



FREESTANDING SINGLE TENANT RETAIL INVESTMENT OFFERING



TUMBLEWEED SOUTHWEST GRILL

1 150 NORTH BRIDGE STREET
CHILLICOTHE, OHIO 45601



Exclusive Contact:

Dan Cooper

Cooper Commercial Investment Group



6120 Parkland Blvd., Suite 206
Cleveland, OH 44124
P 216 916 7313
F 216 274 6464

dcooper@CooperGrp.com
www.coopergrp.com



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

Section 1.....

Pricing & Financial Analysis
Investment Overview
Tenant Overview
Offering Summary
Financial Summary

Section 2.....

Property Description
Location Overview
Survey
Property Photos
Location Maps
Aerial Photos
Demographics



CONFIDENTIALITY AGREEMENT

The information below will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized.



Chillicothe, OH

PRICING & FINANCIAL ANALYSIS

SECTION 1



1150 North Bridge Street
Chillicothe, OH 45601



INVESTMENT HIGHLIGHTS

- Newly Extended Absolute NNN Lease with Approx. 9 Years of Term Remaining
- Corporately Guaranteed Lease
- 10.00% CAP: Expected 14.55% Year-1 Cash-on-Cash Return
- Excellent Exposure Alongside High Traffic Roadway (26,620+ VPD) at Intersection of North Bridge and Pawnee Road
- Newer Construction (2002) with Tenant Maintaining Contracts and Handles All Property Expenses Directly
- Annual Rental Increases

The Cooper Commercial Investment Group has been exclusively retained by ownership to sell the 100% fee simple interest in the freestanding, single tenant Tumbleweed Southwest Grill. The corporately guaranteed, Absolute NNN lease has just been extended through November 30, 2018, giving approximately 9 years on the current term. The featured property is located in the county seat of Ross County, Chillicothe, Ohio. Chillicothe is approximately 45 miles south of Columbus, OH. The freestanding building was built to accommodate its single tenant restaurant, who hand-picked this particular location for its expansion in the Southern Ohio, Kentucky and Indiana areas. Tumbleweed Southwest Grill's are conveniently located in thriving areas, which allows for this location to have a proven track record of success and has shown continued sales growth and stability. An investor has the opportunity to acquire a long-term, Absolute NNN tenant in an economically developed area at a 10.00% CAP Rate and has the ability to generate a high expected, 14.55% year-1 cash-on-cash return.

The tenant first opened at the property in 1998 and the property was completely constructed in 2002. The tenant directly maintains all contracts and handles all expenses related to the property directly. The lease contains annual rental bumps, along with (2) 5-yr renewal options thereafter. The restaurant has excellent exposure along the heavy traveled North Bridge Street with traffic counts of 26,620+ VPD. The restaurant is positioned near an abundance of other national retailers to generate a constant flow of consumers in the area. Tumbleweed's is in close proximity to Adena Hospital and also only 10 blocks from the historic downtown shopping area. This property is in an optimal location for all shopping and dining needs. Tumbleweed's is positioned with great accessibility off I-35 and I-23/241 in an area economically dependent on such merchandise provider. The tenant handles all operating expenses directly, leaving ownership with no regular management responsibilities. Located in the main shopping hub of Chillicothe, the property is ideally situated just north of Downtown in a market that is demographically supportive of the tenant's product offerings and price points.

Property Name: Tumbleweed Southwest Grill
 Property Address: 1150 North Bridge Street
 Chillicothe, OH 45601
 Property Type: Single Tenant Retail Building
 Rentable Area: 5,483 +/- SF
 # of Stores: 37 Located in the U.S.
 1 Located in Germany
 1 Located in Kuwait
 Headquartered: Louisville, KY
 Web Sites: www.tumbleweedrestaurants.com



