



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

JDS Real Estate Services, Inc.  
PA Lic. #RB068057



# OFFERING MEMORANDUM

Absolute Triple Net (NNN) Ground Lease Investment Opportunity

1806 Golden Mile Highway | Pittsburgh, PA 15239



# EXCLUSIVELY MARKETED BY:

2



**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

**JENNIFER D. STEIN**  
JDS Real Estate Services, Inc.

PA Lic. # RB068057 & CA Lic. #01507135  
213.446.5366 | DIRECT  
jstein@jdsreservices.com

**CLIFTON MCCRORY**

Lic. # 99847

843.779.8255 | DIRECT  
clifton@SIGnnn.com

**CHRIS SANDS**

Lic. # 93103

310.870.3282 | DIRECT  
chris@SIGnnn.com

**JENNIFER D. STEIN**

Lic. # RB068057

213.446.5366 | DIRECT  
jstein@jdsreservices.com

© 2019 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. JDS & SIG does not doubt its accuracy, however, JDS & SIG makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. JDS & SIG encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# TABLE OF CONTENTS

3

Arby's | 1806 Golden Mile Highway | Pittsburgh, PA 15239



Actual Property Image

## Investment Overview

Investment Summary  
Investment Highlights

## Property Overview

Location Map  
Aerial Maps  
Retail Map

## Area Overview

City Overview  
Demographics

## Tenant Overview

Tenant Profile

## Lease Abstract

Lease Summary  
Rent Roll



# INVESTMENT SUMMARY

4

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,788 SF Arby's Located at 1806 Golden Mile Highway in Pittsburgh, Pennsylvania. With High Performing Store Sales and Attractive Rent Increases, this Opportunity Provides for a Stable Investment.



Actual Property Image

## OFFERING SUMMARY

PRICE	\$2,190,618
CAP	7.00%
NOI	\$153,343
PRICE PER SF	\$1,225
YEARS REMAINING	4+ Years
LEASE GUARANTY	Corporate

## PROPERTY SUMMARY

ADDRESS	1806 Golden Mile Highway Pittsburgh, PA 15239
COUNTY	Allegheny
BUILDING AREA	1,788 SF
LAND AREA	1.04 AC



# HIGHLIGHTS



Corporate Guarantee With Zero Landlord Responsibility



National Credit Tenant



Established High Credit Single Tenant Fast Food Restaurant



Attractive Rent Increase –6% With Last Increase at 01/01/2019



Potential for Additional Income Through Percentage Rent (5% of Gross Sales Exceeding Base Rent)



Arby's is the 2nd Largest Sandwich Brand in the World With More Than 3,400 Restaurants in Seven Countries



Sales Trending Upward Since 2015



Situated Along Pennsylvania Route 286 - Over 15,600 Vehicles Per Day



Over \$85,000 in Average Household Income Within a 5-Mile Radius



Located 2-Miles Away From the Boyce Park - a 1,096-Acre State Park that Includes Skiing, Snowtubing, Ballfields, Wave Pools, Archery Range, and More



Nearby Tenants Include: ALDI, PNC Bank, Golden Palace, CVS Pharmacy, Family Dollar, McDonald's, Burger King, UPS Store, Wendy's, Exxon and Fine Wine and Spirits





Arby's | 1806 Golden Mile Highway | Pittsburgh, PA 15239



James Douglas  
**ALDI**  
**VOCELLI PIZZA**  
Serving Classic Italian Dishes  
**GOLDEN PALACE**

