

NET LEASE INVESTMENT OFFERING



ARBY'S (GL)
10112 Maysville Road
Fort Wayne, Indiana 46835

THE
Boulder
GROUP

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**DISCLAIMER
STATEMENT:**

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a newly constructed single tenant corporate Arby's ground lease located in Fort Wayne, Indiana. The new twenty year Arby's lease features 10% rental escalation every five years and in each four 5-year renewal option. The lease is guaranteed by Arby's Restaurant Group, Inc. and has zero landlord responsibilities.

The Arby's property is strategically located as an outparcel to Walmart Supercenter. Other retailers in the immediate area include Menards, Meijer, Walgreens, AT&T, Kohl's, PetSmart and Marshalls. The property is well located along Maysville Road (18,500 VPD) and just off Interstate 469 (27,200 VPD). The Arby's property has excellent visibility and easy access. There are 86,338 people living within 5 miles of the property and have an average household income of \$72,556.

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, craveable meals since it opened its doors in 1964.



INVESTMENT HIGHLIGHTS:

- Ground lease with zero landlord responsibilities
- Long term 20 year lease
- Corporate guarantee
- 10% rental escalations every five years throughout the primary term and renewal option periods
- Brand new construction with drive-thru
- Strategically located as an outparcel to a Walmart Supercenter
- Additional retailers in the immediate area include Menards, Meijer, Walgreens, AT&T, Kohl's, PetSmart and Marshalls
- Well located along Maysville Road (18,500 VPD) and just off Interstate 469 (27,200 VPD)
- 86,338 people living within 5 miles of the property and have an average household income of \$72,556



PROPERTY OVERVIEW:

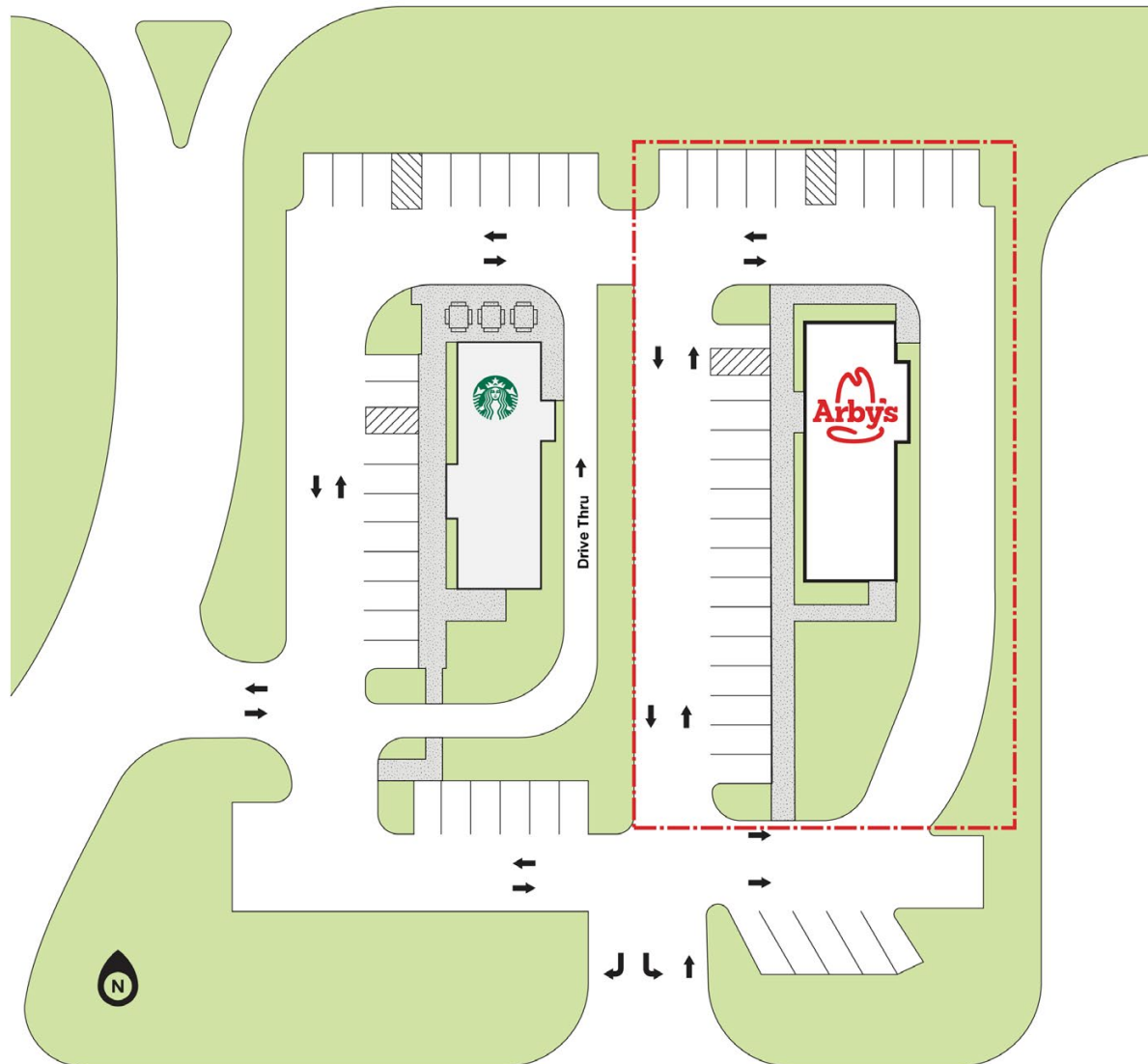
Price:	\$1,145,833
Cap Rate:	4.80%
Net Operating Income:	\$55,000
Rent Commencement Date:	January 28, 2018
Lease Expiration Date:	January 31, 2038
Rental Escalations:	10% Every Five Years
Renewal Options:	Four 5-Year
Tenant:	Arby's Restaurant Group, Inc.
Year Built:	2018
Lease Type:	Ground Lease – No Landlord responsibilities
Building Size:	2,400 SF
Land Size:	0.75 AC



