ABSOLUTE NNN | INVESTMENT OPPORTUNITY

4266 CEMETERY ROAD, HILLIARD, OH

OFFERING MEMORANDUM

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PARTNER XTEAM RETAIL ADVISORS

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INVESTMENT SUMMARY

OFFERING PRICE: **$2,688,000**

NOI: **$168,000**
CAP RATE: **6.25%**

NOI (APR-2030): **$183,224**
CAP RATE (APR-2030): **6.82%**

LOCATION:
4266 Cemetery Road, Hilliard, Ohio 43026

EST. RENTABLE SQ FT:
510 SF

LOT SIZE:
1.47 AC (64,120 SF)

YEAR BUILT:
2024

TENANT NAME:
7 Brew

PARKING:
7 spaces

OWNERSHIP:
Ground

ZONING:
Per the city of Hilliard the location is zoned as PUD

ACCESS:
There are 2 access points via Slack St

TRAFFIC COUNTS (PLACER.AI/LANDVISION 2024):

David Meeks Way	**±634 VPD**
Britton Pkwy	**±13,279 VPD**
Jack Nicklaus Fwy	**±115,107 VPD**

PARCEL MAP:
APN: 050-011249

SEVEN 7 BREW DRIVE THRU COFFEE

4266 Cementery Road, Hilliard, OH 43026

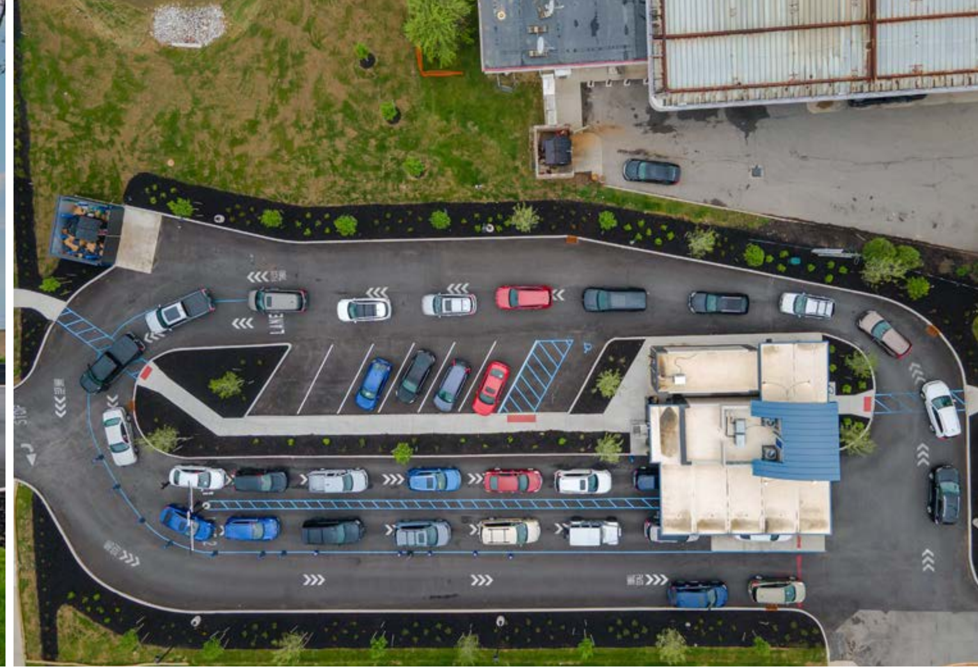
Faris Lee Investments is pleased to present the opportunity to acquire a brand new, dual drive-thru 7 Brew Coffee property located in Columbus OH MSA. This best-in-class QSR asset is located the east-west arterial thoroughfare which connects surrounding communities to Interstate 270 (117,000 VPD) and central Columbus. The subject property opened for business in November 2024 and features a brand-new Absolute NNN ground lease with rare 1.75% annual rental increases – providing passive, inflation-protected income for investors. It is operated by Anchor Point Management, a nationally ranked franchisee with over 365 restaurant units (Taco Bell, Buffalo Wild Wings, and 7 Brew) and plans to open 150 additional 7 Brew locations. This offering is ideally suited for passive or out-of-state investors seeking a secure, management-free asset backed by a leading QSR operator.

7 Brew Coffee is a QSR brand taking over the beverage sector by storm. Highly desired by consumers because of their beverage products and 'smile brand' service, 7 Brew is growing rapidly across the United States. Founded in Arkansas during 2017, the company is now planning for over 3,000 stores nationwide. 7 Brew operates by the principle of serving all customers in less than 5 minutes from when they enter the double drive-thru lanes. The company's beverage selections, efficiency, and double-drive-thru equipped properties make the concept highly attractive to consumers.

