

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



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



\$14.6B in
System Sales



11,100+
Restaurants



325,000+
Team
Members



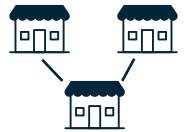
4th Largest
Restaurant
Company in
the US



15 Countries



\$16M Raised
in 2019 for
Philanthropy



1,400+
Franchisees



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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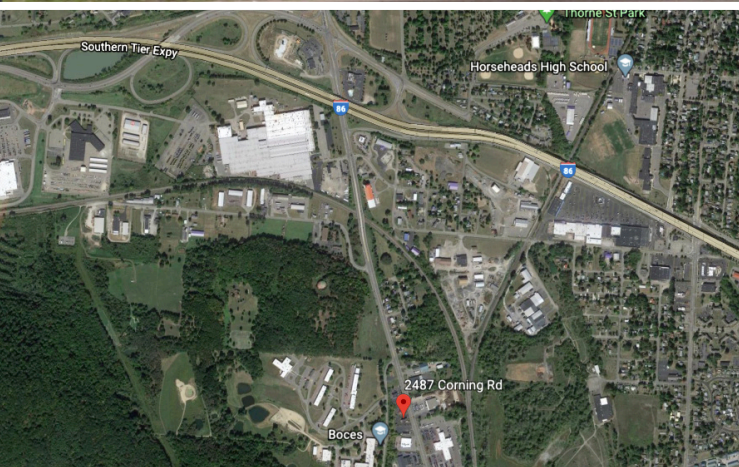


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2487 CORNING ROAD
ELMIRA, NEW YORK

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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SIGNATURE
PREMIER PROPERTIES



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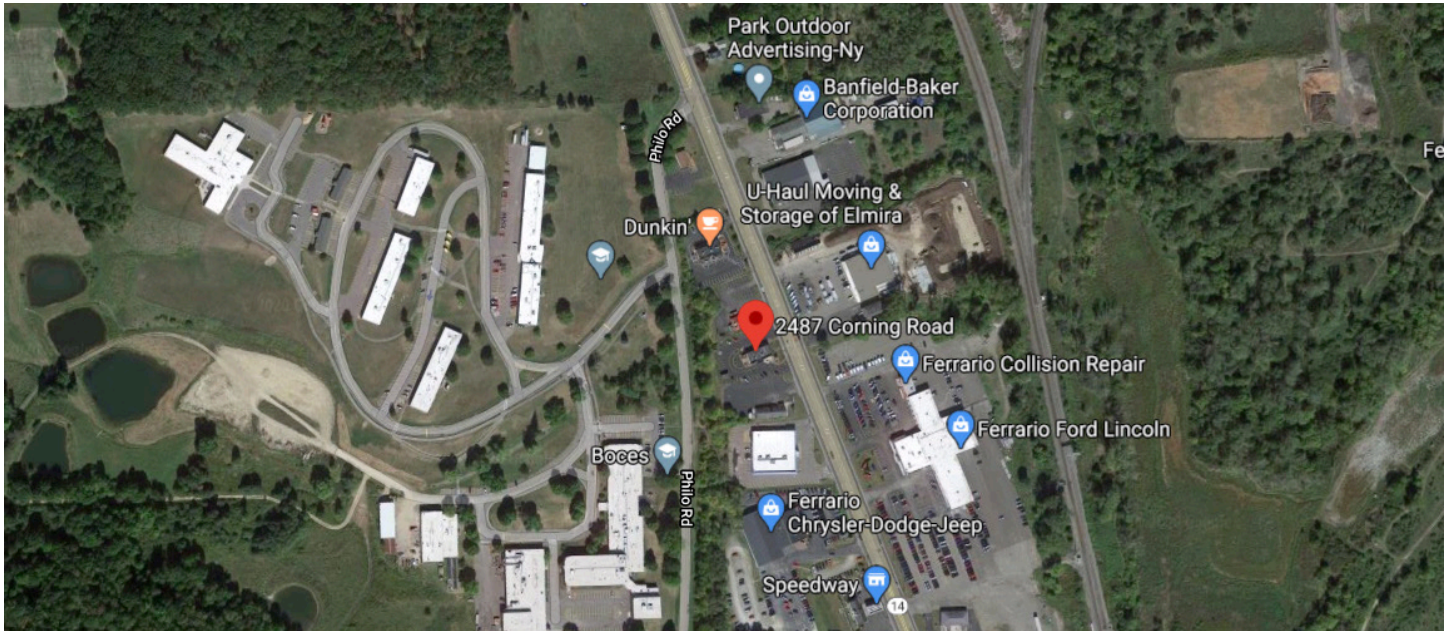


