OFFERING MEMORANDUM

20-YEAR ABSOLUTE NET LEASE · 10% INCREASES EVERY 5 YEARS · ADJACENT TO MALL WITH 5.3M VISITS / YEAR

VOTED #1 OPERATOR IN THE CHAIN IN 2024

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

TWIN PEAKS

DAYTON, OH

Marcus & Millichap
THE DELTONDO GROUP

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

2661 Fairfield Cmns, Dayton, OH

$4,921,875
PRICE

6.40%
CAP

$315,000
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built / Remodeled	2005 / 2021
Building Area	7,936 SF
Land Area	1.93 AC

INVESTMENT HIGHLIGHTS

20-YEAR ABSOLUTE-NET LEASE | ZERO LANDLORD RESPONSIBILITIES
Brand New 20-Year Lease (From Coe) Under An Absolute Net Structure. Tenant Bears All Property Expenses, Including Roof, Structure, Insurance, Taxes, Maintenance, And Utilities.

PREDICTABLE SCHEDULE OF RENT ESCALATIONS
Contractual 10% Increases Every Five Years Ensure Stable, Predictable Growth Over The Primary Lease Term. Four 5-Year Renewal Options Provide Expansion Potential And Flexibility.

CLASS-A BUILDING IN PRIME LOCATION
Tenant Invested Nearly $3,500,000 Into The Location Resulting In A First Class Facility. 7,936 SF Freestanding Building (Built 2005 / Renovated 2021) On A 1.93-Acre Lot. Situated In Fairfield Commons, A High-Traffic Retail Hub With Strong Visibility And Accessibility.

INSTITUTIONAL-GRADE TENANT BACKED BY PUBLIC PARENT
Twin Peaks Operates As A Publicly Traded Concept Under Twin Hospitality / Fat Brands. The Brand Is Currently Expanding Aggressively With High Average Unit Volumes, Underscoring The Strength Of Its Model.

DOMINANT RETAIL NODE NEAR MAJOR ANCHORS & TRAFFIC GENERATORS
Located In A Dense Retail Corridor. The Site Benefits From Strong Co-Tenant Synergy And Major Destination Traffic Drivers, Including The Mall at Fairfield Commons, Regal Cinema, Target, Hobby Lobby, ALDI, and Hotels.

DAYTON REGION WITH SOLID FUNDAMENTALS
Dayton Msa Supports A Metropolitan Population Base (~800,000+) Within Reach. The Region Charts Stable Economic Indicators Including Low Unemployment (~3.6% In Recent Data) And Wage Growth Fundamentals.

INSTITUTIONAL BUYER APPEAL & STABILITY
With A Net Operating Income Of $315,000 And Structured Rent Escalations, This Is An Attractive Yield Play For Institutional Investors Seeking Stable, Single-Tenant Net Lease Exposure In A Growing Concept.

FRANCHISEE VOTED #1 OPERATOR IN THE CHAIN IN 2024

DAYTON
TARGET
HOBBY LOBBY
ALDI
Premier Health
72-BED HOSPITAL
GOODWILL
WALGREENS
SHERWIN WILLIAMS
Gabe's
MATTRESSFIRM
LONG JOHN SILVER'S
SLEEP OUTFITTERS
verizon
Roosters
El Toro
Mexican Bar & Grill
Chick-fil-A
Holiday Inn
AN IHG HOTEL
Minuteman Press
edict
UNIVERSAL 1
LAZBOY
N Fairfield Rd
19,937 VPD
DOLLAR TREE
VCF VALUE CITY FURNITURE
HOME2 SUITES BY HILTON
OSAKA
golden corral
Broken Egg Cafe
BHHS
BERKSHIRE HATHAWAY HOMESERVICES
CHASE
Red Robin
TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS
SPRINGHILL SUITES
Marriott
REGAL
198.5K VISITS/YEAR
TOP 75% OF THEATERS
IN 50-MILE RADIUS
PLACER.AI · LAST 12 MONTHS
THE MALL AT
FAIRFIELD COMMONS
JCPenney
macy's
DICK'S SPORTING GOODS
1,138,746 SQ FT
140+ SHOPS & RESTAURANTS

