

INVESTMENT OFFERING

ARBY'S

4444 US-Business 220
Bedford (Outside Pittsburgh), PA 15522



ACTUAL SITE

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This Marketing Package was prepared by Wertz Real Estate Investment Services and DZ Net Lease Realty, LLC ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$1,090,909
DOWN PAYMENT	100% / \$1,090,909
RENTABLE SQUARE FEET	2,200 SF
CAP RATE	5.50%
YEAR BUILT / RENOVATED	2017
LOT SIZE	30,927 +/- Square Feet
TYPE OF OWNERSHIP	Fee Simple



TENANT SUMMARY

TENANT TRADE NAME	Arby's
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	COE
LEASE EXPIRATION DATE	COE
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	8.0% Every 5-Years
OPTIONS TO RENEW	(3) 5-Year Options
RIGHT OF FIRST REFUSAL	No

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$60,000.00	\$5,000.00
Years 6-10	\$64,800.00	\$5,400.00
Years 11-15	\$69,984.00	\$5,832.00
Years 16-20	\$75,582.72	\$6,298.56
Years 21-25 (Option 1)	\$81,629.33	\$6,802.44
Years 26-30 (Option 2)	\$88,159.68	\$7,346.64
Years 31-35 (Option 3)	\$95,212.46	\$7,934.37
BASE RENT		\$60,000.00
NET OPERATING INCOME		\$60,000.00
TOTAL RETURN YR-1	5.50%	\$60,000.00

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TENANT OVERVIEW

ARBY'S

Arby's is an American fast food sandwich restaurant chain with more than 3,400 restaurants system wide and third in terms of revenue. In October 2017, Food & Wine called Arby's "America's second largest sandwich chain" (after Subway). Arby's is owned by Inspire Brands, the renamed Arby's Restaurant Group, Inc. (ARG). ARG was renamed as the company took over ownership of Buffalo Wild Wings on February 5, 2018. Roark Capital Group acquired 81.5% of Arby's Restaurant Group in July 2011 and now wholly owns Inspire Brands. The Wendy's Company held a minority stake of 18.5% in Arby's after the acquisition by Roark Capital; that share was reduced to 12.3% upon the purchase of Buffalo Wild Wings, and was sold back to Inspire Brands on August 16, 2018, for 450 million dollars, a 38 percent premium.

In addition to its classic Roast Beef and Beef 'n Cheddar sandwiches, Arby's products also include deli-style Market Fresh line of sandwiches, Greek gyros, Curly Fries and Jamocha Shakes. Its headquarters are in Sandy Springs, Georgia, a suburb of Atlanta. There are locations in six countries outside the United States: Canada, Turkey, Qatar, Kuwait, Egypt, and South Korea.

ABOUT THE TENANT

Parikh Networks, headquartered in New Jersey, operates over 200 locations across 13 states. In recent years, the group signed onto large, multi-unit expansion plans with Arby's and Popeyes. Within their portfolio, they operate Arby's, Popeyes, Dunkin and Taco Bell. Franchise Times named Parikh Network on their 2016 "Restaurant 200" list (as the 76th largest franchise company). As one of the largest QSR operating groups in the country, Parikh Network is comprised of the knowledge and expertise to continue their successful track record in the QSR sector.



PROPERTY NAME	Arby's
PROPERTY ADDRESS	4444 US-Business 220 Bedford (Outside Pittsburgh), PA 15522
PROPERTY TYPE	Net Lease Quick Service Restaurant
PARENT COMPANY	Inspire Brands
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
TERM REMAINING ON LEASE	Twenty (20) Years
OPTIONS TO RENEW	(3) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	8.0% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$60,000
NO. OF LOCATIONS	3,400+
HEADQUARTERED	Atlanta, GA
WEBSITE	www.arbys.com
YEARS IN THE BUSINESS	Since 1964

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is an Arby's drive-thru located in Bedford (Outside Pittsburgh), Pennsylvania. The brand new 20-year absolute NNN lease includes 8.0% rental increases every 5-years in the primary term and in the (3) five-year option periods. Built in 2017, the building sits on a 30,927 square foot lot adjacent to a brand new Taco Bell. This Arby's also shares an entrance with a newly constructed Fairfield Inn & Suites (Marriott), located directly behind the subject property. The property is located in an established retail trade area in Bedford, where the I-99 meets the I-76. The property benefits from its excellent visibility at the signalized intersection of US-Business 220 and I-99, which leads to the I-76 toll road.

