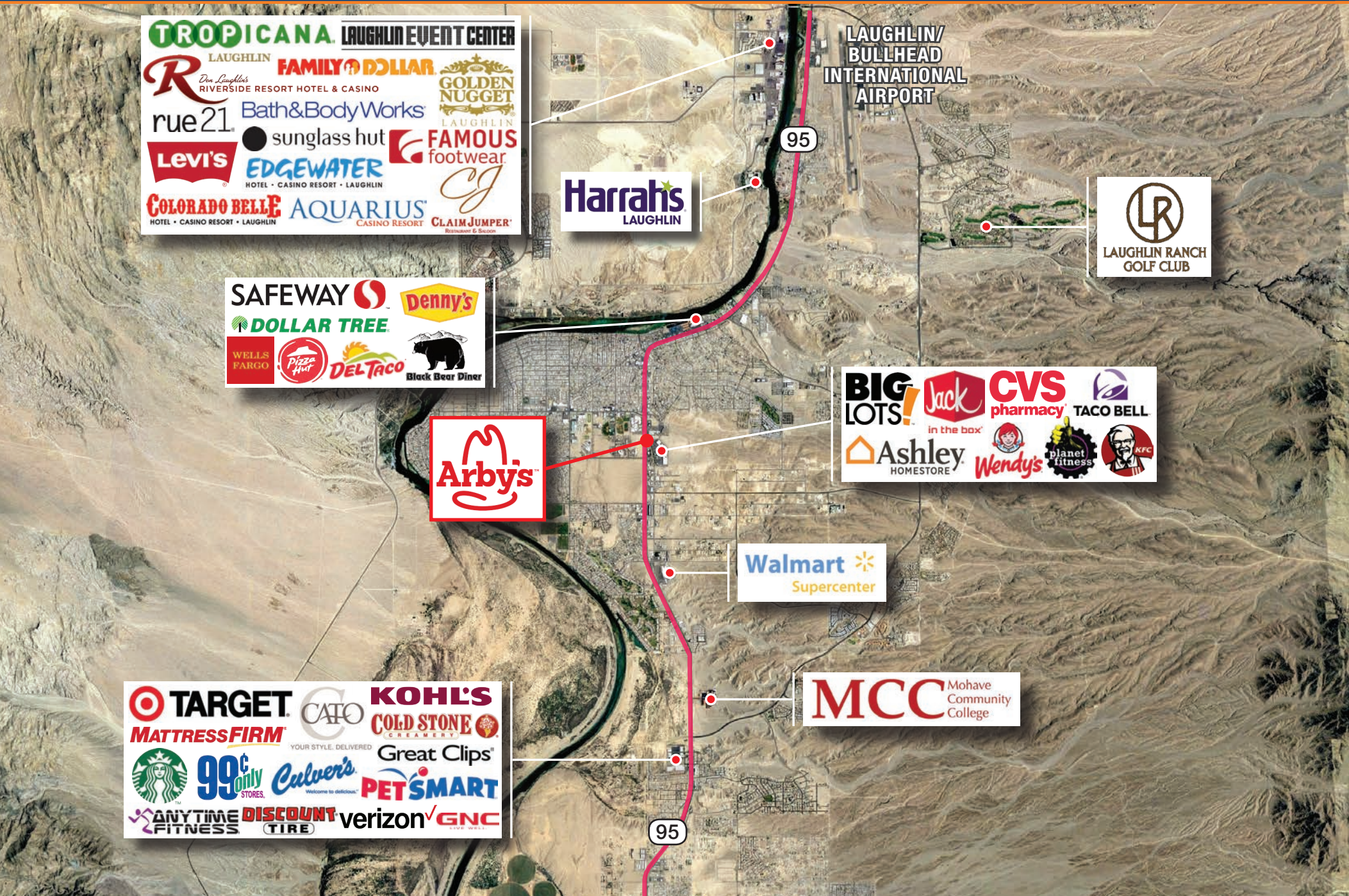




Offering Memorandum

ARBY'S SALE-LEASEBACK
2320 HIGHWAY 95
BULLHEAD CITY, AZ 86442

Marcus & Millichap





ACE
Hardware

CVS
pharmacy

JOANN

BIG
LOTS!



