

BOB EVANS

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM



80 S Whitewoman St
Coshocton, Ohio 43812

Confidentiality and Disclaimer

NNN Properties, Inc. and Bang Realty, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, NNN Properties, Inc. and Bang Realty, Inc. have not and will not verify any of this information, nor has NNN Properties, Inc. and Bang Realty, Inc. conducted any investigation regarding these matters. NNN Properties, Inc. and Bang Realty, Inc. make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. NNN Properties, Inc. and Bang Realty, Inc. expressly deny any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current

tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release NNN Properties, Inc. and Bang Realty, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NNN Properties, Inc. and Bang Realty, Inc. and should not be made available to any other person or entity without the written consent of NNN Properties, Inc. and Bang Realty, Inc. This Marketing Brochure 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. NNN Properties, Inc. and Bang Realty, Inc. have not made any 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, NNN Properties, Inc. and Bang Realty, Inc. have not verified, and will not verify, any of the information contained herein, nor has NNN Properties, Inc. and Bang Realty, Inc. 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.

NON-ENDORSEMENT NOTICE

NNN Properties, Inc. and Bang Realty, Inc. are not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of

NNN Properties, Inc. and Bang Realty, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of NNN Properties, Inc. and Bang Realty, Inc., and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR NNN Properties, Inc. and Bang Realty, Inc. AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. NNN Properties, Inc. and Bang Realty, Inc. have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties, Inc. and Bang Realty, Inc.'s principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties, Inc. and Bang Realty, Inc. and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties, Inc. and Bang Realty, Inc. further advises all prospective purchasers that certain NNN Properties, Inc. and Bang Realty, Inc. related or affiliated parties, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties, Inc. and Bang Realty, Inc. Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties, Inc. and Bang Realty, Inc. Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).

Table of Contents

Investment Highlights	4
Financial Analysis	5
Concept Overview	6
Surrounding Area	7
Location Overview	8
Property Photos	9
Surrounding Area Photos	10
Local Map	11
Regional Map	12
Demographics	13
Market Overview	14





Investment Highlights

PRICE: \$4,128,358 | CAP: 6.15% | RENT: \$253,894



About the Investment

- ✓ Long-Term, 20-Year Absolute Triple Net (NNN) Lease
- ✓ Two Percent (2%) Annual Rental Increases Starting May 1st, 2027
- ✓ Four (4), Five (5)-Year Tenant Renewal Options, Bringing the Potential Lease Term to 40 Years
- ✓ Corporate Guarantee From Bob Evans Restaurants, LLC (440+ Corporate Locations)

About the Location

- ✓ Dense Retail Corridor | Tractor Supply Co., McDonald's, Wendy's, Walgreens, Verizon, Pizza Hut, Dominoes, CVS, Circle K, Dunkin Donuts and Many More
- ✓ High Performing Bob Evans | In Top 8% of Bob Evans Nationwide in Terms of Yearly Visits*
- ✓ Strong Traffic Counts | Over 14,800 and 12,800 Vehicles Per Day Along Chestnut Street and Ohio State Route 83
- ✓ Stewart Field | Less than One-Mile Away from Subject Property | Stadium Capacity of Over 2,760 Fans
- ✓ Attractive Real Estate Fundamentals | Subject Property Located Directly Next to Chestnut Street and Ohio State Route 83 Junction

About the Tenant / Brand

- ✓ Founded In 1948, Bob Evans Is An Iconic American Brand That Has Grown From A 12-Stool, 24-Hour Restaurant To Over 500 Locations
- ✓ Restaurants Operate Across 3 Dayparts (Breakfast: 32%, Lunch: 37%, Dinner: 31%) With A Large Carryout Business (16%) – Well-Positioned For Growing Off-Premise Business
- ✓ Craveable, Fresh Offering Of Comfort Food In A Family-Friendly Atmosphere At An Affordable Price
- ✓ Strong Real Estate Profile With Well-Maintained Restaurants
- ✓ Majority of Restaurants Were Recently Remodeled