**FREEDOM MEDICAL**

**Dynamic Dies, Inc.**

DIAMOND  
**D.A.C.**  
ATHLETIC CLUB

Thomasville  
OF PITTSBURGH

**PHILIPS**  
**RESPIRONICS**

**Children's**  
Community Pediatrics

**FAMILY DOLLAR**

**MONRO**  
AUTO SERVICE AND TIRE CENTERS

**RE/MAX**  
SELECT

**CVS**  
pharmacy

**PNC BANK**

**U-HAUL**

**CYPHER COMPANY**  
HYDRAULIC & INDUSTRIAL  
HOSE & FITTING SPECIALISTS

**KeyBank**

**MARINER FINANCE**

**RITE AID**

**DUNKIN'**  
verizon

**Super 8**

**Colwell's**  
XPRESS LUBE

**Arby's**

Golden Mile Hwy





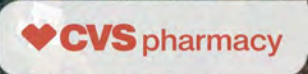
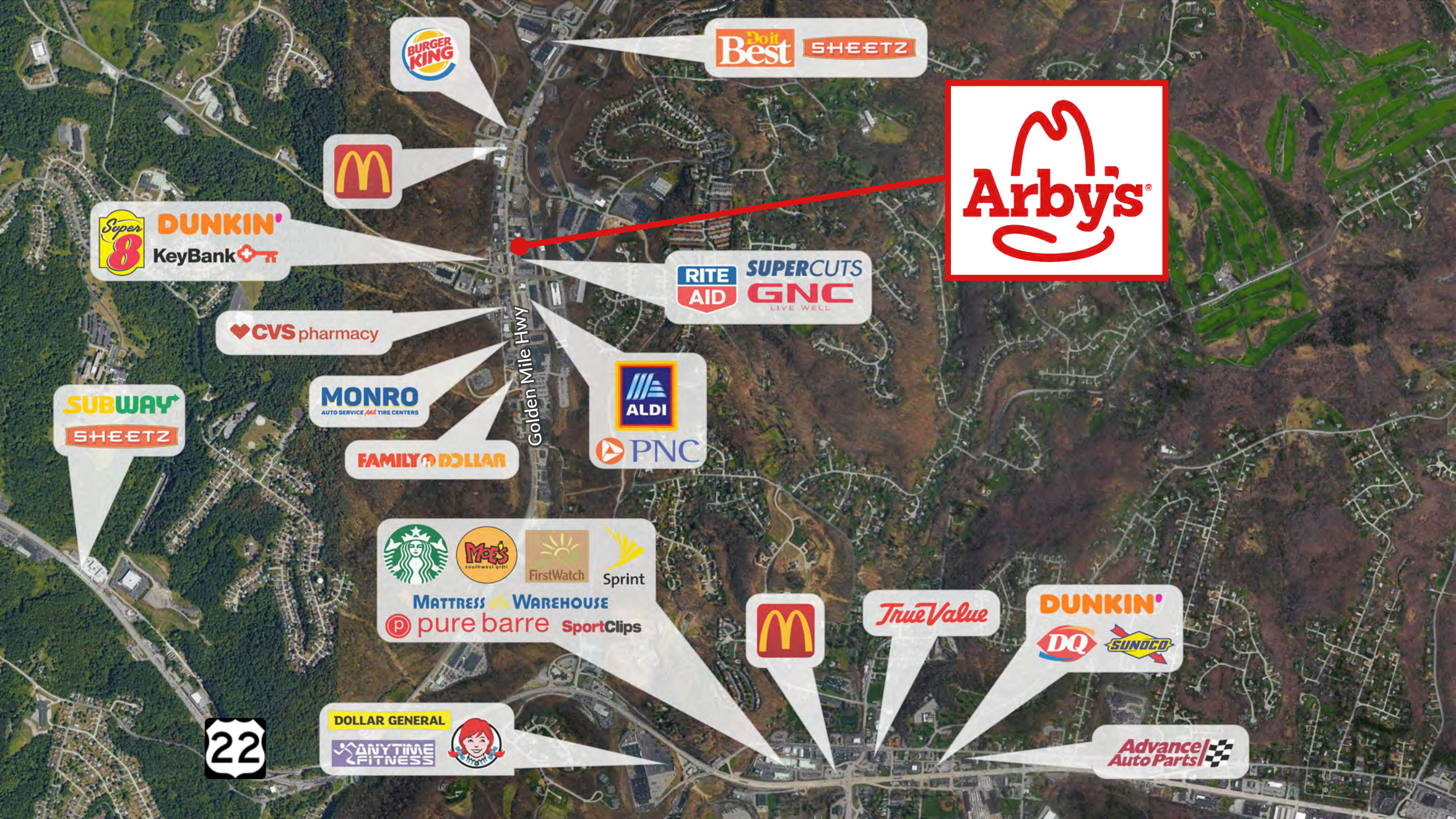
The Enclosure



Golden Mile Hwy









# CITY OVERVIEW

Pittsburgh | Allegheny County | Pennsylvania

10



## Pittsburgh, PA

Pittsburgh is a city in the Commonwealth of Pennsylvania. The city is the county seat of Allegheny County. As of 2017, an estimated population of 305,704 residents live within the city limits, making it the 63rd-largest city in the U.S. The metropolitan population of 2,353,045 residents is the largest in both the Ohio Valley and Appalachia, the second-largest in Pennsylvania, and the 26th-largest in the U.S. Pittsburgh is known both as "the Steel City", due to the city being home to over 300 steel-related businesses, and as the "City of Bridges" for its 446 bridges. In 2015, Pittsburgh was listed among the "Eleven Most Livable Cities in the World" and in 2019, Pittsburgh was deemed "Food City of the Year" by the San Francisco-based restaurant and hospitality consulting firm.



