



NET LEASE INVESTMENT OFFERING



**ARBY'S (TAMPA MSA)**  
7125 COUNTY ROAD 54  
NEW PORT RICHEY, FL 34653





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## EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Arby's property located within the Tampa MSA in New Port Richey, Florida. Arby's has a long operating history at this location since 1990. Arby's signed a new 20 year lease in 2015 demonstrating their commitment to the location. The lease features 7.5% rental escalations every five years and four 5-year renewal options.

The 3,500 square foot Arby's benefits from its location near a signalized hard corner along Rowan Road (27,600 VPD) and County Road 54 (42,000 VPD) which is a primary east – west thoroughfare. The property is well positioned in a dominant retail corridor along County Road 54 with brands such as 7-Eleven, Bealls Florida, CVS Pharmacy, Dollar General Market, McDonald's, Pizza Hut, The UPS Store, Walgreens, and Winn Dixie. Other retailers in the area include Advance Auto Parts, Dunkin', and Wendy's. There are 158,722 people living within 5 miles of the property with an average household income in excess of \$63,899 annually.

The Arby's lease expires on November 30, 2035 and features four 5-year renewal options. Arby's Restaurant Group, Inc. is a leading international quick-service restaurant company operating in the United States. Arby's is the second-largest quick-service fast-food sandwich restaurant chain in the U.S. in terms of units and third in terms of revenue, franchising nearly 3,400 restaurants. Arby's was the first nationally franchised, coast-to-coast sandwich chain and has been serving fresh, craveable meals since it opened its doors in 1964. This lease is guaranteed by Mosaic Red Hat Group, LLC, a 41-unit operator.





## INVESTMENT HIGHLIGHTS

- Long operating history at this location (since 1990)
- New lease signed in 2015 that extends through November 2035 showing commitment to the location
- Absolute triple net lease with no landlord responsibilities
- 7.5% rental escalations every 5 years in the primary term and four 5-year renewal option periods
- Drive-thru
- The tenant (Mosaic RBT, LLC) is a 26-unit operator in Florida
- The lease is guaranteed by Mosaic Red Hat Group, LLC (41 Unit Operator)
- Located near the hard corner of a signalized intersection of Rowan Road (27,600 VPD) and County Road 54 (42,000 VPD) which is a primary east – west thoroughfare
- Over are 158,722 people living within 5 miles of the property with an average household income in excess of \$63,899 annually



