



NNN TWO-TENANT RESTAURANT OFFERING

CLEVELAND HEIGHTS, OHIO



NNN TWO-TENANT RESTAURANT OFFERING

CLEVELAND HEIGHTS, OHIO

01 THE PROPERTY

- 01 Investment Summary
- 02 Property Description
- 03 Property Photos

02 PERFORMANCE AND TENANCY

- 08 2023 NOI Budget
- 09 Rent Roll
- 10 Tenant Information

03 MARKET OVERVIEW

- 11 Regional Snapshot
- 12 Market Aerial
- 13 Regional Map
- 14 Local Map
- 15 Demographics

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NNN TWO-TENANT RESTAURANT OFFERING CLEVELAND HEIGHTS, OHIO



PROPERTY	NNN Two-Tenant Restaurant Building
TENANTS	Soba Asian Kitchen JZ Restaurant Group (Taco Roosters)
LEASE TYPE	NNN
PERCENT LEASED	100%
INVESTMENT TYPE	Stabilized Cash Flow with Long Term Leases
ADDRESS	1825 and 1827 Coventry Road, Cleveland Heights, Ohio
MAJOR MARKET	Cleveland - Elyria MSA
MARKET POPULATION	2,058,844
SIZE	8,400 Square Feet (Includes 4 Season Outdoor Patio) Property Features the Only Sizeable Outdoor Patio Area in the Coventry Shopping District
BUILDING TYPE	Brick
ACREAGE	0.345 Acres
PARCELS	2
NET OPERATING INCOME	\$150,360
CAPITALIZATION RATE	8%
PRICE	\$1,879,500



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INVESTMENT HIGHLIGHTS

- Excellent Opportunity to Own “Main and Main” Real Estate in one of Cleveland’s Most Dynamic Shopping Areas
- Soba Asian Kitchen Rental Increases Provide a Hedge Against Inflation
- Irreplaceable Restaurant/Retail Location - Trendy Coventry Village
- Only Four Season Sizeable Patio in the Area - Major Draw
- Part of the Cleveland - Elyria MSA - 2,058,844 People
- Conveniently Located on Coventry Road within the Shopping, Arts, & Entertainment District

PROPERTY DESCRIPTION

For sale to qualified investors is the 100% fee-simple interest in the NNN-leased Soba Asian Kitchen and JZ Restaurant Group’s “Taco Roosters” in Cleveland Heights, Ohio. Located in the heart of Cleveland’s Coventry shopping district, this investment offers the purchaser the opportunity to own high profile/high traffic real estate with two hands-off, long-term leases in place. Soba has 5 years remaining on their 7 year lease and Coventry Bar & Grill is in year 2 of a 10 year term, and both tenants are responsible for their own repairs and maintenance, making the asset hands-off for the owner. The building has abundant parking and the only major outdoor patio area in all of Coventry Village. There are approximately 161,926 people within a just a 3 mile radius, making it one of the densest areas in Northeast Ohio. The property is situated on Coventry Road between Euclid Heights Blvd and Mayfield Road, adjacent to the public parking deck serving the shopping area. Known to Clevelanders simply as “Coventry,” this area is one of the most well known outdoor shopping venues in Cleveland. With its unique mix of progressive restaurants, fashion, and entertainment, the area sees customers from throughout Northeast Ohio and beyond. A few of the nearby retailers include Marc’s Grocery Store, Key Bank, Tommy’s, bd’s Mongolian Grill, Phoenix Coffee Company, Huntington Bank, Dave’s Cosmic Subs, Seafood Shake, Pho and Rice, High Thai’d Café, Record Revolution, Hunan Coventry, Tree Country Bistro and many more.



CLEVELAND HEIGHTS, OHIO

Cleveland Heights is a city in Cuyahoga County, Ohio and part of the eastern suburbs of Cleveland. As of 2020, Cuyahoga County had an estimated population of over 1,249,352, making it the most populous county in the state. Cleveland Heights was ranked the 8th largest city by population in the Greater Cleveland metropolitan area and ranked 20th in Ohio. Situated between Mayfield Road and Euclid Heights Boulevard is a commercial district known as Coventry Village. Coventry is associated with Northeast Ohio’s artistic, musical, hippie and trendy communities that is the center of Cleveland’s creative class. Similar comparisons have been made to Haight-Ashbury district in San Francisco, California and Greenwich Village in New York City. Coventry is only minutes on Mayfield Road from University Circle, which is home to Case Western Reserve University, the hub of nationally acclaimed public art venues and museums, and epicenter of healthcare with the Cleveland Clinic and University Hospitals main campuses.



