

MCDONALD'S GROUND LEASE

NEW ABSOLUTE NNN
20 YEAR CORPORATE
GROUND LEASE

OUTPARCEL TO BRAND NEW
KROGER - RELOCATION
WITHIN EXISTING MARKET

MAINEVILLE, OH

90 Towne Center Blvd.
Outparcel 2
Maineville, OH



OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

EXECUTIVE SUMMARY

FINANCIAL SUMMARY

Price	\$2,682,926
Cap Rate	4.10%
Building Size	4,500 SF
Net Cash Flow	\$110,000
Year Built	2025
Lot Size	0.95 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	McDonald's
Guarantor	Corporate
Rent Commencement Date	9/8/2025
Lease Term	20 Years - Expiration 9/8/2045
Rental Increases	10% After 10th Year of Base Term
Renewal Options	8, 5 Year Options
Right of First Refusal	Yes - 30 Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Base Term Years 1-10	\$110,000	4.10%
Base Term Years 11-20	\$121,000	4.51%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$133,100	4.96%
Option 2	\$146,407	5.45%
Option 3	\$161,051	6.00%
Option 4	\$177,156	6.60%
Option 5	\$194,872	7.26%
Option 6	\$214,359	7.98%
Option 7	\$235,794	8.78%
Option 8	\$259,374	9.66%

