OFFERING MEMORANDUM

**NEW 20 YEAR ABSOLUTE NET LEASE WITH 10% INCREASES EVERY 5 YEARS
ANCHORED BY WALMART (2.9M ANNUAL VISITS · TOP 87% NATIONWIDE)
WITH FRONTAGE ALONG HOUSTON ROAD WITH 22,500 VPD**

Marcus & Millichap
THE DELTONDO GROUP

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

TWIN PEAKS

6835 HOUSTON RD., FLORENCE, KY

VOTED #1 OPERATOR IN THE CHAIN IN 2024

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

6835 Houston Rd., Florence, KY

$4,921,875
PRICE

6.40%
CAP

$315,000
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built / Remodeled	2006 / 2020
Building Area	8,091 SF
Land Area	2.26 Acres

INVESTMENT HIGHLIGHTS

20-YEAR ABSOLUTE-NET LEASE | ZERO LANDLORD RESPONSIBILITIES
Brand-New 20-Year Term At COE · Absolute-NNN Structure With No Landlord Expense Exposure.

10% RENT INCREASES EVERY 5 YEARS + FOUR 5-YEAR OPTIONS
Contractual Growth Every Five Years Through Options, Supporting Steady NOI Escalation.

8-UNIT FRANCHISEE GUARANTY + PERSONAL GUARANTY (FIVE-YEAR BURN-OFF)
Lease Guaranteed By An 8-Unit Operator With An Additional Personal Guaranty That Burns Off After Year 5.

FREESTANDING 8,091 SF LODGE ON 2.26 ACRES (2006 CONSTRUCTION)
Large Parcel With Ample Parking On A Dominant Restaurant/Retail Corridor (Houston Rd / KY-842).

FLAGSHIP RETAIL NODE: COSTCO, TARGET & WALMART IN IMMEDIATE TRADE AREA
Costco,Target, And Walmart Supercenter Anchor Regional Draw Around Mall Rd / Houston Rd.

PROVEN TRAFFIC | DIRECT ACCESS TO I-75/71
KYTC Project Docs Cite Houston Rd (KY-842) With ~16,700 VPD On The Segment Serving The Corridor; Immediate Connectivity To I-75/I-71.

AIRPORT & LOGISTICS POWERHOUSE IN PROXIMITY
CVG Set A Passenger Record In 2024 (9.2M, +5% YoY) And Is The #6 Cargo Airport In North America / #12 Globally (2023) — Home To Amazon Air's $1.5B Hub And DHL's Ongoing $292M Expansion (+300 Jobs).

FRANCHISEE VOTED #1 OPERATOR IN THE CHAIN IN 2024


CVG
CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT
$9.3B Economic Impact
16,000 Employees
49,000 Support Jobs
9.2M Annual Passengers
Panda Express Gourmet Chinese Food
SportClips Haircuts
UBREAKIFIX
sleep number
crumbl cookies
elements massage
DRAKE'S
tropical smoothie CAFE
MAPLE STREET BISCUIT CO
Walmart
TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS
GE Aviation
JABIL
Chuy's Tex-Mex
ALDI
IHOP
Houston Road
22,700 VPD
CITY OF FLORENCE KENTUCKY


Walmart
CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT
CVG
$9.3B
Economic Impact
16,000
Employees
49,000
Support Jobs
9.2M
Annual Passengers
Red Robin
HOOTERS
EL RIO GRANDE
Raising Cane's
Panera BREAD
FUJI
Gordon FOOD SERVICE
TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS
JABIL
TURFWAY COMMONS
Michaels
Guitar Center
HALF PRICE BOOKS
SKY ZONE
BABIES R US
GameStop
sam's club
THE HOME DEPOT
JOANN
CRUNCH
KOHL'S
ALDI
Houston Road
22,700 VPD
chili's
meijer
Chick-fil-A
CITY OF FLORENCE KENTUCKY
WORLD OF GOLF
WORLD OF GOLF
250K
Visitors
per year
LA|FITNESS
UNIVERSITY OF THE CUMBERLANDS
Hilton
HOTELS & RESORTS
DULUTH TRADING CO
71
40,000 VPD
CITY OF
FLORENCE
KENTUCKY

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).

