

BRAND NEW 20-YEAR ABSOLUTE NNN LEASE

ASHLAND, KENTUCKY

CIA commercial
investment
advisors
OFFERING MEMORANDUM



ACTUAL SITE

1224 CARTER AVENUE | ASHLAND, KENTUCKY 41101

ADVISORY TEAM

JUSTIN ZAHN Vice President

justin@ciadvisor.com

480.718.5555 - direct | 402.730.6021 - cell



COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088
www.ciadvisor.com

BRIAN BROCKMAM Principal Broker

LIC # 204982

brian@bangrealty.com

513.898.1551 - office



BANG REALTY, INC.

2939 Vernon Place | Cincinnati, Ohio 45219

513.898.1551

www.bor50.com



HIGHLIGHTS



PRICE	CAP RATE	NOI
\$3,773,000	6.75%	\$254,690



POINTS OF INTEREST

Retailers | Entertainment: Retailers in Ashland include Walmart, Kohl's, Dick's Sporting Goods, T.J. Maxx, Belk, Joann Fabrics, Ulta Beauty, JCPenney, Big Lots, Maurices, Kroger, PetSmart, Dollar General, Dollar Tree, Family Dollar, Walgreens, CVS, Sherwin Williams, 84 Lumber, Advance Auto Parts, O'Reilly Auto Parts, AutoZone, NAPA Auto Parts, Verizon, T-Mobile, Cricket Wireless, Cinemark, Planet Fitness, etc.

Higher Education: 1 mile from **Ashland Community & Technical College: College Drive Campus** - a public community college offering business, education, health-related, information technology and transfer programs with 2,515 students in all 3 campuses

Healthcare: 1 mile from **UK King's Daughters Medical Center** - a locally controlled, not-for-profit, 465-bed regional referral center, covering a 150-mile radius that includes southern Ohio & eastern Kentucky



BRAND NEW ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN Lease with RARE 2% annual rental increases starting in the 5th lease year (May 1, 2027)!



CORPORATE TENANT

Bob Evans Restaurants, LLC operates ±439 locations in Delaware, Florida, Illinois, Indiana, Kansas, Kentucky, Maryland, Michigan, Missouri, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Virginia & West Virginia



INFILL/SEASONED SALES LOCATION

Successfully open & operating for decades with a convenient Downtown/infill location with high barriers to entry!



LARGE PARCEL | TRAFFIC COUNTS

Well-positioned on a large ±1-acre lot on Carter Ave, between 12th & 13th St (Hwy 60) where traffic counts exceed 25,020 CPD!



2023 DEMOGRAPHICS (5-MI)

Population	57,986
Households	23,898
Average Household Income	\$77,228

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	1224 Carter Avenue Ashland, Kentucky 41101
TENANT	Bob Evans Restaurants, LLC
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±5,617 SF
LOT SIZE	±1 acre
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	2% annually beginning 5th lease year (May 1, 2027)
RENT COMMENCEMENT DATE	July 24, 2023
EXPIRATION DATE	July 31, 2043
OPTIONS	Four 5-Year Renewal Options



RENT ROLL

TERM	ANNUAL RENT	CAP RATE
Years 1-4	07/24/23 to 04/30/27	\$254,690 6.75%
Year 5	05/01/27 to 04/30/28	\$259,784 6.89%
Year 6	05/01/28 to 04/30/29	\$264,979 7.02%
Year 7	05/01/29 to 04/30/30	\$270,279 7.16%
Year 8	05/01/30 to 04/30/31	\$275,685 7.31%
Year 9	05/01/31 to 04/30/32	\$281,198 7.45%
Year 10	05/01/32 to 04/30/33	\$286,822 7.60%
Year 11	05/01/33 to 04/30/34	\$292,559 7.75%
Year 12	05/01/34 to 04/30/35	\$298,410 7.91%
Year 13	05/01/35 to 04/30/36	\$304,378 8.07%
Year 14	05/01/36 to 04/30/37	\$310,466 8.23%
Year 15	05/01/37 to 04/30/38	\$316,675 8.39%
Year 16	05/01/38 to 04/30/39	\$323,009 8.56%
Year 17	05/01/39 to 04/30/40	\$329,469 8.73%
Year 18	05/01/40 to 04/30/41	\$336,058 8.91%
Year 19	05/01/41 to 04/30/42	\$342,779 9.09%
Year 20	05/01/42 to 04/30/43	\$349,635 9.27%
	05/01/43 to 07/31/43	\$356,627 9.45%