Tumbleweed Southwest Grill, based in Louisville, Kentucky, opened its first restaurant in New Albany, Indiana in 1975 and currently has 37 restaurants operating domestically and 2 internationally. Tumbleweed restaurants feature Southwestern food with gas-fired open grilling over mesquite logs to add a rich, smoky flavor to its steaks, ribs, chicken, chops, seafood and fajitas. The menu also features a spicier, Tex-Mex version of burritos, enchiladas and tacos than traditional Sonoran-style Mexican cuisine. At Tumbleweed's there is something sure to please every appetite in the family. Patrons wash down the delicious entrées with one of Tumbleweed's 15 Margaritas or an ice-cold beer. The Chillicothe location has had continued success since its opening in 1998. Sales have steadily grown, even during a period of time when most other restaurant concepts have shown deteriorating sales. The restaurant's interior reflects the Southwest flavor of the menu - Blankets, saddles, rattlesnake skins and buck heads adorn the walls. Tumbleweed's unique menu combined with affordable prices and great service are the reasons they have retained their popularity in Southern Ohio, Kentucky and Indiana. Tumbleweed's thrives on positioning their locations in busy, retail areas for the most success. Diners at the restaurant have often spent the day shopping in the nearby stores and treat themselves to the delicious food and beverages served at Tumbleweed's.

1150 North Bridge Street
Chillicothe, OH 45601

Summary

Building Price:	\$1,315,000
Down Payment:	\$394,500
GLA:	5,483 Sq Ft
Price/SF:	\$239.83
NOI:	\$131,968
Cap Rate:	10.00%
Lot Size:	0.69 Acre



Proposed New Financing

Initial Loan Amount:	\$ 920,500
Loan Type:	Proposed New
Interest Rate:	6.50%
Amortization:	25 Years
Term:	5 Years
Loan-to-Value (LTV):	70%
Monthly Debt Payment:	\$ 6,215

Operating Data

Rental Income:	\$ 131,968
Effective Gross Income:	\$ 131,968
NOI:	\$ 131,968
Annual Debt Service:	\$ 74,583
Cash Flow:	<u>14.55%</u> \$57,384





Base Rent Schedule

	Annual	PSF
Current	\$ 131,968.00	\$ 24.07
Bumps:	Annual Rental Increases - CPI x 2: Max. 2%	
Option 1	CPI x 2: Max. 2% Annually	
Option 2	CPI x 2: Max. 2% Annually	

TENANT SUMMARY

Tenant Name:	Tumbleweed Southwest Grill
Lease Type:	Absolute Triple Net
Remaining Lease Term:	Approx. 9 Years
Tenant Since:	1998
Term Commencement Date:	11/20/1998
Lease Expiration Date:	11/30/2018
Lease Guarantors:	Corporate
Remaining Options to Renew:	(2) 5-Yr Options
Rental Increases:	Yes - Annual CPI Increases x 2 (max. 2%)
Options to Terminate:	None
CAM:	Tenant Responsibility
Taxes:	Tenant Pays Direct
Insurance:	Tenant Pays Direct
Roof & Structure:	Tenant Responsibility
HVAC:	Tenant Responsibility

