

exclusive offering by dietz commercial

# McDONALD'S Columbus (Powell), Ohio

20 Year NNN Ground Lease  
12% Rent Escalations every 5 years



\*Not Subject Property – But Same Construction



## offering summary

Property	Purchase Price	NOI	Capitalization Rate
McDonald's	\$1,545,454	Yrs. 1-5: \$85,000	5.5%
		Yrs. 6-10: \$95,000	6.2%
		Yrs. 11-15: \$106,624	6.9%
		Yrs. 16-20: \$119,419	7.7%

## investment highlights

- 20 year NNN ground lease, 12% rent escalations every five years.
- McDonald's (S&P: A, NYSE: MCD, Sales: \$23.5 billion, Market Cap: \$61.36 billion, Net Worth: \$13.4 billion) is the world's #1 fast food company by sales with approximately 32,000 restaurants in 120 countries.
- Tenant: McDonald's USA, LLC (McDonald's franchising company: \$5+ billion net worth).
- 6 – 5 year options at 112% of previous rent.
- Located in very affluent Columbus suburb with average household incomes of \$138,994 and \$126,722 in the one and three mile radius, respectively, housing a population of 46,366 (3 mile) and 127,051 (5 mile).

## general information

<b>Tenant:</b>	McDonald's USA, LLC
<b>Address:</b>	3942 Attucks Drive, Powell, Ohio 43065
<b>Square Footage:</b>	4,434 sf
<b>Year Built:</b>	2009
<b>Lease Term:</b>	20 years
<b>Lease Commencement:</b>	November 1, 2009 (Anticipated Rent Commencement)
<b>Annual Rent:</b>	Years 1-5: \$85,000    Years 6-10: \$95,000 Years 11-15: \$106,624    Years 16-20: \$119,419
<b>Options:</b>	5 – 5 Year Options (1) \$133,749    (4) \$187,907 (2) \$149,799    (5) \$210,457 (3) \$167,775
<b>Acreage:</b>	1.216 acres (52,969 sf)

Demographics (2008)	1 Mile	3 Mile	5 Mile
Population	4,988	46,366	127,051
Avg. HH Income	\$138,994	\$126,722	\$113,557



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