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2487 CORNING ROAD
ELMIRA, NEW YORK

FOR SALE

AREA MAP



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SIGNATURE
PREMIER PROPERTIES



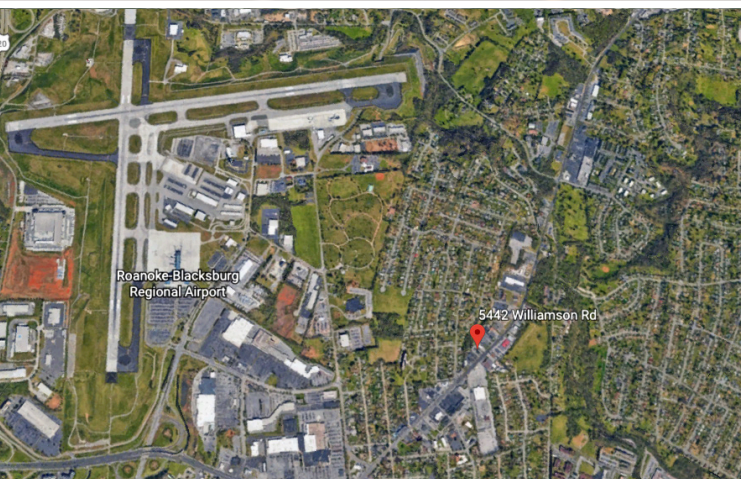
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5442 WILLIAMSON RD NW
ROANOKE, VIRGINIA