The subject property benefits from major traffic drivers and robust demographics. Adjacent national retailers Target, Market District, Home Depot, Lowe's, ALDI, & Kroger are supported by more than 94,000 residents with Average Household Income of $108,500 (within a 3-mile radius). Additionally, this new 7 Brew property is proximate to Hilliard Davidson High School (1,944 students), Hilliard Darby (1,634 students), Upper Arlington HS, and The Ohio State University (61,000+ students). Amazon Web Services recently made significant investments in this submarket of Columbus and built two major Data Centers campuses within two miles of the subject property. With unmatched brand momentum and strong demographics in the immediate trade area, this offering presents a premier opportunity to acquire a passive investment property in the top-trending QSR segment.


INTERSTATE 270 (±116,985 VPD)
NISSAN
CEMETERY RD (±33,666 VPD)
avid
AN IHG HOTEL
Hampton Inn
Tim Hortons
LYMAN DR
Wendy's
DAVID MEEKS WAY
Speedway
SEVEN BREW
DRIVE THRU
COFFEE


SEVEN 7 BREW
4266




DRIVE THRU

INVESTMENT HIGHLIGHTS

BRAND NEW CONSTRUCTION, DUAL DRIVE-THRU 7 BREW COFFEE PROPERTY IN COLUMBUS OHIO MSA

- Grand Opening November 2024
- Brand has under 5 minute service model, ideal for beverage customers
- Two drive-thru lanes to handle immense traffic and customer demand
- Pandemic and internet resistant service model
- Intrinsic real estate value associated with drive-thru buildings

ANCHOR POINT MANAGEMENT: BEST-IN-CLASS QSR OPERATOR WITH 365+ UNITS

- Focused on premier restaurant brands: Taco Bell (285), Buffalo Wild Wings (65), 7 Brew (15+)
- Growing with 7 Brew: plans to open 150 new 7 Brew Coffee locations
- Operator has over 80 restaurant units in Ohio (see page 24)

RANKED #8 FRANCHISEE BY REVENUE ($786 MILLION DOLLARS) IN U.S.

- Estimated $786 Million dollars in revenue
- Ranked #8 out of top 200 franchise operators in the United States, per Franchise Times Restaurant 200 report

LONG TERM LEASE WITH RARE ANNUAL RENTAL INCREASES

- 14+ year initial lease term with options to renew
- 1.75% rental increases every year
- Excellent hedge against inflation
- Provides investor increasing cash flow every year of lease term

ABSOLUTE NNN GROUND LEASE: ULTIMATE EASE OF MANAGEMENT FOR INVESTOR

- Zero landlord responsibilities, ideal for passive or out-of-state investor
- Ideal investment opportunity for passive investor looking for a secure income stream with a national QSR tenant
- Brand new construction, paid for by tenant, ensures no deferred maintenance and built to most recent corporate prototype

FRONTAGE ON CEMETERY RD (33,667 VPD) CONNECTS WITH INTERSTATE 270 AND SURROUNDING COMMUNITIES

- Cemetery Road is the primary east-west thoroughfare that connects the surrounding communities to the retailers and the Interstate 270 (117,000 VPD) entrance/exit
- No QSR Coffee competition in proximity of subject property
- Gateway at Hilliard (adjacent): 1.1 Million visitors in the last 12 months (Placer.ai)
- Market District Supermarket: 816,000 visitors in the last 12 months (Placer.ai)
- McDonald's: 742,000 visitors in the last 12 months, which ranks 71st out of 600+ locations in Ohio (Placer.ai)
- Other National retailers nearby: Target, Home Depot, Lowe's, ALDI, Kroger, At Home, Dave & Buster's and more
- Other QSR tenants nearby: McDonald's, Wendy's, Taco Bell, Arby's and more

PROXIMATE TO OHIO STATE UNIVERSITY AND LARGE HIGH SCHOOLS

- Hilliard Davidson High School High School (est. 1,944 students): 1.7 miles away
- Hilliard Darby High School High School (est. 1,634 students): 1.9 miles away
- Upper Arlington High School: 4.0 miles away
- The Ohio State University (61,000+ students): 5.0 miles away
- Downtown Columbus: 7.2 miles away

INVESTMENT HIGHLIGHTS

16 MILLION SQUARE FEET OF INDUSTRIAL (97% OCCUPANCY) WITHIN 3-MILE RADIUS PER COSTAR

- 5.8 million square feet of retail space (98% occupancy)
- 3.3 million square feet of office space (89% occupancy)
- Nearly 94,000 residents with an Average Household Income of $108,500

MAJOR AMAZON DATA CENTER PRESENCE IN HILLIARD / COLUMBUS MSA

- 104 acre / $200 Million dollar Amazon Web Services Data Center: 1.7 miles away
- 55 acre / 2 million square foot Amazon Web Services Data Center: 2.5 miles away
- CoStar (2024): "Amazon Web Services boosts data center investments in Ohio by $10 billion"… "a 72% increase from the $13.8 billion AWS had previously budgeted. Ohio has one of the fastest-growing data center sectors in the United States, with Google, Meta, Microsoft and DBT all developing data centers totaling multiple billions of dollars in investment value. The availability of developable land, a skilled workforce, a temperate climate and energy infrastructure have helped lure data center developers"