Walgreens



HIGHWAY 95
30,200 CPD

FUTURE DEVELOPMENT





ARBY'S SALE-LEASEBACK

2320 Highway 95
Bullhead City, AZ 86442

FINANCIAL SUMMARY	
Price	\$1,800,000
Down Payment	100% \$1,800,000
Cap Rate	5.50%
Building SF	3,099 SF
Net Cash Flow	5.50% \$99,000
Year Built / Remodeled	1988 / 2018
Lot Size	.83 Acres

LEASE SUMMARY	
Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Arby's
Guarantor	FX4B, LLC / Charles & Linda Harmon (Personal)
Roof & Structure	Tenant Responsible
Lease Commencement Date	June 1, 2018
Lease Expiration Date	May 31, 2038
Lease Term	19 Years
Rental Increases	7.5% Every 5 Years
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA		
LEASE YEARS	ANNUAL RENT	CAP RATE
1 - 5	\$99,000.00	5.50%
6 - 10	\$106,425.00	5.91%
11 - 15	\$114,406.88	6.36%
16 - 19	\$122,987.39	6.83%
OPTIONS	ANNUAL RENT	CAP RATE
Option 1	\$132,211.45	7.35%
Option 2	\$142,127.30	7.90%
Option 3	\$152,786.85	8.49%
Option 4	\$164,245.86	9.12%

BASE RENT	\$99,000
Net Operating Income	\$99,000
Total Return	5.50% \$99,000





Founders Leroy and Forrest Raffel opened their first sandwich shop in Boardman, Ohio in 1964. By 1980, Arby's had 1,000 locations across the United States. Today, the majority of the brand's 3,400 restaurants are franchised. Arby's celebrated its 50th birthday in 2014. The Arby's brand purpose is to "inspire smiles through delicious experiences." Arby's delivers on its purpose by celebrating the art of Meatcraft with a variety of high-quality proteins and innovative, craveable sides, such as Curly Fries and Jamocha shakes. 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 Restaurant Group, Inc. is the franchisor of the Arby's Brand and is headquartered in Atlanta, Georgia.

www.arbys.com

FRANCHISEE OVERVIEW: FX4B, LLC

FX4B started on in December of 2000. Since day one, their name, mission, and success formula have all been the same: To deliver Fantastic Food in a Fast and Friendly atmosphere. Living up to our name keeps customers coming back which insures our continued success.

FX4 has a simple and single focus: It's to make Arizona, THE "Premier" market in the Arby's system. That means being the best in everything they do from unit growth, store operations, training programs, and benefits. In 2005 and 2006, customer surveys ranked their operations as the #1 market in the country.



INVESTMENT HIGHLIGHTS

- Absolute Triple-Net (NNN) Lease with Arby's – 19 Year Lease Term
- 7.5% Rental Increases Every 5 Years
- Largest Arby's Franchisee in Arizona with 45 Units
- Expanding Operator with 2 New Units in the Pipeline for 2020
- Strong and Increasing Store Sales
- Unit Remodeled in 2018 to Inspire 3000 Prototype, Costing in Excess of \$500,000 – Drive-Thru Location
- 44,910 Residents in Growing Bullhead City Trade Area – Household Projected to Increase 9%+ in Immediate Area by 2023
- Excellent Location Across from Big Lot's and Ace Hardware Shopping Center
- Visible to Over 30,200 CPD Along Highway 95
- Surrounded by Major National Retailers – Walmart Supercenter, Hobby Lobby, Ashley HomeStore, McDonald's, Wendy's, Walgreens, and More
- Minutes from Laughlin, Nevada – a Popular Tourist Destination Home to 9 Hotels/ Casinos, Attracting 2 Million Visitors Annually
- Walking Distance from Mohave High School – Nearly 1,300 Students

DEMOGRAPHIC REPORT

Population	1-Mile	3-Miles	5-Miles
2023 Projection	3,956	34,311	47,716
2018 Estimate	3,686	32,864	44,910
Growth 2018 - 2023	7.33%	4.41%	6.25%
Households	1-Mile	3-Miles	5-Miles
2022 Projections	1,631	14,748	20,631
2018 Estimate	1,487	13,911	19,177
Growth 2018 - 2023	9.72%	6.02%	7.59%
Income	1-Mile	3-Miles	5-Miles
2018 Est. Average Household Income	\$49,148	\$50,637	\$54,420
2018 Est. Median Household Income	\$37,885	\$37,619	\$39,648
2018 Est. Per Capita Income	\$19,876	\$21,525	\$23,330

