

1291 - 1301 HILL ROAD NORTH | COLUMBUS, OHIO

WALKER'S CORNER



at&t



SHERWIN-WILLIAMS



WORLD'S FIRST CHIPOTLE DRIVE THRU



PEGASUS



PEGASUS

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AVERAGE HOUSEHOLD INCOME
\$99,466

HOME SALES
\$400,000 +

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EXECUTIVE SUMMARY

OFFERING SUMMARY

Pegasus Investments, as exclusive investment sale advisor to seller, is pleased to offer an opportunity to acquire the world's first Chipotle Drive Thru anchored retail center. The property consists of a single tenant freestanding Chipotle Mexican Grill restaurant building adjacent to a 3-tenant retail strip 100% leased to an impressive tenant lineup which includes AT&T Wireless, Sherwin Williams, and MOD Pizza. The property is prominently located as an outparcel to a Kohl's anchored center within the highly affluent suburb of Pickerington (Columbus), Ohio. The property is surrounded by best in class retail, office, housing and entertainment. The 1-mile average household incomes approach \$100,000 per year and the population growth in the next 5 years is expected to exceed 5%.

The landlord favorable leases are backed by strong, publicly traded corporate credit (Chipotle & Sherwin Williams) and experienced, multi-unit operators with MOD Pizza (49 total QSR units) and AT&T Wireless (50+ units). All leases are 10-year firm terms with the exception of Chipotle, which is 11 years firm and automatically increases to 15 years after a conservative sales breakpoint of \$1.8 million. All leases feature strong 10% rent increases with conservatively low starting rents, allowing

an investor to take advantage of future market rent growth. All leases are triple net with the ability to recapture nearly all operating expenses including generous CAM admin fees of 15%. Additionally, the average rents across the property are \$31.36/ SF, which are very conservative when compared with other similar quality, newly constructed properties.



FINANCIAL HIGHLIGHTS

Price	\$5,565,000
Cap Rate	6.25%
Net Operating Income	\$347,422

ACCESS FROM TWO SIGNALIZED INTERSECTIONS AND DIRECTLY IN FRONT OF THE PROPERTY ALONG SR-256

KOHL'S

ZETTLER
Best HARDWARE

KeyBank

LIFETIME
FITNESS

Petland

at&t MOD
SHERWIN-WILLIAMS

Huntington

CHIPOTLE
MEXICAN GRILL

MAX & ERMA'S

Raising
Cane's
CHICKEN FINGERS

The property is extremely well situated with excellent visibility and access as an outparcel to a Kohl's anchored shopping center. Traffic counts to the north of the property at I-70 reach nearly 150,000 cars per day while the intersection immediately to the south experiences counts of 45,000 cars per day. The strong real estate fundamentals combined with long term national tenancy and affluent demographics combine for an attractive, safe, diversified investment opportunity.

INVESTMENT HIGHLIGHTS



FIRST CHIPOTLE DRIVE THRU IN THE WORLD

After years in the making, Chipotle has chosen the subject property to showcase its first drive thru concept to the world. Columbus, Ohio has long stood as a favorite product testing ground for companies around the country due to its diverse population and representative cross section of the tastes in the U.S. The fact that Chipotle chose this site for its first location speaks volumes to the quality of the site and the expectations Chipotle has for its success.

HIGHLY SOUGHT-AFTER PICKERINGTON SUBMARKET

One of the fastest growing communities in the State of Ohio and the 2nd fastest growing community in Central Ohio, Pickerington continues to maintain high standards for development and a desirable quality of life for residents and businesses. Pickerington has sustained itself as a highly desirable place to live, work, shop and play due to its direct access to a large population base of nearly 500,000 people within a 10- to 15-minute drive.

EXTREMELY AFFLUENT, GROWING POPULATION

The property is surrounded by a very affluent suburban population with average household incomes of \$99,466 within a 1-mile radius of the property. There are currently 162,000+ population living within a 5-mile radius of the property with anticipated population growth in the next 5 years of 5.45%.

GREAT VISIBILITY WITH EXCEPTIONAL TRAFFIC COUNTS

The property benefits tremendously from its superior visibility and access along Hill Road North (SR-256), the dominant retail thoroughfare in Southeast Columbus running through Pickerington and Reynoldsburg. Traffic counts at the nearest intersection to the south total 45,000 cars per day while traffic counts to the north at I-70 and SR-256 exceed 150,000.