BETTER BRAND AVERAGE SALES VOLUMES VS DUTCH BROS & SCOOTERS

- 7 Brew: approx. $2,200,000
- Dutch Bros: approx. $2,000,000
- Scooters: approx. $850,000

7 BREW COFFEE: QSR 'SMILE' BRAND EMPHASIZING CUSTOMER SERVICE AND EXPERIENCING EXPLOSIVE GROWTH

- 380 locations and growing
- 3,000+ units sold to franchisees nationwide
- Recent growth investment from Blackstone (see Page 10)
- Business model is solely focused on drive-thru customers, with a walk-up window to service additional customers
- Double drive-thru prototypes to accommodate demand and 20+ car stack


amazon
TOWNEPLACE SUITES BY MARRIOTT
INTERSTATE 270 (±116,985 VPD)
Hampton Inn
avid AN IHG HOTEL
SEVEN BREW DRIVE THRU COFFEE
LYMAN DR
Speedway
DAVID MEEKS WAY
Wendy's
CEMETERY RD (±33,666 VPD)
BRITTON PKWY
SHEETZ

Amazon Web Services boosts data center investments in Ohio by $10 billion
2024

Amazon Web Services is upping the ante on its data center investments in Ohio as the cloud computing provider seeks to meet soaring demand for digital infrastructure and applications powered by artificial intelligence. The Amazon subsidiary is increasing its planned investment in the state through 2030 by $10 billion to $23.8 billion, it said in a release Monday. That represents a 72% increase from the $13.8 billion AWS had previously budgeted.

Ohio has one of the fastest-growing data center sectors in the United States, with Google, Meta, Microsoft and DBT all developing data centers totaling multiple billions of dollars in investment value. The availability of developable land, a skilled workforce, a temperate climate and energy infrastructure have helped lure data center developers. Tech giants and real estate developers have been racing to build data centers as companies of all stripes look to bolster everything from digital file storage to powering electronic commerce. The rise of AI has further accelerated the need for larger and more powerful data centers, as AI-enabled applications require vastly more energy.

CoStar™ [Read the full article here.]

Blackstone Announces Growth Investment in 7 Brew
2024

New York & Fayetteville, Ark. – February 14, 2024 – Blackstone (NYSE:BX) today announced that Blackstone Growth and affiliated funds (collectively "Blackstone") have made a growth equity investment in 7 Brew Coffee, the next generation drive-thru beverage business. Blackstone's investment seeks to help enable 7 Brew to accelerate its already-rapid expansion across the U.S., in collaboration with its premier franchise partners.

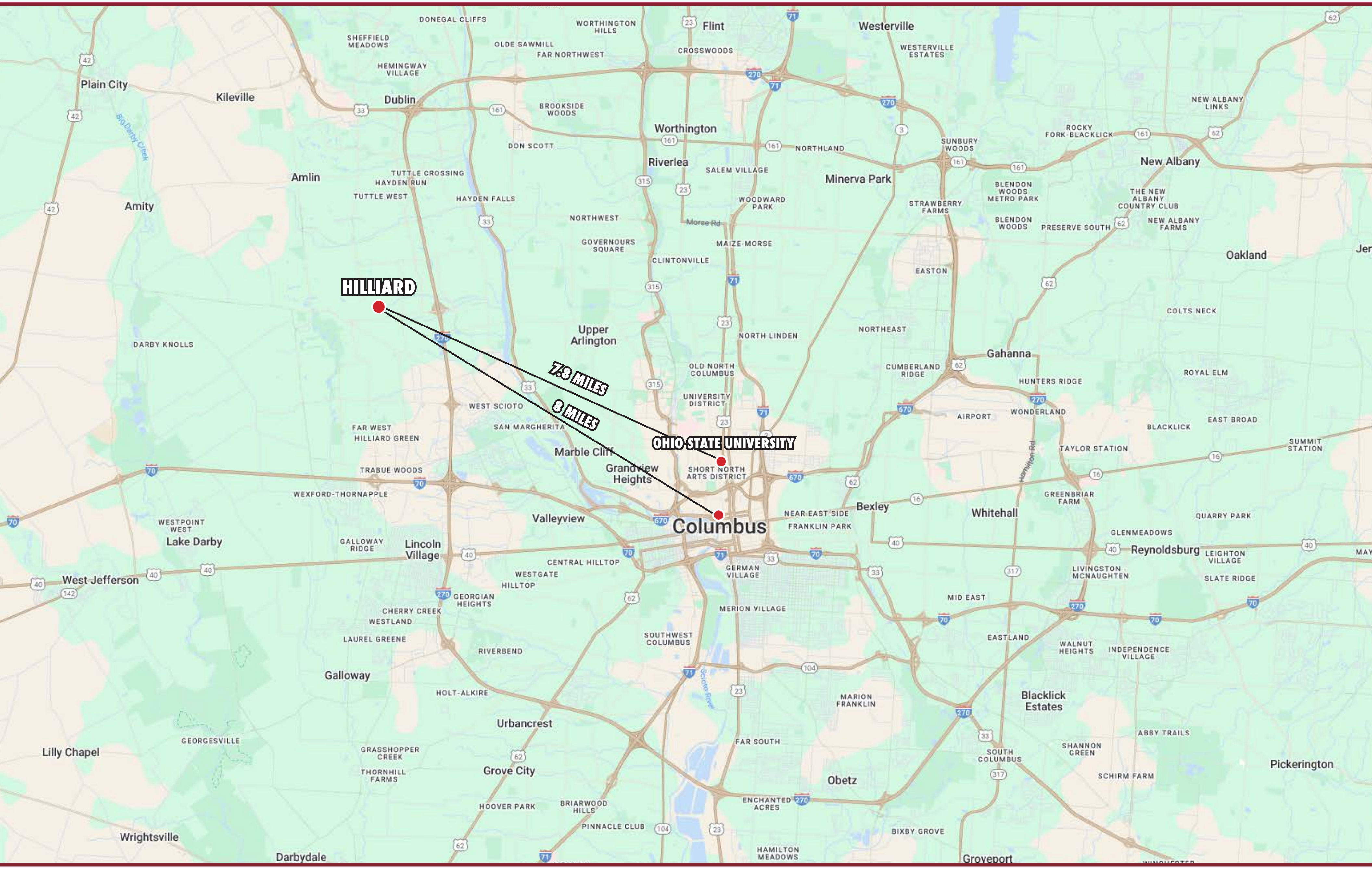
Since 7 Brew began operating its first coffee "stand" in Rogers, Arkansas in 2017, the company has been committed to serving custom drinks (more than 20,000 different combinations) while cultivating kindness and joy with every drink. Today, 7 Brew is a leading franchisor recognized as QSR Magazine's "Breakout Brand of 2023."