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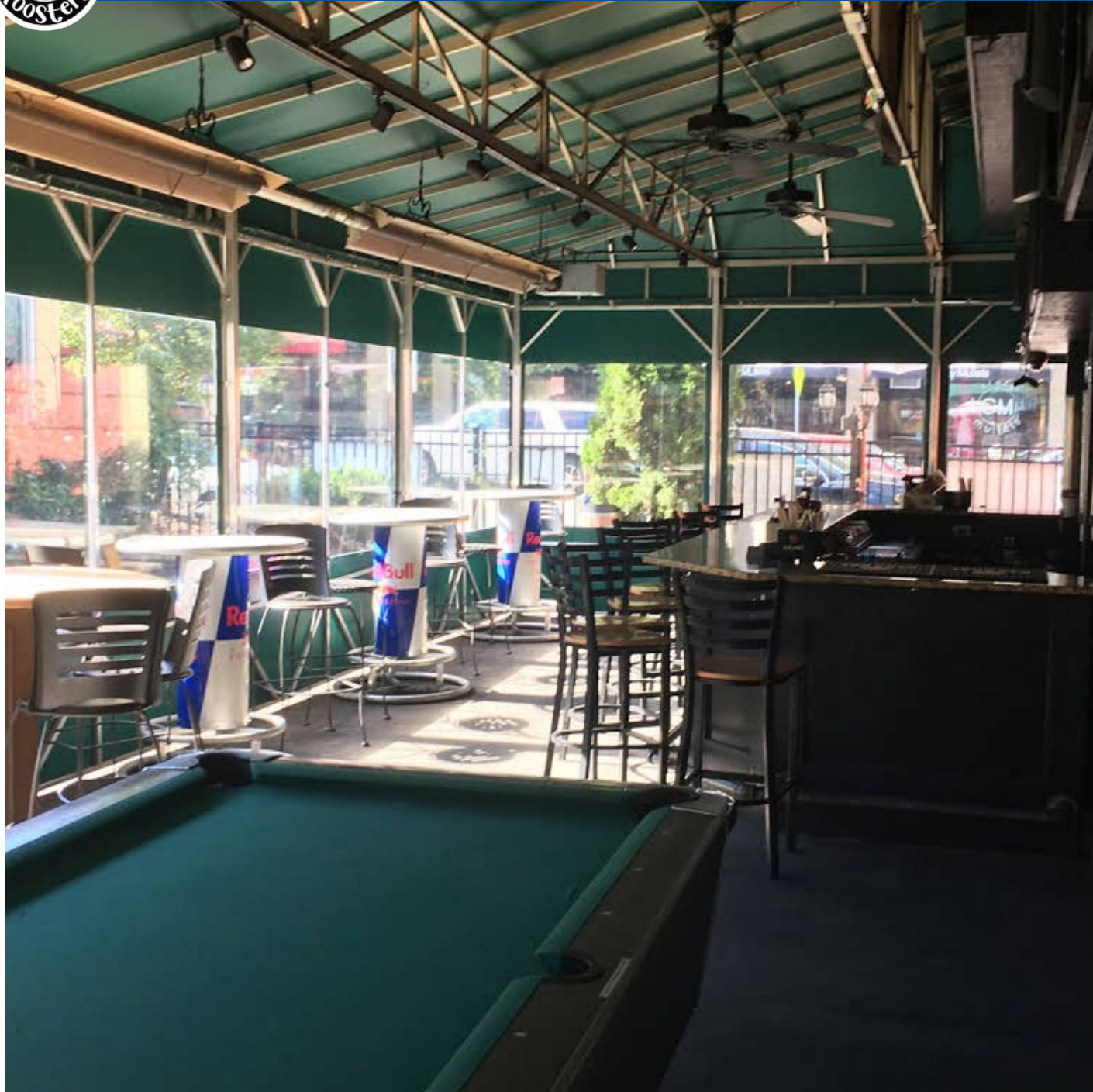


