

# ARBY'S PORTFOLIO

## NNN INVESTMENT OPPORTUNITY

- 3 Arby's located in Upstate New York and Virginia
- Close Proximity to major highways
- Corporate Guarantee
- NNN Leases - Zero Landlord Responsibilities
- 10% increase every 5 years
- Can be purchased as a package or individually
- NOI: \$249,000
- Cap Rate: 5.15%
- Price: \$4,835,000



**5442 WILLIAMSON RD | ROANOKE, VA**



**2487 CORNING RD | ELMIRA, NY**



**1202 E. LYNCHBURG-SALEM HWY | BEDFORD, VA**

### REBECCA PLOTZ

Licensed Real Estate Salesperson

Cell: 917.826.2633

Office: 631.368.6800

rplotz@signaturepremier.com

**SIGNATURE**  
PREMIER PROPERTIES



190 Laurel Rd, East Northport, NY 11731

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# TENANT OVERVIEW



RTM OPERATING COMPANY LLC

Inspire Brands 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.

## FACTS



**3,500+**  
Restaurants

**8**  
Countries

**80,000+**  
Team Members

**\$4.0B**  
System Sales



**1,200+**  
Restaurants

**9**  
Countries

**77,000+**  
Team Members

**\$3.8B**  
System Sales



**3,500+**  
Restaurants

**46**  
Countries

**90,000+**  
Team Members

**\$4.7B**  
System Sales



**2,700+**  
Restaurants

**43**  
Countries

**79,000+**  
Team Members

**\$2.1B**  
System Sales

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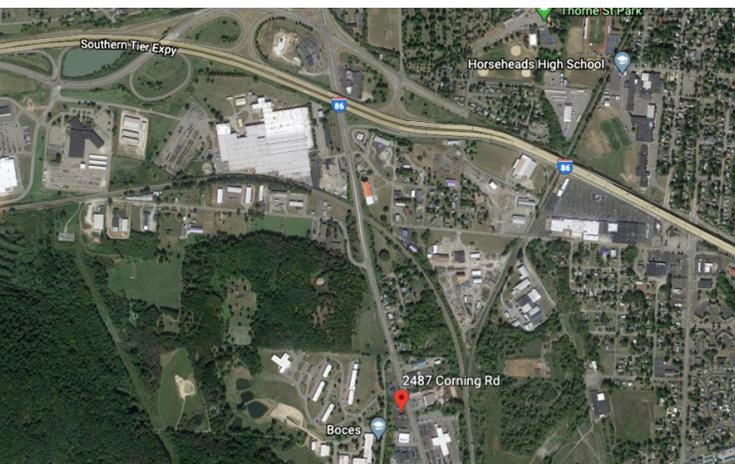


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**2487 CORNING ROAD**  
ELMIRA, NEW YORK

**FOR SALE**



**NNN - ARBY'S**

DESCRIPTION:	± 2,356 SF Arby's Restaurant with a drive-thru
PLOT:	± 0.80 Acres
GUARANTOR:	RTM Operating Company, LLC
RENT:	\$97,000
LEASE TERM:	4/1/2018 - 3/31/2038
RENT ESCALATIONS:	10% every 5 years
OPTIONS:	Four 5-year
CAP RATE:	5%
PRICE:	\$1,940,000
LANDLORD RESPONSIBILITIES:	NONE

- NOTES:
- New 20-year lease as of April 2018
  - Arby's new restaurant model with a drive-thru
  - At this location since 1995
  - Corporate guarantee
  - Zero landlord responsibilities
  - Close proximity to major highways
  - Traffic count: 22,383 vehicles per day

Demographics	1 Mile	3 Miles	5 Miles
Population	2,973	21,405	48,695
Median HHI	\$53,222	\$54,472	\$48,527