## PROPERTY OVERVIEW

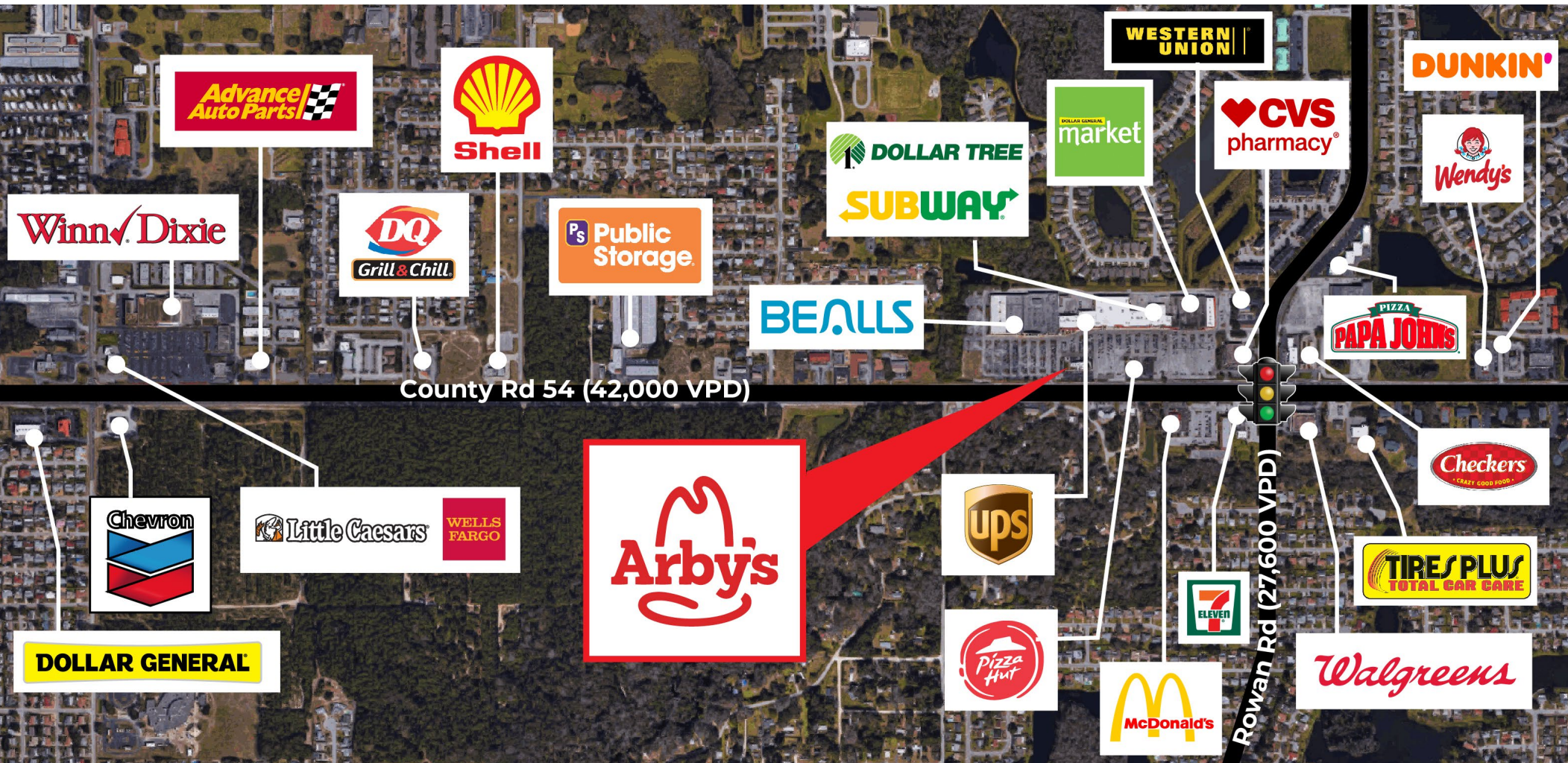
Price:	\$1,770,745
Cap Rate:	5.10%
Lease Commencement Date:	11/9/2015
Lease Expiration Date:	11/30/2035
NOI:	\$90,308.06
Renewal Options:	Four 5-year
Rental Escalations:	7.5% every 5 years
Lease Type:	NNN – Absolute
Tenant:	Mosaic RBT, LLC (26-unit operator)
Guarantor:	Mosaic Red Hat Group, LLC (41-unit operator)
Year Built:	1990
Building Size:	3,500 SF
Land Size:	0.65 AC



