



BUFFALO WILD WINGS®

PAD TO



• Absolute NNN Lease • 15 Years Remaining • Adjacent to Walmart Supercenter and Home Depot •



In Association with Thessing Commercial Properties, LLC. | A Licensed Arkansas Broker #PB00054548

OFFERING MEMORANDUM
MOUNTAIN HOME, ARKANSAS



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



BUFFALO WILD WINGS.

OFFERING MEMORANDUM

MOUNTAIN HOME, ARKANSAS

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OFFERING SUMMARY

BUFFALO WILD WINGS



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LOCATION

Buffalo Wild Wings
1195 Hometown Commons
Mountain Home, AR 72653

OFFERING SUMMARY

Price:	\$2,600,000
Current Net Operating Income (NOI):	\$168,987
Current Capitalization Rate:	6.50%
Net Rentable Area:	6,250
Year Built:	2014
Lot Size (Acres):	1.39

LEASE TERMS (1)

Lease Commencement:	12/1/2014
Lease Expiration:	11/30/2034
Lease Type:	Absolute NNN
Roof & Structure:	Tenant Responsibility
Monthly Rent:	\$14,082
Annual Rent:	\$168,987
Rental Increases:	12/1/29 - \$181,121
Renewal Options:	Four 5-Year @ 10% Each Option

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.



REPRESENTATIVE PHOTO



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

INVESTMENT HIGHLIGHTS

BUFFALO WILD WINGS



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- **Single-Tenant Absolute NNN Buffalo Wild Wings:**

- Absolute NNN lease; zero landlord responsibilities
- 15 years remaining on initial 20-year lease term
- Six 5-year options to renew at 10% increases
- Buffalo Wild Wings is the largest sports bar brand in the United States; 1,240 restaurants across 10 countries
- On February 5, 2018, Roark Capital Group acquired Buffalo Wild Wings under the newly formed Inspire Brands, Inc.
- Inspire Brands is a multi-brand restaurant company whose portfolio includes more than 8,400 Arby's, Buffalo Wild Wings, SONIC Drive-In, and Rusty Taco locations worldwide
- Since inception, affiliates of Roark Capital Group have acquired 74 franchise/multi-unit brands, which collectively generate roughly \$37 billion in system revenues from 36,000 locations located in 50 states and 81 countries



- **Experienced Franchisee Operator:** Personal guaranty from experienced franchisee that operates 32 Buffalo Wild Wings and Arby's locations across Alabama, Arkansas, Florida, Indiana, Michigan, Missouri, Oklahoma, and Texas
- **Pad to Lowe's Home Improvement; Across the Street from Walmart Supercenter and Home Depot:** The subject property benefits from the regional draw of Lowe's, Walmart Supercenter, and Home Depot; closest Walmart to the nearby Norfolk Lake which draws over 250,000 annual visitors
- **Strong Tenant Synergy with Nearby Area Retailers:** Other nearby tenants include T.J.Maxx, Anytime Fitness, Arby's, AT&T, Baskin' Robbins, Chili's, Dollar Tree, GameStop, Harbor Freight Tools, Hibbett Sports, Maurices, McDonald's, Petco, Popeyes, Subway, and Verizon
- **Easy Freeway Access:** Located ½ mile from Highway 62 East, a major retail and commuter thoroughfare in the region; 21,000 cars per day
- **Mountain Home is the Economic and Retail Hub for an 8-County Region of Over 250,000 People**
- **Top Vacation and Retirement Destination:**
 - **Norfolk Lake** – Main tourist destination in the region; consistently ranked among the top fishing destinations in the country; supports over 1,000 jobs and draws over 255,000 annual visitors
 - Top 5% "Best Places to Retire in America" – Niche (2019)
 - #2 "Best Places to Retire in Arkansas" – Homesnacks (2019)