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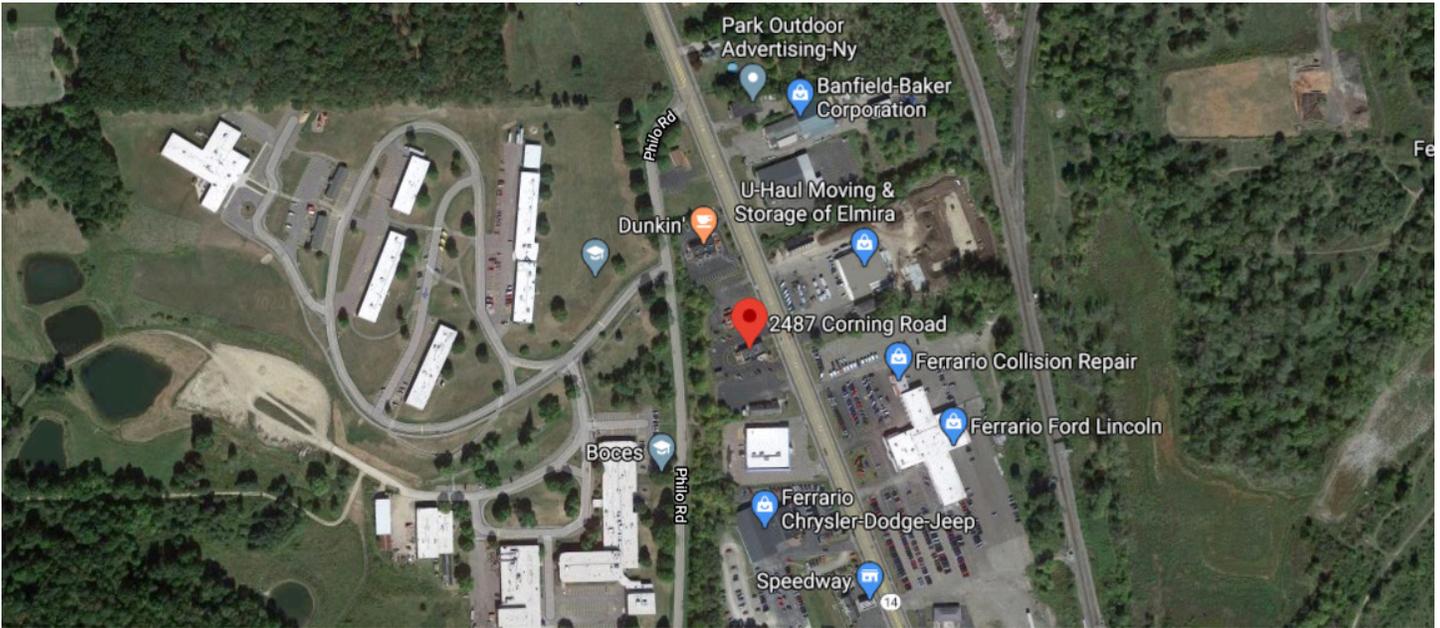


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**2487 CORNING ROAD**  
ELMIRA, NEW YORK

**FOR SALE**

**AREA MAP**



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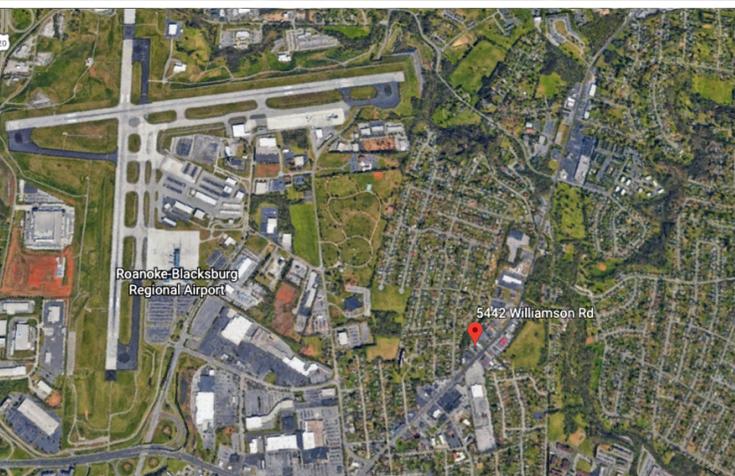
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**5442 WILLIAMSON RD NW**  
**ROANOKE, VIRGINIA**