U.S.ARMY
WRIGHT-PATTERSON AFB
$19.4B ECONOMIC IMPACT
38,000 EMPLOYEES
sam's club
Walmart
BEAVERCREEK TOWNE CENTER
LOWE'S
BEST BUY
Ashley HOMESTORE
TJ·maxx
KOHL'S
SHOE CARNIVAL
AT&T
Olive Garden
Steak n Shake
BUFFALO WILD WINGS
PANORAMA MALL
Burlington
BARNES&NOBLE
HomeGoods
PETSMART
ROSS DRESS FOR LESS
SPIRIT
DSW DESIGNER SHOE WAREHOUSE
five BELOW
LA|FITNESS
HAVERTYS FURNITURE · EST 1885
Gabe's
REI OUTDOOR GEAR
Michaels
COURTYARD
BURGER KING
Raising Cane's
Panera BREAD
Black Rock BAR & GRILL
MACKENZIE RIVER
PLATO'S CLOSET
MEN'S WEARHOUSE
chili's
675
56,319 VPD
LONGHORN STEAKHOUSE
TOWNEPLACE SUITES MARRIOTT
N Fairfield Rd
19,937 VPD
JARED JEWELERS
CHASE
Red Robin
TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS
THE MALL AT FAIRFIELD COMMONS
JCPenney
macy's
DICK'S SPORTING GOODS
Buckle
HOT TOPIC
SEPHORA
VICTORIA'S SECRET
H&M
AMERICAN EAGLE
windsor
DXL MENS APPAREL
5.3M VISITS/YEAR
#1 SUPER REGIONAL MALL
IN 30-MILE RADIUS
SPRINGHILL SUITES Marriott
REGAL
198.5K VISITS/YEAR | TOP 75% OF THEATERS WITHIN 50-MILE RADIUS | PLACER.AI · LAST 12 MONTHS
REGIONAL TRADE AREA
ADJACENT MALL,
THEATER, AND HOTELS

DAYTON
Lowe's
at home The Home Décor Superstore
DOLLAR TREE
PETSMART
Marshalls
KOHL'S
Burlington
Kroger
planet fitness
Rural King America's Farm & Home Store
CINEMARK
IHOP
TEXAS ROADHOUSE
Arby's
BUFFALO WILD WINGS
TARGET
HOBBY LOBBY
Chick-fil-A
Panera BREAD
Applebee's
FAZOLI'S
WRIGHT-PATTERSON AFB
$19.4B ECONOMIC IMPACT
38,000 EMPLOYEES
U.S.ARMY
GMC
MITSUBISHI MOTORS
CHEVROLET
DG
Kroger
MENARDS
planet fitness
GOODWILL
Arby's
WAFFLE HOUSE
73
235
444
4
202
201
Thomas A. Cloud Memorial Park
WRIGHT STATE UNIVERSITY
CHANGING LIVES
11,000 STUDENTS
West at Prairie Trace Golf Club
SKYHAWK STADIUM
4,300 CAPACITY
675
Walmart
sam's club
Stebbins HS
1,119 students
Mad River MS
128 students
NATIONAL MUSEUM OF THE UNITED STATES AIR FORCE
meijer
THE HOME DEPOT
TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS
BEAVERCREEK TOWNE CENTER
Lowe's
BEST BUY
Ashley HOMESTORE
T.J.maxx
KOHL'S
SHOE CARNIVAL
AT&T
Olive Garden
Steak n Shake
BUFFALO WILD WINGS
675 56,319 VPD
AIRWAY SHOPPING CENTER
planet fitness
AutoZone
SPIRIT
DOLLAR TREE
Kettering HEALTH
176-BED HOSPITAL
PANORAMA MALL
Burlington
BARNES&NOBLE
HomeGoods
PETSMART
ROSS DRESS FOR LESS
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HAVERTYS FURNITURE · EST 1885
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DXL MENS APPAREL
1,138,746 SQ FT
140+ SHOPS & RESTAURANTS
N Fairfield Rd
19,937 VPD
Premier Health
72-BED HOSPITAL
TARGET
Kroger

TENANT SUMMARY

$573.4M
ESTIMATED REVENUE

115
RESTAURANTS

5,300
EMPLOYEES

PUBLIC
TWIN HOSPITALITY GROUP, INC.