Representative Photo



Representative Photo



Financial Analysis

PRICE: \$4,128,358 | CAP: 6.15% | RENT: \$253,894



PROPERTY DESCRIPTION

Concept	Bob Evans
Street Address	80 S Whitewoman St
City, State ZIP	Coshocton, OH
Year Built / Renovated	1994
Estimated Building Size (SF)	3,832
Estimated Lot Size (Acres)	1.76
Type of Ownership	Fee Simple

THE OFFERING

Price	\$4,128,358
CAP Rate	6.15%
Net Operating Income	\$253,894

LEASE SUMMARY

Property Type	Net-Leased Restaurant
Credit Type	Corporate
Tenant	Bob Evans
Guarantor	Bob Evans Restaurants, LLC (440+ Units)
Original Lease Term	20 Years
Lease Commencement	July 24, 2023
Lease Expiration	July 31, 2043
Lease Term Remaining	20 Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	2% Annually Starting May 1 st , 2027
Renewal Options Remaining	4, 5-Year Options

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation
Current - 4/30/2027	\$253,894	\$21,158	-
5/1/2027 - 4/30/2028	\$258,972	\$21,581	2.00%
5/1/2028 - 4/30/2029	\$264,151	\$22,013	2.00%
5/1/2029 - 4/30/2030	\$269,434	\$22,453	2.00%
5/1/2030 - 4/30/2031	\$274,823	\$22,902	2.00%
5/1/2031 - 4/30/2032	\$280,319	\$23,360	2.00%
5/1/2032 - 4/30/2033	\$285,926	\$23,827	2.00%
5/1/2033 - 4/30/2034	\$291,644	\$24,304	2.00%
5/1/2034 - 4/30/2035	\$297,477	\$24,790	2.00%
5/1/2035 - 4/30/2036	\$303,427	\$25,286	2.00%
5/1/2036 - 4/30/2037	\$309,495	\$25,791	2.00%
5/1/2037 - 4/30/2038	\$315,685	\$26,307	2.00%
5/1/2038 - 4/30/2039	\$321,999	\$26,833	2.00%
5/1/2039 - 4/30/2040	\$328,439	\$27,370	2.00%
5/1/2040 - 4/30/2041	\$335,008	\$27,917	2.00%
5/1/2041 - 4/30/2042	\$341,708	\$28,476	2.00%
5/1/2042 - 7/31/2043	\$348,542	\$29,045	2.00%

INVESTMENT SUMMARY

NNN Pro Group is pleased to present the exclusive listing for a Bob Evans located at 80 S Whitewoman St in Coshocton, Ohio. The site consists of roughly 3,832 rentable square feet of building space on estimated 1.76-acre parcel of land. This Bob Evans is subject to a 20-year absolute triple-net (NNN) lease, which commenced July 24th, 2023. The current annual rent is \$253,894 and is scheduled to increase 2% annually starting on May 1st, 2027, throughout the base term and in each of the 4, 5-year renewal options.



Concept Overview



About Bob Evans

Bob Evans is a chain of family style restaurants founded and headquartered in Columbus, Ohio, which owns and operates nearly 500 locations in 18 states, primarily in the Midwest, mid-Atlantic and Southeast regions of the United States. As a private company owned by Golden Gate Capital, Bob Evans Restaurants is focused on providing quality food and hospitality to every guest at every meal, each and every day. The company offers a variety of pork sausages, mashed potatoes, macaroni and cheeses, frozen handheld breakfast items, bacon products, and other convenience foods. The restaurants feature a country-living theme with a close connection to farms.

On January 24, 2017, Bob Evans Farms announced the sale of its restaurants business unit to private equity company Golden Gate Capital (owners of Red Lobster and California Pizza Kitchen). Once the sale was finalized, Bob Evans Farms CEO Saed Mohseni moved to Golden Gate Capital to serve as president of the Bob Evans restaurant division. BEF Foods President Mike Townsley became president and CEO of the new Bob Evans Farms, which remains a public company focusing on grocery products such as breakfast sausage and refrigerated side dishes.