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

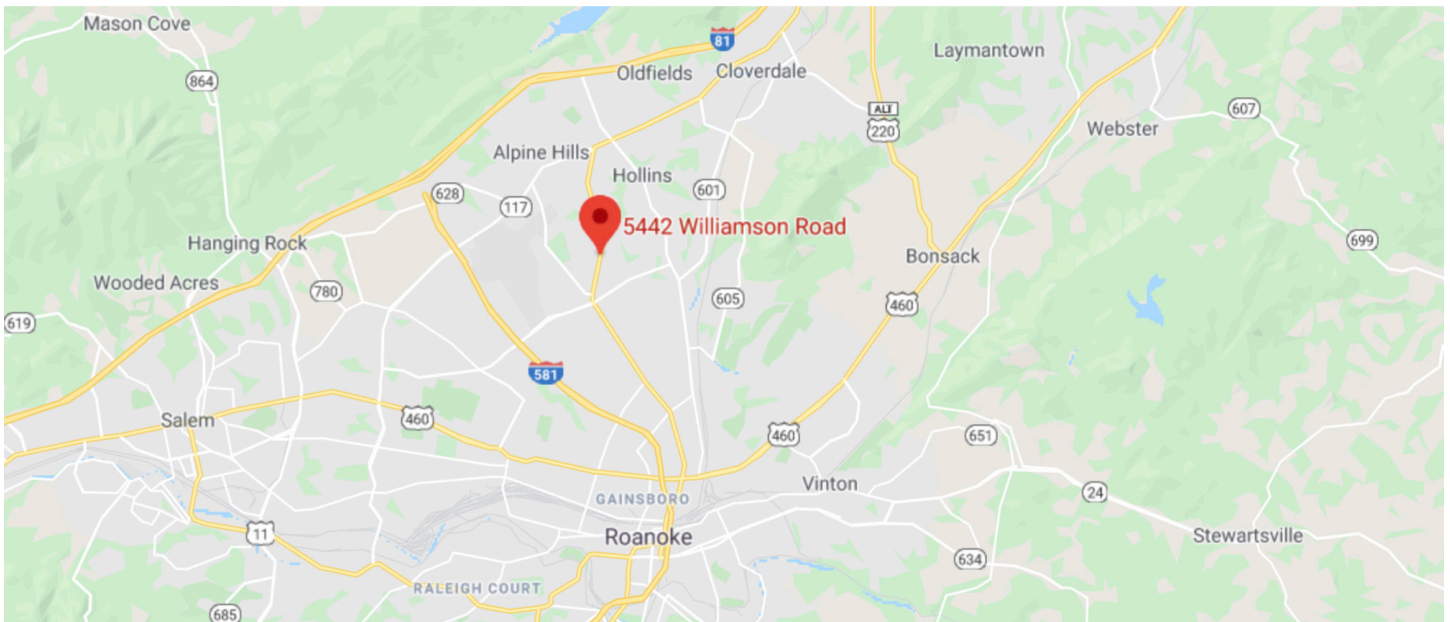
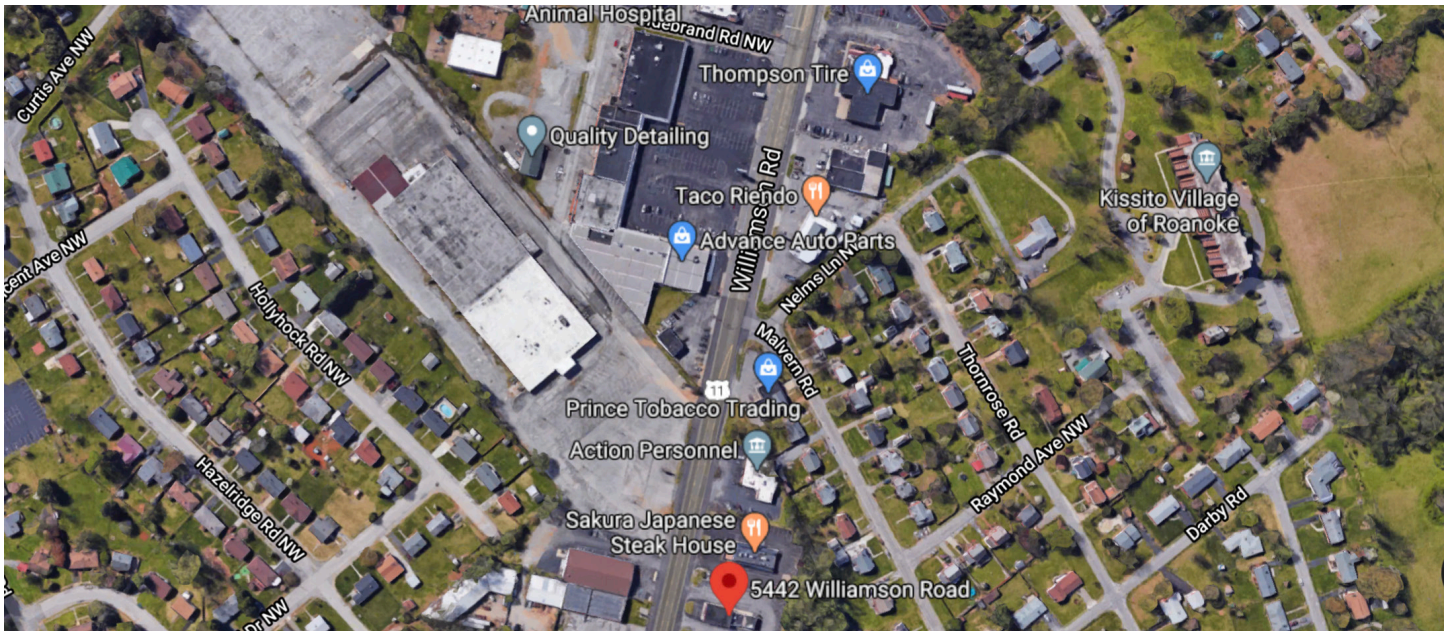
REBECCA PLOTZ
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Signature Premier Properties
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ROANOKE, VIRGINIA

