

ARBY'S

EATONTON, GA

BERKELEY

CAPITAL ADVISORS



FILE PHOTO OF SIMILAR PROTOTYPE

BERKELEY

CAPITAL ADVISORS

BERKELEYCAP.COM

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BCA GEORGIA FIRM REAL
ESTATE LICENSE NO.: H-64417

LOCATION MAP

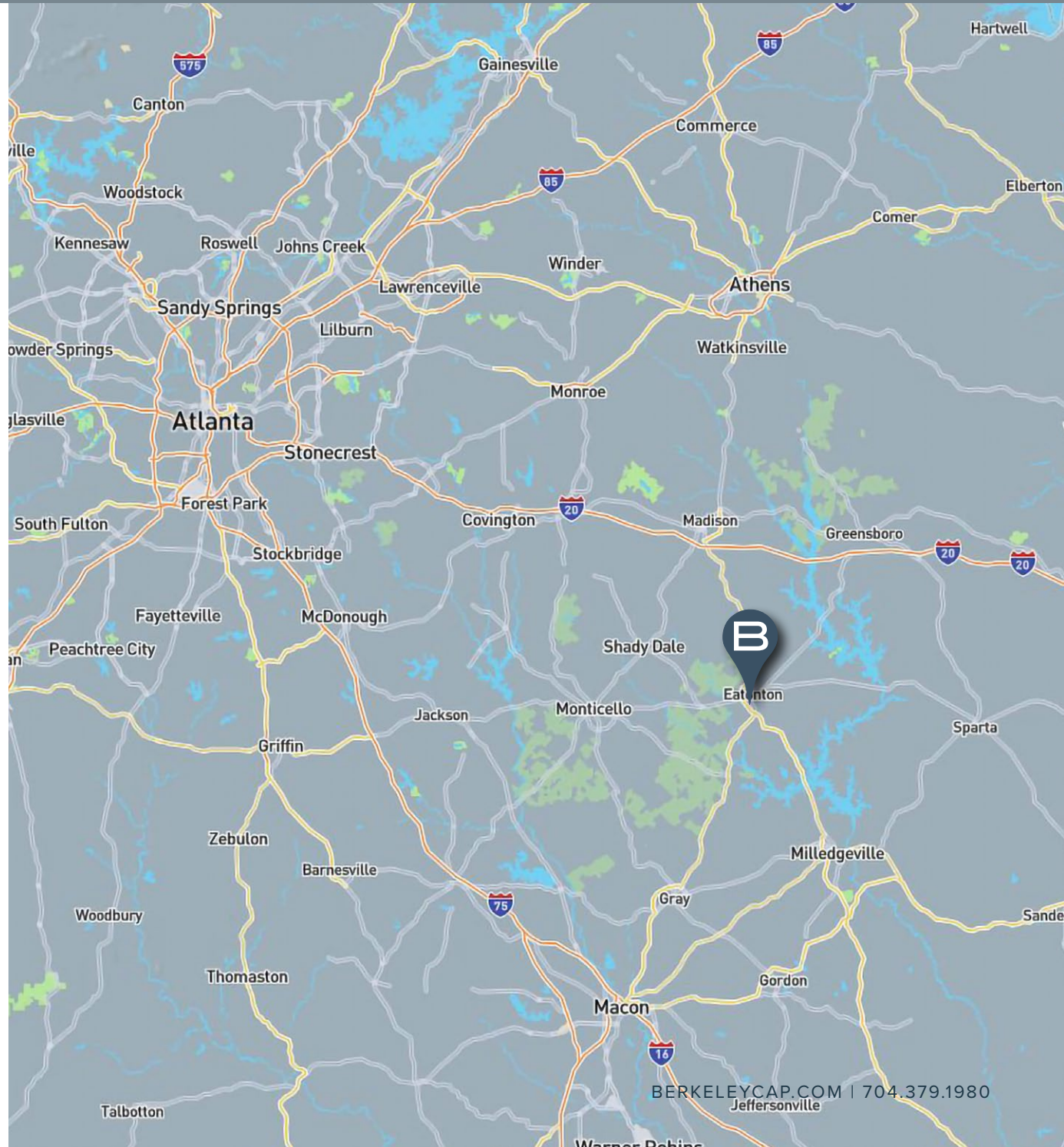


106 Walmart Drive
Eatonton, GA 31024



WMT

The subject property is an outparcel to
a Walmart Supercenter shopping center.