***“We treat strangers like friends
and friends like family.”***

-Bob Evans

Strong Asset

- Strong real estate profile, all units have been recently remodeled
- Compelling unit-level fundamentals

Strong Tenant

- Scale restaurant brand with approximately 500 locations
- Participates in the attractive and growing family dining segment which has consistently outperformed the casual dining segment
- Iconic brand with strong awareness / Net Promoter Score (NPS)

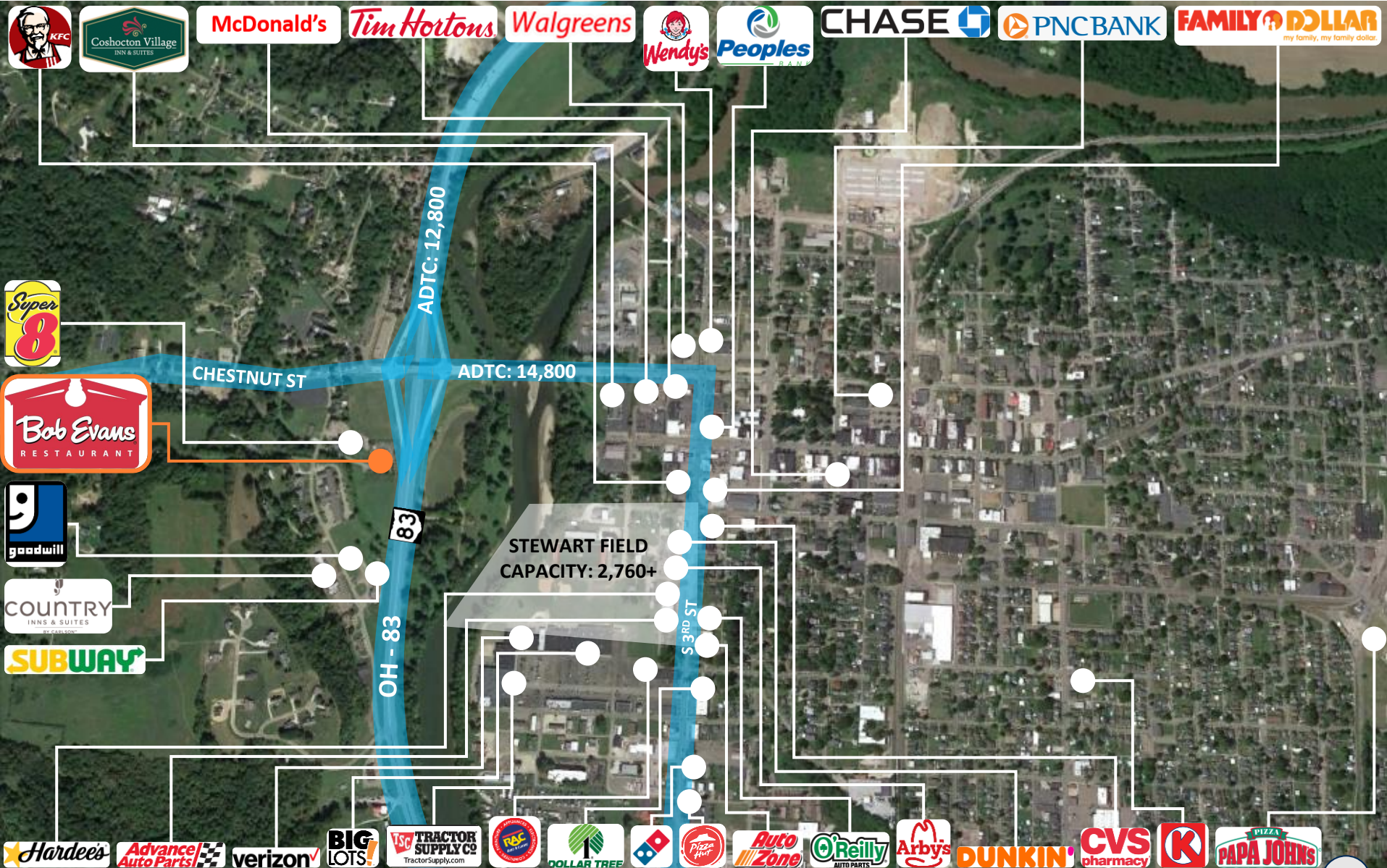
Significant Experience

- Golden Gate Capital is the most active private equity buyer of full-service restaurant companies