**FOR SALE**



**NNN - ARBY'S**

DESCRIPTION:	± 2,506 SF Arby's Restaurant with a drive-thru
PLOT:	± 0.86 Acres
GUARANTOR:	RTM Operating Company, LLC
RENT:	\$76,000
LEASE TERM:	4/1/2018 - 3/31/2033
RENT ESCALATIONS:	10% every 5 years
OPTIONS:	Five 5-year
CAP RATE:	5%
PRICE:	\$1,520,000
LANDLORD RESPONSIBILITIES:	NONE

- NOTES:
- New 15-year lease as of April 2018
  - Arby's Restaurant with a drive-thru
  - At this location since 1992
  - Corporate guarantee
  - Zero landlord responsibilities
  - Close proximity to major highways
  - Traffic count: 12,667 vehicles per day

Demographics	1 Mile	3 Miles	5 Miles
Population	9,891	51,940	121,815
Median HHI	\$43,754	\$42,137	\$40,745

Broker of Record:  
 Ryan Goeller  
 NAI KLNB  
 VA license# 0225-038-889

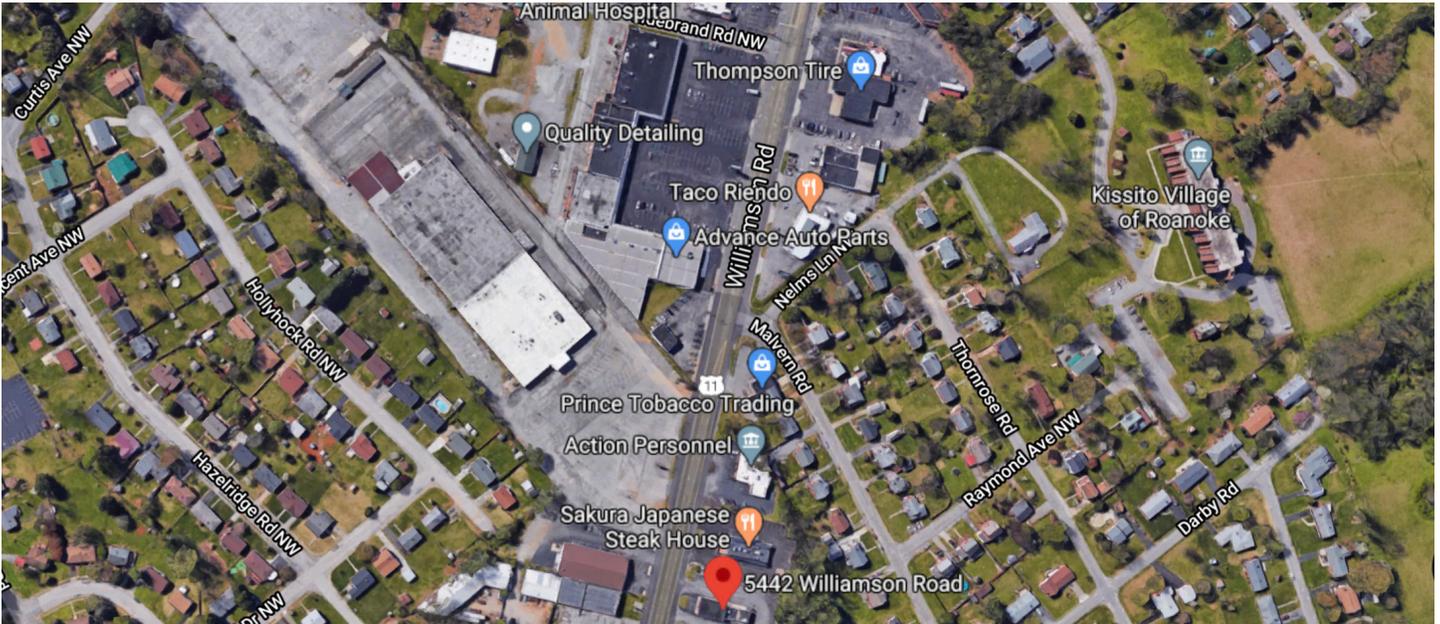
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**AREA MAP**