FOR SALE

AREA MAP



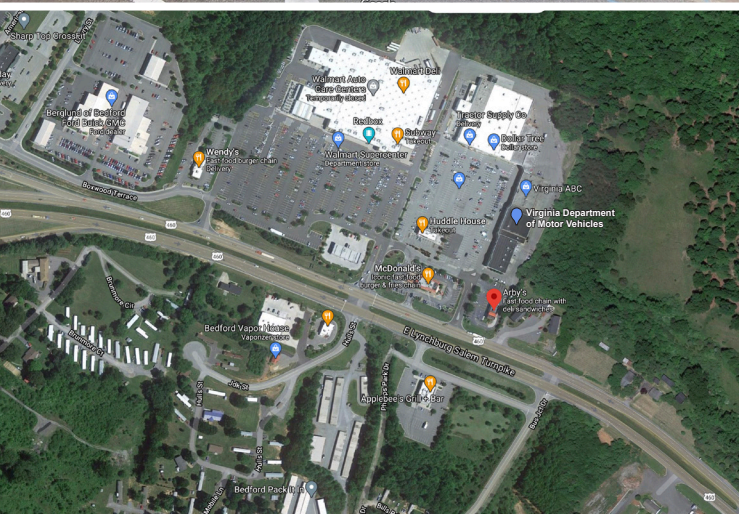
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1202 E. LYNCHBURG-SALEM HIGHWAY BEDFORD, VIRGINIA