- History of growing same restaurant sales and margins have led to successful outcomes: 60%+ IRRs across GGC restaurant transactions
- CEO Saed Mohseni has significant experience in casual dining, growing and taking two restaurant companies public; will lead a new but experienced management team





Surrounding Area





Location Overview

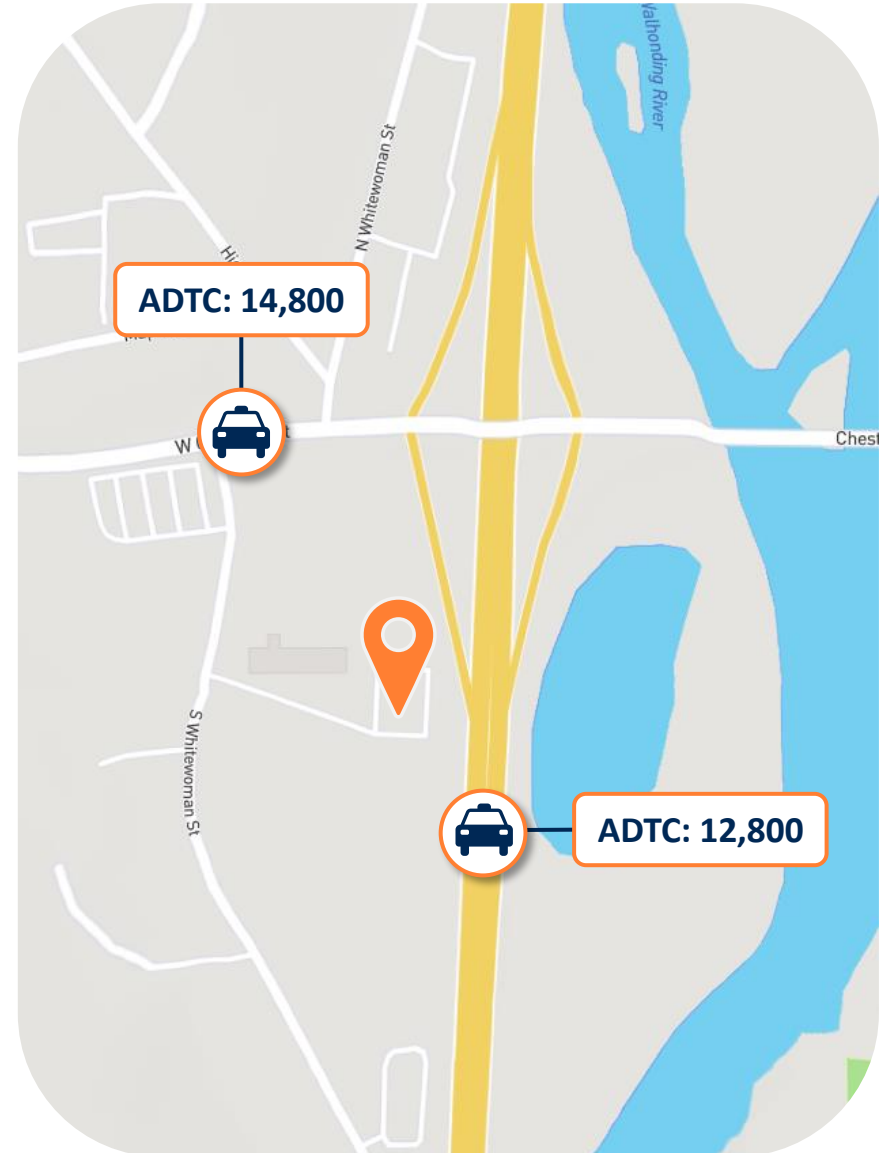


The subject investment property is a Bob Evans situated on South Whitewoman St, Coshocton, OH. South Whitewoman Street is right off Chestnut Street and in close proximity to Ohio State Route 83. Both Chestnut Street and Ohio State Route 83 experience strong daily traffic counts with over 14,800 and 12,800 vehicles per day, respectively.

