



# ARBY'S

TOLEDO | OHIO

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





# TABLE OF CONTENTS



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# Executive Overview

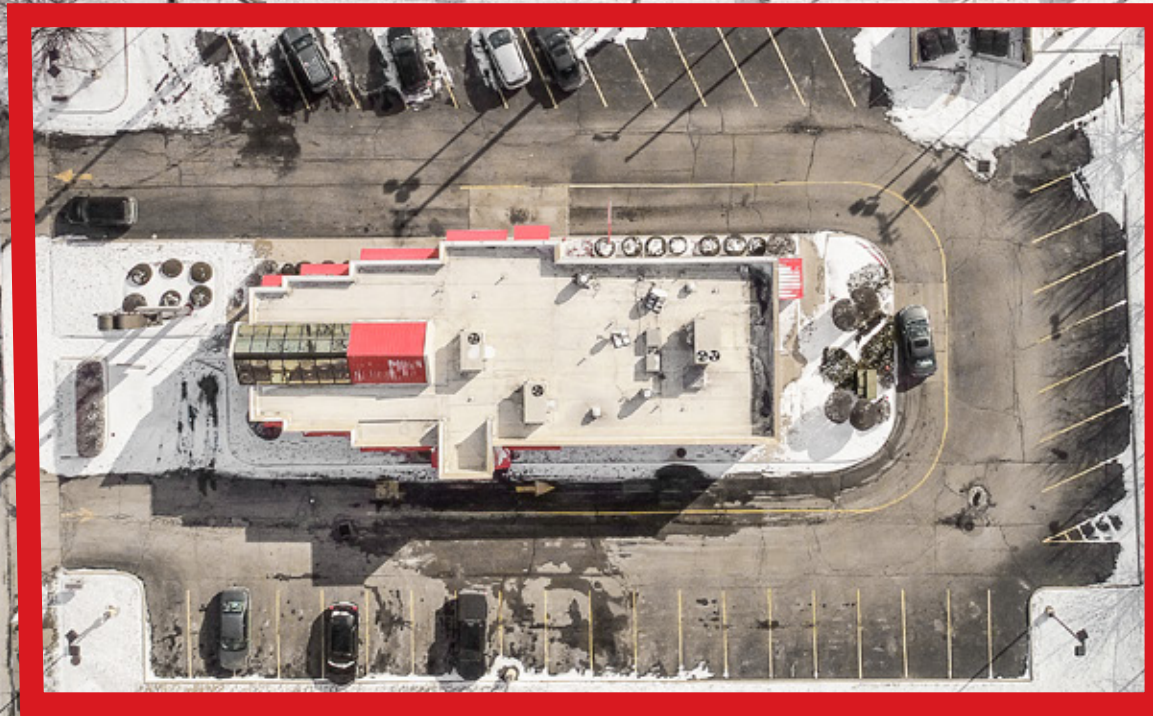


## Investment Highlights

- » Lease Guaranteed by Arby's Corporate
- »  $\pm$  53 Years of Operating History at this Location
- » Adjacent to University of Toledo with  $\pm$  25,000 Students
- » Rent - 70% below the national average for Arby's
- » Below Market Rent \$11 PSF
- » Low single digit rent to sales ratio



# Financial Overview







## Investment Summary

» <b>LIST PRICE</b>	\$823,529
» <b>NOI (YEAR 1)</b>	\$35,000
» <b>CAP RATE (YEAR 1)</b>	4.25%
» <b>TOTAL BUILDING AREA</b>	± 3,513 SF
» <b>TOTAL LAND AREA</b>	± 0.74 Acres

## Annualized Operating Data

	Date	Monthly Rent	Annual Rent
Option 1	11/5/2014 - 11/4/2019	\$2,916.67	\$35,000.00
Option 2	11/5/2019 - 11/4/2024	\$2,916.67	\$35,000.00
Option 3	11/5/2024 - 11/4/2029	\$2,916.67	\$35,000.00
Option 4	11/5/2029 - 11/4/2034	\$2,916.67	\$35,000.00

## Tenant Summary

Tenant Trade Name	Arby's
Type of Ownership	Ground Lease
Lease Guarantor	Arby's Restaurant Group
Lease Type	Absolute NNN
Original Lease Term	20 Years
Lease Commencement Date	5/5/1994
Rent Commencement	11/5/1994
Lease Expiration Date	11/4/2019
Options	Four, 5-Year Options



