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EXECUTIVE SUMMARY

MCDONALD'S GROUND LEASE ▶ RIPLEY | OHIO





EXECUTIVE SUMMARY

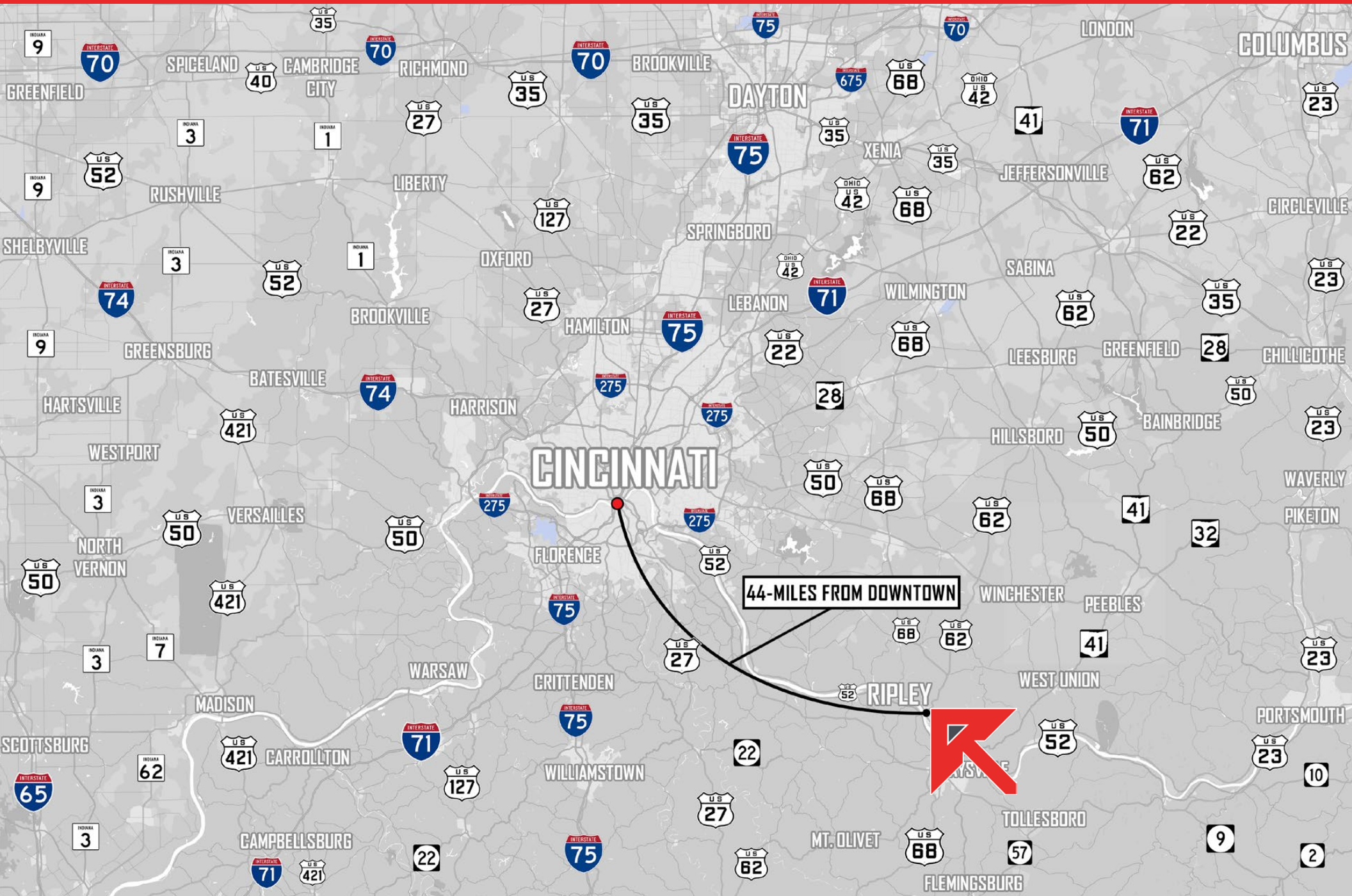


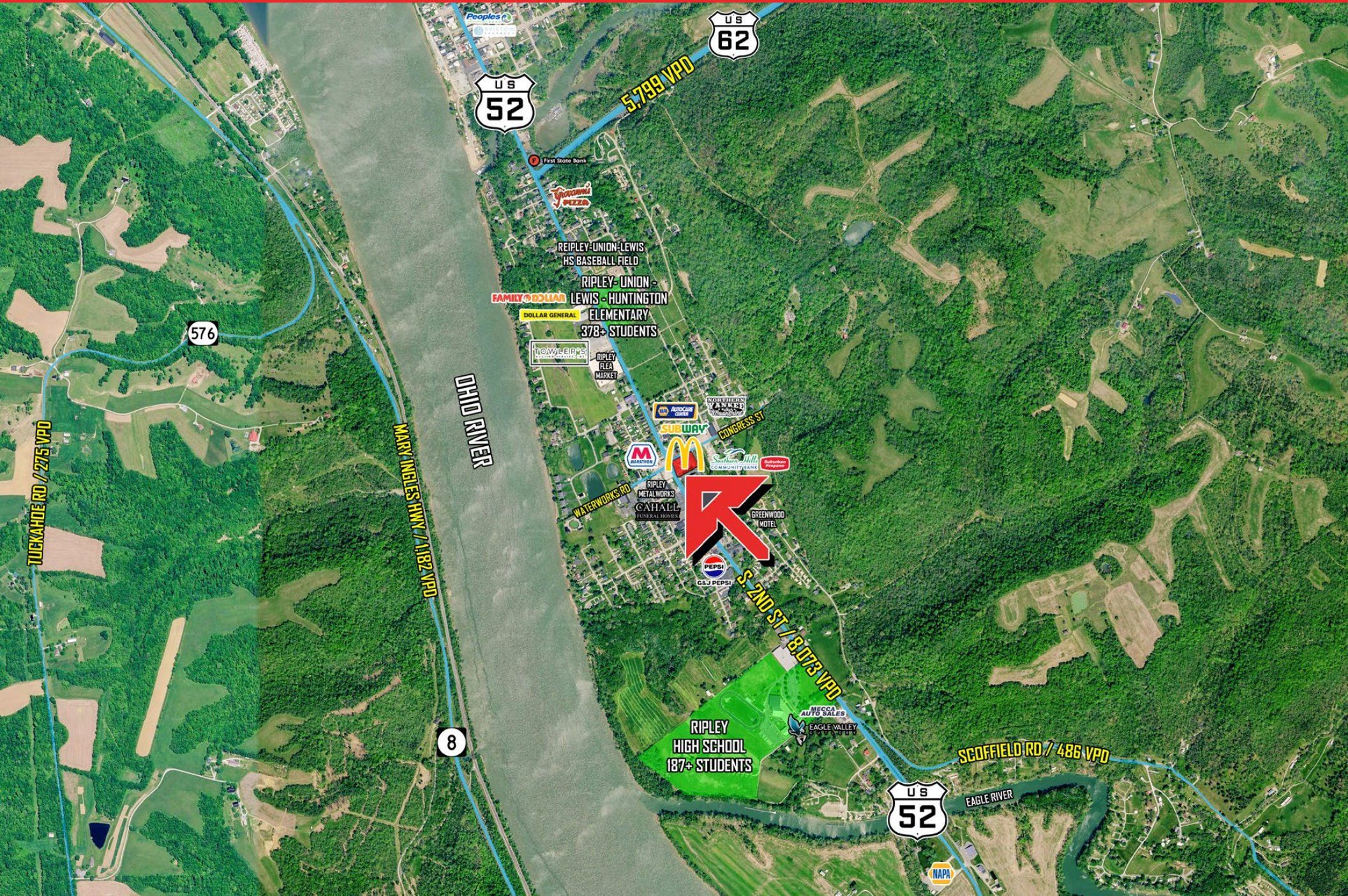
Property:	McDonald's GL
Address:	1000 2nd Street Ripley, OH 45167
Purchase Price:	\$674,711
NOI:	\$30,362
Cap Rate:	4.50%
Lease Term:	4 Years Remaining
Lease Start:	August 22, 1995
Lease Expiration:	August 21, 2030