NEW 61-ACRE MEDICAL CAMPUS ADJACENT TO WALKER'S CORNER



OHIOHEALTH PICKERINGTON MEDICAL CAMPUS

The property sits adjacent to the newly constructed (2015) OhioHealth Pickerington Medical Campus. The 146,000 SF state of the art medical campus provides primary care, orthopedics, heart & vascular, emergency care, rehabilitation & outpatient surgery. The medical campus will employ several hundred doctors, nurses, technicians and administrative staff – significantly increasing the local daytime population.

A+ TENANT LINEUP

Very rare mix of industry leading tenancy including Chipotle Mexican Grill (2,250 stores), Sherwin Williams (4,180 stores), AT&T Wireless (136 million wireless subscribers), and MOD Pizza (215 stores).

IDEAL FOOD & SERVICE RETAIL MIX

The property benefits tremendously from a perfect mix of high traffic restaurant and service retail uses. Investors can take comfort in the fact that Chipotle and MOD will not experience weakness due to e-commerce. Additionally, Sherwin Williams provides a product and on-site mixing service which most costumers need in real time and in person. AT&T Wireless serves as a critical platform to showcase new consumer products as well as provide on-site repair and diagnostic services to its customers.

BRAND NEW TROPHY QUALITY CONSTRUCTION

The freestanding Chipotle building is newly constructed using extremely high-quality glass and steel construction. The 3-tenant MOD, AT&T and Sherwin Williams building is also newly constructed using attractive, modern finishes. Both properties carry long term (insert age) roof warranties and were built by a local, highly reputable developer.





Giant Eagle (85,000 SF)

Kroger Marketplace
(101,000 SF)

1/2 MILE FROM WALKER'S CORNER DAILY NEEDS TRAFFIC DRIVEN BY DOMINANT REGIONAL GROCERS

STRONG MIX OF CORPORATE CREDIT

Approximately 47% of the NOI generated by the property is secured by publicly traded companies Chipotle & Sherwin Williams – both of which have signed corporate leases. The balance of the income is generated by MOD Pizza which carries a guaranty from Womack Restaurants – an experienced multi-concept restaurant franchise operator of 9 MOD units and 36 Popeyes units and AT&T Wireless (franchisee) which operates 50+ locations.

LONG TERM LEASES – 11+ YEARS

Chipotle's lease contains a clause heavily favoring the landlord. If at any point during the primary 11-year lease term sales in 12 consecutive months exceed \$1.8 million (the average non-drive thru Chipotle does approximately \$2.4M), then the lease term is automatically extended to 15 years. All other leases are 10 years firm with no early termination rights, providing investors with predictable cash flow and a highly financeable asset.

TRIPLE NET LEASES WITH LOW RENT

All leases are triple net with the ability to recapture nearly all operating expenses including generous CAM admin fees of 15%. Additionally, the average rents across the property are \$31.36/ SF, which are very conservative when compared with other similar quality, newly constructed properties.

FINANCIAL ANALYSIS

RENT ROLL

TENANT	LEASE START	LEASE END	GLA (SF)	RENTAL RATE		RENT/SF YEARLY	RENT INCREASES		OPTIONS	LEASE TYPE
				YEARLY	MONTHLY		DATE	AMOUNT		
Chipotle	6/1/2017	5/31/2032*	2,390	\$78,000	\$6,500	\$32.64	6/1/2022	\$85,800	Two, 5-Year	NNN
AT&T	9/19/2017	9/30/2027	2,450	\$83,300	\$6,942	\$34.00	10/1/2022	\$91,630	One, 5-Year	NNN
Sherwin Williams	10/1/2017	9/30/2027	3,247	\$84,422	\$7,035	\$26.00	10/1/2022	\$92,864	Three, 5-Year	NNN
MOD Pizza	10/1/2017	9/30/2027	3,000	\$102,000	\$8,500	\$34.00	10/1/2022	\$112,200	Two, 5-Year	NNN
Totals			11,087	\$347,722	\$28,977					

*Base lease term expires in 2028; however, per the first lease amendment the term shall automatically be extended to 15 years when the tenant exceeds \$1.8M during any consecutive 12 month period.