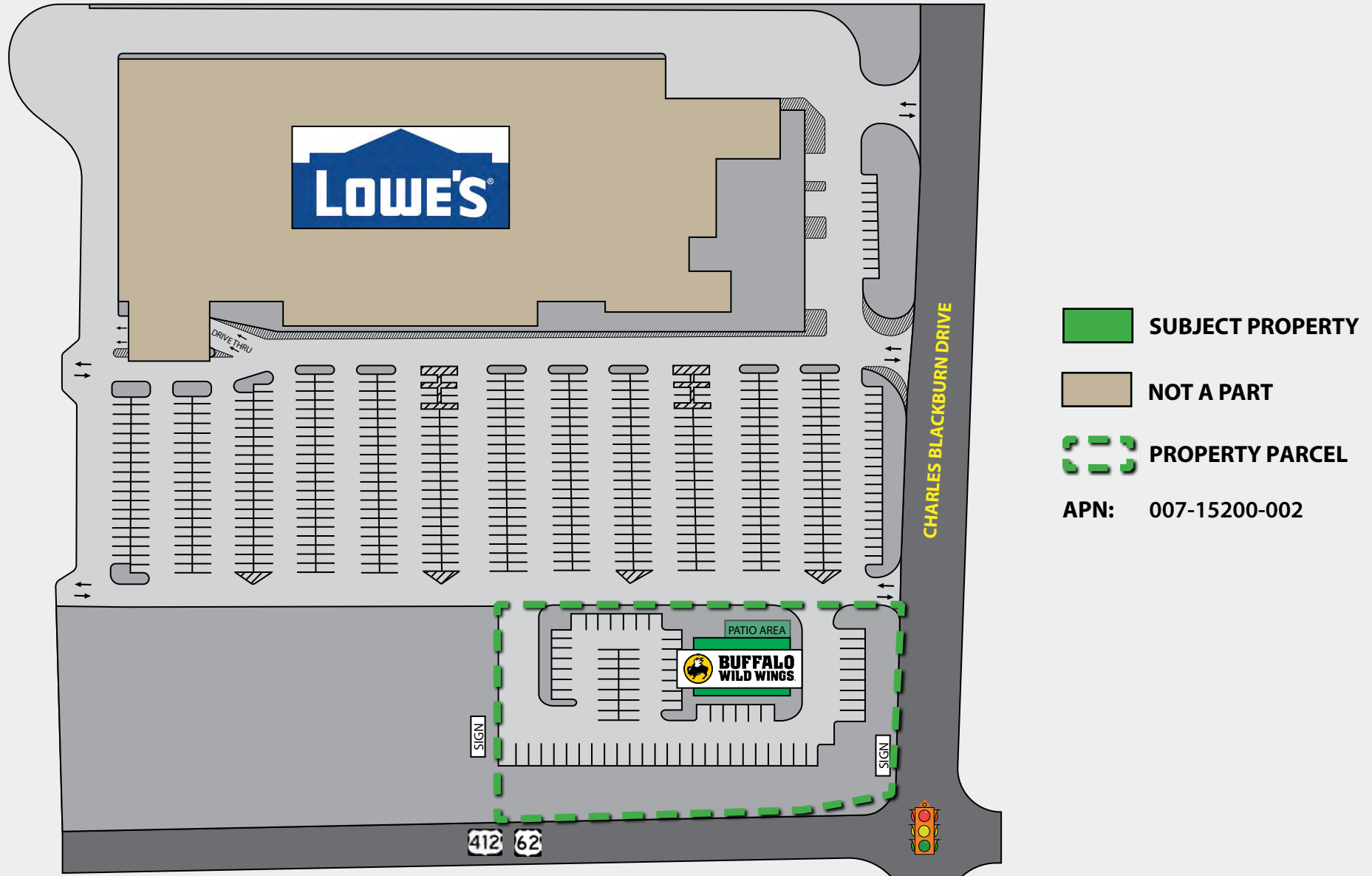
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SITE PLAN / PARCEL MAP

BUFFALO WILD WINGS



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SURROUNDING TENANTS

NOT A PART



AERIAL OVERVIEW

BUFFALO WILD WINGS



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CHARLES BLACKBURN DRIVE





DEMOGRAPHICS

	Population	AHHI
3-Mile Radius	11,468	\$53,542
5-Mile Radius	20,673	\$55,317
Trade Area	183,760	\$51,534





**ECONOMIC AND RETAIL HUB
FOR AN 8-COUNTY AREA**

LAKE NORFORK
- 250K ANNUAL VISITORS -



LAKE NORFORK

- #1 tourist attraction in Baxter County and North Central Arkansas
- 22,000 acres
- 550 miles of shoreline
- Stocked with 2.5+ million Trout each year