Chillicothe, OH

PROPERTY DESCRIPTION

SECTION 2





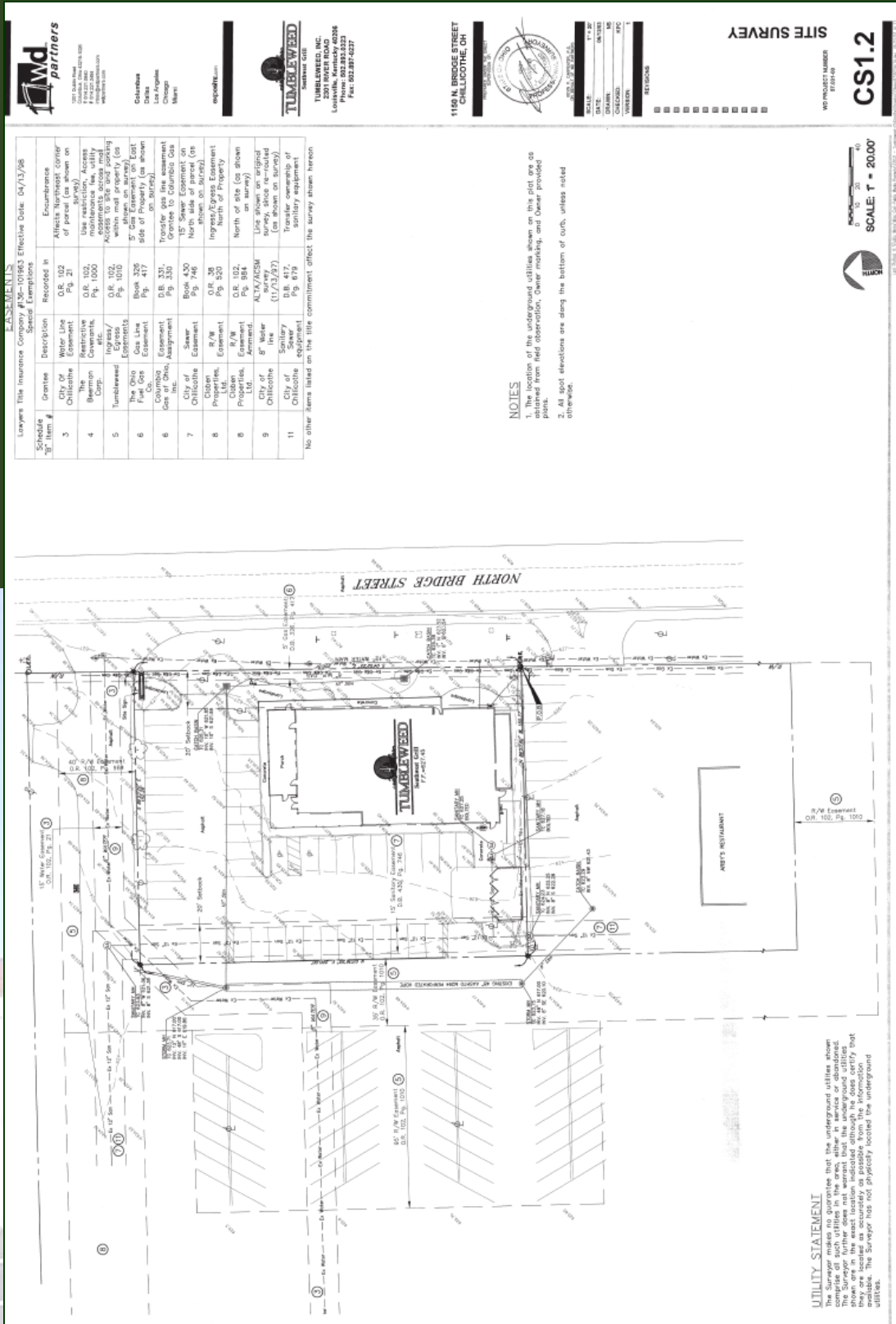
LOCATION HIGHLIGHTS

- Strong Demographics Suited for Tenant's Business
- High Traffic Counts (26,620+ VPD) At Intersection of North Bridge Street and Pawnee Road
- Close Proximity to Area's Schools, Several Colleges and Universities & Other National Retailers
- 45 Miles South of Central Downtown Columbus, OH
- County Seat of Ross County, OH
- Densely Populated Southern Ohio Residential Area

Chillicothe, Ohio, county seat of Ross County, is located in Southern Ohio, approximately 45 miles south of the state capital, Columbus. Chillicothe is also 96 miles east of Cincinnati, 59 miles west of Athens and 77 miles southeast of Dayton, OH. About 60 percent of the population of the United States is within a day's drive of Chillicothe and southern Ohio. U.S. 35 is of interstate quality from Gallipolis on the Ohio River and runs northwest through Ross County to Dayton and I-75. U.S. 23 is four lanes from Portsmouth on the Ohio River through Ross County to Columbus, intersecting interstate routes 71, 70 and 270. It takes approximately 35 minutes to get from northern Chillicothe to I-270.

CSX and Norfolk Southern both serve Ross County businesses and industries. Both routes run north-south and have spurs available at several sites in and around Chillicothe and southern Ohio. Some of the major companies that are located in Chillicothe that utilize the central access to main highways, along with the railroad systems are Englefield Oil Co., Adena Health Systems, the Kenworth Truck Company, Glatfelter, YSK Corporation, Wal-Mart Stores, Inc., and Horizon Telecom.