## Economy

Aside from steel, Pittsburgh has led in manufacturing of aluminum, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. The largest employer in the city is the University of Pittsburgh Medical Center with 48,000 employees. All hospitals, outpatient clinics, and doctor's office positions combine for 116,000 jobs, approximately 10% of the jobs in the region. Six Fortune 500 companies call the Pittsburgh area home including: PNC Financial Services, PPG Industries, U.S. Steel, The Kraft Heinz Company, WESCO international, and Dicks Sporting Goods. Today, Google, Apple Inc., Bosch, Facebook, Uber, Nokia, Autodesk, Microsoft, and IBM are among 1,600 technology firms generating \$20.7 billion in annual Pittsburgh payrolls.



## Contemporary Life

Pittsburgh is home to major professional sports teams—the Steelers, the Penguins, and the Pirates; all bringing millions of tourists a year. Pittsburgh's major art museums include the Andy Warhol Museum, the Carnegie Museum of Art and the Frick Pittsburgh. The ToonSeum is one of three museums in the U.S. dedicated to cartoon art. The Pittsburgh Zoo and PPG Aquarium, Phipps Conservatory and Botanical Gardens, and National Aviary are favorite attractions for most tourists. Pittsburgh is also home to the amusement park Kennywood. Pittsburgh has the world's second largest furry convention known as Anthrocon, which has been held annually since 2006. In 2017, Anthrocon drew over 7,000 visitors and has had an economic impact of \$53 million over the course of its 11 years in the city.



# DEMOGRAPHICS

11

Arby's | 1806 Golden Mile Highway | Pittsburgh, PA 15239



## Population

1-MILE

4,276

3-MILE

32,568

5-MILE

78,623



## Average Household Income

1-MILE

\$79,048

3-MILE

\$89,054

5-MILE

\$85,139





# TENANT PROFILE

12



Arby's is an American quick-service fast-food sandwich restaurant chain. Arby's was founded in Boardman, Ohio, in July 23, 1964 by Forrest and Leroy Raffel. They were the owners of a restaurant equipment business who believed there was a market opportunity for a fast food franchise based on a food other than hamburgers. The brothers wanted to call their restaurants "Big Tex," but that name was already used by an Akron business. Instead, they chose the name "Arby's," based on R.B., the initials of Raffel Brothers.

The original Arby's initially served only roast beef sandwiches, potato chips and soft drinks. Now Arby's is famous for its classic Roast Beef and Beef 'n Cheddar sandwiches. Arby's products also include a deli-style Market Fresh line of sandwiches, Curly Fries and Jamocha Shakes. Arby's Restaurant Group, Inc. is the second largest quick-service sandwich chain in the U.S. with more than 3,400 restaurants in 7 countries including the U.S., Canada, Turkey, United Arab Emirates and Qatar. Roark Capital Group acquired the company in July 2011 and owns 81.5% of the company.



COMPANY TYPE  
Subsidiary



FOUNDED  
1964



# OF LOCATIONS  
3,400+



HEADQUARTERS  
Atlanta, CA



WEBSITE  
Arby's.com





# LEASE SUMMARY

TENANT	Arby's
PREMISES	A Building of Approximately 1,788 SF
LEASE COMMENCEMENT	December 23, 2003
LEASE EXPIRATION	December 31, 2023
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	Lesser of 6% or CPI Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN) Ground Lease
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image



# RENT ROLL

Arby's | 1806 Golden Mile Highway | Pittsburgh, PA 15239



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Arby's	1,788 SF	\$153,343	\$85.76	Lesser of 6% or CPI	Every 5 Years	12/23/2003	12/31/2023	2 x 5 Years





# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







Arby's | 1806 Golden Mile Highway | Pittsburgh, PA 15239



## SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

### JENNIFER D. STEIN

JDS Real Estate Services, Inc.  
1221 Puerta Del Sol, Suite 600  
San Clemente, CA 92673

PA Lic. #RB068057 & CA Lic. #01507135

213.446.5366 | DIRECT  
jstein@jdsreservices.com

## EXCLUSIVELY MARKETING BY:

### CLIFTON MCCRORY

Lic. # 99847

843.779.8255 | DIRECT  
clifton@SIGnnn.com

### CHRIS SANDS

Lic. # 93103

310.870.3282 | DIRECT  
chris@SIGnnn.com

### JENNIFER D. STEIN

Lic. # RB068057

213.446.5366 | DIRECT  
jstein@jdsreservices.com

Sands Investment Group | SIGnnn.com