

*** AFFLUENT DEMOGRAPHICS ***



REPRESENTATIVE PHOTO

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

3227 Kemp Road
Beavercreek, Ohio 45431

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INVESTMENT OVERVIEW

FREDDY'S

BEAVERCREEK (DAYTON MSA), OHIO

LOCATION	3227 Kemp Road Beavercreek, Ohio 45431
MAJOR CROSS STREETS	Kemp Rd & N Fairfield Rd
TENANT	DJ STEAKBURGERS, LLC
PURCHASE PRICE	\$3,074,000
CAP RATE	6.25%
ANNUAL RENT	\$192,148
GROSS LEASEABLE AREA	±2,494 SF
RENTAL ESCALATIONS	7.50% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
LOT SIZE	±0.786 Acre
YEAR BUILT	2023
LEASE EXPIRATION	July 31, 2043
OPTIONS	Four 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Retailers in Beavercreek include Walmart, Target, Sam's Club, Kohl's, Hobby Lobby, T.J. Maxx, Gabe's, DSW, HomeGoods, Lowe's, Home Depot, Meijer, Fresh Thyme Market, ALDI, Kroger, Ashley, Best Buy, PetSmart, Petland, Pet Supplies Plus, Barnes & Noble, Ulta Beauty, Michaels, Five Below, Party City, Dollar General, Dollar Tree, Regal Cinemas, Esporta Fitness, etc.

HIGHER EDUCATION: Less than 2 miles **Wright State University Dayton** - a public research university offering 315 undergraduate, graduate, doctoral & professional academic programs with 9,503 students

HEALTHCARE: 1½ miles from **Soin Medical Center** - a general medical & surgical hospital with a state-of-the-art cancer center, emergency care and several medical services with 176 licensed beds

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with Attractive 7.50% Rental Escalations Every 5 Years!

TENANT: **DJ Steakburgers, LLC** is an Experienced/Seasoned Owner/Operator of **13 Freddy's Locations** (All Back the Performance of the Lease) **with 4 more Under Development**

BRAND NEW CONSTRUCTION: Freddy's Latest Prototype with 8-Car Stack in Drive-Thru - Slated for Opening Date/Rent Commencement on July 25, 2023 (Est.)

TRAFFIC COUNTS: Just Off a Signalized Hard Corner with Excellent Visibility/Access on Kemp Rd where Traffic Counts Exceed 50,040 CPD!

AFFLUENT 2023 DEMOGRAPHICS: Total Population (5-MI): 124,187 | **Average Household Income (1-MI): \$141,766**

5 miles from Wright-Patterson AFB (headquarters of the Air Force Material Command) With over 30,000 employees, including military, civilian & contractors, "Wright-Patt" is the largest single site employer in Ohio with an economic impact of \$4.2 billion per year. The base is headquarters for a vast, worldwide logistic system, a world-class, laboratory research function and is the foremost acquisition & development center in the U.S. Air Force.



FINANCIAL ANALYSIS

FREDDY'S
BEAVERCREEK (DAYTON MSA), OHIO

SUMMARY

TENANT	DJ Steakburgers, LLC	LOT SIZE	±0.786 Acre
PURCHASE PRICE	\$3,074,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	6.25%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	±2,494 SF		
YEAR BUILT	2023		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
DJ Steakburger, LLC	2,494	Years 1-5: 07/25/23 to 07/31/28	Current	\$192,148	6.25%
		Years 6-10: 08/01/28 to 07/31/33	7.50%	\$206,559	6.72%
		Years 11-15: 08/01/33 to 07/31/38	7.50%	\$222,051	7.22%
		Years 16-20: 08/01/38 to 07/31/43	7.50%	\$238,705	7.77%
					6.99% AVG ANNUAL RETURN
RENEWAL OPTIONS		1st Option: 08/01/43 to 07/31/48	7.50%	\$256,608	
		2nd Option: 08/01/48 to 07/31/53	7.50%	\$275,853	
		3rd Option: 08/01/53 to 07/31/58	7.50%	\$296,542	
		4th Option: 08/01/58 to 07/31/63	7.50%	\$318,783	

TENANT OVERVIEW

FREDDY'S
BEAVERCREEK (DAYTON MSA), OHIO

Freddy's Frozen Custard & Steakburgers, a fast-casual restaurant concept, known for its cooked-to-order steakburgers made with lean 100 percent ground beef, all-beef hot dogs, crispy shoestring fries, cheese curds & frozen custard treats made with freshly churned chocolate or vanilla frozen custard.

Freddy's has become one of the fastest growing franchises in the U.S. starting in 2002 with a single restaurant in Wichita, Kansas to more than 400 locations today in the U.S. & internationally.

<https://www.freddys.com/>

ABOUT THE TENANT

DJ Steakburgers, LLC is an experienced/seasoned owner/operator of **13 Freddy's locations** (all back the performance of the lease) **with 2 more under development.**

ABOUT PARENT COMPANY

On March 3, 2021, **Thompson Street Capital Partners ("TSCP")** acquired Freddy's.