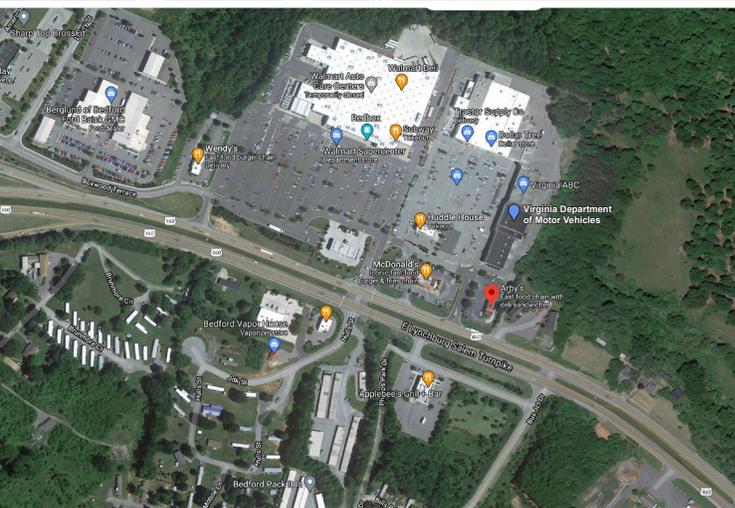
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# 1202 E. LYNCHBURG-SALEM HIGHWAY BEDFORD, VIRGINIA

# FOR SALE



## NNN - ARBY'S

DESCRIPTION:	+ 2,040 SF Arby's Restaurant with a drive-thru
PLOT:	± 0.70 Acres
GUARANTOR:	RTM Operating Company, LLC
RENT:	\$76,000
LEASE TERM:	4/1/2018 - 3/31/2033
RENT ESCALATIONS:	10% every 5 years
OPTIONS:	Five 5-year
CAP RATE:	5%
PRICE:	\$1,520,000
LANDLORD RESPONSIBILITIES:	NONE

- NOTES:
- Arby's Restaurant with a drive-thru
  - At this location since the 1995
  - Located in front of the Virginia DMV, next to the Walmart Supercenter
  - Corporate guarantee
  - Zero landlord responsibilities
  - Located off US Hwy 460
  - Traffic count: 20,224 vehicles per day

Demographics	1 Mile	3 Miles	5 Miles
Population	1,172	9,393	13,224
Median HHI	\$56,392	\$58,241	\$61,384