This Bob Evans property benefits from being well-positioned in a dense retail corridor consisting of national and local tenants, shopping centers and an athletic facility. Major national tenants in the area include: Tractor Supply Company, McDonald's, Wendy's, Walgreens, Verizon, Pizza Hut, Dominoes, CVS, Circle K, Dunkin Donuts, Family Dollar, Advance Auto Parts and many more. The subject property also benefits from being less than one-mile from Stewart Field. Stewart Field is home to Coshocton High School and has a capacity of over 2,760 fans. This Bob Evans possesses strong real estate fundamentals. The subject property is located directly next to Chestnut Street and Ohio State Route 83 Junction. This Bob Evans is also extremely high performing compared to other Bob Evans properties. This subject invest property Bob Evans in the top 8% of Bob Evans nationwide in terms of yearly visits.*

Coshocton is a city in Coshocton County, Ohio. Coshocton, Ohio, is a hidden gem for businesses seeking an advantageous location. Nestled in the heart of Ohio, this charming city offers a strategic position with easy access to major highways, making transportation and distribution a breeze. With a rich history and a welcoming community, Coshocton provides a supportive environment for entrepreneurs and established companies alike. The area boasts a diverse economy, ranging from manufacturing to tourism, offering a variety of opportunities for business growth and collaboration. Moreover, the low cost of living and affordable real estate make it an attractive option for setting up shop. As the city continues to invest in infrastructure and business development initiatives, Coshocton is poised to become a thriving hub for commerce and innovation. In addition to its business-friendly environment, Coshocton is blessed with picturesque landscapes and outdoor recreational opportunities, providing an excellent quality of life for employees and their families. The local workforce is skilled and dedicated, ensuring a steady supply of talent for businesses to tap into. With its blend of economic advantages and a charming community spirit, Coshocton, Ohio, stands out as an ideal destination for businesses looking to establish and grow their ventures.

*Data provided by Placer Labs Inc. (www.placer.ai); Ranking based on estimated consumer foot traffic