Located at the intersection of two major interstates, there are numerous Hotels in the area including the Fairfield Inn & Suites (Marriott), Super 8 (Wyndam), Travelodge (Wyndam), Quality Inn (Choice Hotels), Rodeway Inn, and Budget Host Midway Inn. National retailers in the immediate vicinity include Taco Bell, Wendy's, Subway, Sheetz, Denny's, McDonald's, Pizza Hut, Shell, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- 20-Year Absolute NNN Lease w/ 8% Increases Every 5-Years
- New Long-Term Lease Shows Tenant's Commitment to Location
- Experienced 200-Unit Operator of Arby's, Popeyes, Dunkin, Taco Bell
- Located at Signalized Intersection of US-Business 220, I-99 & I-76
- Adjacent to Newly Constructed Taco Bell and Fairfield Inn & Suites
- Immediate National Retailers Include McDonald's, Wendy's, Pizza Hut, Taco Bell, Subway, Denny's, Sheetz, Shell & Many More



AERIAL PHOTO



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SUBJECT PROPERTY



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SUBJECT PROPERTY

An aerial photograph of a commercial property featuring an Arby's restaurant. The restaurant is a single-story building with a white facade and a prominent red horizontal stripe. It has large windows and a drive-thru window. To the left of the Arby's is a Taco Bell restaurant, also with a white facade and red accents. The buildings are situated in a commercial area with several parking lots. A large parking lot in the foreground contains several cars, including a white SUV and a dark sedan. A green highway sign in the foreground indicates directions to Cumberland and Altoona via I-99, and North 220 Business. Another green sign nearby lists local destinations: Bedford, Liberty, Cumberland, Altoona, and Stone Knob. A red Arby's sign is visible on a pole in the foreground. In the background, there is a multi-story apartment building and more parking areas. The overall scene is a typical commercial development in a suburban or rural area.

ACTUAL SITE

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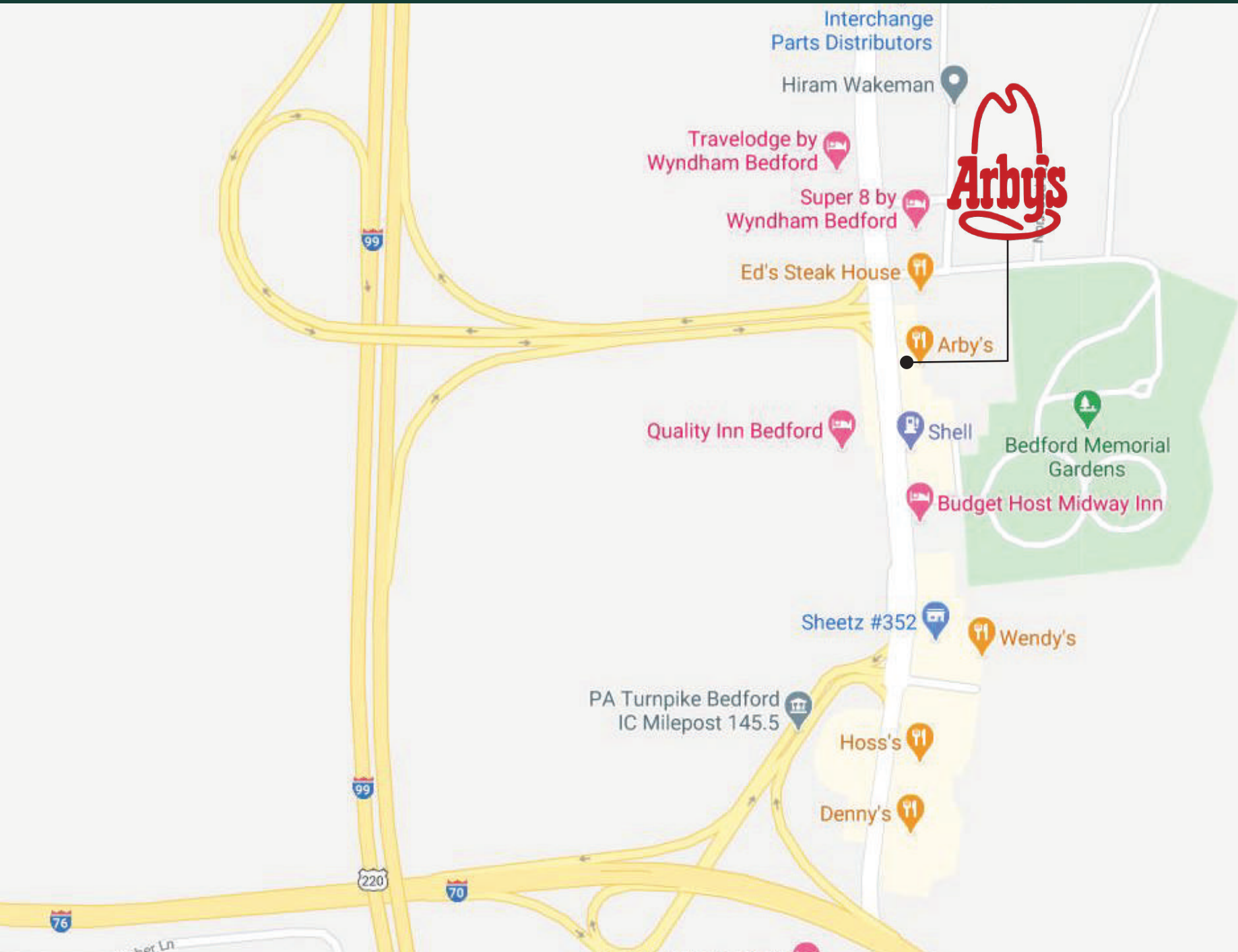
SUBJECT PROPERTY