REGIONAL MAP

BUFFALO WILD WINGS



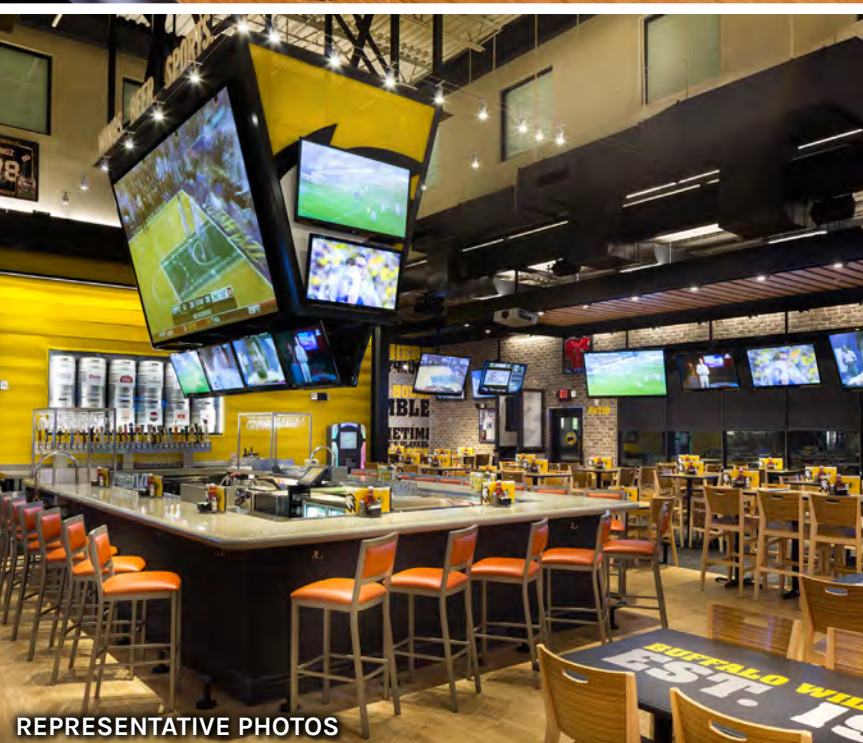
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TENANT PROFILE

BUFFALO WILD WINGS



Buffalo Wild Wings is the #1 sports bar on Restaurant Business Magazine's 2019 Top 500 Chains report and the 19th largest restaurant chain in the United States. In 2018, the brand had more than 1,240 restaurants in 10 countries and systemwide sales of \$3.8 billion, with 2.2% comparative same-store sales growth in the 4th quarter of 2018. The chain is also featured at #116 on Entrepreneur's 2019 Franchise 500 list. Buffalo Wild Wings is best known for New York-style chicken wings along with its 14 signature sauces and 4 signature seasonings. The open-layout restaurants feature projection screens and approximately 50 additional televisions, as well as Buzztime Trivia and video games.

Buffalo Wild Wings was acquired by Inspire Brands for \$2.9 billion in 2018, a multi-concept operator who also owns Arby's, SONIC Drive-In, Rusty Taco, and Jimmy John's Sandwiches. Inspire Brands announced the addition of Jimmy John's Sandwiches to its portfolio in October 2019, a brand with over 2,800 restaurants in 43 states. The acquisition made Inspire Brands the 4th largest restaurant company in the United States. The company's global systemwide sales exceeded \$14.4 billion in 2018, with further anticipated growth. Their entire portfolio includes more than 11,200 restaurants and 1,400 franchisees in 16 countries.

Inspire Brand's goals are to create a unique restaurant company that has a broad portfolio of distinct brands, each having high-growth potential, both domestically and internationally. Inspire Brands was co-founded by Paul Brown of Arby's and Neal Aronson, who started Roark Capital Group, and is majority-owned by Roark Capital Group, an Atlanta-based private equity firm. Since inception, affiliates of Roark have invested in 74 franchise/multi-unit brands, which collectively generate \$37 billion in annual system revenues from 36,000 locations in 50 states and 81 countries.