DALLAS, TX
HEADQUARTERS

2005
FOUNDED

Twin Peaks is a "sports lodge" restaurant brand founded in 2005 that pairs a scratch kitchen and full bar with wall-to-wall sports viewing and its signature "29-degree" draft beer program. In January 2025, the brand was spun off from FAT Brands into Twin Hospitality Group, Inc. (Nasdaq: TWNP).

Twin Peaks operates 115 restaurants (34 company-owned, 81 franchised including 7 international). In 2024, Twin Peaks generated $573.4 million in systemwide sales and posted a $5.3 million system AUV.

Company-wide employees totaled ~5,300 at year-end 2024, including ~3,000 at Twin Peaks company-operated units (franchisee employees not included). Management and press statements in early 2025 referenced 100+ units under development across the U.S. and abroad. The brand's support center is in Dallas, Texas.

Franchisee (Guarantor) — JEB Food Group Operates The Florence, KY Lodge And Other Area Units; Holds An Area-Development Agreement Across The Ohio River Valley With Plans For Up To 16 Twin Peaks Restaurants (West Chester & Beavercreek, OH; Columbus; Louisville; Southern IN).

LOCATED BY THE MALL AT FAIRFIELD COMMONS

THE SHOPPING CENTER DRAWS 5.3M VISITS PER YEAR

Year	Annual	Monthly
Year 1 - Year 5	$315,000	$26,250
Year 6 - Year 10	$346,500	$28,875
Year 11 - Year 15	$381,150	$31,762
Year 16 - Year 20	$419,265	$34,938
Option 1	$461,191	$38,432
Option 2	$507,310	$42,275
Option 3	$558,041	$46,503
Option 4	$613,845	$51,153

LEASE SUMMARY

Tenant:	Twin Peaks
Guaranty:	8-Units + PG W/ 5-Year Burn Off
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	COE
Lease Expiration:	20 Years from COE
Term Remaining:	20 Years
Increases:	10% Every 5 Years
Options:	Four, 5 Year

DAYTON MSA

800K+
MSA POPULATION

3.6%
RECENT MSA

134K
DAYTON CITY POPULATION

11K
STUDENTS AT WRIGHT STATE UNIVERSITY

$19.4B
ECONOMIC IMPACT WRIGHT-PATTERSON AFB

38K
EMPLOYEES WRIGHT-PATTERSON AFB

Dayton's MSA, with a population of approximately 800,000+ across its core counties, provides a deep regional base for daytime, evening, and weekend traffic.