LOCATION OVERVIEW

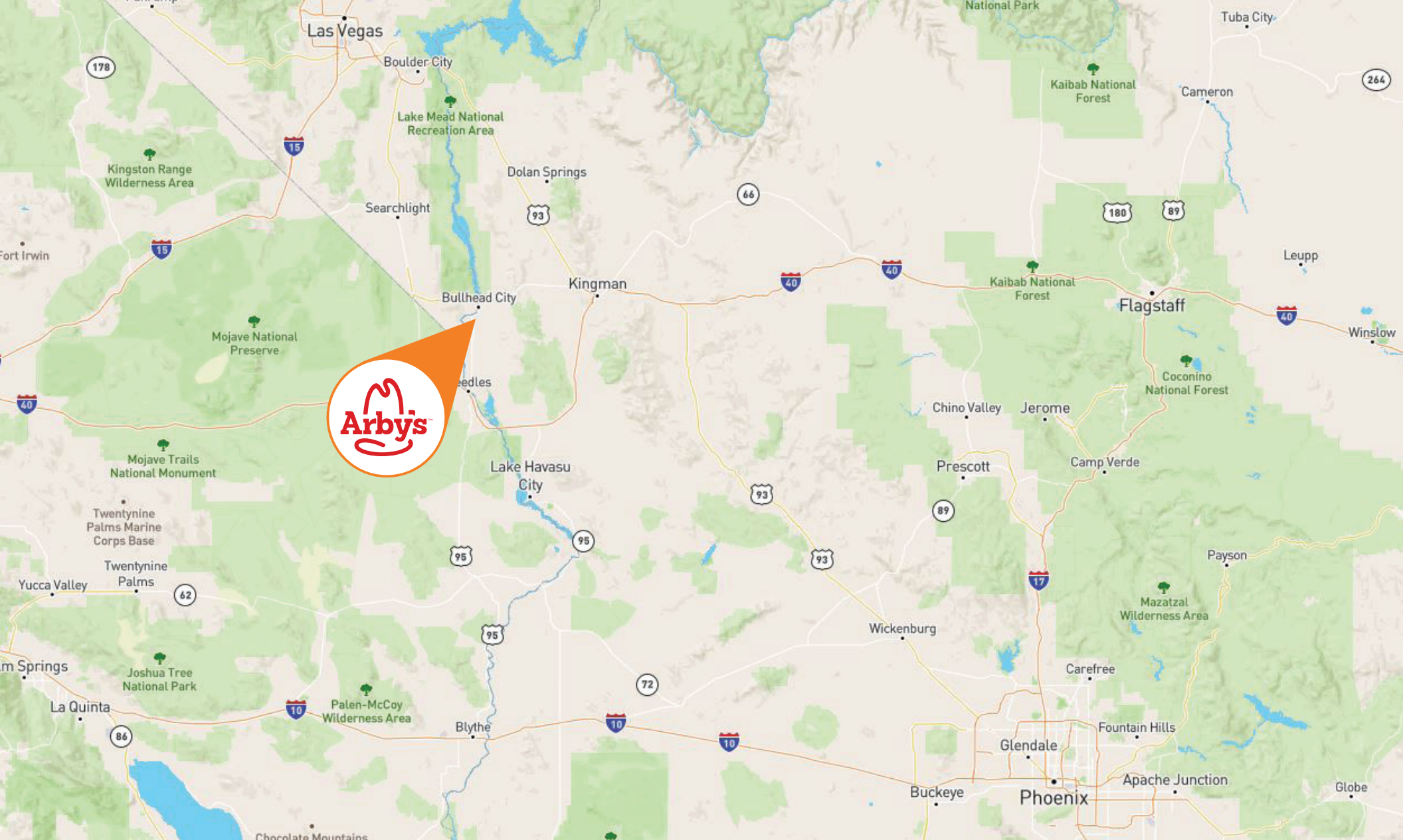
Located on the east bank of the Colorado River near the juncture of Arizona, California, and Nevada, Bullhead City is also referred to as Arizona's West Coast. Bullhead City serves as the economic hub and retail shopping center for Western Mohave County and Southeastern Clark County, Nevada. The City of Bullhead City is a family-oriented, vibrant community for its residents and businesses seeking careful growth, environmental awareness, an affordable place to live and a high quality of life. There are approximately two-million visitors per year that frequent Bullhead City and its sister city, Laughlin, Nevada.

Tourism remains the primary economic activity derived from the Laughlin resort/ gaming industry, area water sports, golf, fishing, senior and youth sporting events, and the thousands of winter visitors that come to this area for the desert weather and sunshine.

In April 2017, Dot Foods, the nation's largest food industry redistributor, broke ground on its eleventh distribution center, located in Bullhead City. Located near the Laughlin/ Bullhead International Airport, the new \$30 million facility will be built on a 45-acre plot. The new facility will employ 125 in the first year, with 170 people projected to be employed by 2020.







7 MILES
Laughlin/Bullhead
International Airport

102 MILES
Las Vegas,
Nevada

184 MILES
Flagstaff,
Arizona

231 MILES
Phoenix,
Arizona

Net Leased Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

exclusively listed

Exclusively listed by:

Marcus & Millichap

JAMIE MEDRESS

Executive Managing Director

PHOENIX OFFICE

Tel: (602) 687-6778

Fax: (602) 687-6717

jmedress@marcusmillichap.com

MARK RUBLE

Senior Managing Director

PHOENIX OFFICE

Tel: (602) 687-6766

Fax: (602) 687-6710

mruble@marcusmillichap.com

JONATHAN ECKERD

First Vice President

PHOENIX OFFICE

Tel: (602) 687-6686

Fax: (602) 687-6710

jonathan.eckerd@marcusmillichap.com

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www.marcusmillichap.com