7.85% AVG ANNUAL RETURN

RENEWAL OPTIONS: FOUR 5-YEAR RENEWALS

TENANT PROFILE

Bob Evans Restaurants is chain of family-style restaurants (headquartered in Columbus, Ohio), which **owns and operates 439 locations in 18 states (as of November 2023), primarily in the Midwest, mid-Atlantic and Southeast regions**. The locations are all corporate owned, and none of them are franchised.

It all began in Rio Grande, Ohio when Bob Evans opened a 4-stool, 6-table diner serving hot, homestyle meals at an honest-to-goodness value. True to his humble farmer roots, Bob Evans believed in treating strangers like friends and friends like family, and this hospitality is still on display at every Bob Evans Restaurant location. Today, the restaurants feature a country-living theme, and most locations sell baked goods, snacks & small gift items. Guests have been enjoying signature farm-fresh meals like the Farmer's Choice Breakfast, made with fresh-cracked eggs, and the slow-roasted, hand-carved turkey dinner among other classics for over 70 years. Bob Evans is proud to partner with the **National FFA Organization**⁽¹⁾.

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

⁽¹⁾ The National FFA Organization is a national youth organization of more than 700,000 student members as part of 8,600 local FFA chapters in all 50 states, Puerto Rico and the U.S. Virgin Islands. The FFA mission is to make a positive difference in the lives of students by developing their potential for premier leadership, personal growth and career success through agricultural education.



ABOUT THE PARENT COMPANY

Golden Gate Capital (GGC) is a privately held enterprise with over \$19 billion in cumulative committed capital. They operate as a private holding company and recapitalize, restructure, and ultimately build meaningful businesses in partnership with management over an indefinite time horizon.

INVESTING ACTIVITY

Consumer - Since 2008, GGC has invested in or acquired nearly 20 companies with aggregate revenues of more than \$10 billion such as All My Sons Moving & Storage, Bob Evans Restaurants, Mavis Discount Tire, Pacsun, Tidal Wave Auto Spa & The Learning Experience Academy for Early Education.

Financial Services - GGC's activity focuses on a variety of sub-sectors including insurance, asset management & specialty finance such as Mosaic Insurance, Nassau, Parallel Advisors, PICO & WFG.

Industrials - GGC is actively seeking investments including energy, aerospace, chemicals, building products, distribution, industrial technology, healthcare manufacturing and packaging such as Active Minerals, Angus, Antylia, Covia, DMC Power, Stonehill, Vantage & Vorto.

Software, Information Systems & Tech-Enabled Services - GGC has invested in or acquired more than 60 software companies such as Ensemble Health Partners, Livevox, Securly, Vector Solutions & Vercara.