The southern Ohio region is surrounded by an extensive array of scenic parts, situated within a few miles of Chillicothe. Many people are also drawn to this area for its educational resources, which include: Ohio University—Chillicothe Branch with an enrollment of 1,300+ students, Shawnee State University with an enrollment of 2,849+ students, only 38 miles away, Columbus State Community College with enrollment of 10,585+ students, and also only 39 miles away, the Ohio State University with enrollment of 42,666+ students, only 40 miles away, among several other technical schools and community colleges in the near vicinity.




Chillicothe, OH


PROPERTY PHOTOS

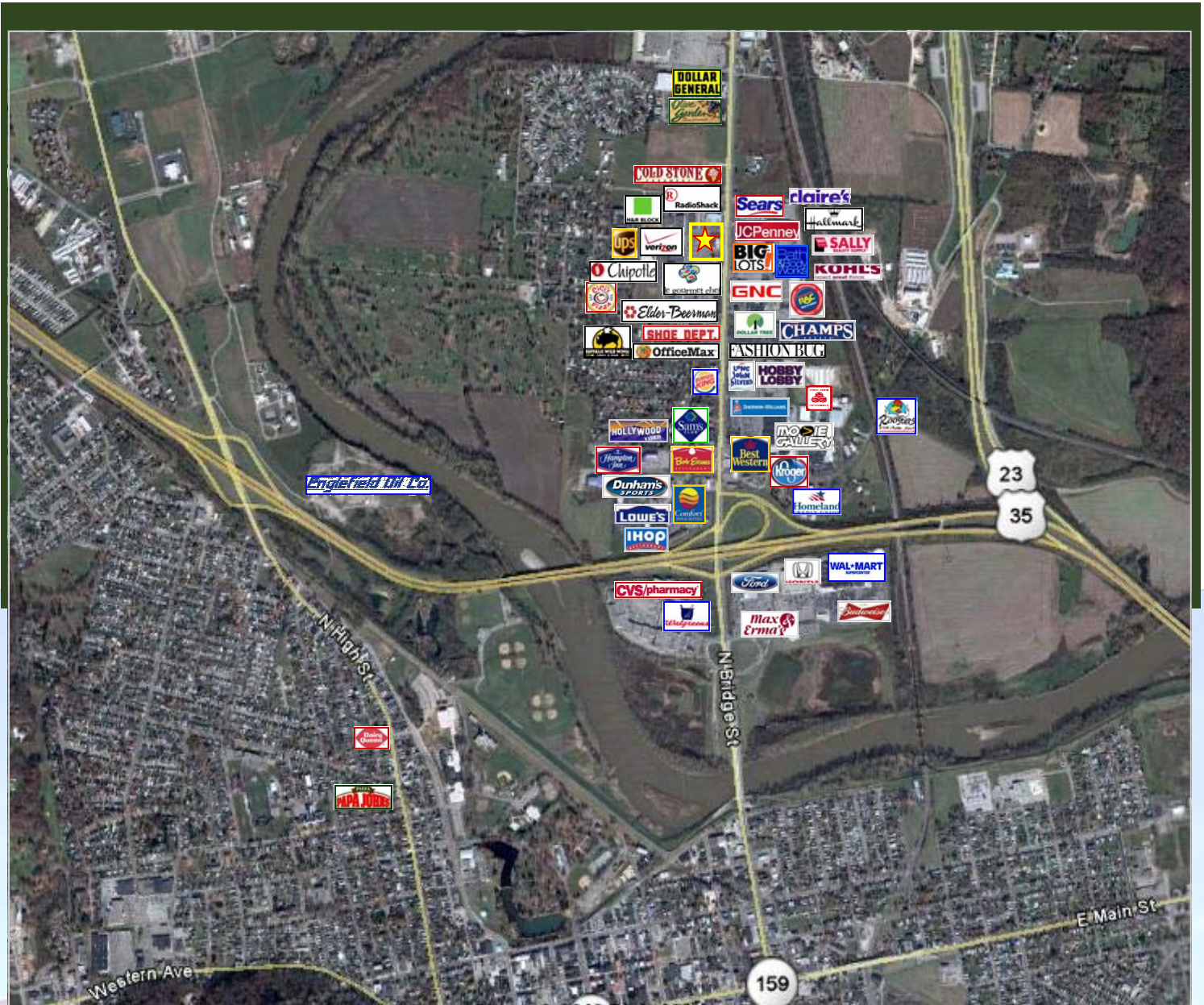




 = Tumbleweed Southwest Grill



 = Tumbleweed Southwest Grill



★ = Tumbleweed Southwest Grill

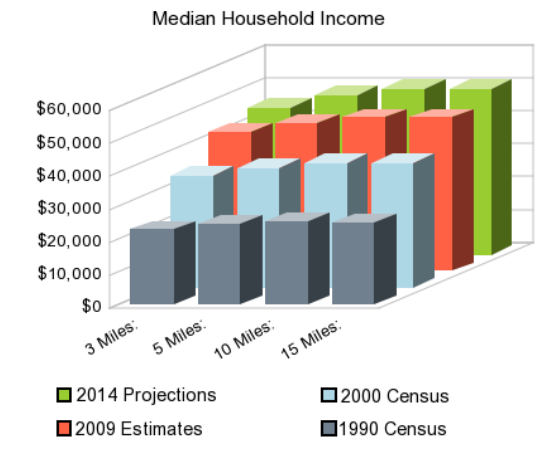