Thompson Street Capital Partners ("TSCP") is a middle-market private equity firm that helps transform already-exceptional businesses into market leaders. Based in St. Louis, Missouri, they invest globally in the Life Sciences & Healthcare, Software & Technology, and Business & Consumer Services and Products sectors. They partner with management teams to increase value by accelerating growth, both organically and via complementary acquisitions.

20+ Years

200+ Investments

7 Funds

\$4.5 Billion Assets Under Management

<https://www.tscp.com/>

ACTUAL CONSTRUCTION SITE PHOTOS

As of August 21, 2023



FREDDY'S | BEAVERCREEK (DAYTON MSA), OHIO

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

An aerial photograph of a property in Dayton, Ohio, overlaid with a detailed site plan for a proposed Freddy's restaurant. The property is a yellow-shaded lot of 0.786 acres, zoned B-2, located at the intersection of Kemp Rd and a private access road. The plan shows the proposed building footprint, parking area, and surrounding infrastructure. The lot is bounded by Kemp Rd to the north and a private access road to the east. The plan includes detailed survey data, such as bearings and distances, and a table of lot size and GLA.

SITE PLAN

Kemp Rd | 10,668 CPD

Freddy's

PR. PRIVATE ACCESS DR

ZONED "B-2"

PROPOSED LOT
0.786 ACRES

LOT SIZE	±0.786 Acre
GLA	±2,494 SF

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An aerial photograph of a property with a yellow-shaded site plan overlaid. The plan shows a building footprint, parking spaces, and various survey measurements. A red rectangle in the center of the building footprint contains the text "Freddy's". The plan is labeled "Kemp Rd | 10,668 CPD" at the top. A table in the bottom left corner provides lot size and GLA information. The bottom of the image features a dark blue banner with the text "FREDDY'S | BEAVERCREEK (DAYTON MSA), OHIO" and a disclaimer.

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BEAVERCREEK



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CITY VIEW



WRIGHT STATE UNIVERSITY
9,503 STUDENTS

NATIONAL MUSEUM OF THE U.S. AIR FORCE
The oldest & largest military aviation museum in the world, with 4 hangars & over 300 aircraft & missiles on display, including a variety of Air Force One airplanes, displays & memorabilia.

BIG LOTS!	PAPA JOHN'S
AutoZone	boost
DOLLAR TREE	RITE AID
Firestone	McDonald's
CIRCLE K	U-HAUL
MIDAS	Arby's

FREDDY'S | BEAVERCREEK (DAYTON MSA), OHIO

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DAYTON METRO VIEW



WRIGHT-PATTERSON AFB

The base is headquarters for a vast, worldwide logistic system, a world-class, laboratory research function and is the foremost acquisition & development center in the U.S. Air Force hosted by 88th Air Base Wing, Air Force Materiel Command, 445th Airlift Wing, Air Force Life Cycle Management Center, Air Force Research Laboratory, National Air & Space Intelligence Center, Air Force Institute of Technology and Air Force Installation Contracting Center.

With over 30,000 employees, including military, civilian & contractors, "Wright-Patt" is the largest single site employer in Ohio with an economic impact of \$4.2 billion per year.

Freddy's

BEAVERCREEK HIGH SCHOOL
1,814 STUDENTS

FAIRBROOK ELEMENTARY
557 STUDENTS

VALLEY ELEMENTARY
462 STUDENTS

WRIGHT STATE UNIVERSITY
9,503 STUDENTS

KEMP ELEMENTARY
345 STUDENTS

Cabela's

COSTCO WHOLESALE

TENNECO

dayton children's
155 BEDS

University of Dayton
11,770 STUDENTS

Kettering HEALTH MAIN CAMPUS
494 BEDS



- 3 runways
- 4,500+ acres
- Airlines: American, Delta, United, Avelo
- 2022 total passengers: 584,487