Property Photos



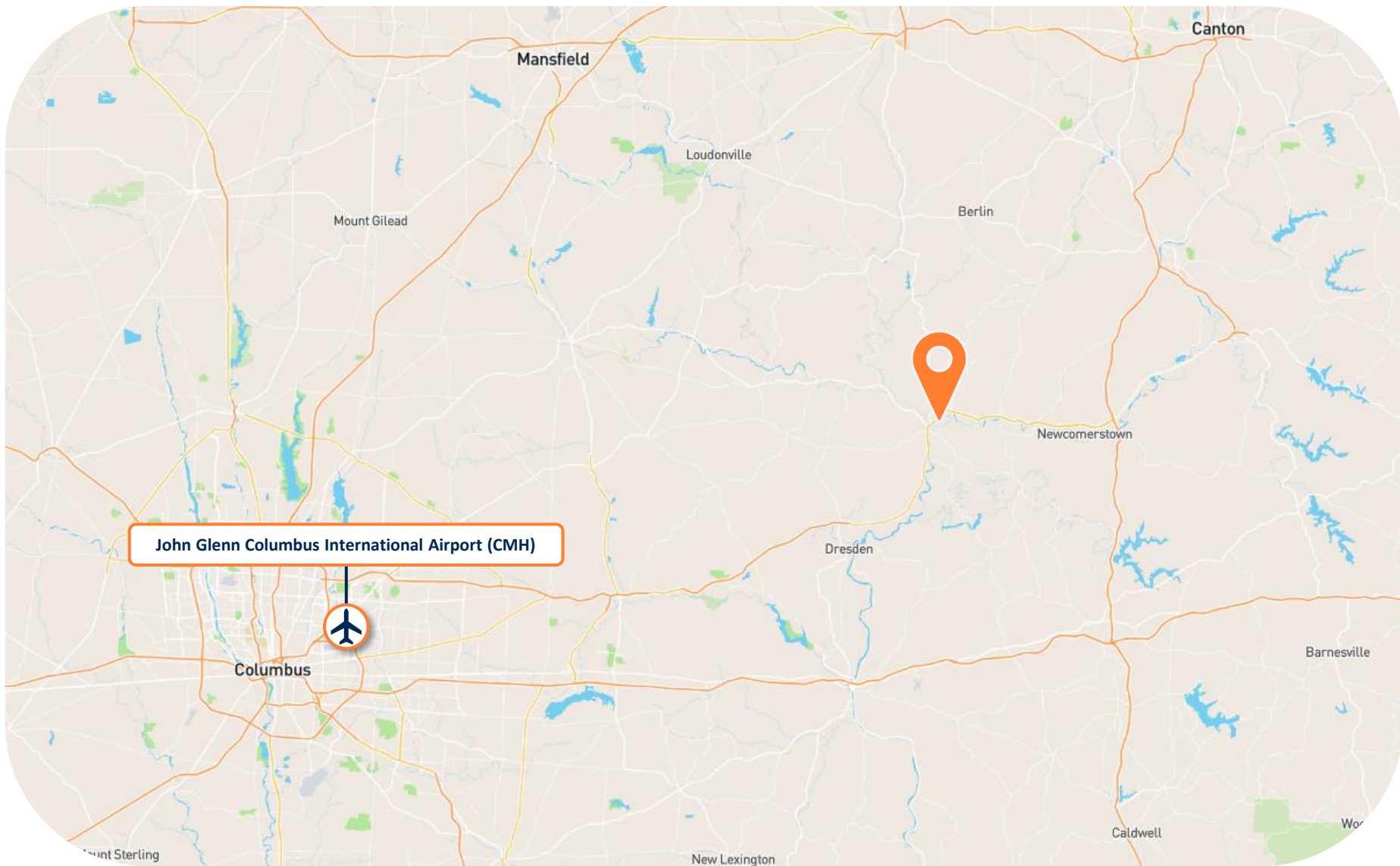


Surrounding Area Photos



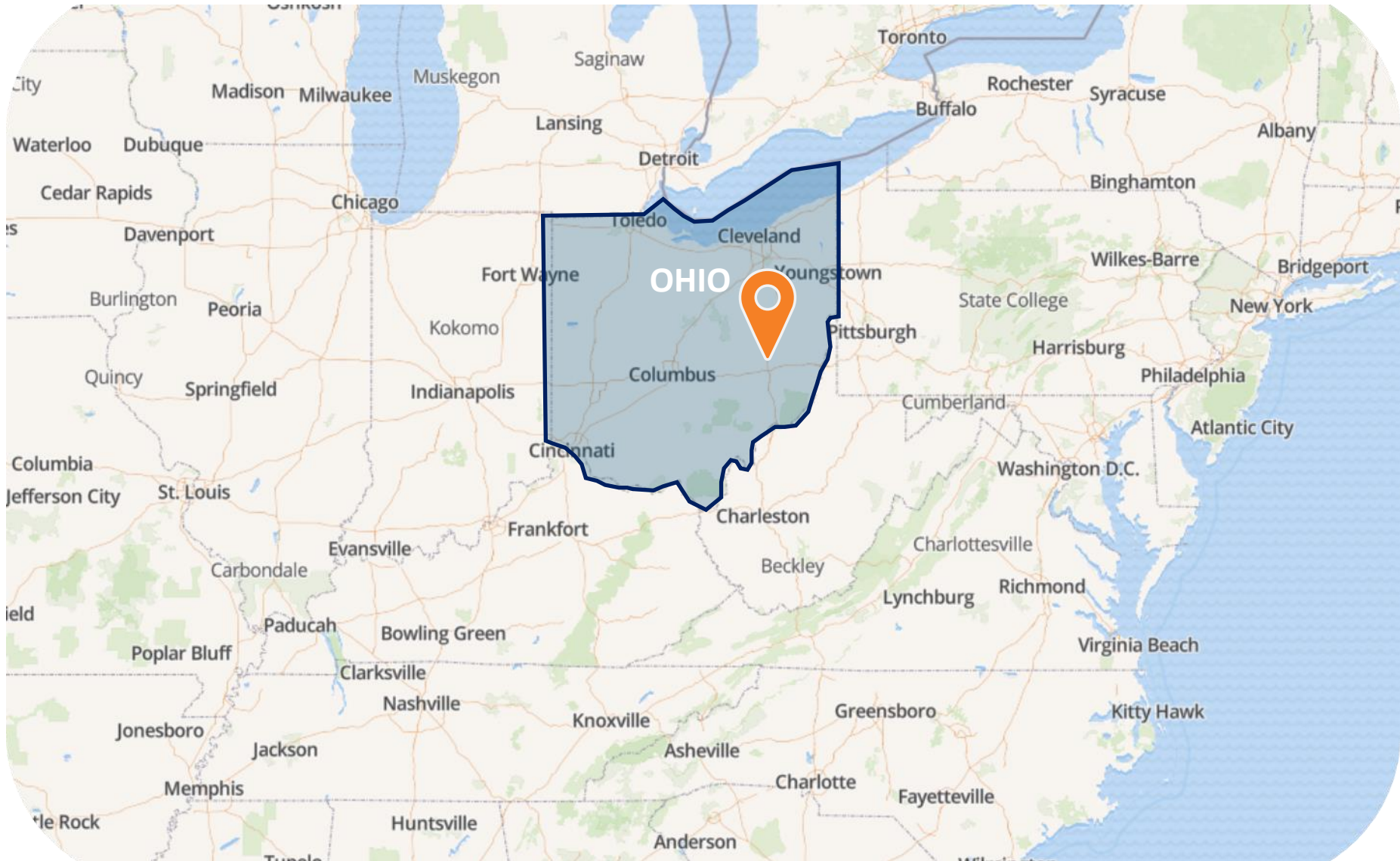


Local Map



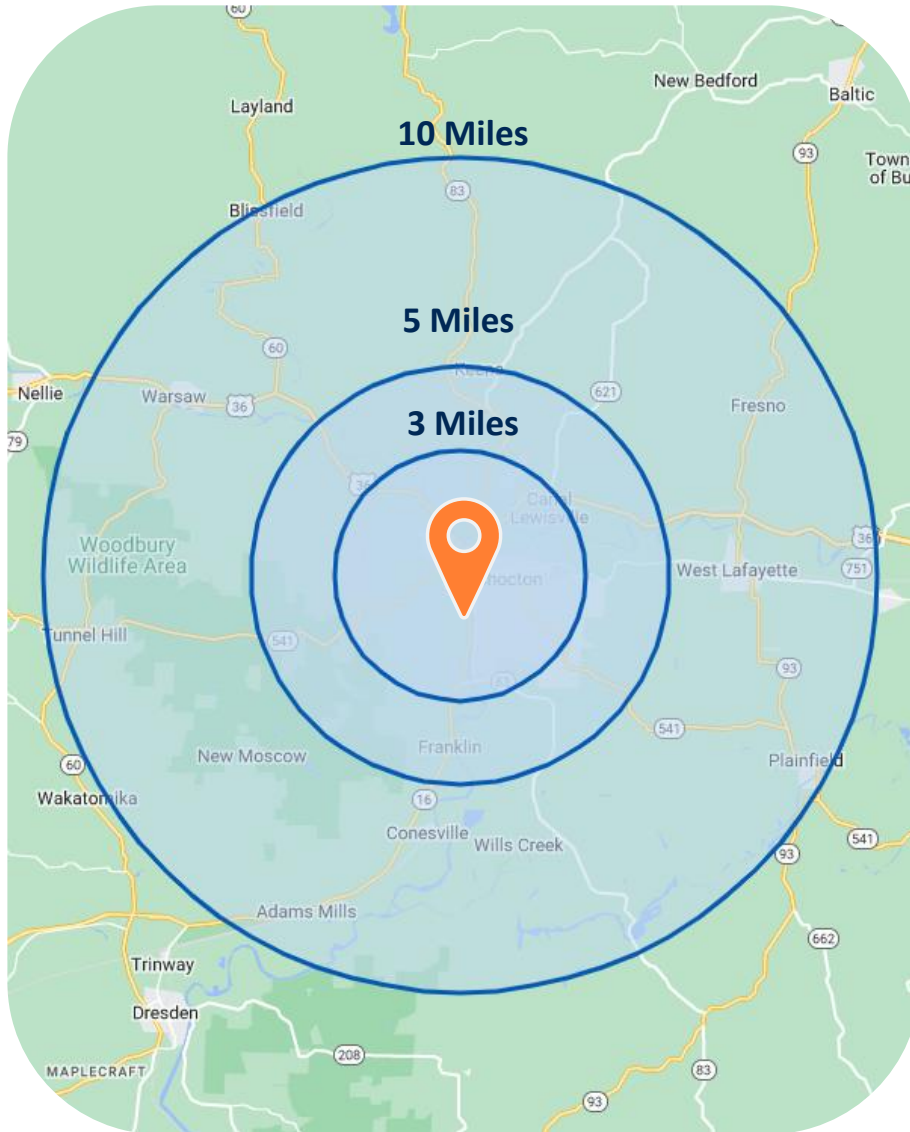


Regional Map





Demographics



3 Miles 5 Miles 10 Miles

POPULATION TRENDS

2010 Population	14,881	17,504	28,834
2023 Population	14,933	17,565	28,888
2028 Population Projection	14,990	17,632	28,994
Annual Growth 2023-2028	0.1%	0.1%	0.1%

HOUSEHOLD TRENDS

2010 Households	6,352	7,352	11,709
2023 Households	6,400	7,400	11,751
2028 Household Projection	6,428	7,432	11,794
Annual Growth 2023-2028	0.1%	0.1%	0.1%

AVG HOUSEHOLD INCOME

\$56,116	\$57,830	\$60,238
----------	----------	----------

MEDIAN HOUSEHOLD INCOME

\$42,759	\$44,434	\$48,003
----------	----------	----------