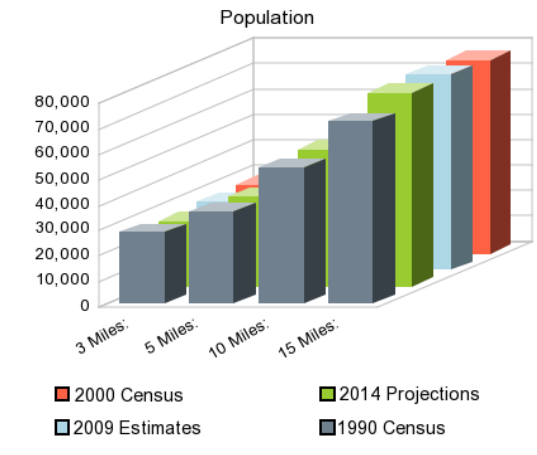
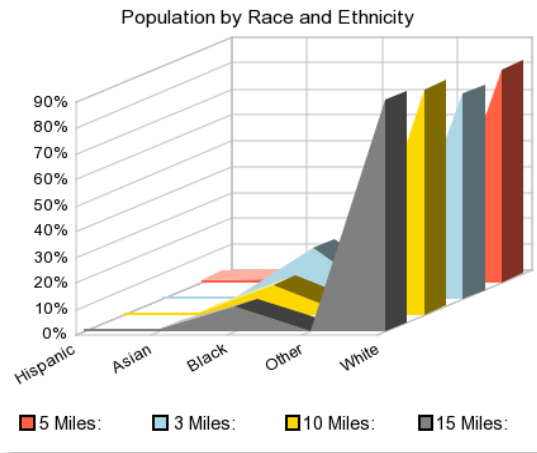
1150 North Bridge Street, Chillicothe, OH 45601

	3 Mile:	5 Miles:	10 Miles:	15 Miles:
Population:				
Total Population	26,634	36,083	55,655	77,336
Male Population	56.5%	54.4%	52.9%	52.1%
Female Population	43.5%	45.6%	47.1%	48.0%
Median Age	39.7	39.7	39.1	38.7
Population Density (per sq. mi.)	942.0	459.4	177.2	109.4
Employees	26,483	30,067	33,820	38,560
Establishments	1,464	1,683	2,041	2,500

Income:				
Median Household Income	\$42,280	\$44,998	\$46,723	\$46,762
Per Capita Income	\$20,643	\$21,438	\$20,958	\$20,332
Average Household Income	\$49,198	\$52,823	\$53,656	\$52,970

Race:				
White	79.1%	82.6%	87.1%	89.6%
Black	19.4%	15.8%	11.5%	9.1%
American Indian, Eskimo, Aleut	0.0%	0.0%	0.0%	0.1%
Asian	1.0%	1.2%	1.0%	0.8%
Other	0.1%	0.1%	0.0%	0.0%
Multi-race	0.4%	0.3%	0.3%	0.3%