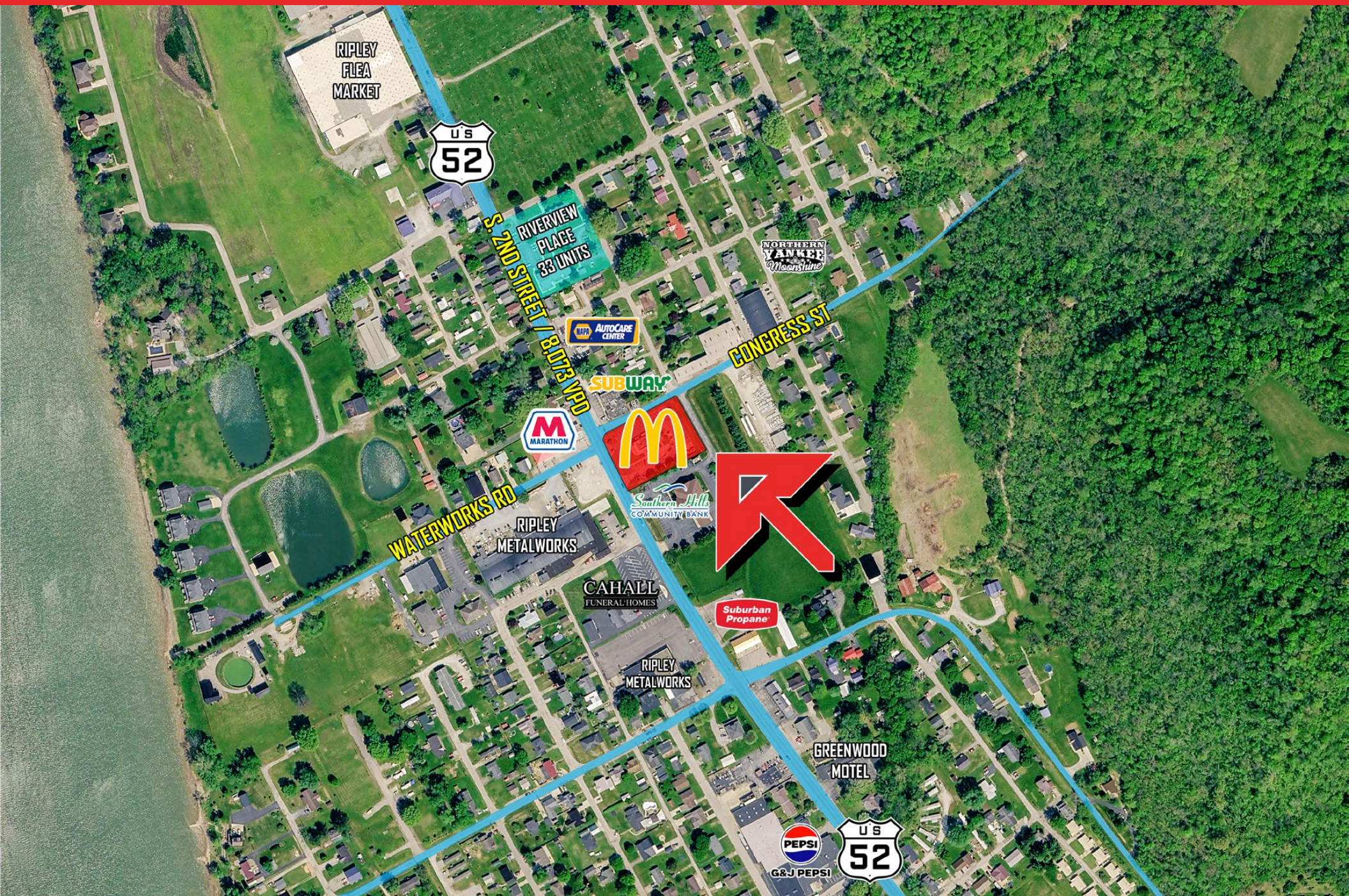
- Absolute NNN Ground Lease with 4 Years Remaining – Stable Cash Flow Asset
- Successful Operating History with Over 31 Years at This Site and Recent Early Lease Extension Shows Tenant's Long-Term Commitment to the Location
- Zero Landlord Responsibilities – One (5-Year) Option to Renew
- 13% Rental Increase in the Remaining Option Period, Providing a Strong Hedge Against Inflation
- High Traffic Location – More Than 13,800 Combined Vehicles Per Day on S. 2nd Street (US-52) & Nearby US-62
- Corporately Guaranteed Lease by McDonald's Corporation – McDonald's is a Best in Class, Leading Fast-Food Tenant Founded in 1940 That Operates More Than 45,000 Locations Worldwide & Generated More Than \$26.9 Billion in Total Revenue in 2025
- More Than 4,000 People within a 5-Mile Radius of the Property with Average Household Income Exceeding \$84,000 Annually
- 3,227 Square Feet Building Situated on a Sizeable 1.13-Acre Parcel with 50 Parking Spaces & a Drive-Thru Lane, Providing McDonald's with the Ability to Effectively Handle High Restaurant Volume
- Daytime Population of More Than 90 Businesses & 980 Employees