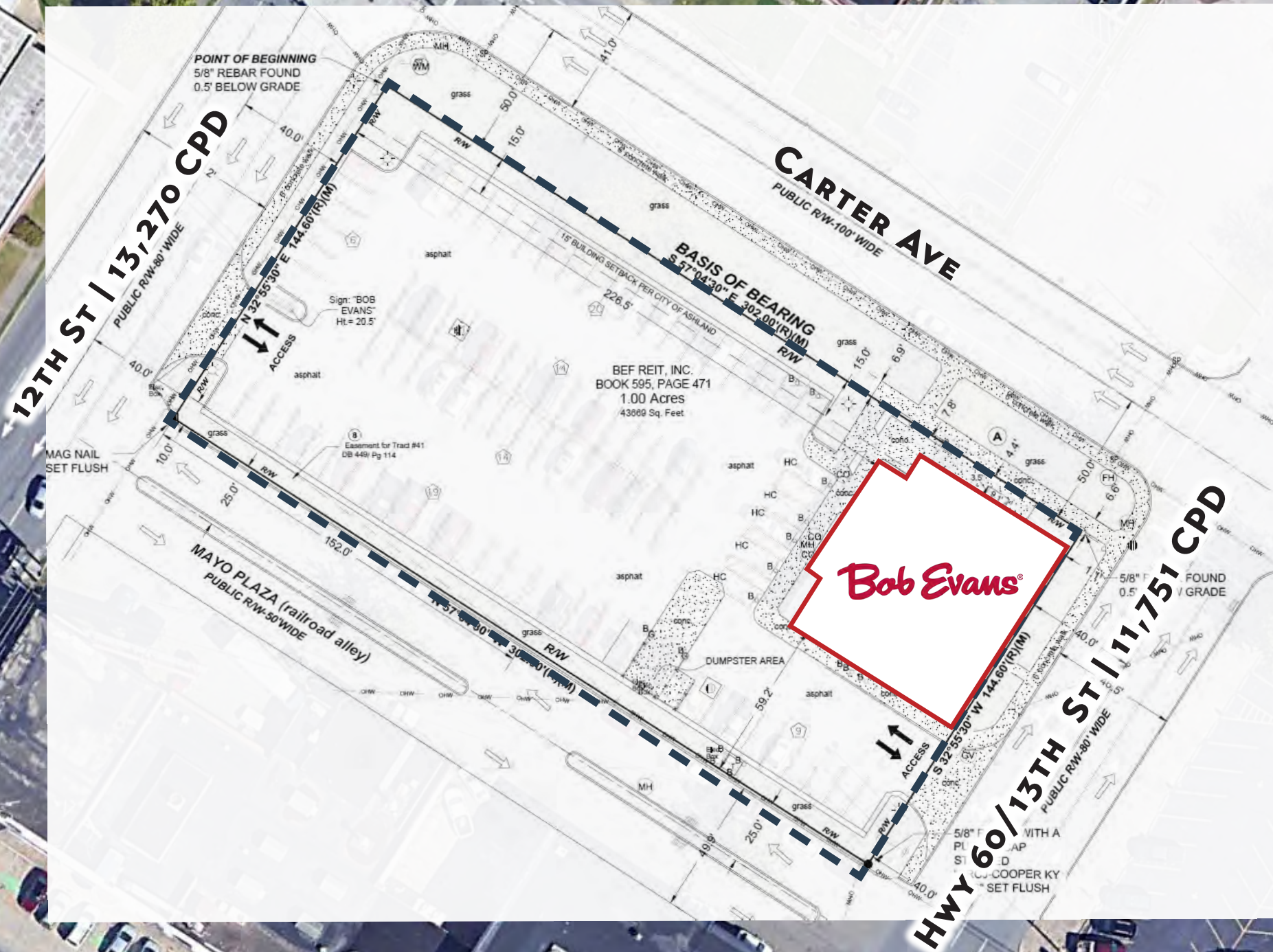
<https://www.goldengatecap.com/>

ACTUAL EXTERIOR SITE PHOTOS

As of November 29, 2023



SITE PLAN



LOT SIZE ±1.0 Acre

GLA ±5,617 SF

NORTHWEST

IRONTON,
OHIO

DAWSON BRYANT
HIGH SCHOOL
327 STUDENTS

COAL GROVE,
OHIO

60

Bob Evans®

WINCHESTER AVE | 23,584 CPD

CARTER AVE

Hwy 60/13TH ST | 11,751 CPD

12TH ST | 13,270 CPD

CENTRAL AVE | 7,896 CPD



CINEMARK®



GameStop



HOLY FAMILY
CATHOLIC SCHOOL
142 STUDENTS



SOUTHWEST



Bob Evans®

ASHLAND TOWN CENTER
An enclosed shopping mall anchored by Belk, T.J.Maxx, JCPenney, & Joann Fabrics, featuring key tenants such as Five Below, Ulta Beauty, Bath & Body Works, Hibbett Sports, Maurices, Rack Room Shoes, Rue 21, Victoria's Secret, Visionworks and much more with 4.2 million visitors annually.

