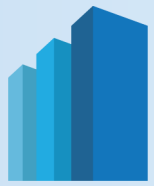


# Single-Tenant Absolute NNN

## Arby's Restaurant (Corporate Guarantee)

5950 Crawfordsville Road, Indianapolis, IN 46224



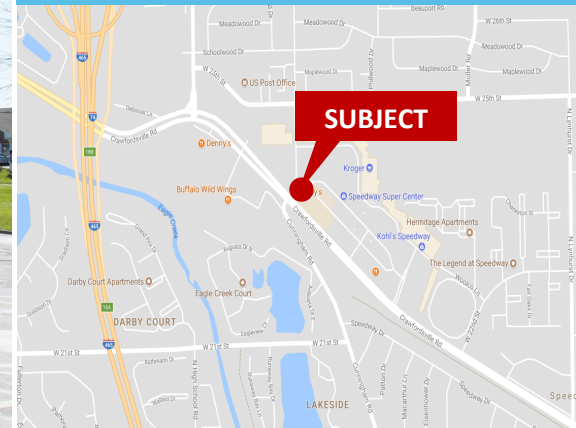
PRIME **NET** LEASE  
NNN INVESTMENT ADVISORS

PRICE: \$2,330,000

CAP RATE: 5.45%

LEASE: 12 YEARS REMAINING

ARBY'S CORPORATE GUARANTEE



### PROPERTY HIGHLIGHTS

**Arby's Corporate Guarantee!**

**12 Years Remaining On Primary Lease Term!**

**Excellent location on outparcel of Speedway Supercenter!**

**Rent Increases in Base Term and Option Periods!**

**Located along Crawfordsville Rd (37,000 cars per day)!**

**205,000 Residents Within 5-Mile Radius of Property**

**23-year operating History at Site!**

**Absolute NNN Lease—No Landlord Responsibilities**

**Exclusively Listed by:**

**Paul R. Matusik**

**800-948-1250 Ext. 101**

**888-711-9660 Fax**

**In Association with US Realty, a licensed Indiana Broker (RC 51500105)**



# Single-Tenant Absolute NNN

## Arby's Restaurant

5950 Crawfordsville Road, Indianapolis, IN 46224



PRIME **NET** LEASE  
NNN INVESTMENT ADVISORS

PRICE: \$2,330,000

CAP RATE: 5.45%

### About The Investment

The subject property affords investors the rare opportunity to acquire a superbly located Arby's Restaurant located in Speedway, IN. Built originally in 1995 and completely remodeled in 2011, the 2,716 square foot building has successfully operated as an Arby's Restaurant for twenty-two years. The property sit on an outparcel of Speedway Supercenter. Speedway Supercenter is occupied by national retail giants such as Kohl's, Kroger, TJ Maxx, Petco, Sears Outlet, Advance Auto Parts and Goodyear as well food options such as KFC and Applebee's. Due to its location Arby's enjoys great street/traffic visibility along Crawfordsville Road, a major thoroughfare with over 37,000 cars per day. Other retailers located across the street include CVS Pharmacy, Dollar General, Goodwill Store, Chase Bank, Pizza Hut, Taco Bell, Buffalo Wild Wings and many more. Furthermore the world famous 250,000 spectator, Indianapolis Motor Speedway is located approximately one and on-half miles east of the subject property.

The lease is absolute net in nature and requires absolutely zero landlord responsibilities. There are currently 12 years remaining on an initial lease term that is complimented by (4), 5-year option periods that extend through 2050.

The lease is backed by Arby's Corporate with more than 3,300 restaurants system wide. Arby's is owned by Roark Capital Group (81.5%) and by The Wendy's Company (18.5%)

#### ANNUALIZED OPERATING DATA

Rent Increases	Annual Rent
Current	\$ 127,000
<b>June 1, 2022</b>	<b>\$ 140,400</b>
June 1, 2030*	\$ 150,000
June 1, 2035*	\$ 160,000
June 1, 2040*	\$ 170,000
June 1, 2045*	\$ 180,000
*Denotes Option Period	
<b>NET OPERATING INCOME</b>	<b>\$127,000</b>
<b>TOTAL RETURN</b>	<b>\$127,000</b>