Blackstone [Read the full article here.]

DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	8,729	102,039	213,475
AVG HHI:	$116,441	$132,808	$130,378

REGIONAL MAP - COLUMBUS MSA

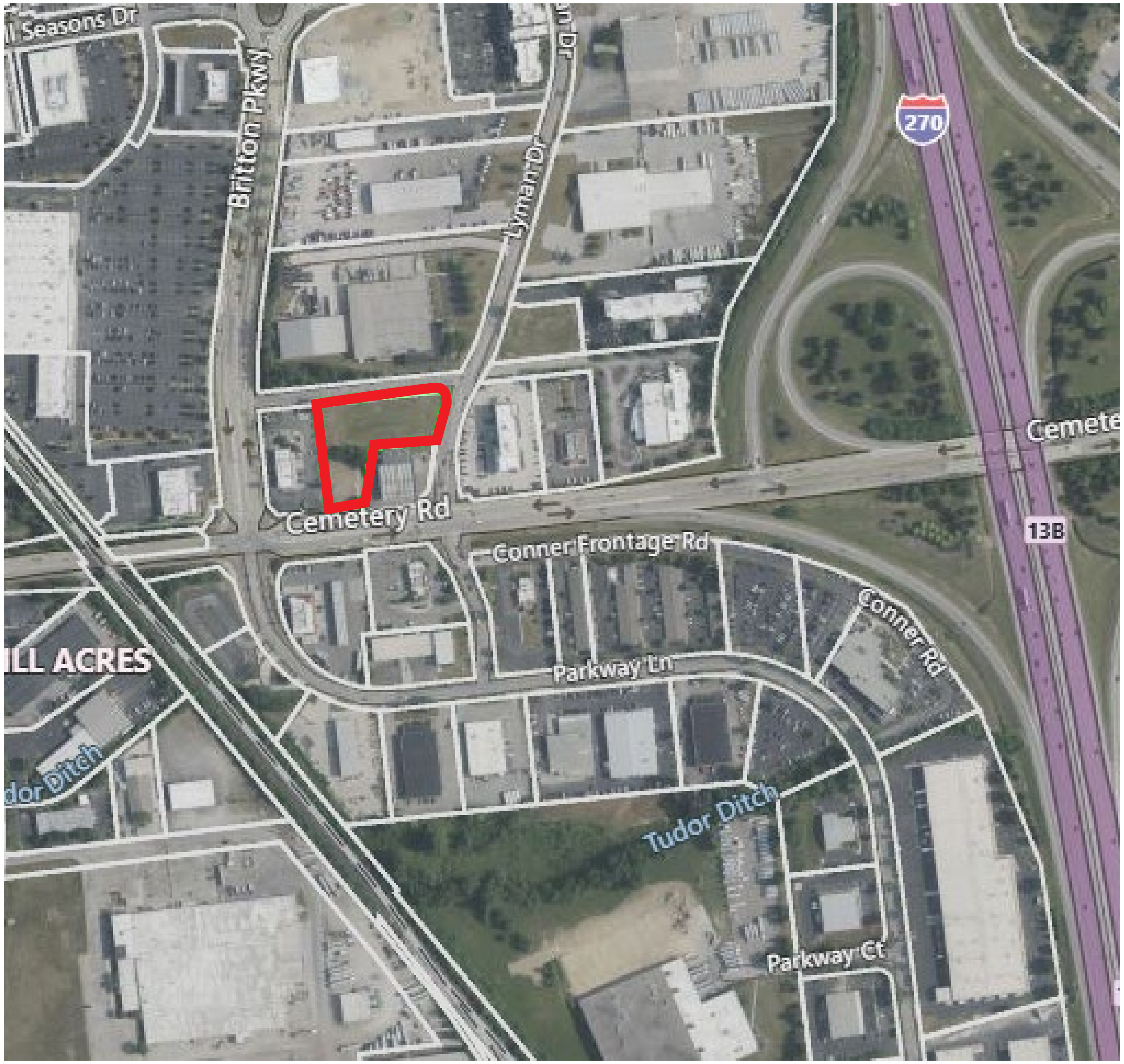


Kroger
LC HILLIARD
Market DISTRICT
mutts&co
BRITTON PKWY
CHASE
SEVEN BREW
DRIVE THRU COFFEE
DAVID MEEKS WAY
SHEETZ
Speedway
CEMETERY RD (±33,666 VPD)
LYMAN DR

PROPERTY DESCRIPTION

PARCEL MAP

APN: 13-03563-000



AREA OVERVIEW

Hilliard, OH

Hilliard, Ohio, is a dynamic and growing city located northwest of Columbus in central Ohio. As a significant suburb within the Columbus Metropolitan Area, Hilliard offers a blend of suburban comfort and convenient access to the region's economic and cultural heart. Known for its well-maintained neighborhoods, excellent schools, and extensive park system, Hilliard attracts families and professionals seeking a high quality of life. The city maintains a strong sense of community while benefiting from the economic vitality of the broader Columbus region. Its strategic location and proactive development have fostered a diverse economy, including sectors like technology, manufacturing, and retail, making it an attractive place for both residents and businesses.

Beyond its residential and economic appeal, Hilliard provides a range of recreational and cultural opportunities. The city boasts numerous parks, including the popular Heritage Rail Trail and Homestead Metro Park, offering ample space for outdoor activities. Downtown Hilliard features a charming mix of local shops, restaurants, and community events, fostering a distinct local identity. Residents also enjoy easy