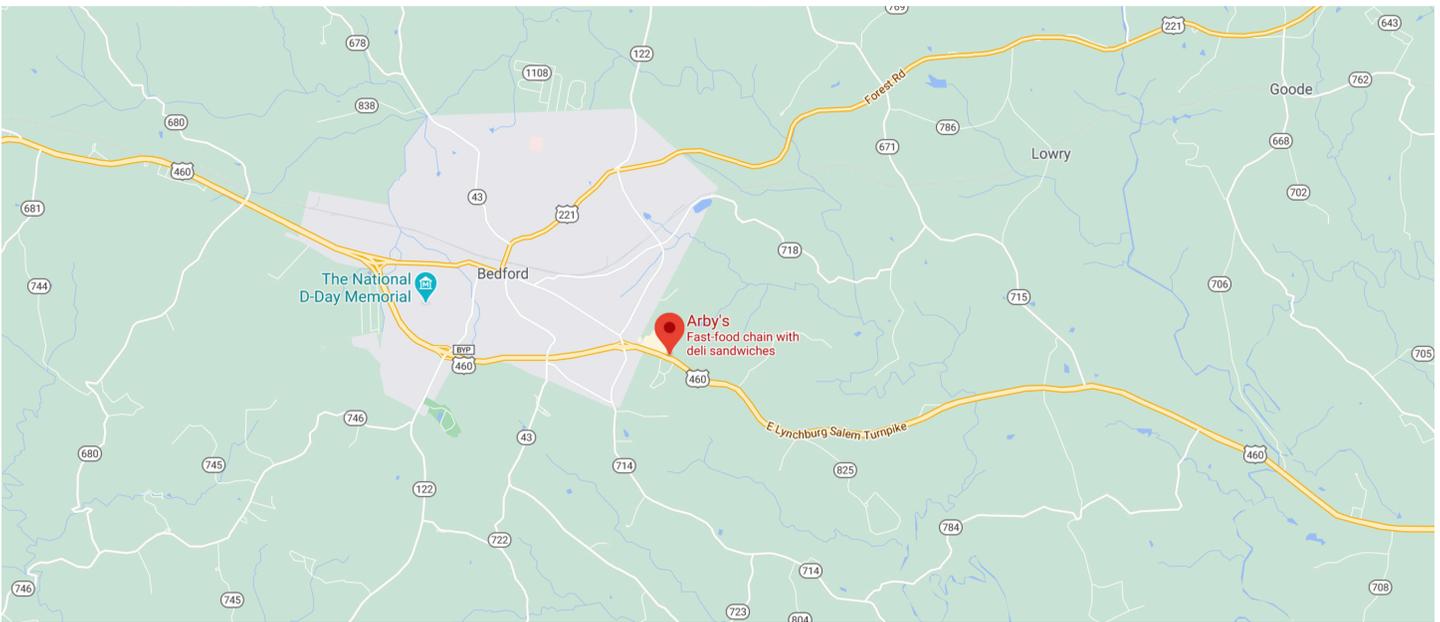
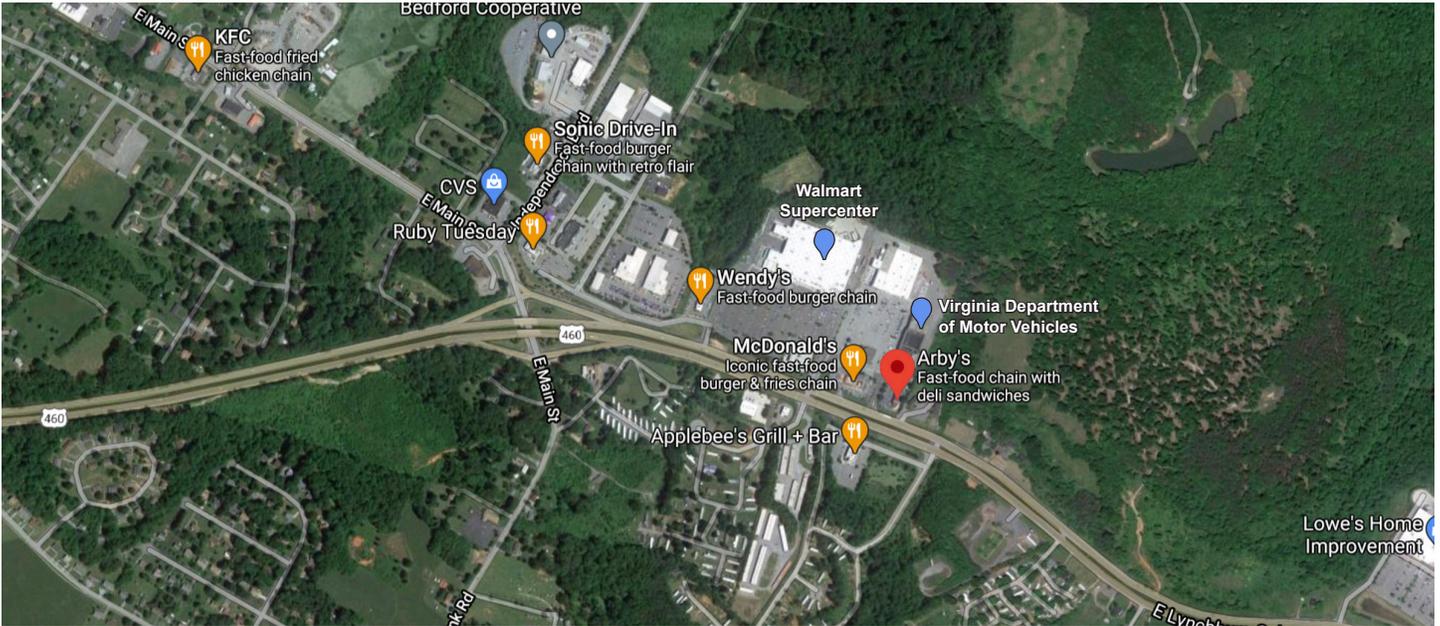
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AREA MAP



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