#### LEASE ABSTRACT

Tenant:	Arby's Corporate
Lease Commencement:	June 1995
Lease Expiration:	June 2030
Renewal options:	(4), 5-Year Options
Rent Increases:	Every 5 years
Type of Ownership:	Fee Simple
No. of Tenant Locations:	3,300+

#### PROPERTY INFORMATION

Address	5950 Crawfordsville Road Indianapolis, IN 46224
Offering Price	\$2,330,000
Price / SF	\$857.88
Cap Rate	5.45%
Net Annual Operating Inc.	\$127,000
Year Built /Remodeled	1995 /2011
Rentable Square Feet	2,716
Land Area	0.41 Acres



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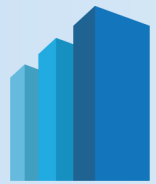
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# Single-Tenant Absolute NNN

## Arby's Restaurant

Photos

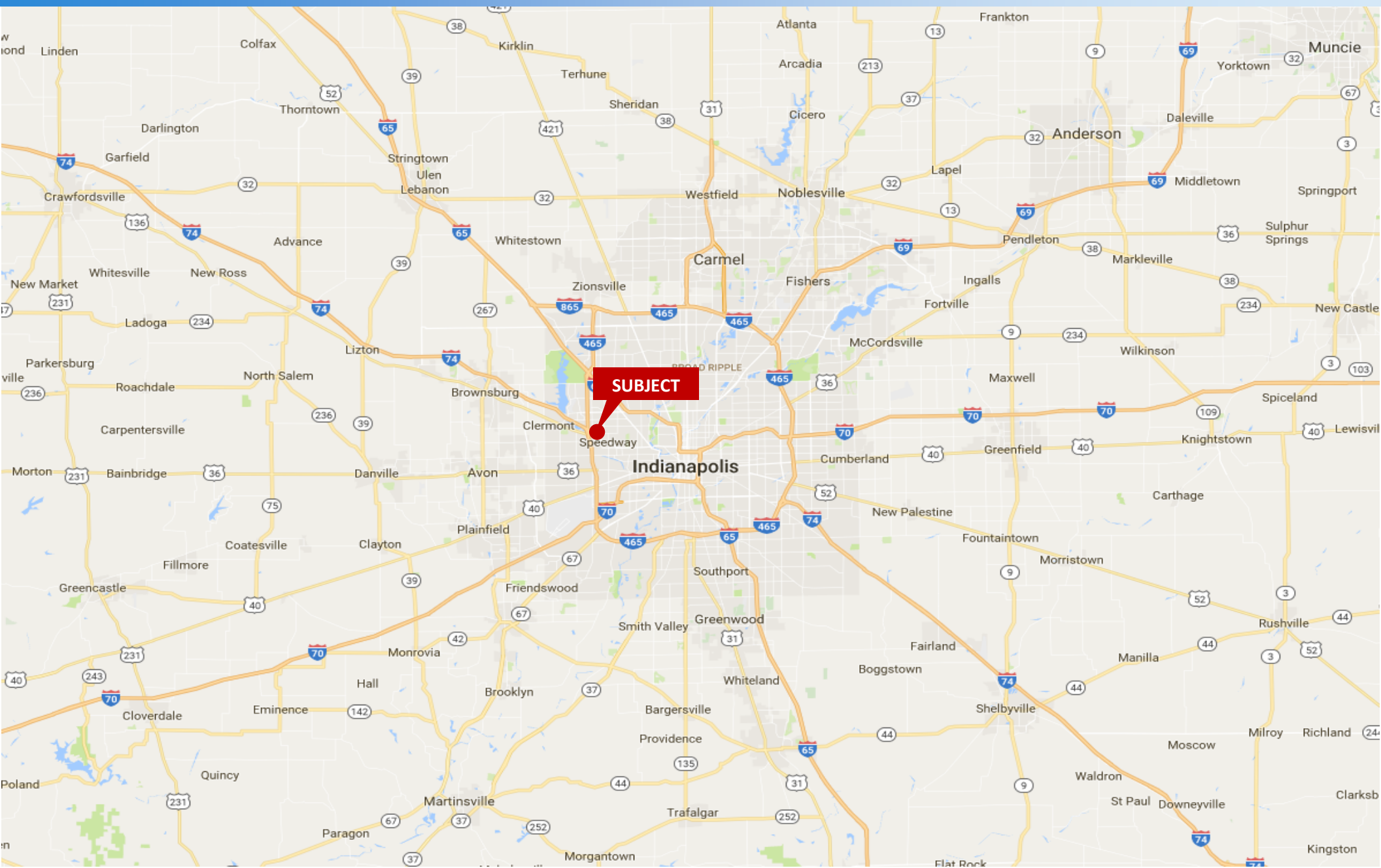


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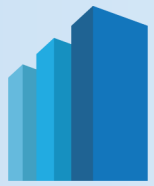
## Map



# Single-Tenant Absolute NNN

## Arby's Restaurant

### Area Map



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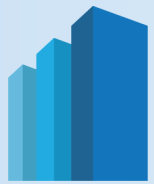




# Single-Tenant Absolute NNN

## Arby's Restaurant

Satellite Map



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# Single-Tenant Absolute NNN

## Arby's Restaurant

Tenant



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### Arby's

Arby's Restaurant Group, Inc. is a leading international quick-service restaurant company operating in the United States. Arby's is the second-largest quick-service fast-food sandwich restaurant chain in the U.S. in terms of units and third in terms of revenue, franchising nearly 3,400 restaurants. Arby's was the first nationally franchised, coast-to-coast sandwich chain and has been serving fresh meals since it opened its doors in 1964. Roark Capital Group acquired Arby's in July 2011 and owns 81.5% of the company, with The Wendy's Company owning the other 18.5%. In addition to its classic Roast Beef and Beef 'n Cheddar sandwiches, Arby's products also include deli-style Market Fresh line of sandwiches, Curly Fries and Jamocha Shakes. Its headquarters are in Sandy Springs, Georgia.