access to the extensive cultural attractions, entertainment venues, and major universities located in nearby Columbus. With its commitment to community development, strong local amenities, and strategic position within a thriving metropolitan area, Hilliard continues to be a desirable place to live and work in Central Ohio.


Market DISTRICT
mutts&co
SEVEN BREW DRIVE THRU COFFEE
BRITTON PKWY
DAVID MEEKS WAY
CEMETERY RD (+33,666 VPD)
Speedway


SUNBELT RENTALS
SHEETZ
CHASE
mutts&co
CEMETERY RD (+33,666 VPD)
BRITTON PKWY
SEVEN BREW DRIVE THRU COFFEE
Speedway

AREA OVERVIEW

(PLACER.AI 2024)

4266 CEMETERY ROAD, HILLIARD, OHIO 43026	1 MILES	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	8,729	102,039	213,475
Population 5 Years Forecast	8,902	103,337	215,615
Population 10 Years Forecast	9,092	105,210	219,239
Average Age	39	38	38
HOUSEHOLDS			
2024 Estimated Households	3,872	41,662	90,061
Households 5 Years Forecast	3,947	42,174	90,944
Households 10 Years Forecast	4,032	42,926	92,463
INCOME			
Household Average Income	$116,441.65	$132,808.87	$130,378.28
BUSINESS			
Total Businesses	473	2,356	5,794
Total Employees	5,521	28,480	69,483

REGION
Central Ohio

COUNTY
Franklin County

METRO
Columbus Metropolitan Area

TOP EMPLOYERS

SUTPHEN SINCE 1890

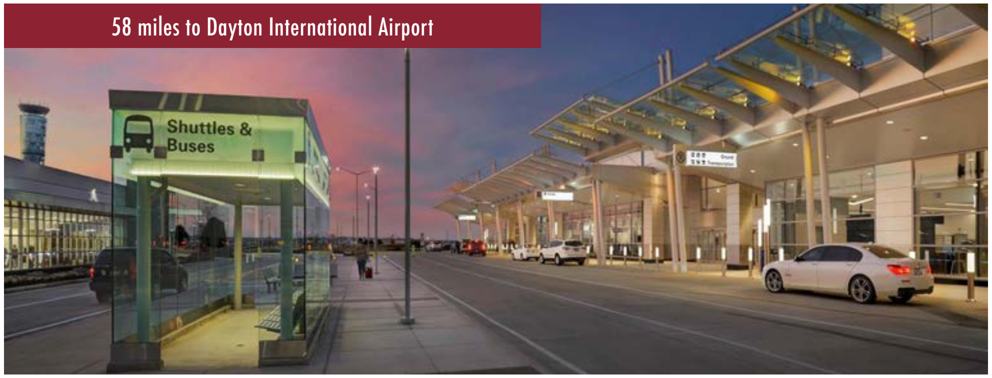
ADS™

MICRO CENTER

HILLIARD CITY SCHOOLS


8 miles to Columbus, Ohio


18 miles to Rickenbacker International Airport



58 miles to Dayton International Airport


123 miles to Cleveland, Ohio

amazon
LC
HILLIARD
Market
DISTRICT
SEVEN BREW
DRIVE THRU
COFFEE
DAVID MEEKS WAY
mutts&co
BRITTON PKWY
LYMAN DR
Speedway
CEMETERY RD (±33,666 VPD)