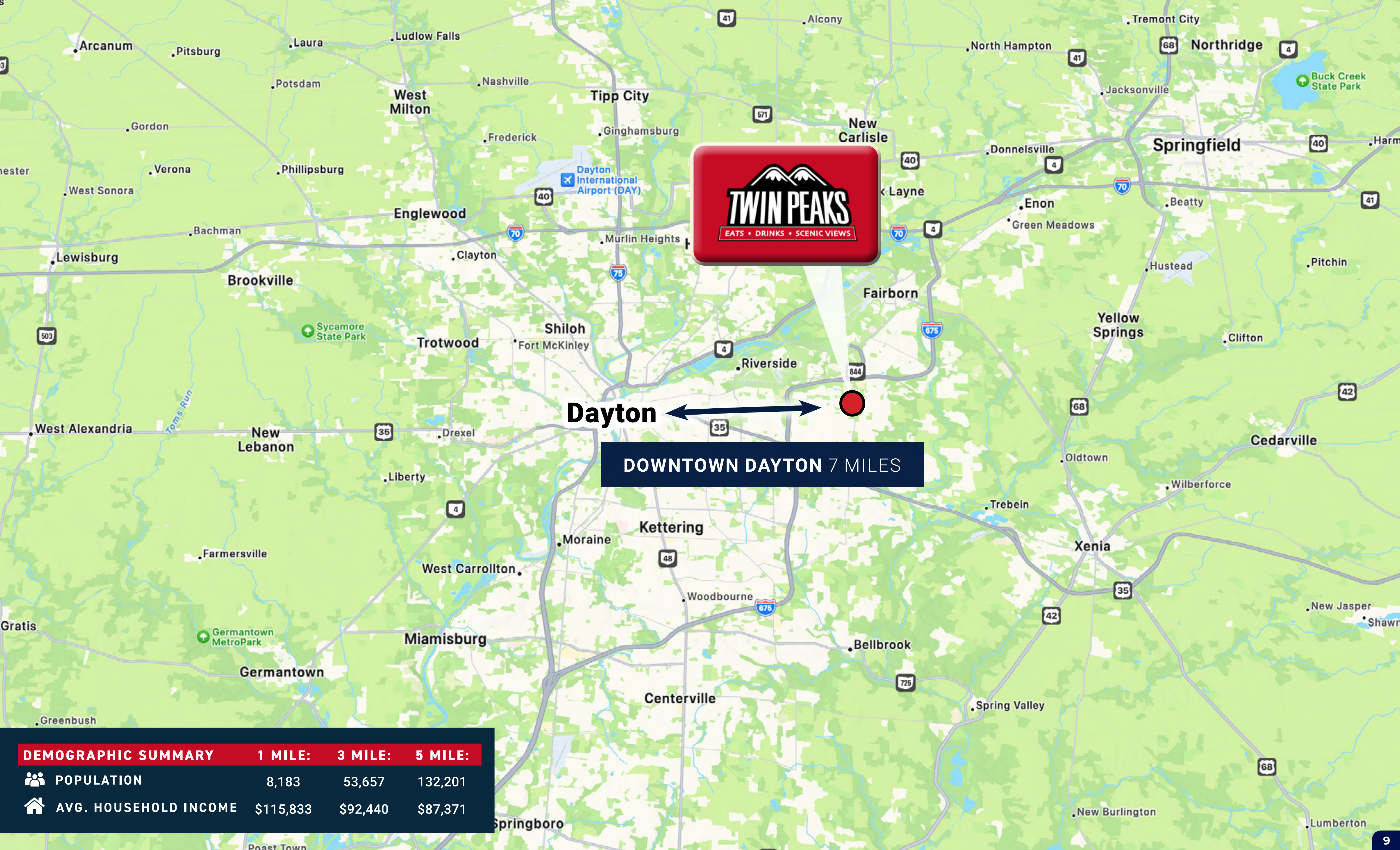
The city of Dayton itself has an estimated population of ~134,000 in 2025, with modest annual declines (~0.4–0.5%) in recent years. The region anchors a diverse industrial and services economy, supported by aerospace, manufacturing, healthcare, logistics, and higher education sectors.

The Dayton area enjoys relatively low unemployment — recent estimates are ~3.6% (nonseasonal) — and a wage growth environment supportive of consumer discretionary spending. Regional efforts such as the Dayton Region Economic Development Strategy (2022–2026) underscore local priorities in infrastructure upgrades, industry diversification, and quality of life improvements.

The immediate Fairfield Commons submarket is a mature, high-visibility retail / entertainment node. The trade area captures both local daily drive demands and regional draw. The subject property sits among a cluster of dominant retail, dining, and entertainment anchors, benefiting from strong co-tenant traffic and cross-visitation dynamics.

DAYTON, OH

WATER STREET DISTRICT



DEMOGRAPHIC SUMMARY	1 MILE:	3 MILE:	5 MILE:
POPULATION	8,183	53,657	132,201
AVG. HOUSEHOLD INCOME	$115,833	$92,440	$87,371

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REGIONAL TRADE AREA ADJACENT MALL, THEATER, AND HOTELS

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