



Investment Summary

Columbus Dream Ventures is thrilled to present an exclusive investment opportunity: Bob Evans restaurant located at 80 S Whitewoman St, Coshocton, Ohio. This prime property boasts approximately 3,832 rentable square feet of building space on an expansive 1.76-acre parcel of land. The restaurant is secured by a robust 20-year absolute triple-net (NNN) lease, which commenced on July 24th, 2023. Currently, the property generates an annual rent of \$253,894, with scheduled 2% annual increases beginning on May 1st, 2027, extending through the base term and each of the four, five-year renewal options.

About the Investment

- **Long-Term**, 20-Year Absolute Triple Net (NNN) Lease
- 2% **Annual Rental Increases** Starting May 1st, 2027
- Four (4), Five (5)-Year Tenant Renewal Options, Extending Potential Lease Term to **40 Years**
- **Corporate Guarantee** from Bob Evans Restaurants, LLC (440+ Corporate Locations)

Investment Highlights:

Shareholder Details*:

- Each Share: \$25,000.00
- Total Shares: 44*

*Only friends and family of managing partners

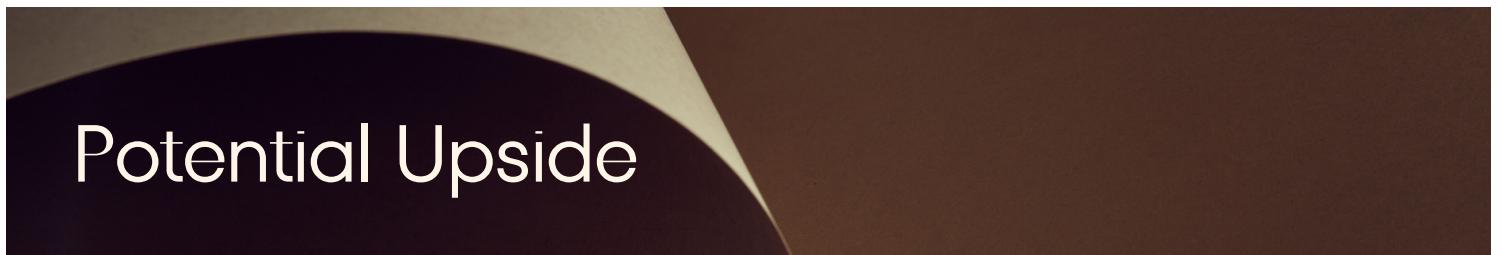
Projections based on Sale of the Property after 5 years in May 2029:

| | | |
|--|---|----------------------|
| Purchase Price | \$3,550,965.03 | |
| Annual Rent | 253,894 till 2027. 2% increment every year after that | |
| Rent Per Month | \$21,157.83 | |
| Downpayment & Closing Costs | \$1,100,000.00* | |
| Monthly Mortgage payment | \$17,362.64* | |
| Expected Dividend Year 1-3 | \$1000.00* per share per year | |
| Expected Dividend Year 4 | \$1100.00* per share per year | |
| Expected Dividend Year 5 | \$1200.00* per share per year | |
| Expected Sale in 5 years (~2029) | 7% CAP rate | 6.5% CAP rate |
| Expected Sale Price | \$3,849,057.00** | \$4,145,138.00*** |
| Expected Sale income per share | \$29,700.00** | \$35,800.00*** |
| Total income per share after sale | \$35,000.00** | \$41,000.00*** |
| <p>*Projection based on mortgage interest rate of 6.87% currently offered but could change at the time of closing</p> <p>** Projection based on sale at 7% CAP rate</p> <p>*** Projection based on sale at 6.5% CAP rate</p> | | |

- Operating company share: 2% of the annual revenue and 3% of the sales profit.
- Investors **will not possess decision-making authority concerning property transactions, including purchases or sales.** All property-related decisions will be exclusively made by the Managing Partners.
- Shares may only be sold within the **group with approval from the partners.** **No sales** outside the group are permitted under any circumstances.

- All investments are subject to **holding period requirements**, and are intended for investors who do not need a liquid investment. Investing in private LLC may be considered highly speculative and involves a high degree of risk, including the risk of substantial loss of investment. Investors must be able to afford the loss of their entire investment. Investing involves risk. Principal loss is possible.
- Investors should carefully consider the investment **objectives, risks, charges, and expenses**.
- Because Columbus Dream Ventures is a private LLC, there are no standard disclosures. Therefore, all investments are considered risky.

We are not responsible for your decisions, gains, and/or losses on this investment. Every one of you here will transact with the Operating company independently on your own. Please do your own due diligence and research on the investment, Operating Company before signing up, as you are solely responsible for any gains or losses on your investment.



- **More than 4% returns** during the property hold period 5 years (2024-2029). Returns increase every year from year 3. (For land investments you typically don't get anything during hold period)
- **More than 8% total returns** after Sale of property.
- Absolute Triple Net (NNN) Lease with **zero Landlord responsibilities**.
- **Refinancing Opportunity:**
 - Higher Returns Expected (Over 8%) if Interest Rates Decrease.
- **Sale at Lower Cap Rate:**
 - Opportunity to Sell Property at a Lower Cap Rate in 5 Years for Increased Returns.
- **Audited Financials** to all investors annually.

Tax Benefits

- **Depreciation** and Aggregation Available to Reduce Tax Liability(consult with your Tax advisor).
- All investors will get a **K1 annually**.

Risks

- **Credit Risk:** Tenant Default or Bankruptcy May Result in Vacancies and Financial Losses.
- **Market Risk:** Economic Downturns Could Affect Demand and Rental Rates.
- **Liquidity Risk:** Real Estate Investments Can Be Illiquid, Posing Challenges in Accessing Capital Quickly.

About Bob Evans

Bob Evans is a renowned chain of family-style restaurants headquartered in Columbus, Ohio. With nearly 500 locations across 18 states, Bob Evans Restaurants is committed to providing quality food and hospitality to guests every day. The brand offers a diverse menu featuring pork sausages, mashed potatoes, macaroni and cheeses, and other comfort foods, served in a country-living themed atmosphere.

Strong Tenant

- Scale Restaurant Brand with 500+ Locations
- Iconic Brand with Strong Awareness

Location Overview

The Bob Evans property in Coshocton, Ohio, is strategically positioned within a bustling retail corridor, surrounded by national and local businesses. With strong traffic counts and proximity to key amenities like Stewart Field, this location presents an attractive investment opportunity in a thriving community.

✓ **Dense Retail Corridor** - Tractor Supply Co., McDonald's, Wendy's, Walgreens, Verizon, Pizza Hut, Dominoes, CVS, Circle K, Dunkin Donuts and Many More

✓ **High Performing Bob Evans** - In Top 8% of Bob Evans Nationwide in Terms of Yearly Visits

✓ **Strong Traffic Counts** - Over 14,800 and 12,800 Vehicles Per Day Along Chestnut Street and Ohio State Route 83

✓ **Stewart Field** - Less than One-Mile Away from Subject Property | Stadium Capacity of Over 2,760 Fans

✓ **Attractive Real Estate Fundamentals** - Subject Property Located Directly Next to Chestnut Street and Ohio State Route 83 Junction

Why Invest With Us?

- **Expertise:** Our team of professionals ensures diligent management and optimization of your investment.
- **Transparency:** We provide regular updates and maintain open communication with our investors.

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