HWY 60/13TH ST | 11,751 CPD

CARTER AVE

12TH ST | 13,270 CPD



EAST



ASHLAND



CITY VIEW



ASHLAND SYNOPSIS

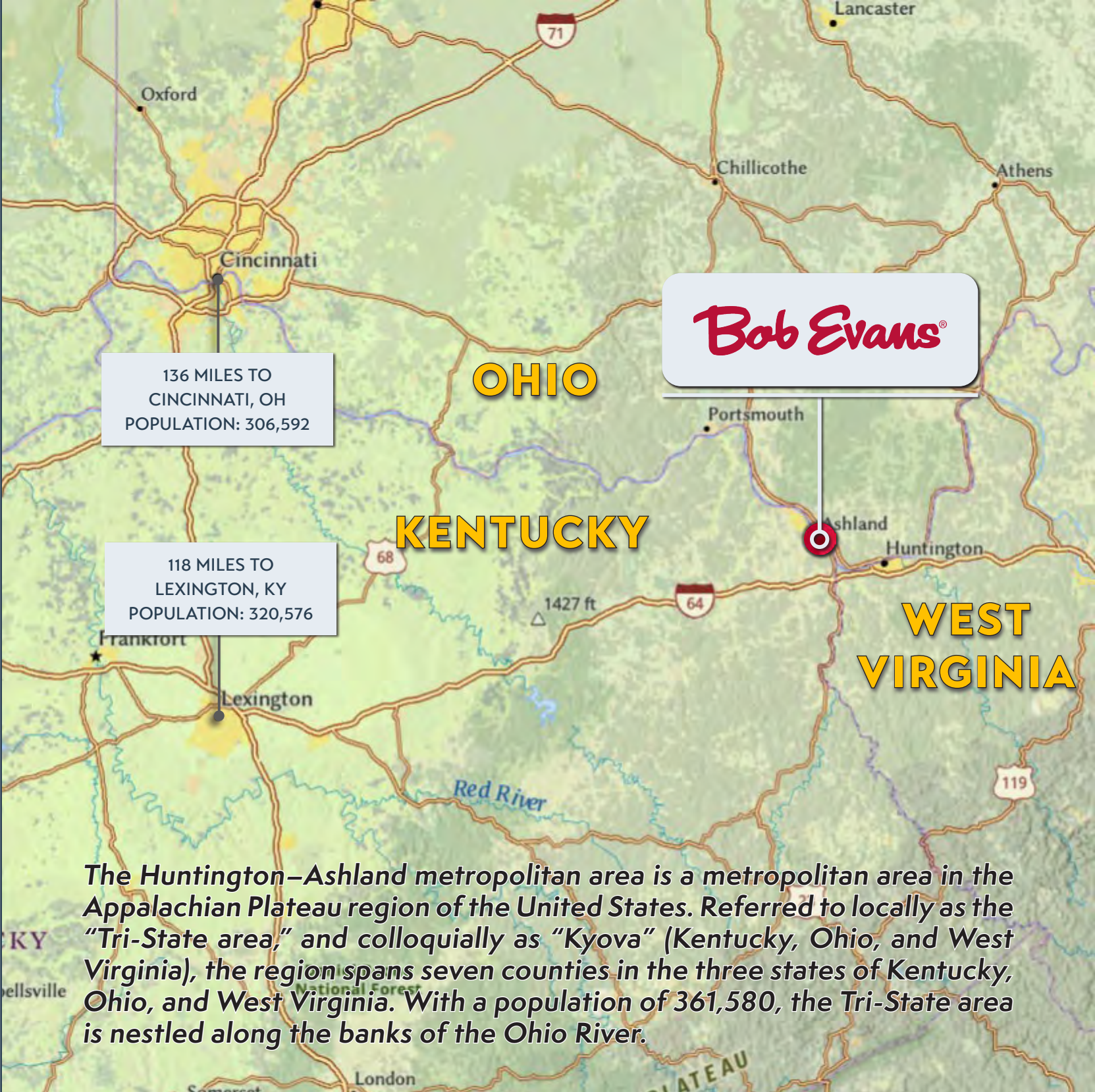
Ashland is a home rule-class city Kentucky's Boyd County. The largest city in Boyd County, Ashland is located upon a southern bank of the Ohio River at the state border with Ohio, near West Virginia. Ashland is a principal city of the Huntington-Ashland metropolitan area, referred to locally as the "Tri-State area."