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NNN TWO-TENANT RESTAURANT OFFERING CLEVELAND HEIGHTS, OHIO

2021 ACTUAL

INCOME

Occupancy: 100%

BASE RENTAL INCOME

<i>Tenant</i>	<i>Size (SF)</i>	<i>Annual Rent</i>	<i>PSF</i>
JZ Restaurant Group	6,700	\$120,600.00	\$18.00
Soba Asian Kitchen	1,700	\$30,600.00	\$18.00
Total	8,400.00	\$151,200.00	

REIMBURSED EXPENSES

Property Taxes	\$41,629.00
Insurance	\$7,804.00
Total	\$49,433.00

GROSS RENT	\$151,200
GROSS INCOME	\$200,633

OPERATING EXPENSES

Property Taxes	\$41,629.00
Insurance (\$0.30 psf)	\$7,804.00
Reserves (\$0.10 psf)	\$840.00
Total	\$50,273.00

TOTAL OPERATING EXPENSES	\$50,273.00
NET OPERATING INCOME	\$150,360.00
PRICE (8% CAP RATE)	\$1,879,500.00



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TENANT NAME	SQUARE FEET	LEASE TERM		RENTAL RATES			RECOVERY TYPE	COMMENTS/OPTIONS	
		BEGIN	END	BEGIN	ANNUALLY	MONTHLY			
Soba Asian Kitchen	1,700	8-15-2020	8-31-2027	Current	\$30,600.00	\$2,550.00	NNN	<p>Newly built out restaurant opened August 2020. Tenant reimburses Landlord for property taxes and insurance. Tenant directly pays for CAM and HVAC. Landlord responsible for roof, structural components, and foundation.</p> <p>Options: Two (2) - Five (5) year options. Tenant to give Landlord no less than 180 days prior written notice of its intent to renew.</p>	
				Options:					
				9-1-2027	\$33,660.00	\$2,805.00			
				9-1-2032	\$37,026.00	\$3,085.50			
JZ Restaurant Group Taco Roosters	6,700	3-1-2021	2-28-2031	Current	\$120,600.00	\$10,050.00	NNN	<p>Tenant Reimburses Landlord for property taxes and insurance. Tenant directly pays for CAM, HVAC, and building repairs and maintenance. Landlord responsible for roof replacement, structural components, and foundation.</p> <p>Options: Two (2) - Five (5) year options. Tenant to give Landlord no less than 7 months prior written notice of its intent to renew.</p> <p>Security Deposit: \$10,050</p>	
					3-1-2026	\$132,660.00			\$11,055.00
				Options:					
					3-1-2031	\$146,060.00			\$12,171.67
				3-1-2036	\$160,800.00	\$13,400.00			





Soba Asian Kitchen serves fast-casual hibachi bowls filled with meat and vegetables, along with sides like pot stickers, spring rolls and more. The first Soba Asian Kitchen restaurant opened in Sandusky, Ohio, about three years ago, transforming the high-end hibachi experience to a quick-service, lower-priced dining option. Owner Jingbo Xiao used his experience working in a full-service hibachi restaurant to come up with the new concept.

According to the owner, "The idea for Soba came because we had a lot of takeout for the full-service hibachi restaurant. But with the full-service restaurant, the prices are marked up; you're not just paying for the food, you're paying for the show," Xiao said. "We figured we could really condense it down, make it a really cool, hip, casual hibachi place where you could build your own bowls and get food that's as good, if not better, at a more affordable price."

sobaasiankitchen.com

JZ RESTAURANT GROUP



Taco Roosters

Taco Roosters brings together two of the greatest things in life, tacos and wings. Owned by the operators of Coventry Village's Seafood Shake restaurant, JZ Restaurant Group, this location features a quick-casual, sports bar vibe to share a drink with friends and indulge in a unique new blend of tacos and wings.