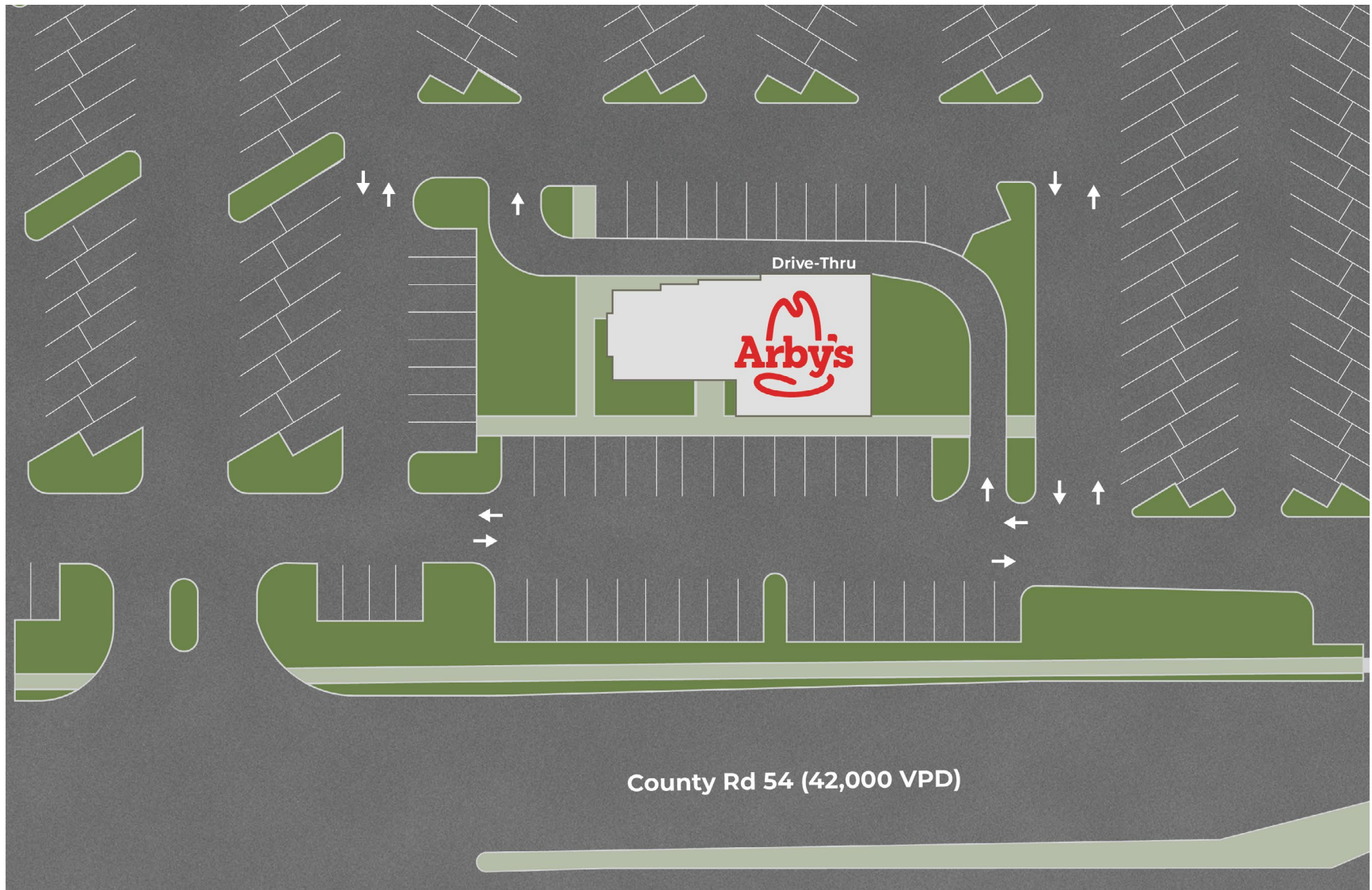




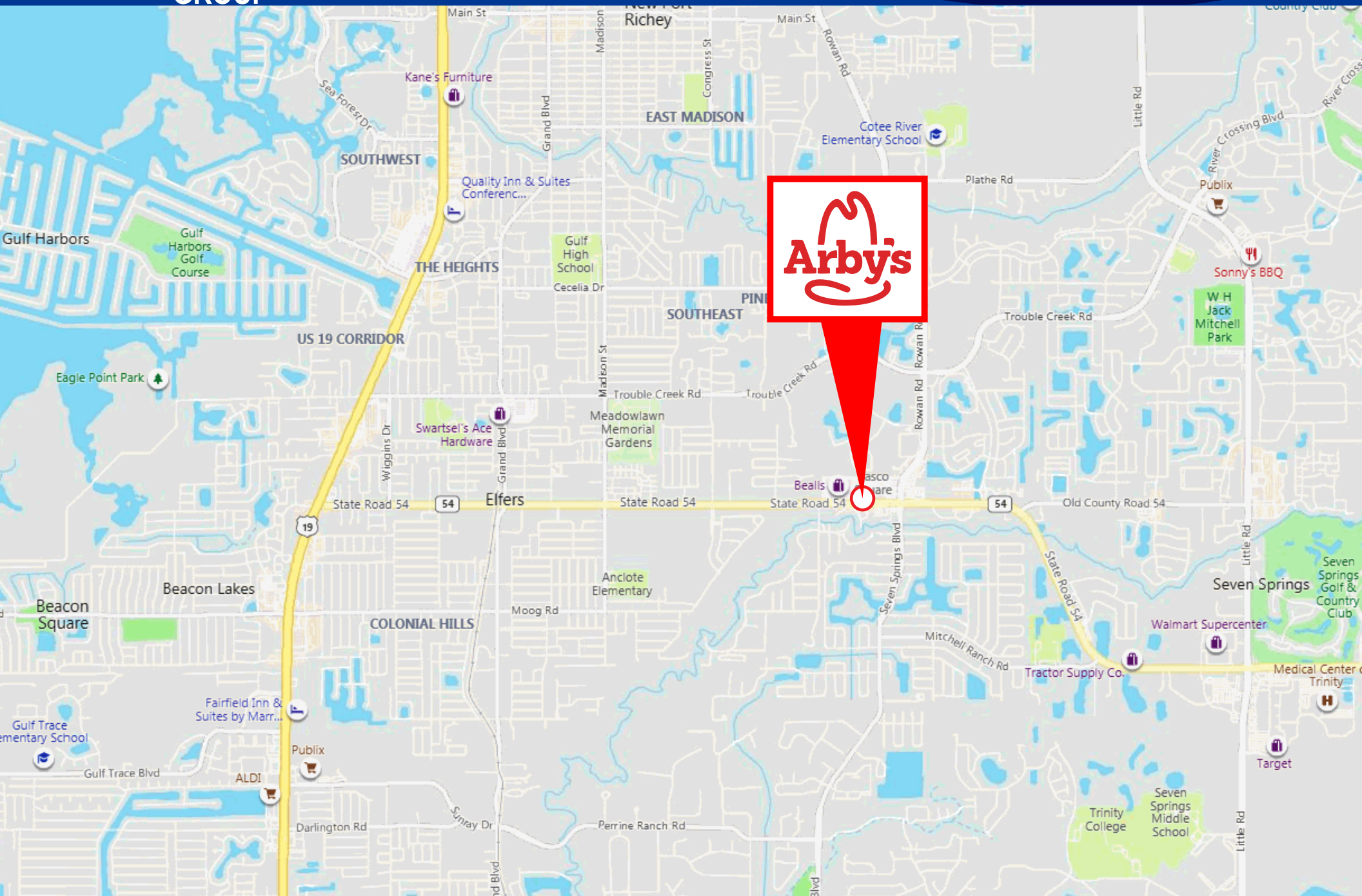




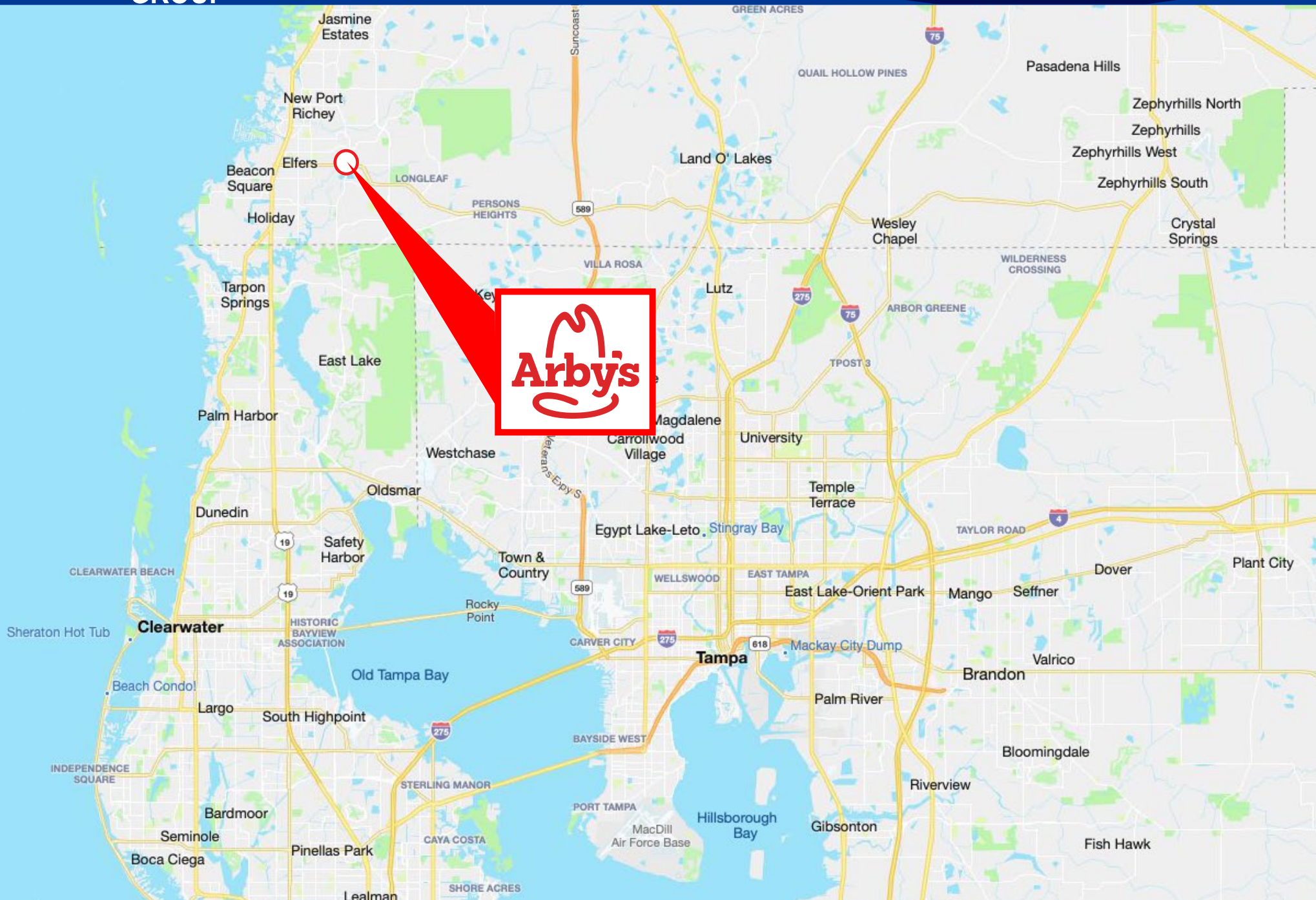














## DEMOGRAPHICS

### POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	11,289	76,424	158,722
Total Households:	4,905	33,327	68,310

### INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$46,184	\$43,490	\$45,985
Average Household Income:	\$57,117	\$58,603	\$63,899





## CITY OF NEW PORT RICHEY, FLORIDA

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New Port Richey is a city in Pasco County, Florida, United States. It is a suburban city included in the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area.

New Port Richey is a residential community with a strong local government and an attractive historical downtown and Main Street. The City has a broad array of business and retail services. Since its incorporation in 1924, the city is most recognized for its cultural heritage and unique riverfront landscape. Located in western Pasco County, New Port Richey is approximately 30 miles northwest of greater Tampa. New Port Richey's geography blends nature, beaches, and great shopping with restaurants, culture and business - all with a small-town feel. Major attractions are located nearby. New Port Richey is rich in