HOLLYWOOD Gaming
DAYTON RACEWAY

City of DAYTON

Kettering HEALTH DAYTON
289 BEDS

Premier Health
Miami Valley Hospital South
848 BEDS

FUYAO GLASS AMERICA



Domtar

NUVASIVE

THURGOOD MARSHALL HIGH SCHOOL
529 STUDENTS

DAYTON VA MEDICAL CENTER
356 BEDS

Hormel Foods

amazon
FULFILLMENT CTR

FritoLay

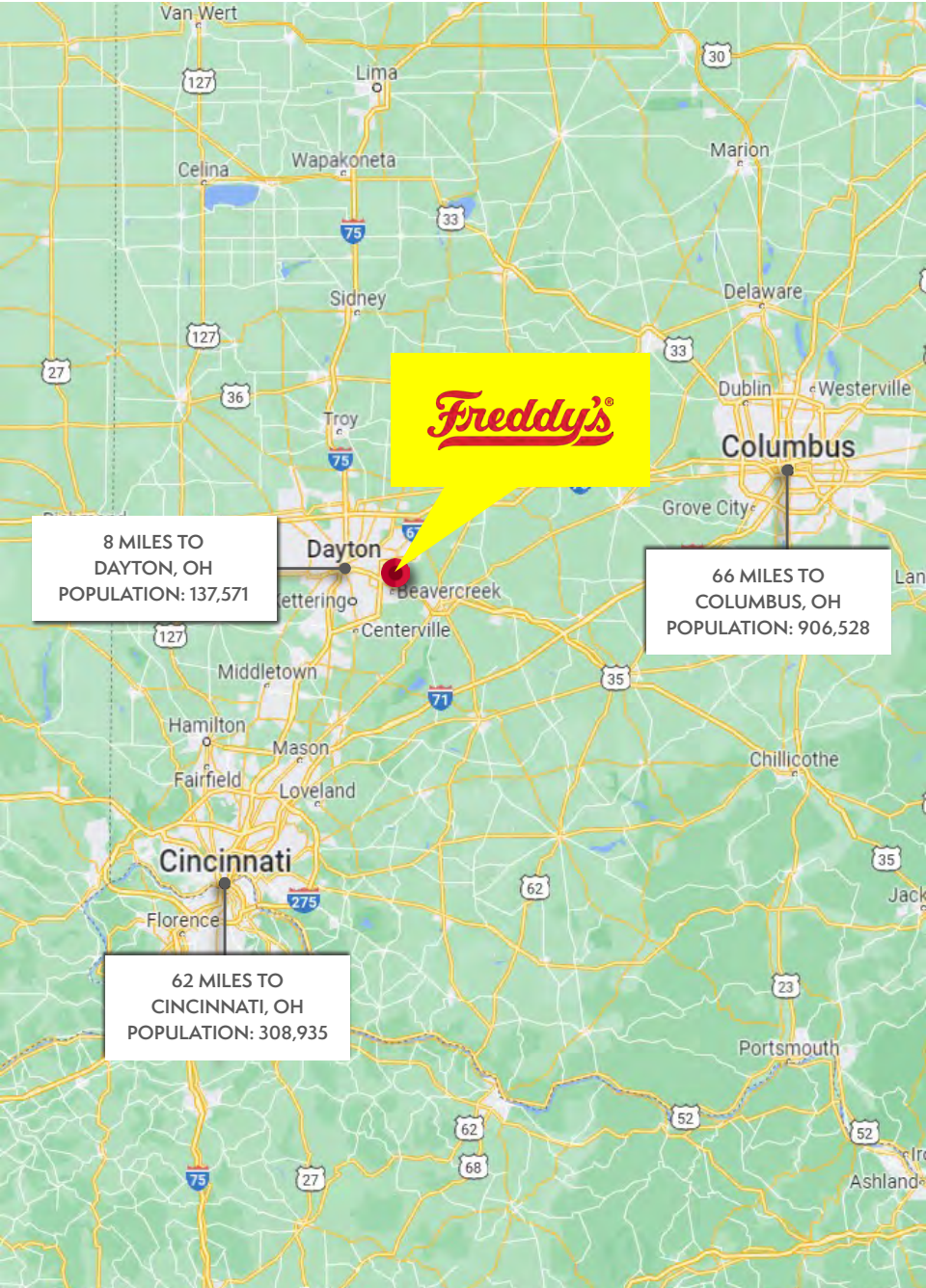
crocs
DISTRIBUTION CTR



FREDDY'S | BEAVERCREEK (DAYTON MSA), OHIO

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LOCATION OVERVIEW



Beavercreek is the largest city in Ohio's Greene County and is the second-largest suburb of Dayton. The city encompasses 27.3 square miles and has become a sustained benchmark for successful economic growth within the Dayton region.

Dayton is the 6th largest city in Ohio and is the county seat of Montgomery County. Dayton is known as the "Gem City" and is the hometown of Orville & Wilbur Wright, aviation pioneers who are credited with inventing and building the first practical airplane in history.

Dayton is also known as the birthplace of aviation. Orville & Wilbur Wright were the first to construct and demonstrate powered flight. During World War II, several locations around the city hosted the Dayton Project - to develop polonium triggers used in early atomic bombs. Dayton is colloquially referred to as "Little Detroit" - this nickname comes from Dayton's prominence as a Midwestern manufacturing center.

DAYTON METRO TOP EMPLOYERS	EMPLOYEES
1. Wright-Patterson Air Force Base	30,000
2. Premier Health Partners	12,425
3. Kettering Health Network	9,319
4. Dayton's Children's Hospital	3,341
5. Honda American Manufacturing Co	3,200

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	6,454	52,723	124,187
2028 Projected Population	6,461	53,461	124,732
Labor Population Age 16+	5,259	42,988	100,608
Total Businesses	302	1,643	3,536
Median Age	41.0	36.7	37.6
Average Household Income	\$141,766	\$117,322	\$104,514

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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