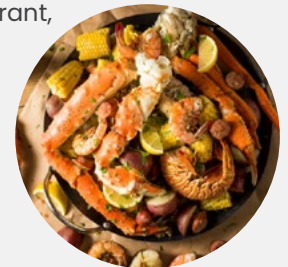


tacoroosters.kwickmenu.com



Seafood Shake

JZ Restaurant Group's Seafood Shake restaurant, also in Coventry, has been a tremendous success since its opening and the company is growing the chain by opening locations in Easton and Dublin in the Columbus market. Hangchun Zheng, owner of the concepts, spares no expense in his imagining and final building out of his concepts, including "0 Degrees Below Zero," another concept he owns featuring made to order ice cream from scratch.



seafoodshake.com



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CLEVELAND REGIONAL HIGHLIGHTS

- The Cleveland Clinic consistently ranks in the Top 5 for Best Hospitals in the U.S., with 5.1 million patient visits per year.
- In the 2020 Fortune 500 ranking of the largest U.S. corporations, 8 companies are based in Northeast Ohio.
- According to the 2021 Census Estimate, the Cleveland-Akron-Canton CSA has a population of 3,515,646 people. The area is also home to NBA, NFL, and MLB professional franchises.
- The RNC (Republican National Convention) was held in Cleveland at the end of July 2016, and was estimated to have generated over \$200 Million in direct spending.
- Case Western Reserve University & Cleveland State University reside in the heart of downtown Cleveland. Combined enrollment is over 28,000 students.
- Developers have rolled out an average of 1,000 new apartment units per year over the past 5 years in Cleveland. According to a recent National Rent Report by Zumper, Cleveland also ranked #1 of the top 100 Cities in terms of one-bedroom rent growth, showing the continuing demand.



TOP EMPLOYERS

COMPANY	# OF EMPLOYEES
Cleveland Clinic	32,251
University Hospitals	14,518
Progressive Insurance	8,379
The MetroHealth System	5,823
Key Corp	4,812
Case Western Reserve University	4,512
Swagelok Co	4,186
Sherwin-Williams Co	3,430
Lincoln Electric Co	2,800
Nestle USA	2,298





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at&t

Dave's

Aladdin's

BUFFALO WILD WINGS

barri*

THE FAIRMOUNT

Howard Hanna

Luna BAKERY CAFE

CHIPOTLE MEXICAN GRILL

Starbucks

Vero PIZZA

BRUEGGER'S BAGELS AUTHENTIC NEW YORK STYLE

CHASE

SITE

SOBA ASIAN KITCHEN

Taco Roosters

COVENTRY SHOPPING DISTRICT

Marc's Fresh, Seamy, Small Living

bd

TRAPPED! ESCAPE ROOM

PACIFIC East

Huntington

tommy's High-Thai'd cafe

Tree Country Distro

PHOENIX

Pho & Rice

THE WHISKEY BAR

KeyBank

guy's pizza co.

55

GROC SHOP

Dave's

THE EXCHANGE

PROPOSED \$80 MILLION MULTI-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT

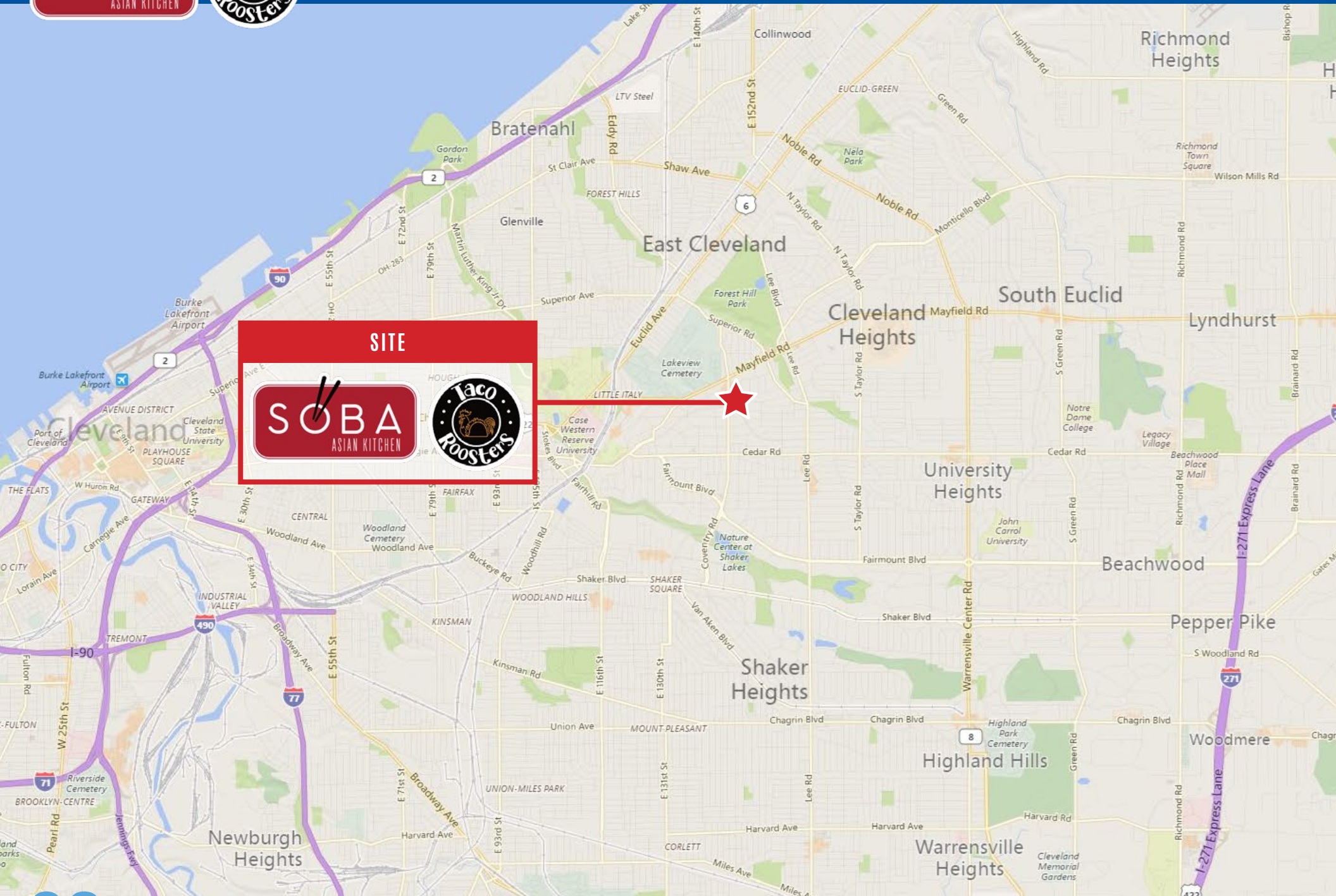
18,699 VPD (22)

17,569 VPD (22)





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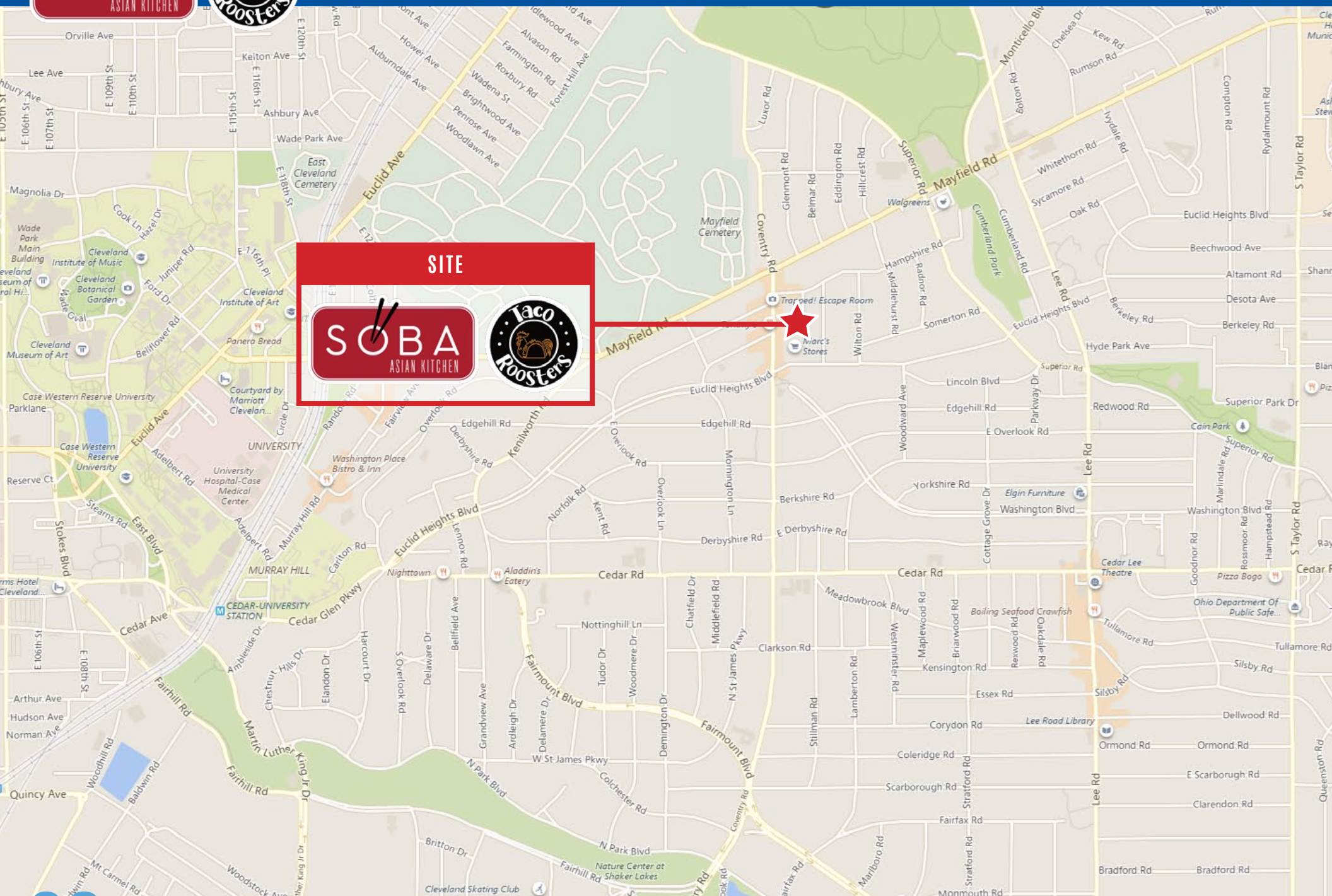
SITE







