

Five Guys

WOOSTER, OH

OFFERING MEMORANDUM



Marcus & Millichap

Five Guys

WOOSTER, OH

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MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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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 Marcus & Millichap Real Estate Investment Services 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.

INTRODUCTION

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Marcus & Millichap

FINANCIAL OVERVIEW

Location

4255 Burbank Road
Wooster, OH 44691

Price	\$1,800,000
Down Payment	100% / \$1,800,000
Rentable Square Feet	3,850
Price/SF	\$467.53
CAP Rate	6.75%
Year Built	2016
Lot Size	1 Acre
Type of Ownership	Fee Simple

Tenant Summary

Tenant Trade Name	Wholesome Burger X, LLC
Tenant	Franchisee
Lease Guarantor	Franchisee Guarantee
Lease Type	Absolute Net
Roof and Structure	Tenant Responsible
Lease Term	10 Years
Lease Commencement Date	6-2-2016
Rent Commencement Date	6-13-2016
Lease Expiration Date	6-1-2026
Term Remaining on Lease	10 Years
Increases	10% Every 5 Years

Annualized Operating Data

Rent Increases	Annual Rent	Monthly Rent
Five Guys Burgers	\$78,000.00	\$6,500.00
Jimmy Johns	\$43,500.00	\$3,625.00
Base Rent (\$31.56/SF)		\$121,500
Net Operating Income		\$121,500
Total Return		6.75% / \$121,500

All Cash Purchase

TENANT OVERVIEW

Property Name	Five Guys
Property Address	4255 Burbank Road Wooster, OH 44691
Rentable Square Feet	3,850

Tenant Trade Name	Wholesome Burger X, LLC
Tenant	Franchisee
Lease Guarantor	Franchisee Guarantee

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OFFERING MEMORANDUM

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