

INVESTMENT OFFERING



POPEYES

9346 OH-14

Streetsboro (Cleveland), OH 44241



REPRESENTATIVE PHOTO

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DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and Richard A Herman ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,429,906
DOWN PAYMENT	100% / \$2,429,906
RENTABLE SQUARE FEET	2,350 SF
CAP RATE	5.35%
YEAR BUILT	2023
LOT SIZE	40,075 +/- SF
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Popeyes
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	03/01/2023
LEASE EXPIRATION DATE	02/28/2043
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$130,000.00	\$10,833.33
Years 6-10	\$143,000.00	\$11,916.66
Years 11-15	\$157,300.00	\$13,108.33
Years 16-20 (Option 1)	\$173,030.00	\$14,419.16
Years 21-25 (Option 2)	\$190,333.00	\$15,861.08
Years 26-30 (Option 3)	\$209,366.30	\$17,447.19
Years 31-35 (Option 4)	\$230,302.93	\$19,191.91
BASE RENT		\$130,000.00
NET OPERATING INCOME		\$130,000.00
TOTAL RETURN YR-1	5.35%	\$130,000.00

TENANT OVERVIEW



POPEYES LOUISIANA KITCHEN, INC.

Founded in New Orleans in 1972, Popeyes Louisiana Kitchen, Inc., (Nasdaq: PLKI), is one of the largest quick service restaurant chains in the world; with more than 2,600 restaurants in the U.S. and around the world. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp, and other regional items. The chain's parent company, Restaurant Brands International Inc. ("RBI") (NYSE: QSR), operates over 24,000 restaurants in more than 100 countries with more than \$30 billion in system-wide sales. RBI owns three of the world's most prominent and iconic quick service restaurants brands - Tim Hortons, Burger King, and Popeyes.

ABOUT THE TENANT

Sidhu Realty Capital is a privately held, multifaceted real estate investment firm based in Cleveland, Ohio. The company is a multi-unit operator of Popeyes Louisiana Kitchen and Dave's Cosmic Subs in the Cleveland Metropolitan Area. Their portfolio is comprised of largely single tenant and mixed-use retail assets across several states. Sidhu Realty Capital invests its own money either entirely or alongside their investors to ensure clients that the firm is confident and committed to the investment opportunities they source.

PROPERTY NAME	Popeyes
PROPERTY ADDRESS	9346 OH-14 Streetsboro (Cleveland), OH 44241
PROPERTY TYPE	Net Lease Quick Service Restaurant
PARENT COMPANY	Restaurant Brands International, Inc.
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
STOCK SYMBOL	PLKI
BOARD	NASDAQ
TERM REMAINING ON LEASE	Twenty (20) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$130,000.00
NO. OF LOCATIONS	2,600+
HEADQUARTERED	Atlanta, GA
WEBSITE	www.popeyes.com
YEARS IN THE BUSINESS	Since 1972

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Popeyes drive-thru located in Streetsboro (Cleveland), OH. The brand new 20-year absolute NNN lease includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods.

The property is strategically located directly across from a Target and Lowe's anchored shopping center. The site benefits from its excellent visibility along one of the most heavily trafficked thoroughfares in Cleveland (OH-14) which boasts over 33,000 vehicles per day. Within 10-miles of the subject property there are 263,000 residents with an average household income exceeding \$103,000 annually.

National retailers in the immediate vicinity include Target, Lowe's, Applebee's, KeyBank, Chase Bank, Mattress Firm, Walgreens, Dunkin' Donuts, Taco Bell, AutoZone, O'Reilly Auto Parts, Harbor Freight, Staples, Dollar Tree, Jersey Mikes, Sherwin Williams, McDonald's, Denny's, Circle-K, Bob Evans, and many more. This is an excellent opportunity for an investor to purchase a stable, long-term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction (New Prototype)
- 20-Year Absolute NNN Lease with 10% Increases Every 5-Years
- Located Directly Across from Target & Lowe's Anchored Center
- Traffic Counts Exceed 33,000 Vehicles Per Day
- Dense Retail Trade Area with Over 263,000 Residents in 10-Miles
- Average Household Income Exceeds \$126,000 (5-Mile Radius)



AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



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SUBJECT PROPERTY



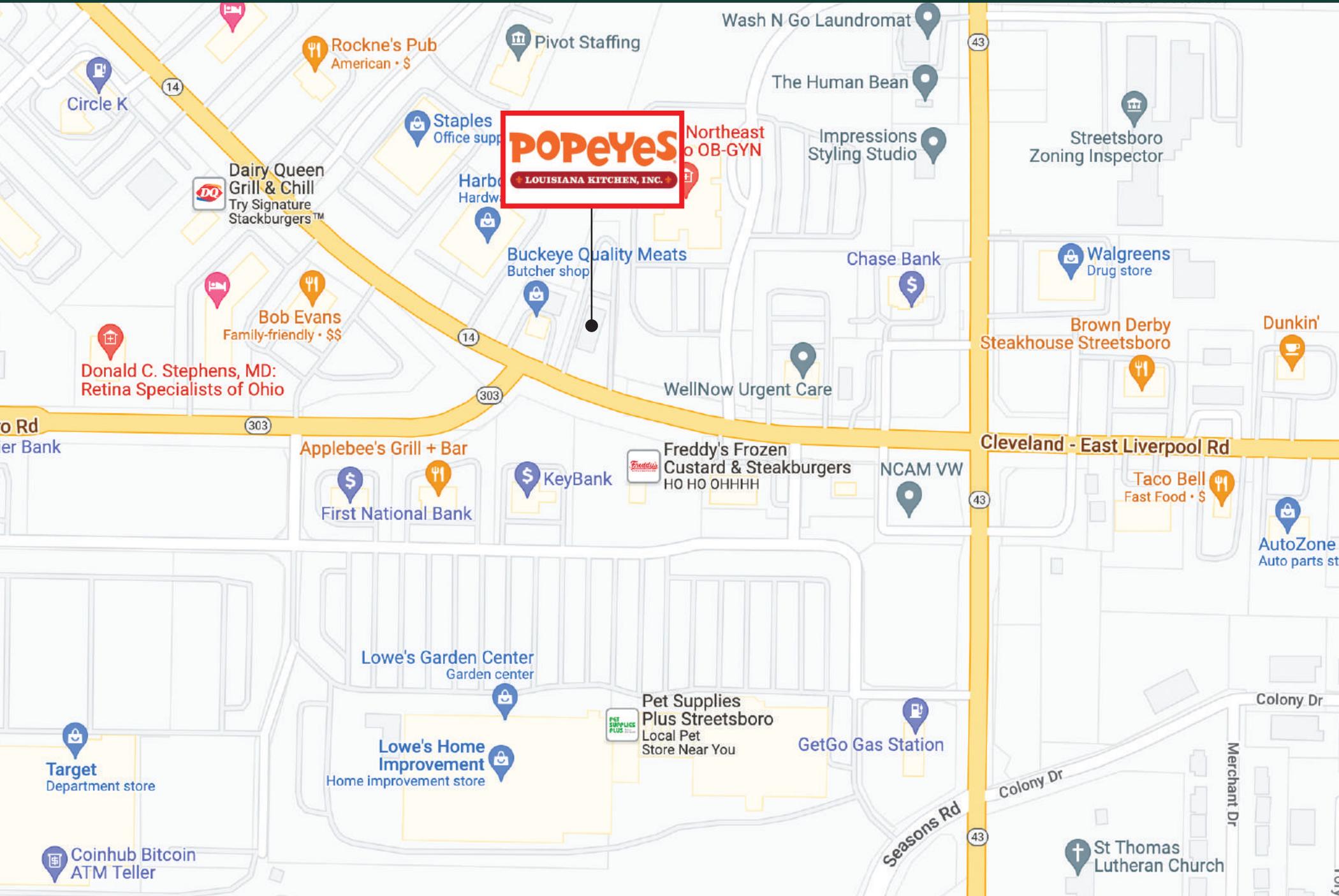
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LOCATION MAP



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MARKET OVERVIEW

CLEVELAND, OHIO

The Cleveland-Elyria, OH Metropolitan Statistical Area, or Greater Cleveland as it is more commonly known, surrounds the city of Cleveland in Northeast Ohio and has a population of 2,077,240. Greater Cleveland is ranked as the 29th most populous MSA in the U.S. and largest metro entirely in Ohio.

Cleveland's economy relies on diversified sectors such as manufacturing, financial services, healthcare, and biomedical. Greater Cleveland is home to a number of corporate headquarters including Progressive Insurance, Sherwin-Williams, Parker-Hannifin, and Key Corp. It is also home to professional franchises for three major team sports: the Cleveland Indians of Major League Baseball, the Cleveland Cavaliers of the National Basketball Association, and the Cleveland Browns of the National Football League.

Five miles east of downtown Cleveland is University Circle, a 550-acre concentration of cultural, educational, and medical institutions, including the Cleveland Botanical Garden, Case Western Reserve University, University Hospitals, Severance Hall, the Cleveland Museum of Art, the Cleveland Museum of Natural History, and the Western Reserve Historical Society. Cleveland is home to the I. M. Pei-designed Rock and Roll Hall of Fame on the Lake Erie waterfront at North Coast Harbor downtown. Neighboring attractions include Cleveland Browns Stadium, the Great Lakes Science Center, the Steamship Mather Museum, and the USS Cod, a World War II submarine.



29th Most Populous Metropolitan

in the United States with over 2 million people



Cleveland Clinic

recorded over 7.6 million visitors in 2018 and employs over 50,000 people



Home to the Rock & Roll Hall of Fame

which has over 550,000 visitors each year with an annual economic impact of \$199 million



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	1 MILE	5 MILES	10 MILES
2027 Projection	4,853	49,017	268,319
2022 Estimate	4,778	48,140	263,607
2010 Census	4,688	46,738	255,558
Percent Change 2010-2022	1.92%	3.00%	3.15%
Percent Change 2022-2027	1.57%	1.82%	1.79%
Median Age	42.61	43.59	40.69

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2022 Est. Avg. HH Income	\$82,999	\$126,163	\$103,035
2027 Projection	2,198	19,011	108,241
2022 Est. Households	2,138	18,581	105,760
2010 Census	2,008	17,704	100,541
Percent Change 2010-2022	6.47%	4.95%	5.19%
Percent Change 2022-2027	2.81%	2.31%	2.35%

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WERTZ

REAL ESTATE INVESTMENT SERVICES

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DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



**Department
of Commerce**

Division of Real Estate
& Professional Licensing

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