* Current year data is for the year 2009

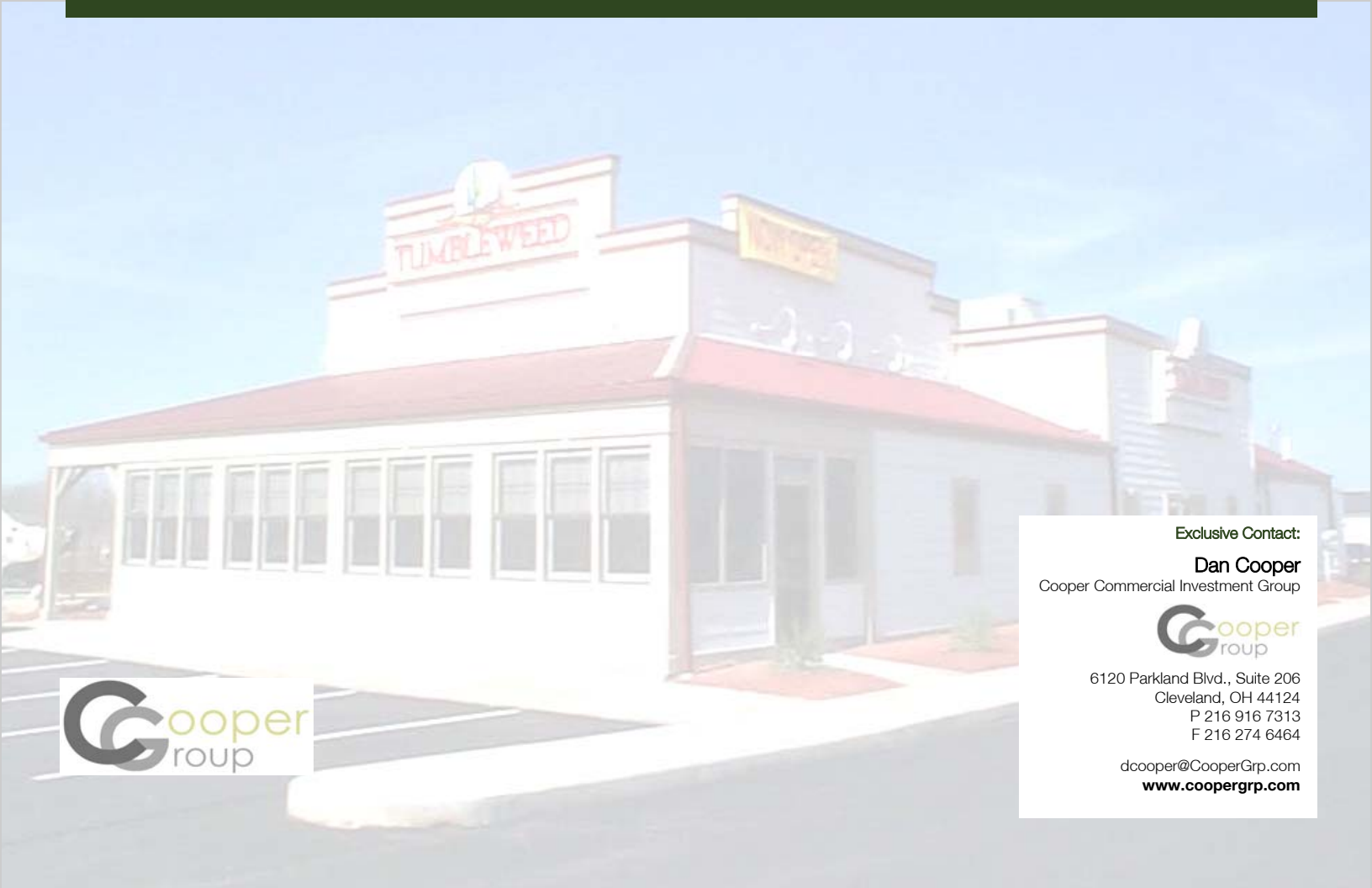


* Current year data is for the year 2009



FREESTANDING RETAIL INVESTMENT

1 150 NORTH BRIDGE STREET
CHILLICOTHE, OH 45601



Exclusive Contact:
Dan Cooper
Cooper Commercial Investment Group



6120 Parkland Blvd., Suite 206
Cleveland, OH 44124
P 216 916 7313
F 216 274 6464

dcooper@CooperGrp.com
www.coopergrp.com