LOCATION MAP













PROPERTY DESCRIPTION

MCDONALD'S GROUND LEASE ▶ RIPLEY | OHIO





PROPERTY DESCRIPTION

Address:	1000 S. 2nd Street Ripley, OH 45167
Parcel ID:	41-080436.0400
County:	Brown County
Land Size:	Approximately 1.13 Acres
Access:	Via S. 2nd St & Congress St
Signage:	Pylon & Building Signage
Year of Construction:	1995 / 2018
Building Size:	Approximately 3,227 Square Feet
Parking:	50 Parking Spaces on site
Drive Areas:	Concrete Pavement, Concrete Curbs
Zoning:	Commercial
Traffic Counts:	S. 2nd Street: 8,073 VPD OH-62: 5,799 VPD





LEASE SUMMARY

Tenant Name:	McDonald's Corporation	
Property Location:	1000 S. 2nd Street Ripley, OH 45167	
Lease Start:	August 22, 1995	
Lease Expiration:	August 21, 2030	
Lease Type:	Absolute NNN Ground Lease	
Landlord Responsibilities:	None	
Base Lease Term:	4 Years Remaining	
Renewal Options:	One (1) Additional (5-Year) Option to Renew	
Rental Increases:	13% Bumps Every 5 Years	
Annual Base Rent:	8/22/25-8/21/30:	\$30,361.80
Annual Option Rent:	8/22/30-8/21/35:	\$34,308.84 (13% Increase)
ROFR:	Yes; 30 Days	





PROPERTY PHOTOS





\$4.09+ MILLION AVG. SALES PER LOCATION

MORE THAN **TWICE** THE AVERAGE OF THEIR NEXT CLOSEST COMPETITOR, BURGER KING, WHO AVG. IS ABOUT \$1.63 MILLION PER LOCATION



45,356+
LOCATIONS

OPERATING IN OVER 119
MARKETS WORLDWIDE



FOUNDED: **1940**
HEADQUARTERS
in **CHICAGO, IL**



- **1ST** RANKED U.S. CHAIN RESTAURANT IN 2025 🏆
- **\$26.9+ BILLION** TOTAL REVENUE in 2025 [GLOBAL FY2025]
- **\$193.23 BILLION** MARKET CAP [as of JULY 2026]



- OVER **70,000 MILLION** PEOPLE FED WORLDWIDE DAILY



- LOYALTY APP: **150M+** ACTIVE MEMBERS, **\$20B+** DIGITAL SALES



- TARGETING **50,000** STORES WORLDWIDE BY EOY 2027



INDUSTRY TRENDSETTER

MCDONALD'S IS THE WORLD'S LEADING GLOBAL FOOD SERVICE RETAILER WITH OVER 45,356 LOCATIONS IN OVER 100 COUNTRIES. APPROXIMATELY 95% OF THE RESTAURANTS WORLDWIDE ARE OWNED & OPERATED BY INDEPENDENT LOCAL BUSINESS OWNERS.



FORTUNE RANK
[131]

STOCK SYMBOL
(MCD)

TOTAL EMPLOYEES
[2+ MILLION]



