



ACTUAL SITE

ARBY'S

**4 EASTPORT PLAZA DRIVE
COLLINSVILLE, ILLINOIS 62234**

**OFFERING
MEMORANDUM**

Represented by:
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**COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY**

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In Association with Illinois Designated Broker:
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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

ARBY'S
COLLINSVILLE, ILLINOIS

NAME	ARBY'S
LOCATION	4 Eastport Plaza Drive Collinsville, Illinois 62234
MAJOR CROSS STREETS	On Eastport Plaza Dr, East of N Bluff Rd
TENANT	HEARTLAND BEEF, INC.
PURCHASE PRICE	\$1,309,000
CAP RATE	5.50%
ANNUAL RENT	\$72,000
GROSS LEASEABLE AREA	2,642 SF*
RENTAL ESCALATIONS	5% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1987* 2019
LOT SIZE	±0.85 Acre
LEASE EXPIRATION	April 31, 2039
OPTIONS	Four 5-Year Renewal Options

* According to Madison County Assessor

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT

Nearby retailers include Walmart Supercenter, The Home Depot, Rural King, Walgreens, Sprint, AT&T, T-Mobile, GameStop; The City of Collinsville has major retailers such as Kohl's, Dollar Tree, Dollar General, ALDI, Schnucks, Walmart Neighborhood Market, Habitat for Humanity Restore, CVS Pharmacy, AutoZone, O'Reilly Auto Parts

HIGHER EDUCATION

15 miles from Saint Louis University (a private Roman Catholic 4-year research university offering over 190 undergraduate & graduate programs with total enrollment of 12,853)

HEALTH CARE

7 miles from Anderson Hospital (a 154-bed acute tertiary care hospital providing specialty, primary & preventative services)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with 5% Rental Escalations every 5 Years

TENANT: Heartland Beef, Inc. is the 15th Largest Arby's Franchisee with 36 Units in Illinois, Indiana, Iowa, Ohio & Missouri

SEASONED SALES LOCATION | RECENT REMODEL:

Successfully Open & Operating for Decades – Renovated in February 2019 (±\$175,000 Spent/Excluding Equipment) Demonstrating the Tenant's Commitment to the Location! Next Major Remodel Slated for Completion by YE 2028!

TRAFFIC COUNTS: Great Drive-By Visibility where Traffic Counts Exceed 34,900 CPD! – Just Off Interstate-70\Interstate-55 (57,800 CPD)!

DEMOGRAPHICS (5-MI): Total Population: 54,831 | Avg HH Income: \$78,135



FINANCIAL ANALYSIS

SUMMARY

TENANT	Heartland Beef, Inc.	LOT SIZE	±0.85 Acre
PURCHASE PRICE	\$1,309,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.50%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	2,642 SF		
YEAR BUILT REMODELED	1987 2019		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Heartland Beef, Inc.	2,642	Years 1-5: 05/01/19 to 04/31/24	Current	\$72,000	5.50%
		Years 6-10: 05/01/24 to 04/31/29	5%	\$75,600	5.78%
		Years 11-15: 05/01/29 to 04/31/34	5%	\$79,380	6.06%
		Years 16-20: 05/01/34 to 04/31/39	5%	\$83,349	6.37%
RENEWAL OPTIONS		1 st Option: 05/01/39 to 04/31/44	5%	\$87,516	
		2 nd Option: 05/01/44 to 04/31/49	5%	\$91,892	
		3 rd Option: 05/01/49 to 04/31/54	5%	\$96,487	
		4 th Option: 05/01/54 to 04/31/59	5%	\$101,311	

TENANT OVERVIEW

HEARTLAND BEEF

ABOUT THE TENANT

Heartland Beef, Inc. (HBI) was founded in 2000 by Stephen M. Huse and Thomas R. Browne (CEO/President).

Mr. Browne has been working with Mr. Huse since 1990 & operating partner since 2000. Prior to working with Stephen, Thomas worked for Melvin Simon & Associates. Mr. Browne possesses a CPA, CVA and an MBA. Thomas currently is the Chairman of the Arby's purchasing organization ACORP and has served 14 years on the board. He is also regional board member of German American Bank. Mr. Browne is past president of the Bloomington Chamber of Commerce.

In 2002, Mr. Craig R. Truelock (Vice President of Operations) and Michael J. Todd (Vice President of Construction/Maintenance) became partners in HBI. Mr. Truelock and Mr. Todd have been associated with various holdings of Mr. Huse for over 31 years.

In 2017, Mr. Browne purchased Steve Huse's equity in the company.

Today, Heartland Beef, Inc. is the 15th largest Arby's Franchisee with 36 locations in Illinois, Indiana, Iowa, Ohio and Missouri.

<https://heartlandbeefarbys.com/>

ROARK CAPITAL GROUP

ABOUT THE PARENT COMPANY

Roark Capital Group is an Atlanta-based private equity firm with approximately \$11 billion in equity capital raised since inception. Roark focuses on family-owned business transfers, management / corporate buyouts, recapitalizations, going-private transactions, and corporate divestitures. Roark focuses on consumer and business service companies, with a specialization around franchised and multi-unit business models in the restaurant, retail, consumer services, and business service sectors.