INVESTMENT OVERVIEW

PROPERTY	Arby's
TENANT	RTM Operating Company, LLC*
ADDRESS	106 Walmart Drive Eatonton, GA 31024
NOI	\$75,000
RENT INCREASES	10% Every 5 Years
RENT COMMENCEMENT	June 1, 2020
RENT EXPIRATION	May 31, 2040
LEASE TYPE	Absolute Net
ORIGINAL LEASE TERM	20 Years
LEASE TERM REMAINING	20 Years
OPTIONS	Four, 5-Year
RIGHT OF FIRST REFUSAL	No

*Arby's Corporate Lease

Note: Tenant has started paying rent as of June 1, 2020. The store is expected to open for business December 1, 2020.

PROPERTY DETAILS



3,100

Square Feet



1.07

Acres



'10/'20

Year Built



35

Parking Spaces

RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	6/1/2020	5/31/2025	\$75,000	-
YEARS 6-10	6/1/2025	5/31/2030	\$82,500	10.0%
YEARS 11-15	6/1/2030	5/31/2035	\$90,750	10.0%
YEARS 16-20	6/1/2035	5/31/2040	\$99,825	10.0%
OPTION 1	6/1/2040	5/31/2045	\$109,808	10.0%
OPTION 2	6/1/2045	5/31/2050	\$120,788	10.0%
OPTION 3	6/1/2050	5/31/2055	\$132,867	10.0%
OPTION 4	6/1/2055	5/31/2060	\$146,154	10.0%

ASKING PRICE

\$1,546,000

4.85% CAP RATE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Desirable lease term | 20 years
- Walmart Supercenter corner outparcel
- Recent renovations to be completed early Q4 2020
- Corporate Arby's lease
- Attractive low rent & price point
- Located at pin corner, signalized intersection | US 441 & Gray Rd | Combined 18,840 VPD
- Impressive projected average household income increases by 2024 | Over 14.4% within a 10, 15, & 25-minute drive
- Desirable rent increases | 10% every 5 years
- Solid freestanding co-tenants on the neighboring center outparcels | AutoZone, Zaxby's, Murphy USA and Dollar Tree
- Large parcel | 1.07 acres
- Limited QSR competition in the area | McDonald's, Zaxby's, Dairy Queen, & Popeyes
- 4 miles from Putnam General Hospital
- 20 miles from Georgia Military College | 8,595 students





MILLEDGEVILLE RD - 10,700 VPD

Gray Rd SW

GRAY RD SW - 7,740 VPD

W Bypass

44

24

TENANT OVERVIEW



Since its foundation in 1964, Arby's has grown to have a staggering 3,500+ locations across the United States and eight countries. In 2008, Arby's parent company acquired Wendy's International, Inc. to form Wendy's/Arby's Group, Inc. Just a few years later in 2011 Arby's split from Wendy's and was acquired by what is now Inspire Brands.

\$4B

SYSTEM SALES

80K+

TOTAL EMPLOYEES

3,500+

TOTAL LOCATIONS

8

COUNTRIES WITH LOCATIONS

INSPIRE
Brands.



Arby's parent company, Inspire Brands, is an affiliate of Roark Capital group based in Atlanta. Roark Capital has acquired 77 franchise/multi-unit brands which generate roughly \$41 billion in system revenues from 39,000 locations in 50 states and 81 countries.

Inspire is a multi-brand restaurant company whose portfolio includes more than 11,100 Arby's, Buffalo Wild Wings, SONIC Drive-In, Rusty Taco, and Jimmy John's restaurants worldwide. It was founded in 2018 and is headquartered in Atlanta, Georgia. The company is the 4th Largest Restaurant Company in U.S.