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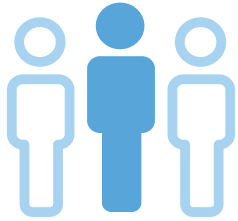


SITE






5 MILE RADIUS DEMOGRAPHICS



324,233

Population



38

Median Age



2.27

Average Household Size



AVERAGE HOUSEHOLD INCOME

\$88,619

1 Mile Radius

\$69,131

3 Mile Radius

\$68,229

5 Mile Radius



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	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION				
Current Year Estimated Population	18,203	156,306	324,233	475,702
5 Year Projected Population	17,866	152,433	317,508	467,137
2010 Census Population	18,827	171,241	351,991	504,908
2000 Census Population	21,917	216,303	432,264	594,938
HOUSEHOLDS				
Current Year Estimated Households	8,838	67,118	137,487	203,794
5 Year Projected Households	8,684	65,442	134,535	200,362
2010 Census Households	9,090	73,474	149,281	215,481
2000 Census Households	9,624	86,718	172,929	240,748
AGE				
Est. Population Under 10 Years	15.3%	12.3%	12.0%	12.0%
Est. Population 10-19	11.6%	13.1%	13.1%	12.8%
Est. Population 20-30	14.4%	14.7%	14.4%	14.0%
Est. Population 30-44	25.4%	18.8%	18.0%	18.2%
Est. Population 45-59	14.4%	16.4%	16.5%	17.0%
Est. Population 60-74	13.1%	17.4%	18.0%	18.1%
Est. Population 75 Years or Over	5.8%	7.3%	7.9%	7.8%
INCOME (2020)				
Est. HH Inc \$200,000 or more	6.3%	4.6%	4.5%	4.4%
Est. HH Inc \$150,000 to \$199,999	8.8%	4.9%	4.7%	4.8%
Est. HH Inc \$100,000 to \$149,999	12.0%	10.0%	9.8%	10.2%
Est. HH Inc \$75,000 to \$99,999	11.6%	9.7%	9.7%	10.1%
Est. HH Inc \$50,000 to 74,999	14.4%	13.9%	13.7%	15.2%
Est. HH Inc \$35,000 to \$49,999	10.8%	12.5%	12.5%	13.1%
Est. HH Inc \$25,000 to \$34,999	8.7%	11.1%	11.0%	10.9%
Est. HH Inc \$15,000 to \$24,999	8.5%	10.8%	11.3%	11.1%
Est. HH Inc Under \$15,000	19.0%	22.5%	22.9%	20.2%
Est. Average Household Income	\$88,619	\$69,131	\$68,229	\$69,543
Est. Median Household Income	\$54,962	\$40,492	\$40,152	\$43,258
Est. Per Capita Income	\$43,028	\$29,685	\$28,932	\$29,793