



Arby's

5420 Brainerd Rd | Chattanooga, TN 37411

Tennessee Net Lease LLC



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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 here-in is not a substitute for a thorough due diligence investigation. Tennessee Net Lease, LLC (and/or its affiliates) 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, Tennessee Net Lease, LLC has not verified, and will not verify, any of the information contained herein, nor has Tennessee

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Seller reserves the right, for any reason to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and broker from any liability respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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INVESTMENT SUMMARY

List Price	\$967,504
NOI	\$50,793.96
Cap Rate	5.25%
Building Size	+/- 3,035 SF
Land Area	+/- 0.7 acres

Tenant Trade Name	Arby's
Guarantor	Restaurant Management, Inc.
Lease Type	NNN
Original Lease Term	20 Years
Lease Commencement Date	7/7/2014
Lease Expiration Date	7/31/2034
Term Remaining	+/- 14.5 Years
Increases	7.5%
Options	Three, Five-Year Options
Year Built	1975 (renovated 2014)



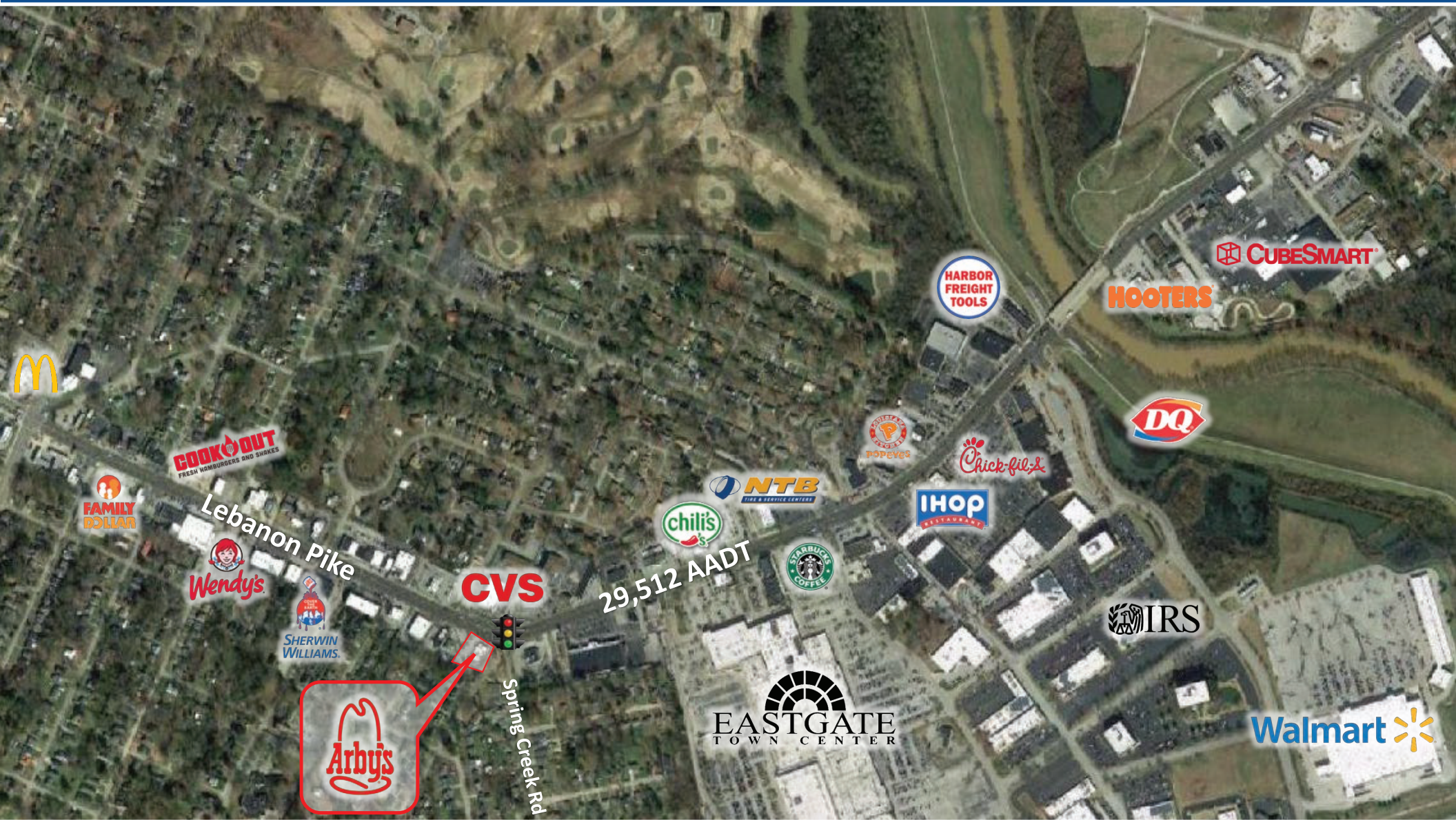
- Absolute NNN lease
- Operated by a Top-5 Arby's Franchisee in business since 1965 with 65+ units securing the lease
- Strong 7.5% increases every 5 years
- Great location at signalized intersection - over 29,500+ AADT
- Chattanooga, TN - second fastest growing big-city in TN