HIGHLIGHTS

- **#1 "Sports Bar"** on Top 500 Chains Report - Restaurant Business Magazine (2019)
- **#19 "Top 500 Chains"** - Restaurant Business Magazine (2019)
- **#116 "Franchise 500"** - Entrepreneur (2019)

Company Type: Private
Locations: 1,240 (8,400 Inspire Brands locations)
Website: www.buffalowildwings.com | www.inspirebrands.com



Mountain Home, Arkansas

- Town in northern Arkansas on Highway 412, situated in the center of the Twin Lakes area near the Missouri border
 - Highway 412 is the primary arterial route from east to west Arkansas
- County seat of Baxter County; 12,457 population in the city; 41,316 in the county
- **Baxter County Airport** - County owned, public use airport; 10 miles from the subject property; 133 aircraft operations per day

ECONOMY

- Thriving economy draws customers and employees from a population of over 250,000 people within 55 miles
- Economic and retail hub for an 8-county region
- The largest industries are health care and social assistance, retail trade, and manufacturing
- The largest employer is Baxter Regional Medical Center; 1,880 employees
- One of the most popular vacation and retirement destinations in the country
 - Top 5% "Best Places To Retire In America" – Niche (2019)
- Located within minutes of 2 beautiful lakes and 3 rivers which features the world-renowned Norfolk Tailwater
- Employment is abundant in the boat building industry as Bass Cat and Ranger Boats cater to the areas fishing industry
 - **Bass Cat** - Headquartered in Mountain Home; the country's longest continuously operating tournament bass boat company

- ◆ recent 2019 expansion increased production capacity by 40%

- **Downtown Entertainment District** - Includes dining, entertainment and hospitality businesses; opened in 2019; the first of its kind in the state

EDUCATION

- **Arkansas State University - Mountain Home** - Nationally recognized university; 1,429 students

TOURISM

- **Lake Norfolk** - Over 550 miles of shoreline; 22,000 acres of surface water, and 20 developed parks; 250,000 annual visitors
 - #1 tourist attraction in Baxter County and North Central Arkansas
 - Stocked with 2.5+ million trout each year

City of Mountain Home *at a Glance*



**ECONOMIC AND RETAIL HUB
FOR AN 8-COUNTY REGION**



**TOP 5% "BEST PLACES
TO RETIRE IN AMERICA"**

#1

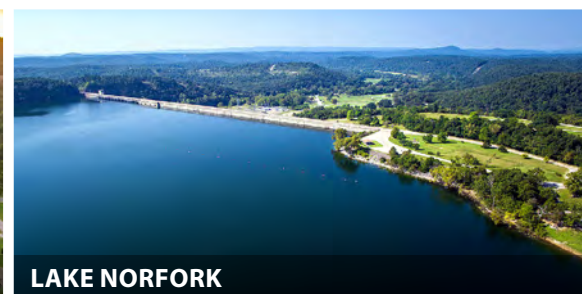
**TOURIST ATTRACTION IN BAXTER
COUNTY AND NORTH ARKANSAS**



ARKANSAS STATE UNIVERSITY



BAXTER REGIONAL MEDICAL CENTER



LAKE NORFORK





	<u>3-Mile</u>	<u>5-Mile</u>	<u>Trade Area</u>
Population			
2023 Projection	11,776	21,342	189,241
2018 Estimate	11,468	20,673	183,760
2010 Census	11,607	20,935	185,093
2000 Census	10,449	19,155	173,992
Growth 2000-2010	11.08%	9.29%	6.38%
Growth 2018-2023	2.69%	3.24%	2.98%
Households			
2023 Projection	5,469	9,937	81,022
2018 Estimate	5,291	9,533	77,722
2010 Census	5,381	9,697	78,860
2000 Census	4,866	8,772	72,481
Growth 2000-2010	10.58%	10.54%	8.80%
Growth 2018-2023	3.36%	4.24%	4.25%
2018 Est. Population by Single-Classification Race			
White Alone	10,986	19,865	175,509
Black or African American Alone	73	89	974
American Indian and Alaska Native Alone	77	128	1,507
Asian Alone	78	126	919
Native Hawaiian and Other Pacific Islander Alone	7	8	74
Some Other Race Alone	71	130	1,066
Two or More Races	178	329	3,739
2018 Est. Population by Ethnicity (Hispanic or Latino)			
Hispanic or Latino	293	505	4,026
Not Hispanic or Latino	11,175	20,168	179,734
2018 Est. Average Household Income	\$53,542	\$55,317	\$51,534

CONFIDENTIALITY AGREEMENT

BUFFALO WILD WINGS



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The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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\$6+ BILLION
retail sales nationwide



SHARED DATABASE
collaborative proprietary database



TOP BROKERAGE GLOBALLY
in investment sales



COSTAR POWER BROKER
top sales brokers & firm in OC



NATIONWIDE REACH
retail & investors across the U.S.