Roark prides itself on being a trusted financial partner for management and business owners. They believe that successful partnerships begin with providing a compelling value proposition to all business constituencies. A win-win approach leads to an enthusiastic business environment where all stakeholders – customers, employees, franchisees, strategic partners, service providers, management and shareholders – share in the growth and success of their businesses. They want to partner with entrepreneurs and executives who share this vision.

Since inception, affiliates of Roark have acquired 68 franchise / multi-unit brands which generate approximately \$37 billion in system revenues from 36,000 location located in 50 states and 81 countries.

<https://www.roarkcapital.com/>

ARBY'S | COLLINSVILLE, ILLINOIS

ACTUAL SITE PHOTOS

INTERIOR



ARBY'S | COLLINSVILLE, ILLINOIS

AERIAL



Arby's



**SUMMIT
ELEMENTARY**
118 STUDENTS

T-Mobile	GameStop	Waffle House
Walgreens	Starbucks	Little Caesars
QDOBA Mexican Eats	AW	PNC
Sprint	AT&T	UMB

ARBY'S | COLLINSVILLE, ILLINOIS

AERIAL ZOOMED OUT



SLSG METRO
SOCCER FIELD

ABC
Supply Co. Inc.

Arby's

Culver's

DQ
Grill & Chill

Starbucks

Walgreens

golden
corral

Wendy's

Walmart

THE
HOME
DEPOT

INTERSTATE
55

INTERSTATE
70

40

GOOD SHEPHERD
LUTHERAN SCHOOL
319 STUDENTS

SUMMIT
ELEMENTARY
118 STUDENTS

JOHN A RENFRO
ELEMENTARY
581 STUDENTS

DORRIS
INTERMEDIATE
946 STUDENTS

Walmart
Neighborhood Market

DOLLAR
TREE

KOHL'S

Schnucks

Walgreens

TACO
BELL

Hardee's

McDonald's

Valvoline
Restaurant Oil Change

CVS
pharmacy

ALDI

O'Reilly
AUTO PARTS

SONIC

Auto
Zone

Advance
Auto Parts

Domino's

GLIDDEN
PARK

DOLLAR GENERAL

WEBSTER
ELEMENTARY
410 STUDENTS

COLLINSVILLE

ARBY'S | COLLINSVILLE, ILLINOIS

AERIAL CITY VIEW



KOHL'S

Schnucks



JOHN A RENFRO
ELEMENTARY
581 STUDENTS

DORRIS
INTERMEDIATE
946 STUDENTS

Walmart



FAIRMOUNT
PARK

Rural King
America's Farm and Home Store

COLLINSVILLE
MIDDLE SCHOOL
955 STUDENTS

WEBSTER
ELEMENTARY
410 STUDENTS

COLLINSVILLE

Exxon



KREITNER
ELEMENTARY
371 STUDENTS

COLLINSVILLE
HIGH SCHOOL
1,963 STUDENTS

TWIN ECHO
ELEMENTARY
208 STUDENTS

U-HAUL

ARBY'S | COLLINSVILLE, ILLINOIS

AERIAL METRO VIEW



ARBY'S | COLLINSVILLE, ILLINOIS

LOCATION OVERVIEW



Collinsville is a city mainly located in Madison County, and partially in St. Clair County; both in Illinois. Collinsville is approximately 12 miles from St. Louis, Missouri and is considered part of the city's Metro-East area. It is the site of the Brooks Catsup Bottle Water Tower, the world's largest ketchup bottle, and is the world's horseradish capital.

Collinsville Community Unit school District 10 offers Pre-K through 12th Grade, with over 450 employees and 6,558 students enrolled. Elementary education is offered at neighborhood schools, with older children attending the Intermediate, Middle and High School. Lindenwood Belleville Campus is a private, four-year liberal arts university that sits on a suburban 35 acres. It has a Collinsville Extension location, which offers a day program, as well as evening programs for working adults. They offer 30 undergraduate and graduate degree options for their 1,900 enrolled students. Other nearby colleges and universities include: Southwestern Illinois College, Southern Illinois University Edwardsville, Lindenwood University, McKendree University and Lewis & Clark Community College.

Uptown Collinsville exemplifies the traditional sense of community and history that is the heart and soul of Collinsville. Home to churches, public and parochial schools, library, history museum, government, theater, business and historic homes, this area today looks and feels much like it did at the turn of the 19th century. Uptown is also the scene of several large community-wide festivals each year, including the Italian Fest, Fall Festival and Christmas in Collinsville. The National Road runs through the center of Collinsville and is designated a National Scenic Byway.

Fairmount Park is a horse racing track in Collinsville. The track hosts Thoroughbred flat racing. It is one of three horse racing venues currently active in Illinois, and the only one outside the Chicago, Illinois metro area. The track is one of the top employers in Collinsville, with over 800 employees.



2018 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	3,613	30,255	54,831
DAYTIME POPULATION	3,443	27,536	50,617
AVERAGE HOUSEHOLD INCOME	\$63,949	\$68,199	\$78,135

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