RENT ROLL

				MONTHLY RENTAL RATES		ANNUAL RENTAL RATES					
TENANT NAME	SF	DATE	INCREASE	RENT	PSF	RENT	PSF	RECOVERY TYPE	LEASE START	LEASE EXPIRATION	LEASE OPTIONS
7 Brew	510	Current		$14,000	$27.45	$168,000	$329.41	NNN	4/2/2025	11/23/2039	5 (5-year)
		Apr-2026	1.75%	$14,245	$27.93	$170,940	$335.18				1.75% annual increase
		Apr-2027	1.75%	$14,494	$28.42	$173,931	$341.04				
		Apr-2028	1.75%	$14,748	$28.92	$176,975	$347.01				
		Apr-2029	1.75%	$15,006	$29.42	$180,072	$353.08				
		Apr-2030	1.75%	$15,269	$29.94	$183,224	$359.26				
		Apr-2031	1.75%	$15,536	$30.46	$186,430	$365.55				
		Apr-2032	1.75%	$15,808	$31.00	$189,693	$371.95				
		Apr-2033	1.75%	$16,084	$31.54	$193,012	$378.46				
		Apr-2034	1.75%	$16,366	$32.09	$196,390	$385.08				
		Apr-2035	1.75%	$16,652	$32.65	$199,827	$391.82				
		Apr-2036	1.75%	$16,944	$33.22	$203,324	$398.67				
		Apr-2037	1.75%	$17,240	$33.80	$206,882	$405.65				
		Apr-2038	1.75%	$17,542	$34.40	$210,502	$412.75				
		Apr-2039	1.75%	$17,849	$35.00	$214,186	$419.97				

TRANSACTION SUMMARY

FINANCIAL INFORMATION

Price:	**$2,688,000**
Address	4266 Cemetery Rd, Hilliard, OH 43026

OPERATING INFORMATION

	In-Place	Apr-2030
Gross Potential Rent	**$168,000**	**$183,224**
Plus Recapture	NNN	NNN
Effective Gross Income	$168,000	$183,224
Less Expenses	(NNN)	(NNN)
Net Operating Income	**$168,000**	**$183,224**
Cap Rate	**6.25%**	**6.82%**

7 BREW LEASE ABSTRACT

TENANT:	Motley 7 Brew, LLC
DOING BUSINESS AS (BUSINESS NAME):	7 Brew
RENTABLE SQUARE FEET:	510
RENT START DATE:	4/2/2025
CURRENT LEASE EXPIRATION DATE:	11/23/2039
LEASE TYPE:	Absolute NNN
ORIGINAL TERM:	14 years + 7 months
RENT AND ESCALATIONS (MONTHLY):	Year 1: $14,000.00/mo. Year 2: $14,245.00/mo. Year 3: $14,494.29/mo. Year 4: $14,747.94/mo. Year 5: $15,006.03/mo. Year 6: $15,268.63/mo. Year 7: $15,535.83/mo. Year 8: $15,807.71/mo. Year 9: $16,084.34/mo.. Year 10: $16,365.82/mo. Year 11: $16,652.22/mo. Year 12: $16,943.64/mo. Year 13: $17,240.15/mo. Year 14: $17,541.85/mo. Year 15: $17,848.84/mo.
LEASE OPTIONS:	5 (5-year)
LEASE OPTION INCREASES:	1.75% annual increase
PROPERTY TAXES:	Tenant responsible
INSURANCE:	Tenant responsible
CAM:	Tenant responsible
ROOF & STRUCTURE:	Tenant responsible

