190,209 people, it is Ohio's largest metropolitan area and the nation's 29th-largest, and with a city population estimated at 303,940 residents, Cincinnati is the third-largest city in Ohio and 64th in the United States. Cincinnati is within a day's drive of 49.7% of the United States populace, ranking it as fourth in the list of metro areas with the largest population base within one day's drive time.

Metropolitan Cincinnati has the twenty-eighth largest economy in the United States and the fifth largest in the Midwest. It currently has the fastest-growing Midwestern economic capital based on percentages. Several Fortune 500 companies are headquartered in Cincinnati, such as Procter & Gamble, The Kroger Company, and Fifth Third Bank. General Electric has headquartered their Global Operations Center in Cincinnati. The Kroger Company employs 21,646 people locally, making it the largest employer in the city, and the University of Cincinnati is the second largest at 16,000. The city's largest institution of higher education, the University of Cincinnati, was founded in 1819 as a municipal college and is now ranked as one of the 50 largest in the United States.

Cincinnati is home to three major sports teams: the Cincinnati Reds of Major League Baseball; the Cincinnati Bengals of the National Football League; and FC Cincinnati of Major League Soccer, and the Cincinnati Cyclones, a minor league ice hockey team. Cincinnati is home to historic architecture with many structures in the urban core having remained intact for 200 years. Cincinnati is a city in Ohio, on the Ohio River. The Over-the-Rhine district is known for its 19th-century architecture, including Findlay Market, which has food and craft vendors. To the north is the Cincinnati Zoo & Botanical Garden. The Cincinnati Museum Center encompasses history, science and children's museums in the art deco Union Terminal. Works spanning 6,000 years are on display at the Cincinnati Art Museum.



CINCINNATI ZOO & GARDEN



UNIVERSITY OF CINCINNATI



	1 MILE	3 MILES	5 MILES
POPULATION	6,362	53,720	103,577
AVERAGE HH INCOME	\$80,411	\$63,681	\$70,452

(71,694 VPD)

 **EASTGATE**
MALL

32

(55,764 VPD)



TENANT PROFILE

Long John Silver's, Inc., is a United States-based fast-food restaurant. Founded in 1969 in Lexington, Kentucky, the company's headquarters are now in Louisville, Kentucky. The brand's name is derived from the novel *Treasure Island* by Robert Louis Stevenson, in which the pirate "Long John" Silver is one of the main characters. Formerly a division of Yum! Brands, Inc., the company was divested to a group of franchisees in September 2011 and is now 80% franchise owned.

Over the last 50 years, Long John Silver's has combined its national scale, strong consumer awareness, craveable menu, compelling proposition, and unmatched seafood knowledge and expertise to serve over one million customers per week. Today, Long John Silver's owns, operates and franchises the largest seafood QSR system in the world, with over 670 restaurants (80% franchised) located across 40 U.S. states, Puerto Rico, Singapore and the Philippines generating annual system wide sales of approximately \$500 million. Long John Silver's is the largest seafood QSR operator in the world, and the only operator in the U.S. with a national presence. Craveable seafood, like that offered by Long John Silver's, has grown in popularity as a healthier alternative to typical QSR offerings.



COMPANY TYPE
Private



FOUNDED
1969



OF LOCATIONS
670+



HEADQUARTERS
Louisville, KY



WEBSITE
ljsilvers.com

OPERATOR PROFILE

Affinity Management, established in 2006, is a restaurant franchise operating in the Greater Cincinnati-Dayton, Ohio market area. Currently, Affinity Management owns and operates Long John Silver's (LJS), 7 of which are multi-brand units. Coming together as one company, Affinity Management was formed by four "husband and wife" teams with a shared vision: to operate efficient restaurants that provide the best customer service possible, to provide their employees opportunities for personal and professional growth, and to grow the business.

Each owner is actively involved in the day-to-day operations of the restaurants and business, the ownership team includes Brian & Mary Busby, David & Kristina Conley, David & Tammy Fletcher and Jeff & Tammy Titlow. All eight owners got their first jobs as teenagers in the restaurant industry, and the majority stayed for twenty years or more prior to starting Affinity Management.

In 2013 Affinity Management was named "Franchisee of the Year" by corporate Long John Silver's.

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.



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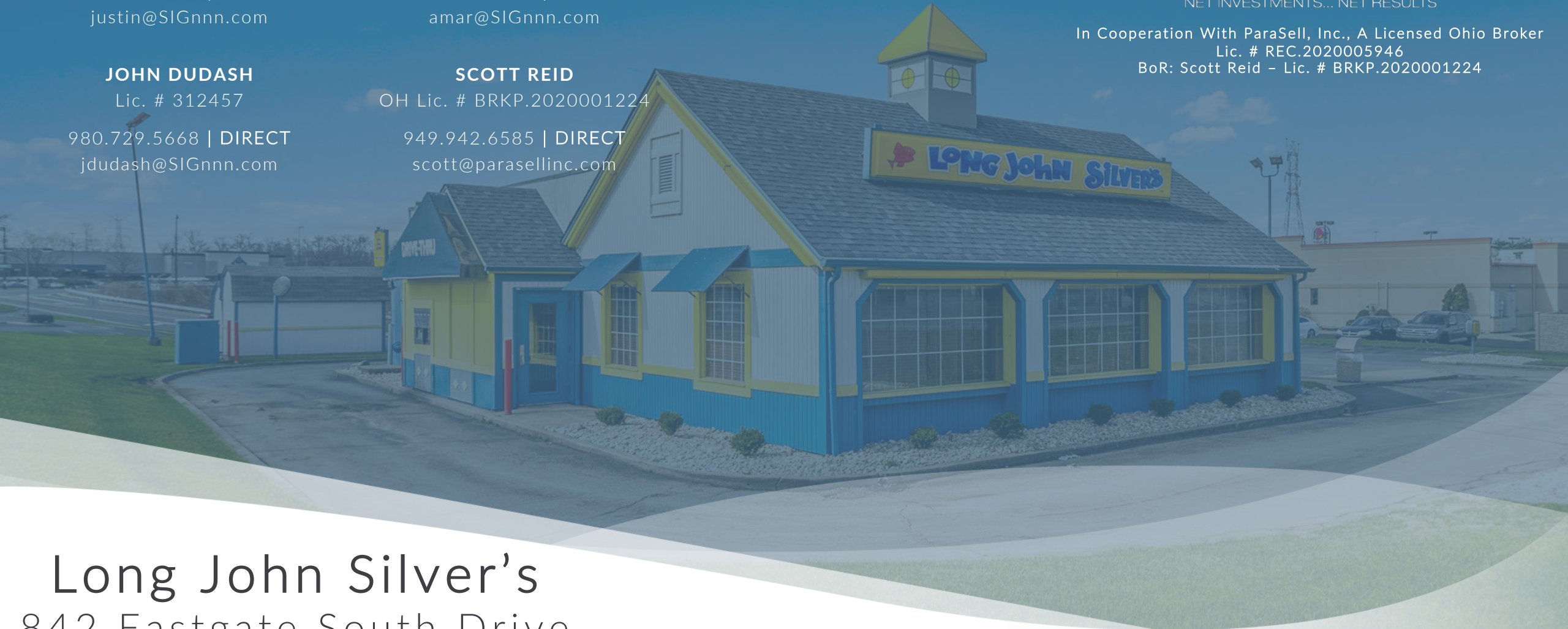
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