PHYSICAL DESCRIPTION

THE SITE

Property Name	Walker's Corner
Address	1291 - 1301 Hill Road North Pickerington (Columbus), OH 43147
Assessor's Parcel Numbers (APNs)	041-03861.10 041-11607.00
Zoning	C-3 Community Commercial
Gross Leasable Area	± 11,087 SF
Lot Size	± 1.096 Acres (34,412 SF)
Year Built	2017
Number of Stories	1
Number of Buildings	2
Parking Spaces	± 83 Surface Spaces / 4 Handicap
Parking Ratio	7.85 : 1,000 SF



TENANT ROSTER

TENANT	GUARANTOR	UNITS
Chipotle	Corporate	± 2,300
AT&T	Midwest Mobility Solutions, Inc.	± 50
Sherwin-Williams	Corporate	± 4,180
MOD Pizza	Womack Restaurants, Inc.	± 45

STAND ALONE VALUE ESTIMATED AT 4.50% CAP RATE



THE TENANTS

CHIPOTLE

Public | NYSE: CMG
www.chipotle.com



# of Locations	± 2,300
# of Employees	± 64,570
Headquartered	Denver, CO
Year Founded	1993



OVERVIEW

Chipotle Mexican Grill, Inc. is an American chain of fast casual restaurants in the United States, United Kingdom, Canada, Germany, and France, specializing in tacos and Mission-style burritos. Along with its subsidiaries, the company engages in the development and operation of these fresh Mexican food restaurants with a focused menu of burritos, tacos, burrito bowls, and salads, made from fresh, high-quality raw ingredients, prepared using classic cooking methods and served in an interactive style allowing people to get exactly what they want.

Based on 11 regions, all of Chipotle's restaurants and operations are company-owned, rather than franchised. Restaurants located outside of the United States span throughout Canada, the United Kingdom, France and Germany. Additionally, Chipotle also has several restaurants in operation in other non-Chipotle concepts.

TRANSFORMING THE QSR INDUSTRY

Founded in 1993, Chipotle is one of the first chains of fast casual dining establishments, and was started with the idea that food served fast did not have to be a typical fast food experience. Using high-quality raw ingredients, classic cooking techniques, and distinctive interior design, the chain brought features from the realm of fine dining to the world of quick-service restaurants at reasonable prices.

Over 23 years later, the company continues to be devoted to seeking out the very best ingredients with respect for animals, farmers, and the environment. This concept, deemed Food With Integrity, is the core idea of Chipotle's mission to ensure that better food is accessible to everyone.



AT&T

Public | NYSE: T
www.at&t.com



# of Locations	± 16,000
# of Employees (all)	± 268,540
Headquartered	Dallas, TX
Year Founded	1983

OVERVIEW

AT&T is an industry leading provider of mobile services, television, high speed internet and smart solutions for people and businesses. In North America, AT&T provides high-speed mobile internet to over 365 million people and they are currently the largest provider of pay TV in the United States with over 25 million subscribers. On a global scale, their IP network connect businesses on 6 continents representing 99% of the world's economy. Their advanced business services serve nearly 3.5 million business and include nearly all of the Fortune 1000. Led by Chairman and CEO Randall L. Stephenson, AT&T reported \$146.8 billion in consolidated revenue for 2015.

CONTINUOUS INNOVATION

At AT&T, the brightest minds in the business are always constantly developing new technologies, apps, products and services. The company is investing to be a global leader in the telecommunications, media and technology industry; AT&T has launched some of the industry's most innovative products and platforms through highly secure business solutions, including security and mobility services, Internet of Things, Ethernet, VPN, cloud, AT&T NetBond® and AT&T FlexWare.

SHERWIN-WILLIAMS

Public | NYSE: SHW

www.sherwin-williams.com



SHERWIN-WILLIAMS

of Locations ± 4,180

of Employees ± 60,000

Headquartered Cleveland, OH

Year Founded 1866

OVERVIEW

An American Fortune 500 company, the Sherwin-Williams Co. is a global leader in the manufacture, development, distribution, and sale of paints, coatings and related products to professional, industrial, commercial, and retail customers. It operates through four segments: Paint Stores Group, Consumer Group, Global Finishes Group, and Latin America Coatings Group.

Sherwin-Williams branded products are sold exclusively through a chain of more than 4,180 company-operated stores and facilities throughout North and South America, the Caribbean, Europe, and Asia. The company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers, and industrial distributors. Sherwin-Williams also makes its own paints under the Easy Living and Weatherbeater brand names; those paint brands are sold exclusively in Sears and Kmart stores. These things aside, the company is mostly known through its Sherwin-Williams Paints line.

IMPROVING ITS POSITION WITHIN THE PAINT INDUSTRY

Throughout the past decade, not only has the paint specialist grown its own network of stores and products organically, but it has also made key strategic moves, buying rival paint companies to improve its position within the industry. Among the list of those companies is Columbia Paint & Coatings, Leighs Paints, and the Comex Group, which was the 4th largest paint manufacturer in North America.