LEASE INFORMATION/RENT ROLL

Asking Price \$967,504 | Cap Rate 5.25%

	Monthly Rent	Annual Rent	Increases	Rent/SF	Cap Rate	SF
Current - 7/31/2024	\$4,232.83	\$50,793.96		\$16.74	5.25%	3,035
8/1/2024 - 7/31/2029	\$4,550.25	\$54,603.00	7.50%	\$17.99	5.64%	
8/1/2029 - 7/31/2034	\$4,891.58	\$58,698.96	7.50%	\$19.34	6.07%	
Option 1 - 7/31/2039	\$5,258.42	\$63,101.04	7.50%	\$20.79	6.52%	
Option 2 - 7/31/2044	\$5,652.75	\$67,833.00	7.50%	\$22.35	7.01%	
Option 3 - 7/31/2049	\$6,076.75	\$72,921.00	7.50%	\$24.03	7.54%	



AREA OVERVIEW

Population	1-Mile	3-Mile	5-Mile
2019 Estimate	6,539	51,648	88,888
2024 Projection	6,774	53,591	93,120
Growth 2019 - 2024	0.71%	0.74%	0.93%
Households	1-Mile	3-Mile	5-Mile
2019 Estimate	2,733	22,488	35,876
2024 Projection	2,813	23,230	37,588
Growth 2019 - 2024	0.58%	0.65%	0.94%
Income	1-Mile	3-Mile	5-Mile
2019 Average Household Income	\$52,605	\$57,548	\$55,606

Chattanooga, TN

Chattanooga is the fourth largest city in Tennessee. Known as the Scenic City, Chattanooga is nestled in the foothills of the Appalachian Mountains in the Southeastern corner of the state and serves as a halfway point between the major cities of Nashville and Atlanta.

Chattanooga has established a budding startup culture with its fastest internet service in the Western Hemisphere. The city has positioned itself as an option for entrepreneurs and businesses with its gigabit fiber infrastructure at affordable rates. Combined with a low cost of living, Chattanooga is poised for growth for the foreseeable future.

*<https://www.chattanooga-chamber.com/why-chattanooga>

*<https://www.pcmag.com/news/gig-city-how-chattanooga-became-a-tech-hub>



TENANT OVERVIEW



Property Name	Arby's
Property Address	5420 Brainerd Rd Chattanooga, TN 37411

SITE INFORMATION

Year Built	1975 (Renovated in 2014)
Building Size	3,035 SF (+/-)
Lot Area	0.7 acres (+/-)
Parking Spaces	33

Company Name	Arby's
Industry	Restaurants
Locations	3,300+
Year Founded	1964
Headquarters	Atlanta, GA
Website	www.arbys.com

Franchisee	Restaurant Management, Inc.
Year Founded	1965
Number of Locations	65+ (Top-5 Arby's Franchisee)
Primary Territories	Greater Cincinnati & Greater Chattanooga



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