\$16.4B

SYSTEM SALES

1,400

TOTAL FRANCHISEES

11,100+

TOTAL RESTAURANTS

325K+

TOTAL EMPLOYEES



DEMOGRAPHICS & TRAFFIC COUNTS

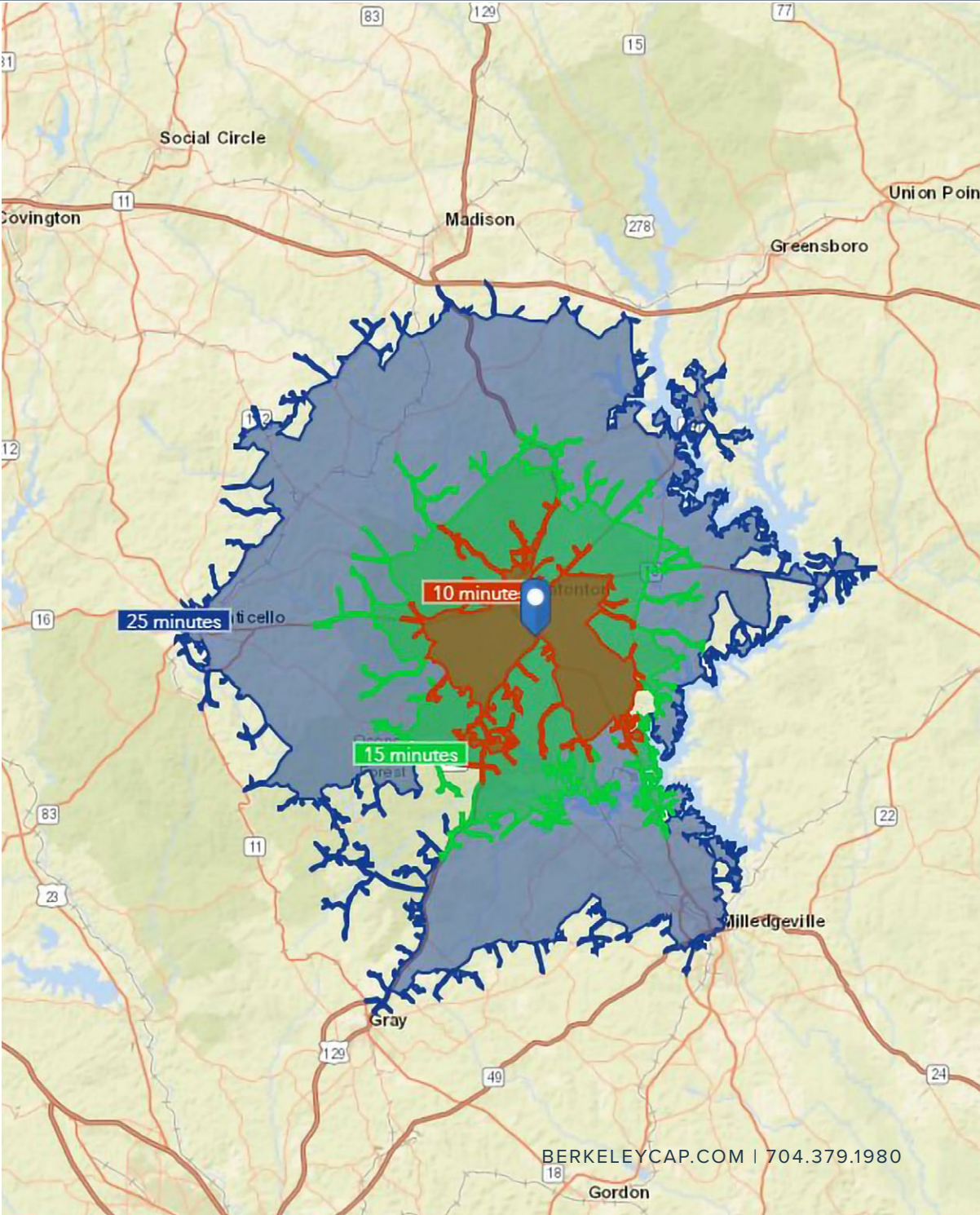
POPULATION	10-MINUTE	15-MINUTE	25-MINUTE
2024 Projection	7,519	15,815	49,931
2019 Population	7,418	15,522	49,049
2010 Census	7,416	15,204	47,154
2000 Census	7,568	14,309	40,694
2019-2024 Annual Rate	0.27%	0.37%	0.36%
2010-2019 Annual Rate	0.00%	0.22%	0.43%
2000-2010 Annual Rate	-0.20%	0.61%	1.48%
HOUSEHOLDS			
2024 Total Households	2,830	6,072	19,371
2019 Total Households	2,800	5,977	19,058
2010 Households	2,823	5,910	18,537
2000 Households	2,787	5,492	15,671
2019-2024 Annual Rate	0.21%	0.32%	0.33%
2010-2019 Annual Rate	-0.09%	0.12%	0.30%
2000-2010 Annual Rate	0.13%	0.74%	1.69%
2019 AVG. HH INCOME	\$56,103	\$65,993	\$66,831



TRAFFIC
COUNTS

18,440 VPD

AT THE INTERSECTION OF
GRAY RD SW & MILLEDGEVILLE RD



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Berkeley Capital Advisors, LLC (“BCA”) has been authorized by the owner of the subject property (the “Seller”) to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

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If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all “material facts” which the agent knows or reasonably should know. A fact is “material” if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a “listing agreement” with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or “subagent”. When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a “buyer agency agreement” with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or sub-agent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a “Seller's Agent” during the course of this offering, and as such are solely representing the interests of the Seller.

PLEASE CLICK [HERE](#) TO OBTAIN A COPY OF THE WORKING WITH REAL ESTATE AGENTS BROCHURE FROM THE NC REAL ESTATE COMMISSION.

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