MOD PIZZA

Private

www.modpizza.com



# of Locations	± 235
# of Employees	± 2,200
Headquartered	Bellevue, WA
Year Founded	2008

OVERVIEW

Founded in 2008 by a former Starbucks executive, MOD Pizza LLC is a fast, casual pizza restaurant chain that owns and operates a network of company-owned and franchised pizza restaurants. Locations offer individual, artisan style pizzas, which are baked for approximately three minutes in an 800-degree stone pizza oven, salads, desserts, hand-spun milkshakes, and other food products.

The company owns and operates most of its 235 stores, which are located throughout the United States and the United Kingdom. With plans for continued rapid growth for the foreseeable future, several new MOD locations have been scheduled to open in 2017, including stores in Bay Colony, Kingwood East, Springwoods Village, Deer Park, Westchase and Tomball.

“HERE IS A COMPANY THAT IS DOING FOR PIZZA WHAT STARBUCKS DID FOR COFFEE OR WHAT CHIPOTLE DID FOR BURRITOS.”

- JIM CRAMER, MAD MONEY

THE ORIGINAL SUPERFAST PIZZA EXPERIENCE

A pioneering fast-casual concept that puts customers in the driver's seat, the acronym "MOD" stands for "Made on Demand". Customers can build their own pizza or salad by specifying which ingredients they'd like included on their order and watching the preparation process in MOD's assembly line style. The restaurant also offers recommended combinations, including 10 classic pizzas, a pizza salad and a seasonal pizza. MOD's pizzas are made using freshly pressed organic dough by King Arthur Flour, the oldest flour company in the United States, and gourmet ingredients. Working with food partners that share its commitment to quality, MOD has made it a priority to keep its food true.



MARKET AREA & LOCATION OVERVIEW



COLUMBUS, OH: THE MARKET AREA

Located in central Ohio on the Scioto River, Columbus is the state capital and the largest city within Ohio. It is the core city of the Columbus, Ohio metropolitan area, which is one of the fastest growing major metropolitan areas in the country. Full of energy and excitement, this state capital is booming in more aspects than just its population growth: The area is deemed as one of the strongest metros in the country for job creation.

Columbus is an up-and-coming tech city that is a well-blended combination of government, industry and the Ohio State University. An up-and-coming tech city, Columbus enjoys a prosperous economy that is based on a wide variety of industries including education, insurance, banking, fashion, defense, medical research, and hospitality. This diverse backbone brings economic stability to the area and is responsible for drawing millennials, resulting in a young and vibrant atmosphere throughout the city. Columbus area research and technology institutions in particular are attracting the brightest minds from around the world.



#1 Metro for Job Growth in the Midwest

- U.S. Bureau of Labor and Statistics



#1 Up and Coming High-Tech City

- Forbes Magazine

OHIO STATE UNIVERSITY

Commonly known as Ohio State, Ohio State University is a large, public institution on a 1,777-acre urban campus in the heart of Columbus. The university has a total graduate and undergraduate enrollment of almost 60,000 students who bring a strong intellectual and cultural base to Columbus. As Ohio's best and one of the nation's top-20 public universities, Ohio State offers more than 160 undergraduate majors and a variety of graduate programs through such highly ranked schools as the College of Education and Human Ecology, Max M. Fisher College of Business and College of Medicine. Outside of academics, students can participate in more than 1,000 on-campus clubs and organizations, intercollegiate, club and recreational sports programs, Greek life, and three student governments.



RECENT CITY DEVELOPMENT

Big things have been happening in Columbus in terms of revitalization. There are been efforts underway to revive the downtown area and its inner neighborhoods through the restoration of the historic German Village and the Short North district as well as the construction of downtown condominiums and new neighborhoods throughout the city. The Scioto Mile, now the focal point in downtown Columbus, has been one of the city's most transformative recent projects. Adding 33 acres of new riverfront parkland in the heart of downtown, the \$44 million restoration created a vital network of public green spaces that reconnected downtown to the Scioto River.