MARKET OVERVIEW

MCDONALD'S GROUND LEASE ▸ RIPLEY | OHIO





CINCINNATI MARKET OVERVIEW

CITY POPULATION:
315,663+

3RD LARGEST CITY
IN THE STATE OF OHIO

MSA POPULATION:
2,316,022+

15 COUNTIES | CINCINNATI, OH-KY-IN MSA
31ST LARGEST MSA IN THE UNITED STATES



1,181,454+ CIVILIAN LABOR FORCE
+7.9% INCREASE FROM MAY 2020

26+ MILLION
VISITORS EVERY YEAR
GENERATING AN EST.
ECONOMIC IMPACT
OF OVER \$6.5+ BILLION



1 COMMERCIAL AIRPORTS



3 MAJOR HIGHWAYS



2 PUBLIC TRANSIT NETWORKS

MAJOR COLLEGES


University of
CINCINNATI
42,566+ STUDENTS


Cincinnati State
10,701+ STUDENTS


XAVIER
UNIVERSITY
5,648+ STUDENTS

MAJOR EMPLOYERS


Kroger
20,000+ EMPLOYEES
FORTUNE 500 #26


P&G
12,000+ EMPLOYEES
FORTUNE 500 #53


Cincinnati
Children's
changing the outcome together
19,503+ EMPLOYEES



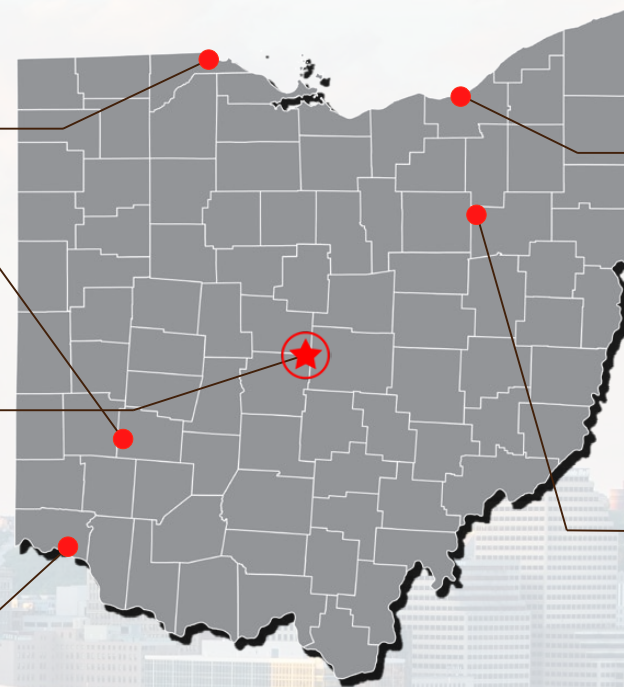
GE Aerospace
9,000+ EMPLOYEES



FIFTH THIRD
7,645+ EMPLOYEES
FORTUNE 500 #351

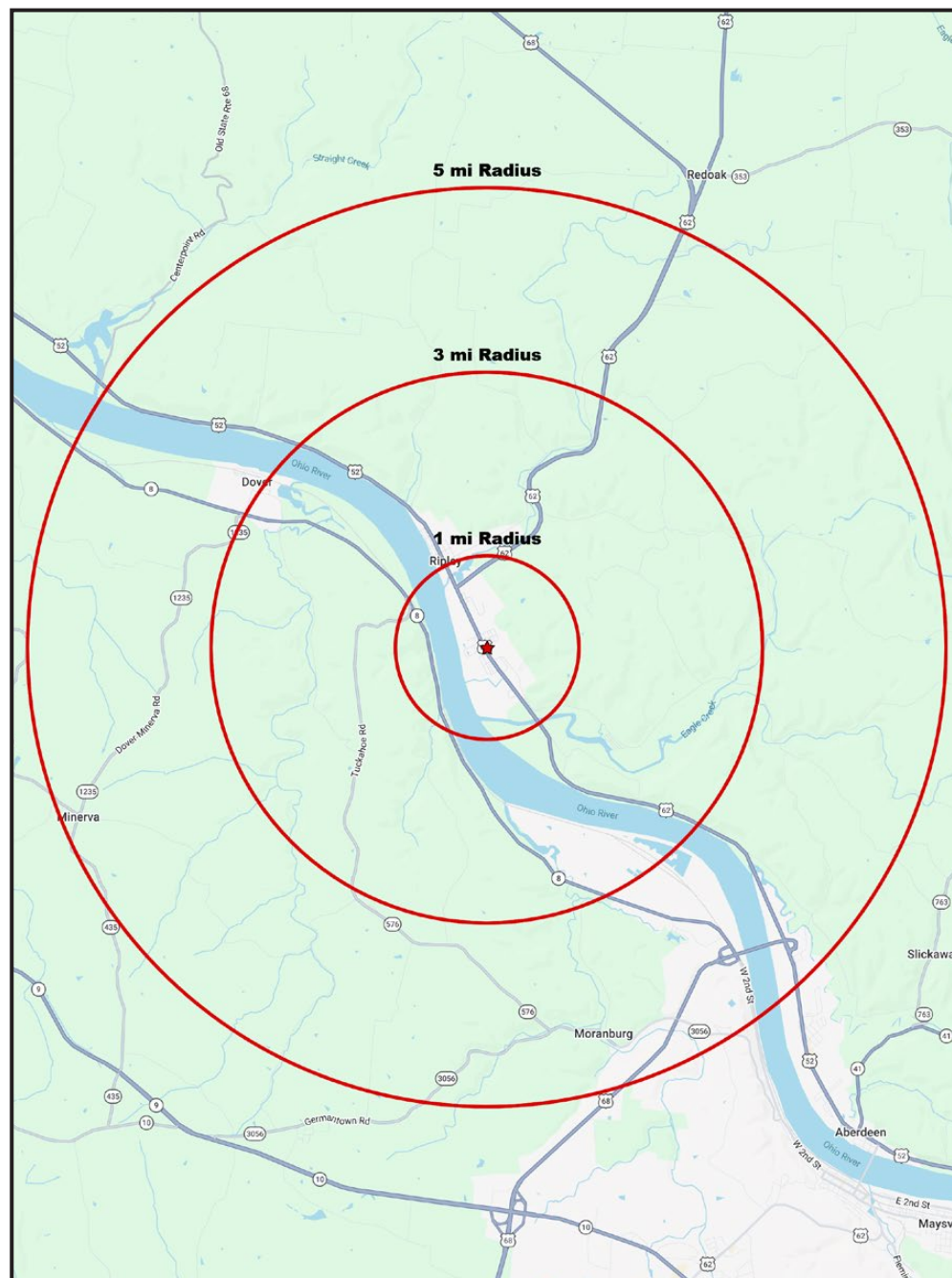

TOL
City of Toledo


DAYTON





1000 S 2nd St Ripley, OH 45167	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	1,059	2,547	4,150
2031 Projected Population	1,092	2,621	4,266
2020 Census Population	1,058	2,401	3,977
2010 Census Population	1,160	2,633	4,335
Projected Annual Growth 2026 to 2031	0.6%	0.6%	0.6%
Historical Annual Growth 2010 to 2026	-0.5%	-0.2%	-0.3%
2026 Median Age	44.9	43.6	43.6
Households			
2026 Estimated Households	489	1,124	1,788
2031 Projected Households	501	1,147	1,822
2020 Census Households	464	1,028	1,668
2010 Census Households	499	1,103	1,774
Projected Annual Growth 2026 to 2031	0.5%	0.4%	0.4%
Historical Annual Growth 2010 to 2026	-0.1%	0.1%	-
Race and Ethnicity			
2026 Estimated White	94.5%	94.3%	94.0%
2026 Estimated Black or African American	3.1%	2.8%	2.8%
2026 Estimated Asian or Pacific Islander	0.6%	0.7%	0.8%
2026 Estimated American Indian or Native Alaskan	-	-	-