Ashland's central business district extends from 12th Street to 18th Street, and from Carter Avenue to Greenup Avenue. It includes many historically preserved and notable buildings, such as the Paramount Arts Center and the Ashland Bank Building, which serves as a reminder of what Ashland leaders hoped the city would become.

Companies in Ashland include **Tri-State Epoxy** (construction); **Tri-State Exterior Solutions** (construction); **Tri State Industrial Supply Co.**, **Hydraulic Services & Supply** (metal fabricator); **Ashland Fabricating & Welding Co.**, **Tri-State Merchandise Pallets**; **Stendo Machine** (steel manufacturing); **Ashland Furnace Co.**, **Cadco Heating & Cooling**; **Brown Advertising Specialty Co.**, **US Bearing & Power Trans Corp.**, **Ashland Specialty Co.**, etc.

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	4,300	32,357	57,986
2023 Households	1,937	13,749	23,898
Daytime Demographics Age 16+	10,496	29,998	49,861
Median Age	40.5	41.9	42.0
Average Household Income	\$51,858	\$72,700	\$77,228



The Huntington–Ashland metropolitan area is a metropolitan area in the Appalachian Plateau region of the United States. Referred to locally as the "Tri-State area," and colloquially as "Kyova" (Kentucky, Ohio, and West Virginia), the region spans seven counties in the three states of Kentucky, Ohio, and West Virginia. With a population of 361,580, the Tri-State area is nestled along the banks of the Ohio River.

PRESS RELEASE

Bob Evans Restaurants Announces Completion of Acquisition by Golden Gate Capital

Bob Evans Restaurants Well-Positioned for Continued Growth Under New Ownership

NEW ALBANY, Ohio--Bob Evans Restaurants ("Bob Evans" or "the Company") today announced the successful completion of the Company's previously announced acquisition by an affiliate of Golden Gate Capital from Bob Evans Farms, Inc. (NASDAQ:BOBE). Chief Executive Officer Saed Mohseni will continue to lead the Company, which will remain headquartered in the greater Columbus, Ohio area. The Company owns and operates 523 restaurant locations.

Josh Cohen, a Managing Director at Golden Gate Capital, said, "Bob Evans Restaurants is exactly the type of business in which we seek to invest – one with a treasured brand, deep customer loyalty and a talented leadership team. We have long been admirers of the sense of community that Bob Evans Restaurants has fostered among its guests for nearly 70 years, and we are excited for the opportunity to partner with Saed and the Bob Evans management team to build on that legacy as the Company enters its next phase of growth."

Mr. Mohseni said, "I am extremely proud of the dedication and enthusiasm that the Bob Evans Restaurants team has shown in creating highly satisfied guests. We are excited to combine our strengths with the extensive industry experience and resources of the Golden Gate Capital team as we build on the rich heritage of our founder, Bob Evans. I look forward to working closely with Golden Gate Capital as we continue to provide our guests with the warm hospitality and farm-fresh quality that are the hallmarks of every Bob Evans Restaurants meal."

Neale Attenborough, an Operating Partner at Golden Gate Capital, said, "We are excited to partner with Saed and his team to accelerate the Company's strategic initiatives and help Bob Evans Restaurants increase their momentum. We have every confidence that as a standalone company, Bob Evans Restaurants will be laser focused on driving the business to thrive in the family dining space and remain a beloved destination for its guests."

Golden Gate Capital is an American private equity firm based in San Francisco, CA with over \$15 Billion in assets under management. The firm makes investments in a number of select industries, including technology, financial services, retail and industrial.



May 01, 2017 09:15 AM Eastern Daylight Time

CONFIDENTIALITY AGREEMENT

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 Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. 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. Commercial Investment Advisors, Inc. | CIA Brokerage Company has 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. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations 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, Purchaser 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 Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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:

JUSTIN ZAHN
Vice President

justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

BRIAN BROCKMAN
Principal Broker
LIC# 204982

CIA commercial
investment
advisors

BANG
REALTY