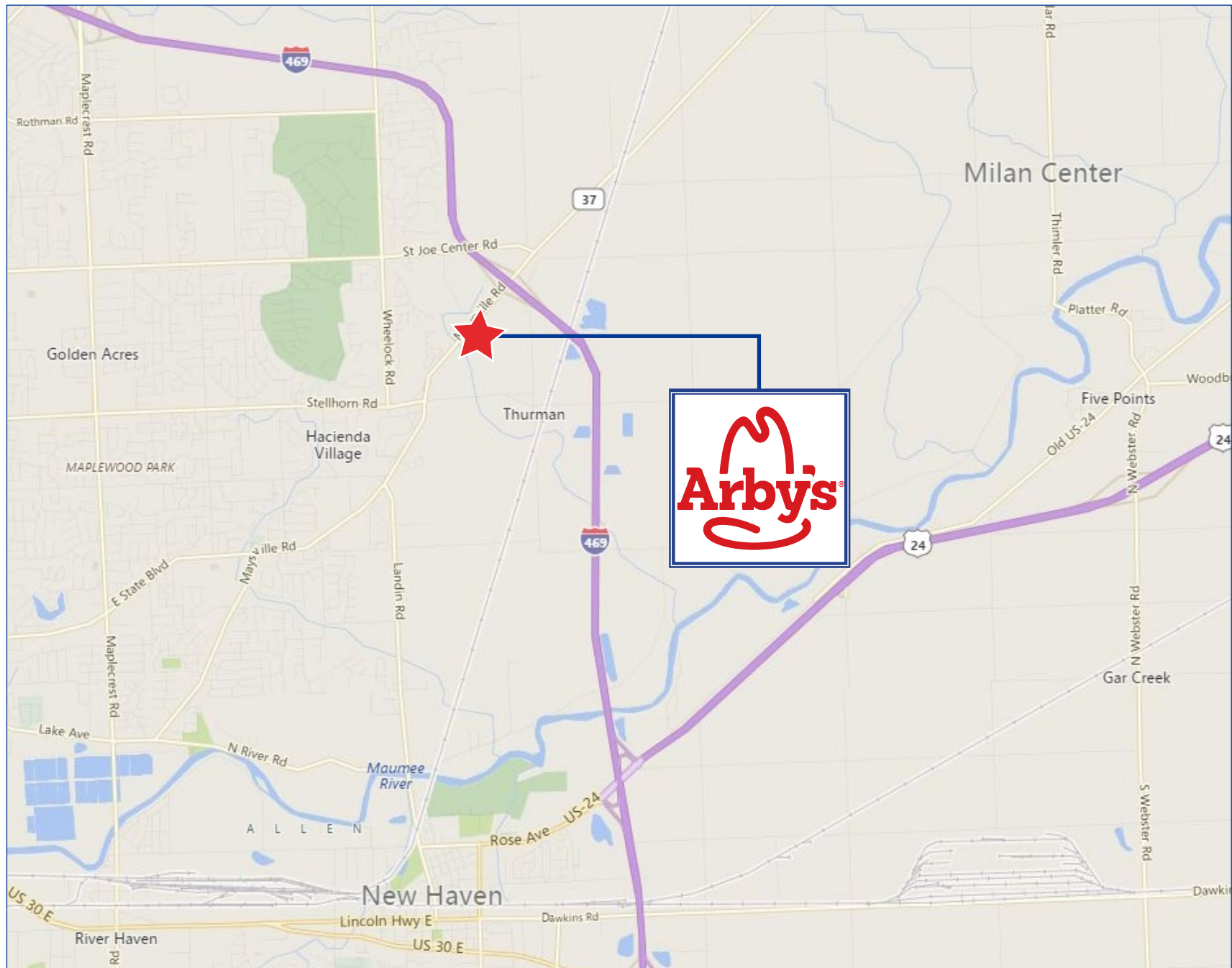


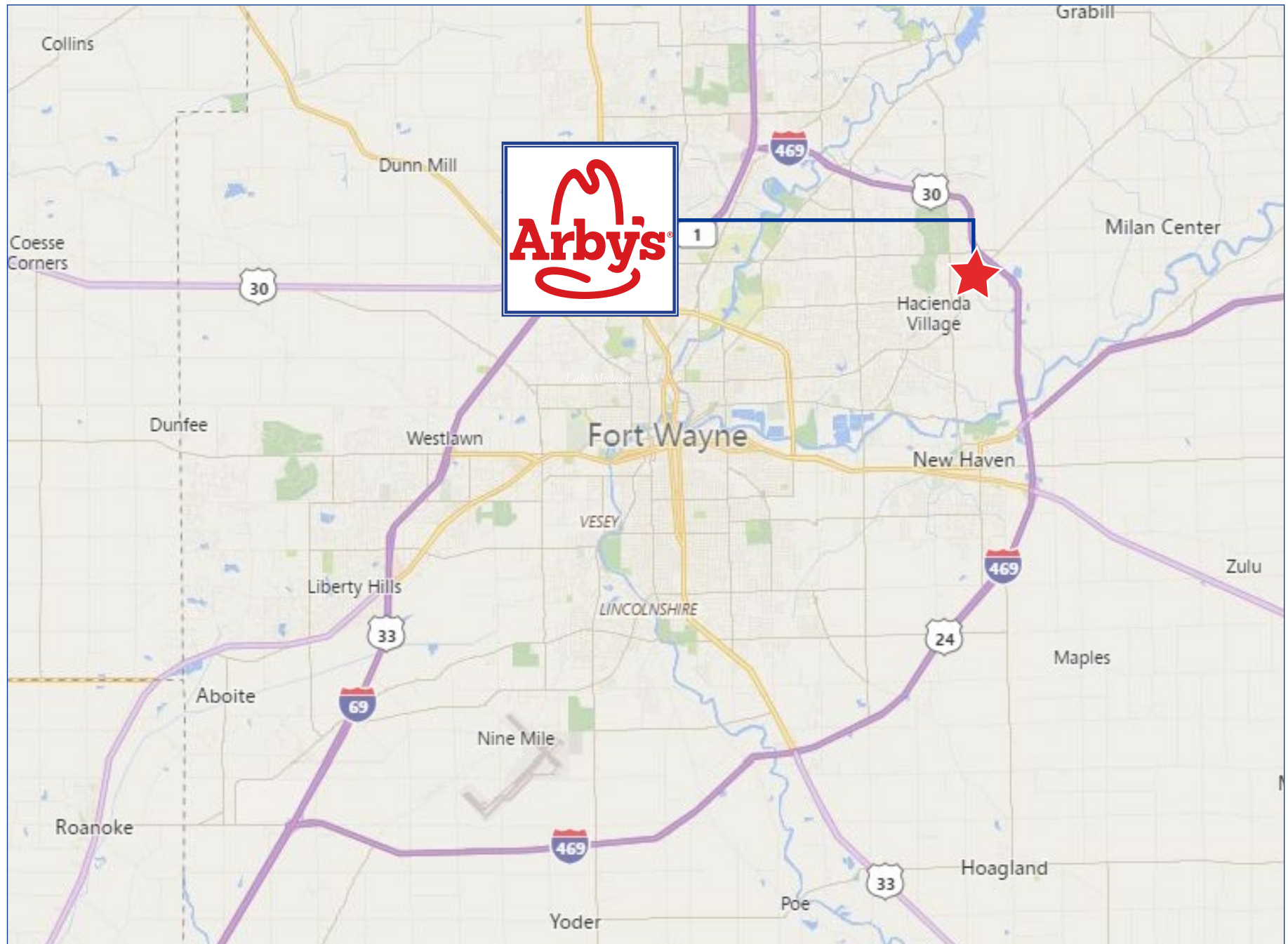


MAYSVILLE ROAD (18,500 VPD)



Adjacent Starbuck's property is also offered for sale. To view the OM please [click here](#)





**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	3,111	32,586	86,338
Total Households	1,269	12,574	34,603

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$90,395	\$84,932	\$72,556



**MARKET
OVERVIEW:**

Fort Wayne, Indiana

Fort Wayne is a city in the U.S. state of Indiana and the seat of Allen County, United States. Located in northeastern Indiana, the city is 18 miles west of the Ohio border and 50 miles south of the Michigan border. With an estimated population of 264,488 in 2016, it is the second-most populous city in Indiana after Indianapolis, and the 76th-most populous city in the United States. It is the principal city of the Fort Wayne metropolitan area, consisting of Allen, Wells, and Whitley counties, a combined population of 419,453 as of 2011.



Fort Wayne was built in 1794 by the United States Army under the direction of American Revolutionary War general Anthony Wayne, the last in a series of forts built near the Miami village of Kekionga. Named in Wayne's honor, the European-American settlement developed at the confluence of the St. Joseph, St. Marys, and Maumee rivers as a trading post for pioneers. The village was platted in 1823 and underwent tremendous growth after completion of the Wabash and Erie Canal and advent of the railroad. Once a booming manufacturing town located in what became known as the Rust Belt, Fort Wayne's economy in the 21st century is based upon distribution, transportation and logistics, healthcare, professional and business services, leisure and hospitality, and financial services. The city is a center for the defense industry, which employs thousands.



TENANT OVERVIEW:

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, craveable 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.

Websites:	www.arbys.com
Founded:	1964
Number of Locations:	3,400 ±
Number of Employ	74,000 ±
Headquarters:	Sandy Springs, Georgia
Owners:	Roark Capital Group (81.5%) The Wendy's Company (18.5%)





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