2026 Estimated Other Races	1.9%	2.1%	2.4%
2026 Estimated Hispanic	1.0%	1.1%	1.2%
Income			
2026 Estimated Average Household Income	\$67,839	\$82,330	\$84,756
2026 Estimated Median Household Income	\$55,699	\$65,454	\$67,581
2026 Estimated Per Capita Income	\$31,332	\$36,339	\$36,608
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	5.2%	5.0%	4.7%
2026 Estimated Some High School (Grade Level 9 to 11)	7.9%	9.1%	8.1%
2026 Estimated High School Graduate	50.8%	47.9%	45.1%
2026 Estimated Some College	19.0%	17.3%	17.6%
2026 Estimated Associates Degree Only	6.0%	7.5%	9.1%
2026 Estimated Bachelors Degree Only	4.9%	6.9%	8.4%
2026 Estimated Graduate Degree	6.1%	6.2%	7.0%
Business			
2026 Estimated Total Businesses	23	55	94
2026 Estimated Total Employees	350	561	988
2026 Estimated Employee Population per Business	15.1	10.3	10.5
2026 Estimated Residential Population per Business	45.6	46.6	44.3



DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of considering the purchase of the McDonald's Ground Lease located at 1000 S. 2nd Street (the "Property") and is not to be used for any other purposes. This information should not, under any circumstances, be made available or disclosed to any third party without the express written consent of Real Capital Investments or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. Real Capital Investments nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates by Real Capital Investments with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Real Capital Investments and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase and Sale Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Real Capital Investments, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase and Sale Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Real Capital Investments from any liability with respect hereto.

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