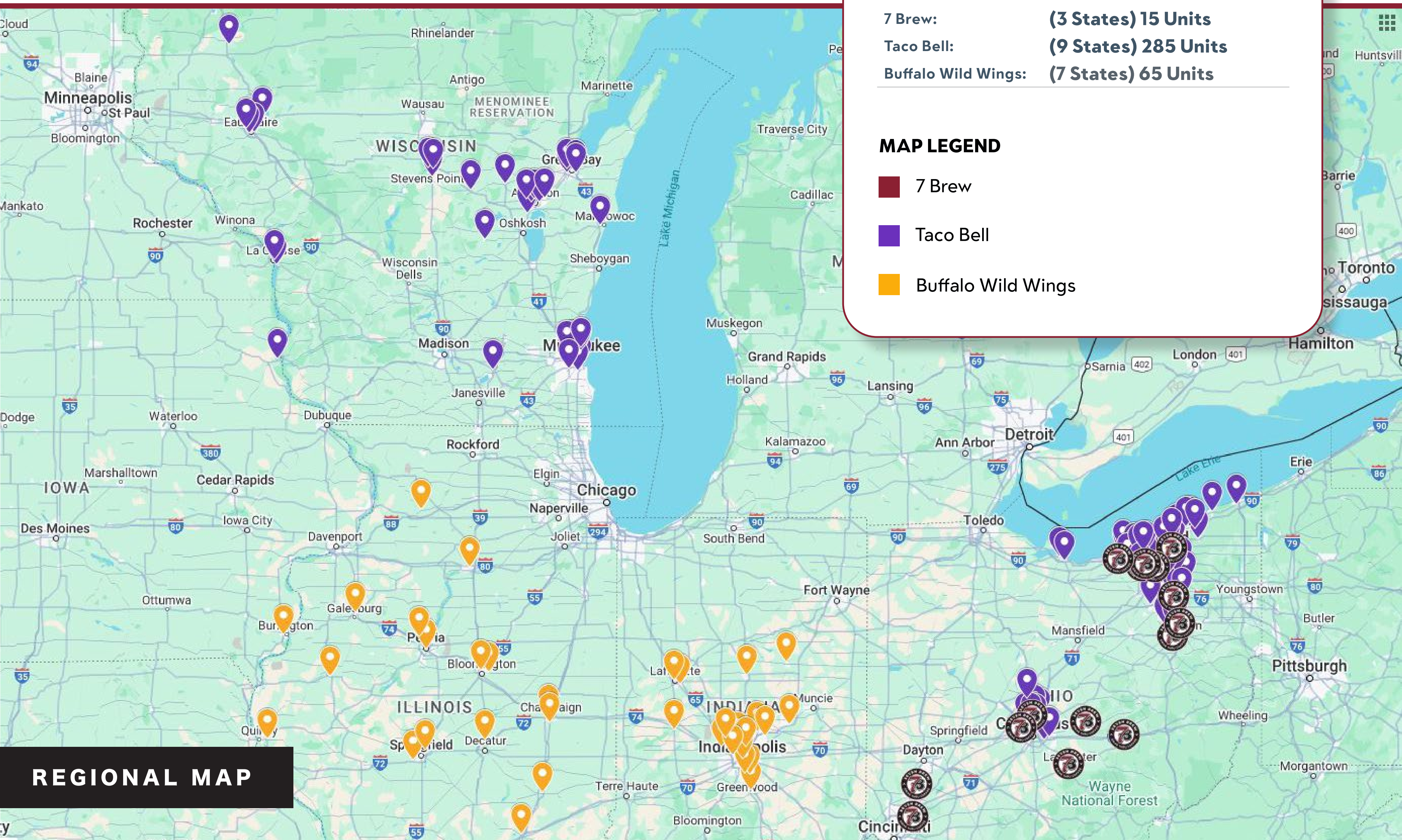
OPERATOR PROFILE - ANCHOR POINT MANAGEMENT

MAJOR REGIONAL PRESENCE & OPERATIONAL PROWESS

Operator:	**Anchor Point Management**
Website:	**www.anchorpointmg.com**
Employees:	**10,000+**
Brands:	**7 Brew, Taco Bell, Buffalo Wild Wings**
Total U.S. Locations:	**365+**
7 Brew:	**(3 States) 15 Units**
Taco Bell:	**(9 States) 285 Units**
Buffalo Wild Wings:	**(7 States) 65 Units**

MAP LEGEND

- 7 Brew
- Taco Bell
- Buffalo Wild Wings



REGIONAL MAP

TENANT PROFILE

Tenant:	**7 Brew**
Website:	**www.7brew.com**
Company Type:	**Private**
Locations:	**380+**
Employees:	**1,000+**

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. Founded in 2016 by a love for coffee and a passion for cultivating kindness, Seven Brew was welcomed with enthusiasm by coffee lovers in Northwest Arkansas and has created a deeply loyal customer following. Today, Seven Brew is revolutionizing the drive-thru experience by treating people like people, igniting happiness, and creating enduring connections with customers. The authenticity of Seven Brew uniquely positions the concept to be successful across a wide-ranging customer demographic and geographies.