Arby's® was founded in 1964, but the concept for a roast beef sandwich franchise was rooted many years earlier. Forrest Raffel, a graduate of Cornell University School of Hotel and Restaurant Administration, and his younger brother Leroy, a graduate of Wharton School of Finance at the University of Pennsylvania, bought an uncle's restaurant equipment business in the 1950s. Raffel Brothers, Inc. became a fitting introduction to the foodservice industry for the brothers.

The small company rapidly grew to become one of the country's leading foodservice consulting firms. Raffel Brothers, Inc. designed and installed hundreds of foodservice facilities, including the flight kitchens at Greater Pittsburgh International Airport, interiors of six Ohio Turnpike restaurants and foodservice facilities for the Hospitality Inn motel chain of Standard Oil of Ohio.

The Raffel brothers quickly sensed the potential of fast food and decided to develop a franchise operation based on something other than hamburgers. Leroy remembers, "We were totally confident, while everyone else thought we were out of our minds."

A late-night excursion to a small Boston sandwich shop on a rainy Halloween was the inspiration for the Raffels, who joined a damp but determined huddle of patrons to await the main attraction – a 79 cent roast beef sandwich.

The idea was born. The only kink in the chain's orderly development came with choosing a name. The partners wanted to use the name "Big Tex" but were unsuccessful in negotiating with the Akron businessman who was already using the name. So, in the words of Forrest, "We came up with Arby's®, which stands for R.B., the initials of Raffel Brothers, although I guess customers might think the initials stand for roast beef".

The first Arby's® restaurant opened in Boardman, Ohio on July 23, 1964, serving only roast beef sandwiches, potato chips and a beverage. This was the only Arby's® restaurant for a year as the brothers refined the operation. One year later, the first Arby's® licensee opened a restaurant in Akron, Ohio. Today, more than 500 licensees operate more than 3,300 restaurants worldwide.