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

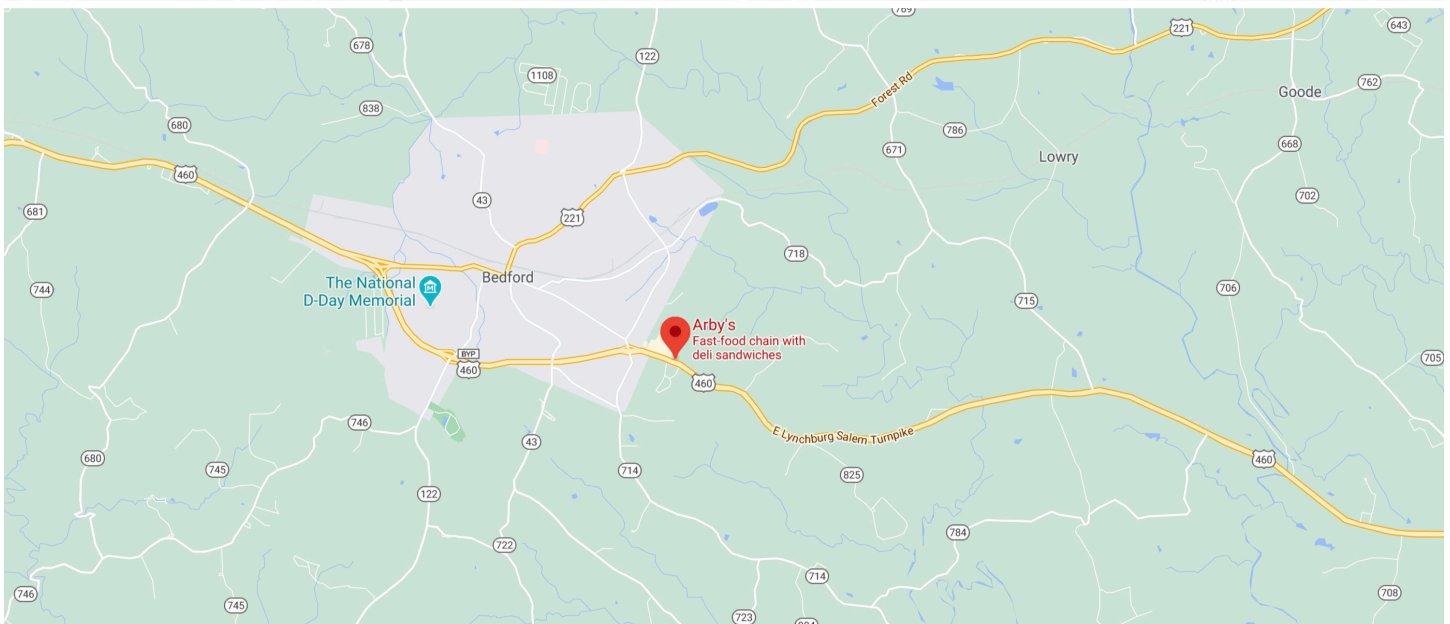
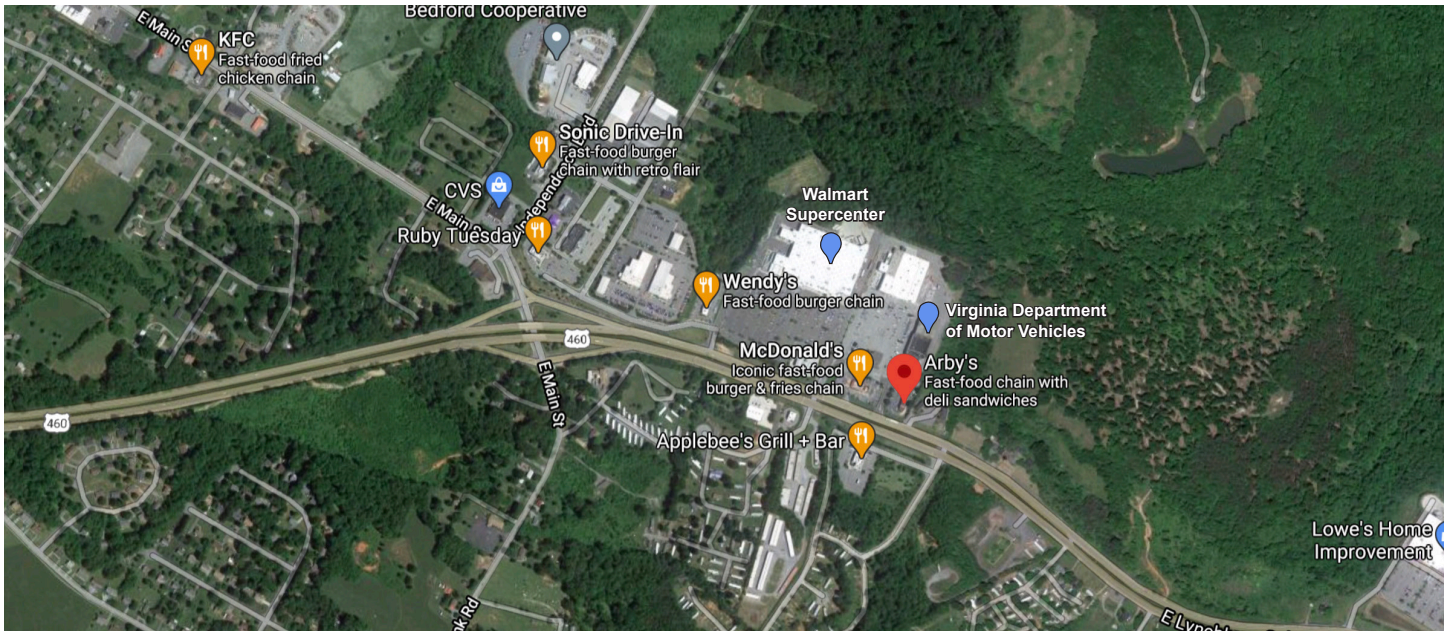
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1202 E. LYNCHBURG-SALEM HIGHWAY
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