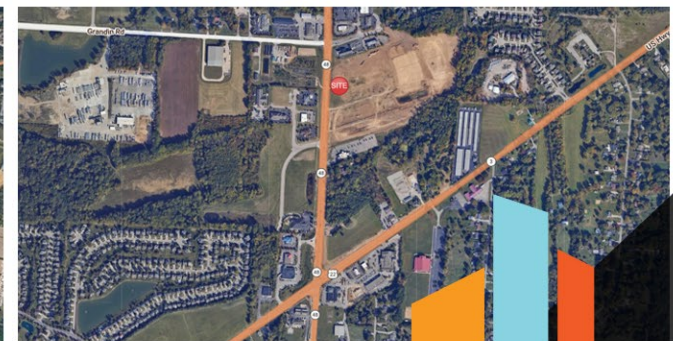
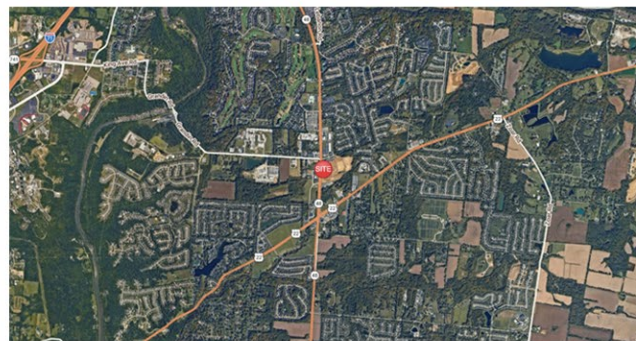
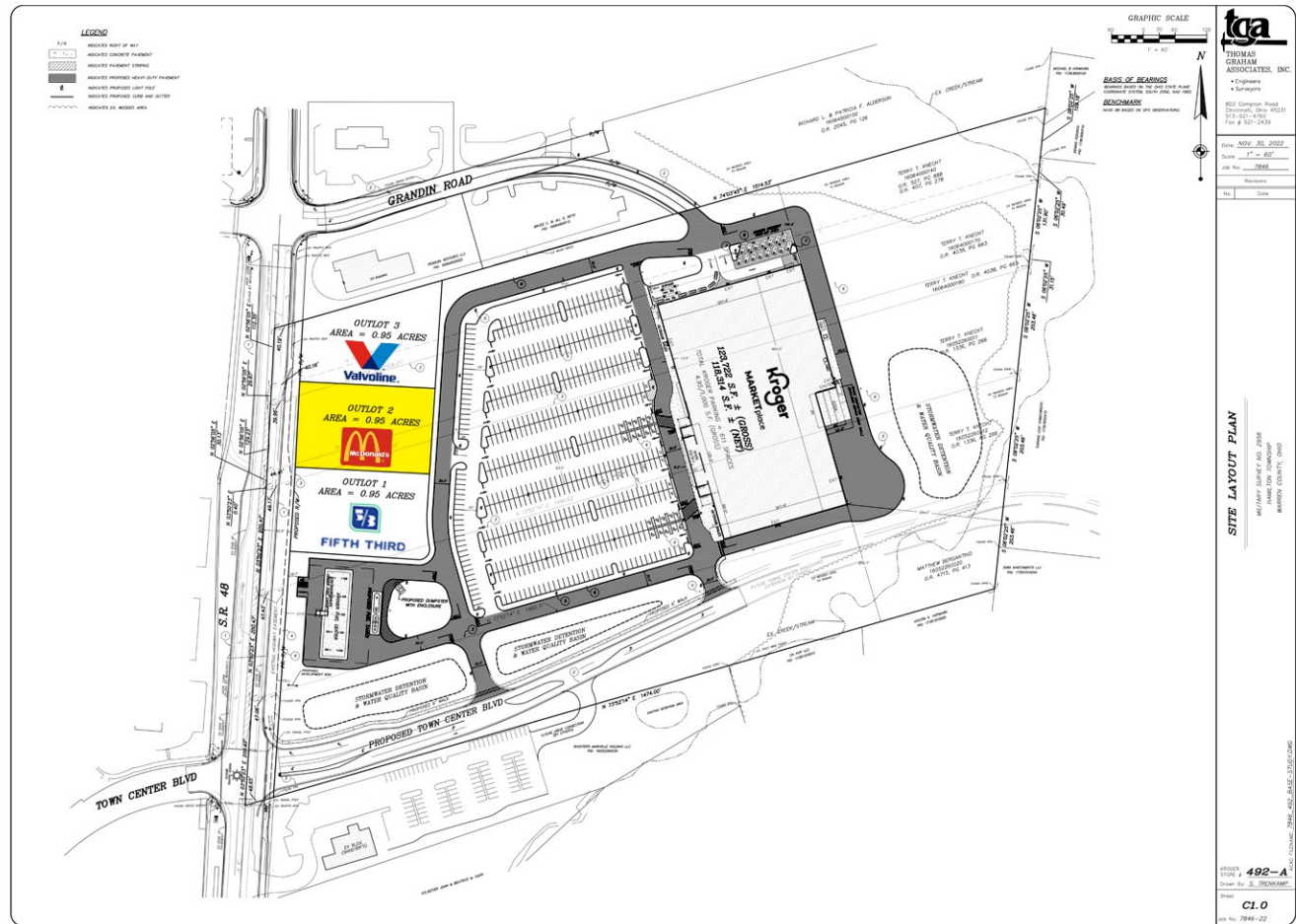
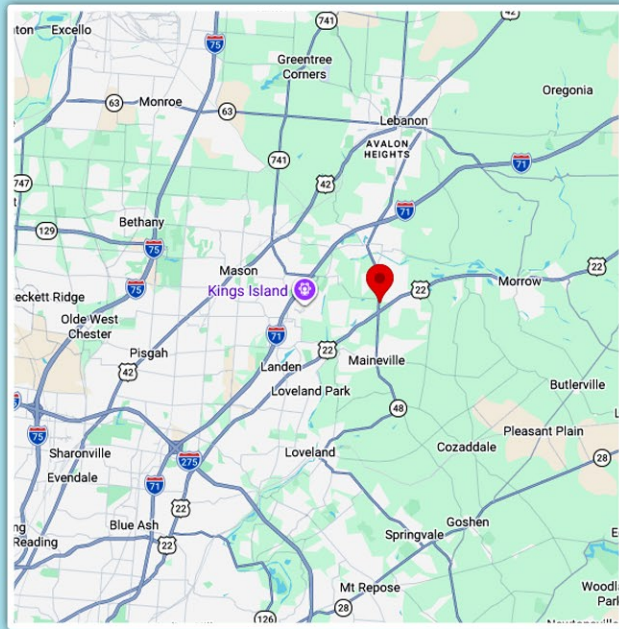
BASE RENT	\$130,000
NET OPERATING INCOME	\$130,000
TOTAL RETURN	4.10%

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This outparcel opportunity sits in front of the new Maineville, Ohio Kroger Marketplace. Opening its doors in December of 2024, this 123,000 SF Marketplace replaced the former, 65,000 SF store, which was located just one mile to the north. Kroger's investment in the project is north of \$39,000,000, which shows a true conviction in the location.



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PRIME
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