\$99,466

2017 Est. Average Household Income



PICKERINGTON, OH: THE LOCATION

As land annexation, development, and immigration into the Columbus area continues, the city of Pickerington, like many area suburbs, has followed suit. Pickerington is a city about 15 minutes east of downtown Columbus located in Fairfield and Franklin Counties. It is the second largest city in Fairfield County, uniquely positioned to offer businesses easy access to strategic transportation infrastructure as well as access to a number of cultural and entertainment venues, nationally-accredited educational institutions, and an abundance of recreational assets. With over 50,000 travelers a day, Pickerington maintains its small-town appeals alongside a dynamic business environment. Businesses in Pickerington have the benefit of being centrally located within an economic corridor bordered by two major highways: I-70 and US-33. Fifteen miles away to the north and west respectively, are the Port Columbus Airport and Rickenbacker Inland Port (international airport and intermodal terminal). Furthermore, Pickerington has numerous of premium available sites and a talented and educated workforce. Several opportunities for premium professional office and commercial sites are available along State Route 256, just south of I-70. Property along Refugee Road near the state-of-the-art OhioHealth Pickerington Medical campus is available for medical and professional office space.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2022 Projection	8,990	68,682	171,112
2017 Estimate	8,724	65,695	162,276
Growth 2017 - 2022	2.06%	5.83%	8.09%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 Projection	3,219	26,025	66,508
2017 Estimate	3,119	24,849	62,986
Growth 2017 - 2022	3.21%	4.73%	5.59%
INCOME	1-MILE	3-MILE	5-MILE
2017 Est. Average Household Income	\$99,466	\$82,067	\$73,438

BLACKLICK WOODS

Just down the street from the subject property, Blacklick Woods is a spacious metro park that spans 643 includes a four-mile walking and biking rail, meadows, wildlife, a nature center and the Blacklick Woods Golf Course. Spanning 235-acres, the golf course is two challenging courses, one nine-hole course and one 18-hole course. Gold is the 18-hole layout; it has been ranked as one of Greater Ohio's top 10 most difficult public courses by Business First magazine. With its unbelievable landscape, the Gold course is a long hitter's paradise; There is an interesting variety of holes, including two notable eagle opportunities, amidst dramatic elevations, sand traps and bodies of water throughout the course.

Developed by Metro Parks to protect and enhance the natural environment, the Blacklick Woods Golf Course features forty acres of natural terrain that have been carefully preserved. Audobon International has certified the golf courses as a Cooperative Sanctuary for their comprehensive environmental management and protection of wildlife habitats.

TURNBERRY GOLF COURSE

Situated in a lush valley bordering Blacklick Creek adjacent to the subject property, Turnberry Golf Course is tucked away amidst mature forests and high fescue grasses. The course is one of seven municipal courses in the Columbus area. At just over 6,700 yards from the back tees, this lengthy golf course tumbles across varying elevations; its unexpected location adds to its allure of being one of central Ohio's better-kept secrets.

Turnberry's links-style, championship layout was designed by Arthur Hills with the front nine more wooded and more water coming into play on the back nine. Strategically placed bunkers pose a formidable challenge throughout Turnberry, as do the fescue-lined fairways. On each hole, golfers face a tricky second shot to a small, elevated green.





OHIOHEALTH PICKERINGTON MEDICAL CAMPUS

In 2015, OhioHealth unveiled a new 146,000 SF facility in Pickerington adjacent to the subject property. It is home to a wide variety of healthcare services specially tailored to meet the needs of the Pickerington area community. Physician specialists and services include items such as primary care, sports medicine, orthopedics, heart & vascular, breast cancer, colorectal, X-ray, CT, MRI, 3-D Mammography, rehabilitation, lab services and outpatient surgery.

OhioHealth's new medical campus is the first 24/7 Emergency Care Center in the Pickerington community and its second freestanding Emergency Care Center. Much more than an urgent care, this center is equipped to handle most any medical emergency: it is staffed by the largest and most experienced group of emergency physicians in central Ohio, who also treat patients at OhioHealth Riverside Methodist Hospital and OhioHealth Grant Medical Center.

The medical campus also houses one of OhioHealth's advanced outpatient orthopedic rehabilitation teams, which has statistically shown that it can help patients recover and resume normal activities days faster than the national average.

“We’ve had good strong residential growth. When facilities like this come in, it makes (developers) realize their investment in Pickerington is a solid investment.”

- Joe Henderson, The City of Pickerington Development Services Director

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The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Investments and should not be made available to any other person or entity without the written consent of Pegasus Investments. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Investments has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

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ABOUT PEGASUS INVESTMENTS

Pegasus Investments is a boutique commercial real estate investment and advisory firm based in Los Angeles, California. Specializing in retail shopping centers, single tenant net leased and multifamily properties throughout the United States, Pegasus has consistently delivered on its 28 year reputation of providing high quality, white glove service throughout all stages of the investment sales process. Pegasus provides its clients, which include high net worth private investors, family trusts, private & public REIT's, local and regional developers and syndicators with advisory services encompassing underwriting, market research, investment sales and asset management. Pegasus continues to set the bar for high quality, boutique investment sales brokerage and advisory by relying on its industry-leading talent which include experienced institutional and private sector investors.



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