ACTUAL SITE

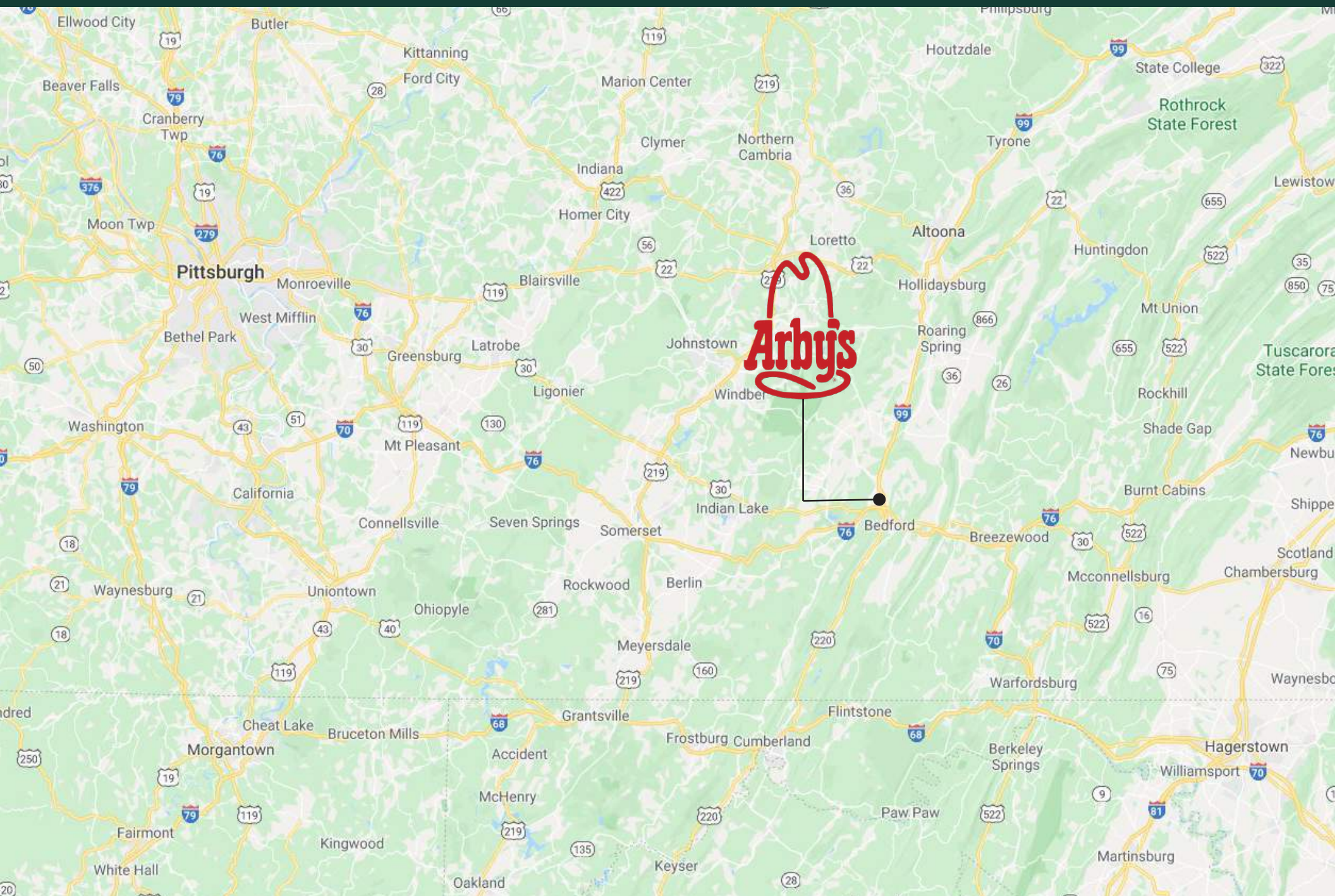
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