As of the fiscal year ended Dec 29, 2024, Twin Peaks operated 115 restaurants (34 company-owned, 81 franchised including 7 international), 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 AT ENTRANCE OF
FLORENCE MARKETPLACE
THE SHOPPING CENTER DRAWS
3.3M 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
Year 21 - Year 25 (Option 1)	$461,191	$38,432
Year 26 - Year 30 (Option 2)	$507,310	$42,275
Year 31 - Year 35 (Option 3)	$558,041	$46,503
Year 36 - Year 40 (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

CINCINNATI MSA

$198.9B
GDP

2.30M
MSA POPULATION

9.2M
CVG PASSENGERS

$1.5B
AMAZON AIR HUB INVESTMENT (CVG)

$292M
DHL NEW MAINTENANCE FACILITY (CVG) 300+ NEW JOBS

9,887
EMPLOYEES — ST. ELIZABETH HEALTHCARE

Florence sits in Boone County on the Houston Rd / Mall Rd retail spine, one of Northern Kentucky's densest dining and shopping corridors, with immediate access to I-75/71. The submarket is anchored by national big-box retail (Costco, Target, Walmart) and by the renovated Turfway Park Racing & Gaming entertainment complex. Just north, the Cincinnati/Northern Kentucky International Airport (CVG) drives daily worker and visitor traffic; CVG set a record 9.2 million passengers in 2024 and is a top U.S. cargo airport thanks to Amazon Air's $1.5B hub and DHL's Americas superhub. KYTC project documents show Houston Rd (KY-842) carrying five-figure daily volumes, validating the corridor's everyday draw.

At the metro scale, the Cincinnati MSA reached ~2.30 million residents in 2024 and produced about $199 billion of nominal GDP in 2023, supported by diversified anchors in consumer goods (Procter & Gamble), grocery and logistics (Kroger, Amazon Air, DHL), healthcare (St. Elizabeth) and financial services/operations (Fidelity Investments). The higher-ed pipeline spans the University of Cincinnati (53,235 students, Fall 2024) and Northern Kentucky University (~15,370, Fall 2024), fueling a deep labor pool and steady daytime population. Florence benefits directly from this regional scale while capturing the Northern Kentucky spend concentric to Houston Rd, I-75/71 and CVG.