ROARK  
CAPITAL GROUP

**Website: [www.arbys.com](http://www.arbys.com)**

**Founded: 1964**

**Number of Locations: 3,300 ±**

**Number of Employ 74,000 ±**

**Headquarters: Sandy Springs, Georgia**

**Owners: Roark Capital Group (81.5%)**

**The Wendy's Company (18.5%)**



# Single-Tenant Absolute NNN

## Arby's Restaurant

City of Indianapolis



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### City of Indianapolis

Indianapolis is the capital and the largest city in the state of Indiana. With a population of over 855,000 it is the 15th most populous city in the US. Indianapolis metropolitan area is home to over 2 Million people. The city is home to 3 Fortune 500 companies as well as being home to the 2nd largest FedEx Express hub in the world.

Indianapolis is a trade and transportation center, with 50 percent of the U.S. population within an eight-hour drive. The metro is often referred to as the “Crossroads of America” because of the four interstates that converge in the metro, connected by a beltway around the city. The area is served by two Class I railroads — CSX and Norfolk Southern — and four short lines: Indiana Southern, Indiana Railroad Co., Louisville & Indiana Rail, and Central Railroad of Indiana. Indianapolis International Airport is located 15 minutes from downtown. Activity continues to increase at the airport, which currently supports 7.2 million passengers per year. Other airports in the area include the Metropolitan Airport, Indianapolis Regional Airport, Eagle Creek Airpark, Gordon Graham Field and the Downtown Heliport. Indianapolis Public Transportation Corp. (Indy Go) provides bus service throughout the city, while Central Indiana Commuter Services offers bus service to the surrounding counties.

Indianapolis underwent an economic renaissance during the past two decades. The importance of manufacturing companies lessened as other employment sectors began to play larger roles. Local pharmaceutical production facilities have helped stabilize manufacturing employment, despite the sector’s diminished significance. The metro is one of the key health sciences centers in the nation, anchored by several pharmaceutical and life sciences companies. Indianapolis is easily accessible to many major metros by ground or air, resulting in the trade, transportation and utilities sector posting phenomenal growth in the past three decades. The industry added more than 70,000 positions in that time and now accounts for roughly 21 percent of metro area jobs.

The city has numerous Universities, the largest, Indiana University—Purdue University Indianapolis is a comprehensive public research university in Indianapolis and the third largest in the state with just under 30,000 students. IUPUI is home to Indiana University School of Medicine, the largest medical school in the US. Other notable universities include Butler University and Marian University.

### Top 10 Employers

- |                                                          |                                           |
|----------------------------------------------------------|-------------------------------------------|
| 1. IU Health University Hospital (13,000+ Employees)     | 6. IU Health (6,500+ Employees)           |
| 2. St. Vincent Emergency Dept. (10,000+ Employees)       | 7. Eli Lilly & Co (6,000+ Employees)      |
| 3. St. Vincent Health Care (10,000+ Employees)           | 8. IU Health Methodist (5,000+ Employees) |
| 4. Payton Manning Children’s Hospital (7,000+ Employees) | 9. IUPUI (4,700+ Employees)               |
| 5. IUPUI (7,000+ Employees)                              | 10. Royce Royce Corp (4,300+ Employees)   |



# Single-Tenant Absolute NNN

## Arby's Restaurant

### Demographics



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Population Radius	1 Mile	3 Miles	5 Miles	10 Miles
2010 Census Population	11,929	102,051	202,672	619,126
2000 Census Population	12,202	98,604	194,709	592,590
Change in Population 2000-2010	-2.20%	3.50%	4.10%	4.50%
Land Area Sq. Miles.	3	28	77	303
Males	48.60%	47.90%	48.00%	48.60%
Females	51.40%	52.10%	52.00%	51.40%
White	62.20%	50.50%	52.60%	62.80%
Black or African American	25.50%	32.00%	32.90%	26.60%
American Indian or Alaskan Native	0.30%	0.40%	0.40%	0.40%
Asian	2.60%	1.80%	1.90%	1.80%
Native Hawaiian and Other Pacific Islander	0.00%	0.00%	0.00%	0.00%
Some Other Race	7.00%	12.00%	9.00%	5.60%
Hispanic or Latino	11.60%	19.10%	15.10%	9.80%
Multi-Race	2.40%	3.20%	3.10%	2.80%