BEDFORD (OUTSIDE PITTSBURGH), PA

Bedford is a city in Bedford County, Pennsylvania, United States. The community is a suburb just outside Pittsburgh and is located at the intersection of I-76 and I-99. Bedford is just outside the Savannah-Hinesville-Statesboro-Jesup Combined Statistical Area (CSA), which is made up of twelve counties in Pennsylvania. The 2019 U.S. Census estimated population for this area was 2,635,228 in mid-2016.

The economy of Pittsburgh, Pennsylvania, is diversified, focused on services, medicine, higher education, tourism, banking, corporate headquarters and high technology. Once the center of the American steel industry, and still known as "The Steel City", today the city of Pittsburgh has no steel mills within its limits, though Pittsburgh-based companies such as US Steel, Ampco Pittsburgh and Allegheny Technologies own several working mills in the Pittsburgh metropolitan area.

Pittsburgh was chosen for the 2009 G-20 summit as its transformation is an example of a 21st-century economy. On September 8, 2009, President Barack Obama stated, "Pittsburgh stands as a bold example of how to create new jobs and industries while transitioning to a 21st century economy."

On the list of best cities for job growth in 2009, created by Tara Weiss, a writer for Forbes magazine, Pittsburgh secured its spot because of its strength in the health care and education industries with healthy foundations in technology or robotics and banking industries. The 2009 list of all cities places Pittsburgh as the 169th-best city for job growth.

Pittsburgh has also ranked in the top five most livable cities in four of the seven multi-year rankings of Places Rated Almanac (1983, 1985, 1989, and 2007).



27th Largest Metropolitan

Region in the United States with a Population Exceeding 2.3 Million Residents



Ranked # 25

in the Nation with a Gross Domestic Product of \$150 Billion



The Greater Pittsburgh

Area is Home to Over 40 Colleges and Universities



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DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	3 MILE	5 MILE	10 MILES
2020 Estimate	5,191	9,650	24,579
Median Age	47.92	48.23	48.51

HOUSEHOLDS	3 MILE	5 MILE	10 MILES
2020 Est. Avg. HH Income	\$61,175	\$65,924	\$67,058
2020 Est. Households	2,418	4,258	10,437

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Listed with PA broker
DZ Net Lease Realty, LLC license RB067686

CONSUMER NOTICE

THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

Licensees may enter into the following agency relationships with consumers:

Seller Agent

As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

Buyer Agent

As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

Dual Agent

As a dual agent, the licensee works for *both* the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

Designated Agent

As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

In addition, a licensee may serve as a ***Transaction Licensee***.

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

- Regardless of the business relationship selected, all licensees owe consumers the duty to:

- Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
- Deal honestly and in good faith.
- Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived *by* the seller *where* the seller's property is under contract and the waiver is in writing.
- Comply with the Real Estate Seller Disclosure Law.
- Account for escrow and deposit funds.
- Disclose, as soon as practicable, all conflicts of interest and financial interests.
- Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
- Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
- Keep the consumer informed about the transaction and the tasks to be completed.
- Disclose financial interest in a service, such as financial, title transfer and preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.
- The following contractual terms are *negotiable* between the licensee and the consumer and must be addressed in an agreement/disclosure statement:
 - The duration of the licensee's employment, listing agreement or contract.
 - The licensee's fees or commission.
 - The scope of the licensee's activities or practices.
 - The broker's cooperation with and sharing of fees with other brokers.
 - All sales agreements must contain the property's zoning classification except where the property is zoned solely or primarily to permit single family dwellings.
 - The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.


ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

By _____
 (Consumer's printed name) (Consumer's signature) Date

By _____
 (Consumer's printed name) (Consumer's signature) Date

I certify that I have provided this document to the above consumer during the initial interview.

By David B Zacharia, DZ Net Lease Realty, LLC  RB067686 08.12.20
 (Licensee's printed name) (Licensee's signature) (License) Date