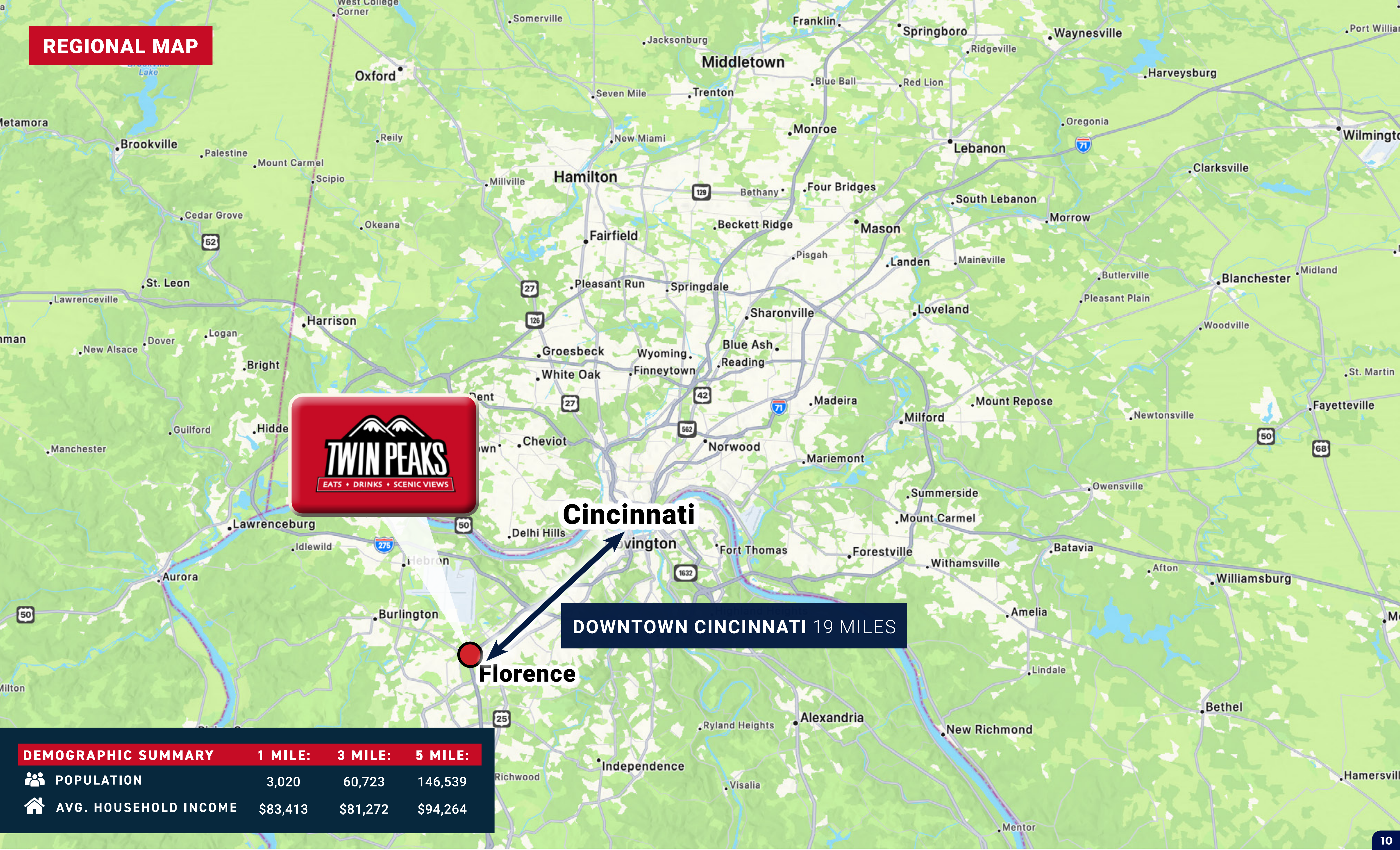
CINNCINNATI, OH MSA

CVG INTERNATIONAL AIRPORT


Boone Links
Golf & Event Center
13,000 Support Jobs
$2M Economic Impact
JABIL
1017
Verst
LOGISTICS
370 EMPLOYEES
Burlington Pike
49,000 VPD
CVG
CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT
$9.3B Economic Impact
16,000 Employees
49,000 Support Jobs
9.2M Annual Passengers
TURFWAY COMMONS
Michaels
Guitar Center
HALF PRICE BOOKS
SKY ZONE
BABIES R US
GameStop
TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS
TOYOTA
HONDA
HYUNDAI
NISSAN
DODGE
CHRYSLER
mazda
Jeep
Walmart
sam's club
TURFWAY SQUARE
LOWE'S
at home
Gabe's
BURGER KING
FLORENCE SQUARE
Kroger
Burlington
ROSS
DRESS FOR LESS
TJ·MAXX
HomeGoods
STAPLES
BARNES&NOBLE
OLD NAVY
ULTA BEAUTY
Houston Road
22,700 VPD
ALDI
HOUSTON COMMONS
TARGET
PETSMART
CHASE
CVS pharmacy
SUBWAY
Houston Road
22,700 VPD
CITY OF FLORENCE KENTUCKY
WORLD OF GOLF
WORLD OF GOLF
250K Visitors per year
VILLAGE AT THE MALL
Party City
Pier 1 imports
DOLLAR TREE
FIVE GUYS
BURGERS and FRIES
CHIPOTLE
T··Mobile·
71
40,000 VPD
meijer
Hilton
HOTELS & RESORTS
WYNDHAM
HOTELS & RESORTS
HYATT PLACE
extended STAY AMERICA
select suites
citibank
71
40,000 VPD
THE HOME DEPOT
JOANN
CRUNCH
KOHL'S
OLLIE'S
GOOD STUFF CHEAP
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
HomeBuys
The Best for Less
HOBBY LOBBY
Central Bank
FLORENCE MALL
macy's
JCPenney
AMERICAN EAGLE OUTFITTERS
maurices
GameStop
Bath&BodyWorks
KAY JEWELERS
BJ's
Foot Locker
OliveGarden
SMOKEY BONES
CINEMARK
Boone County HS
1,299 students
TURFWAY PLAZA
BIG LOTS!
Office DEPOT
Builders SURPLUS
H&R BLOCK
COSTCO WHOLESALE

mazda
Hilton
tru
JABIL
BOSCH
wayfair
enterprise
Walmart
GE Aviation
Holiday Inn Express
HONDA
Comfort Suites
Fairfield
Gordon Food Service
Fazoli's
Burlington Pike
49,000 VPD
Fifth Third
El Rio Grande
FUJI
Stock Yards Bank & Trust
Huntington
Cheddar's
IHOP
TWIN PEAKS
Chuy's
Panda Express
DRAKE'S
tropical CAFE
ALDI
Michaels
Guitar Center
TOYOTA
Houston Road
22,700 VPD
Red Robin
HOOTERS
Panera Bread
TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS
KOHL'S
chili's
Chick-fil-A
MIKE'S CARWASH
Ashley HomeStore
MORRIS HOME
VALUE CITY FURNITURE
City of Florence Kentucky
WORLD OF GOLF
CRUNCH
JOANN
City BARBEQUE
Raising Cane's
THE HOME DEPOT
meijer
Ford
71
40,000 VPD
LA FITNESS

REGIONAL MAP



DEMOGRAPHIC SUMMARY	1 MILE:	3 MILE:	5 MILE:
POPULATION	3,020	60,723	146,539
AVG. HOUSEHOLD INCOME	$83,413	$81,272	$94,264

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