HOUSEHOLDS BY HOUSEHOLD INCOME

< \$25,000	1,899	2,124	3,028
\$25,000 - 50,000	1,709	1,909	3,056
\$50,000 - 75,000	1,140	1,382	2,317
\$75,000 - 100,000	764	888	1,517
\$100,000 - 125,000	413	499	808
\$125,000 - 150,000	258	309	476
\$150,000 - 200,000	123	172	360
\$200,000+	94	118	190



Market Overview



Columbus, Ohio



Columbus is the capital of and the largest city in the state of Ohio with a population of over 850,000. It is the 15th largest city in the United States. Columbus has a diverse economy based on education, government, insurance, banking, fashion, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. Columbus 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. Columbus is also home to The Ohio State University, one of the largest college campuses in the United States, with approximately 65,000 students and over 6,200 faculty.

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. 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.

Columbus hosts two major league professional sports team: the Columbus Blue Jackets of the National Hockey League and Columbus Crew SC of Major League Soccer. Columbus is home to one of the most competitive intercollegiate programs in the nation, the Ohio State Buckeyes of Ohio State University. The Ohio State Buckeyes are a member of the NCAA's Big Ten Conference, and the football team plays their home games at Ohio Stadium.

Daniel Price
dprice@nnnpro.com
918.510.6765
NY: 10401306175

Rocco Driscoll
rdriscoll@nnnpro.com
918.527.3646
NY: 10401370484



EXCLUSIVE NET-LEASE OFFERING