In March of 2021 Seven Brew received a majority investment from Drink House Holdings ("DHH"), an executive and entrepreneur-led partnership focused exclusively on the consumer sector. The Company also unveiled plans to launch its franchising program, fueling accelerated growth and expansion across the country. As a purpose-driven brand, Seven Brew plans to grow with like minded, world-class institutional and independent franchise partners across the U.S. Drink House Holdings ("DHH") is led by Jamie B. Coulter, a long-time leader and visionary in the restaurant business, and Jimmy John Liautaud, the founder and former chairman of Jimmy John's sandwich chain. The management team brings a combination of operating, investing, real estate, financial and transaction experience, and has worked together for several decades, creating noteworthy shareholder value in their past experiences. Tried-and-true management strategies from DHH's best-in-class franchising experience will empower the brand's vision of becoming a leading global restaurant brand. "We believe the drive-thru category is ripe for reinvention and rapid growth and we're well positioned to disrupt and lead," said Jimmy John Liautaud of DHH. "We admire the Brew Crew's passion towards fearlessly exploring new ideas, ingredients, and connections that help us learn more about ourselves, each other, and our communities." The partnership will enable Seven Brew to expand an undeniably deep consumer connection. The brand continues to attract best-in-class talent, improve the speed and quality of service, and fine tune operations to execute on a disciplined strategy in this dynamic category. Leveraging DHH's core competencies will accelerate Seven Brew's domestic footprint by opening company and franchised stands in new and existing markets.

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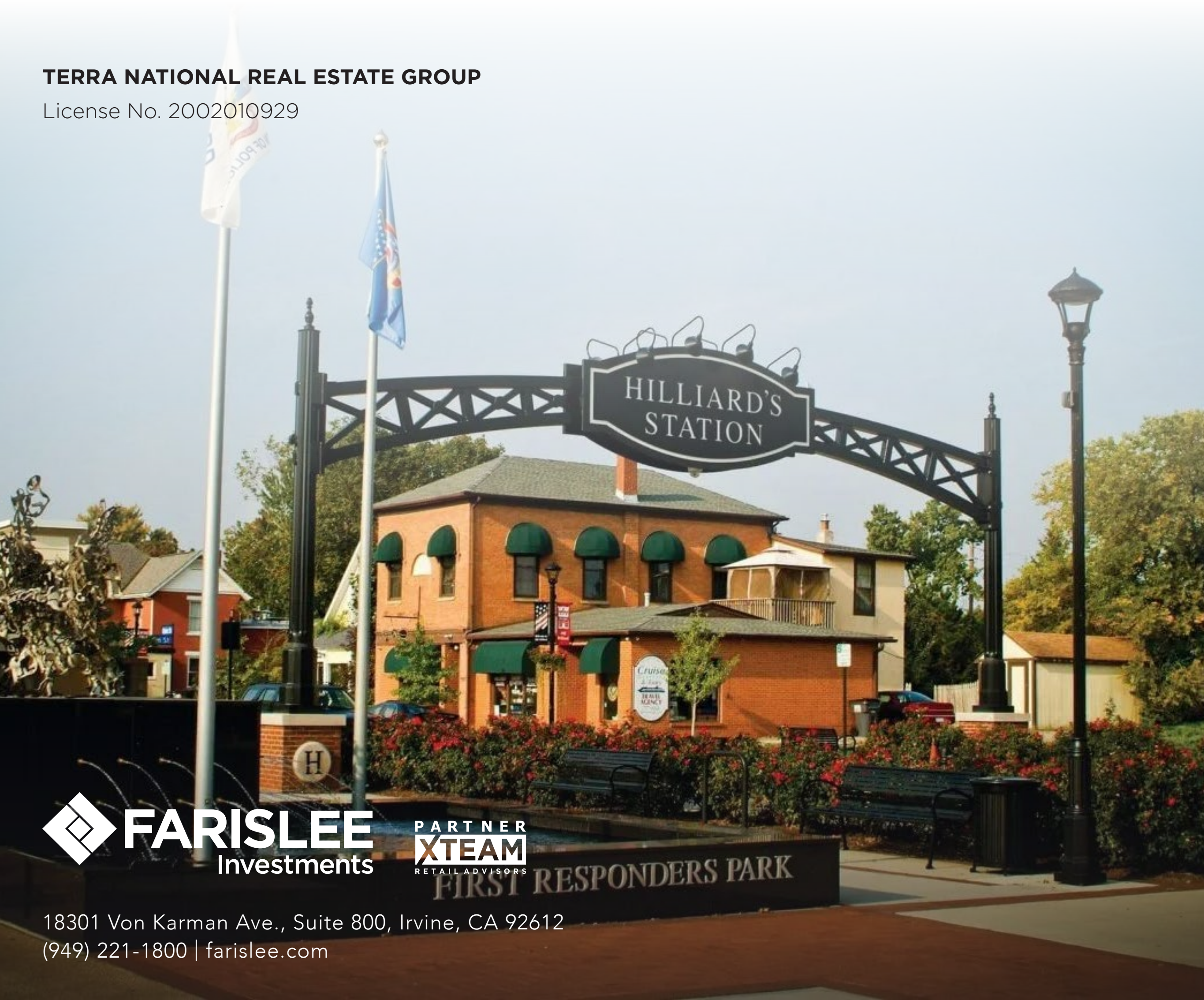

FARISLEE Investments

PARTNER XTEAM RETAIL ADVISORS

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(949) 221-1800 | farislee.com

Faris Lee Investments ("FLI") has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of this property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

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