## The Offering

PROPERTY NAME	
Property Address	Arby's 1455 Secor Rd Todelo, OH 42718

### SITE DESCRIPTION

Number of Stories	One
Year Built	1995
GLA	±3,513 SF
Lot Size	±0.74 AC (32,300 SF)
Type of Ownership	Ground Lease
Landscaping	Professional
Topography	Generally Level

## Tenant Overview

» Company Name	» Year Founded	» Headquarters
Arby's	1964	Atlanta, GA
» Locations	» Industry	» Website
3,342	Restaurants	<a href="http://www.arbys.com">www.arbys.com</a>

Arby's Fast Crafted restaurant services feature a unique blend of quick-serve speed combined with the quality and made-for-you care of fast casual. Arby's is owned by Inspire Brands, the renamed Arby's Restaurant Group (ARG). Inspire Brands operates the Arby's fast food chain popular for its hot roast beef sandwiches. In addition to roast beef sandwiches, its menu features chicken sandwiches, salads, and some dessert items. More than 1,100 Arby's locations are company-owned, while the rest are franchised.



DOWNTOWN  
TOLEDO



UNIVERSITY  
OF  
TOLEDO

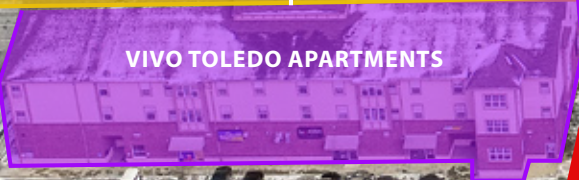
EDGE 1120  
APARTMENTS



48 LOFT-STYLE APARTMENT  
ACCOMMODATE UP TO 112 STUDENTS  
ON 2ND AND 3RD FLOORS

THE GATEWAY

DORR ST ±28,000 ADT



VIVO TOLEDO APARTMENTS





# Area Overview



## Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Projection	13,462	91,216	248,020
2018 Estimate	13,603	92,786	251,571
2010 Census	14,387	98,292	263,683
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Projection	4,538	39,260	107,123
2018 Estimate	4,596	39,746	108,045
2010 Census	4,775	41,375	111,190
INCOME	1 - MILE	3 - MILE	5 - MILE
2017 Est. Average Household Income	\$61,194	\$59,657	\$62,292



## TOLEDO, OH

Bordering the state of Michigan, Toledo is a city in northwest Ohio at the western end of Lake Erie and on the mouth of the Maumee River. It is the fourth most populous city in the state, benefiting from its strategic position on the railway line between New York City and Chicago. The area is a choice residence for business travelers due to its central location among major markets and a popular crossroads location for transportation providers. Referred to as glass city for its long history in manufacturing, Toledo sees better winters than other parts of northern Ohio.

Toledo's art community consists of museums and cultural amenities, which attributed to prior industrial endowments and the influence of the University of Toledo. About 60 miles away, Sandusky is a great recreation destination with its water parks and resorts.



## ECONOMY

Toledo has historically been a major Great Lakes port, transportation and industrial center. Glass manufacturing has also been a mainstay in Toledo's economy; Several large glass companies originated from the city. Today, Toledo has received interest and seen growth in green jobs due to economic development related to solar energy. There are four Fortune 500 companies located in Toledo, namely Dana Holding Corporation, Owens Corning, The Andersons and Owens Illinois. The University of Toledo is the city's biggest employer, contributing to the prominence of Toledo's healthcare industry. In recent years, Toledo's downtown area has supported significant redevelopment such as attractive new waterfront projects.





## UNIVERSITY OF TOLEDO

The University of Toledo is a student-centered, public metropolitan research university. With 20,500 students the picturesque campuses are recognized nationally for their beauty.

The University of Toledo is one of 14 state universities in Ohio. They were established in 1872 and became a member of the state university system in 1967. The University of Toledo and the Medical University of Ohio merged July 2006 to form the third-largest public university operating budget in the state. The University is accredited by The Higher Learning Commission.

Main Campus features nine modern residence halls, a gothic bell tower, a Student Recreation Center, a state-of-the-art classroom center in one of our original buildings, Memorial Field House, opened fall 2008, and a football stadium and new Savage Hall basketball and athletic complex, which opened fall 2008.





## Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Arby's** located at **1455 Secor Rd, Todelo, OH 42718** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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