history, and alive with festivals and special events. In 1995, New Port Richey became sister cities with Cavalaire-sur-Meropens on the French Riviera. Downtown's Cavalaire Square (home to arts and cultural performances) was named in honor of that very special relationship.

## TAMPA MSA

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The Tampa Bay area is a major populated area surrounding Tampa Bay on the west coast of Florida in the United States. It includes the main cities of Tampa, St. Petersburg, and Clearwater. The population of the Tampa Bay MSA is estimated at 3,194,831 people as of 2019 which makes it the 18th largest metropolitan statistical area in the United States.





## MOSAIC RED HAT GROUP

Mosaic Red Hat Group is a southeast based franchise company that specializes in acquiring existing Arby's as well as developing new locations. Founded in 2014, Mosaic Red Hat Group currently owns and operates 41 locations across Florida, North Carolina, and Virginia. To date, Mosaic Red Hat Group has earned 20 Triple A.C.E. certifications, 7 Certified Training Restaurants, 50+ Brand Champ Awards, the 2018 highest sales comp award for the Southeast and the 2018 Arby's Foundation award for work in local communities surrounding our restaurants.

Website:	<a href="http://www.mosaicredhatgroup.com">www.mosaicredhatgroup.com</a>
Founded:	2014
Number of Locations:	41
Headquarters:	Atlanta, GA

## ARBY'S RESTAURANT GROUP

Arby's Restaurant Group, Inc. is a leading international quick-service restaurant company operating in the United States. Arby's is the second-largest quick-service fast-food sandwich restaurant chain in the U.S. in terms of units and third in terms of revenue, franchising nearly 3,400 restaurants. Arby's was the first nationally franchised, coast-to-coast sandwich chain and has been serving fresh, craveable meals since it opened its doors in 1964.

Roark Capital Group acquired Arby's in July 2011 and owns 81.5% of the company, with The Wendy's Company owning the other 18.5%. In addition to its classic Roast Beef and Beef 'n Cheddar sandwiches, Arby's products also include deli-style Market Fresh line of sandwiches, Curly Fries and Jamocha Shakes. Its headquarters are in Sandy Springs, Georgia.

Websites:	<a href="http://www.arbys.com">www.arbys.com</a>
Founded:	1964
Number of Locations:	3,400 ±
Number of Employ	74,000 ±
Headquarters:	Sandy Springs, Georgia
Owners:	Roark Capital Group (81.5%) The Wendy's Company (18.5%)





## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

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 herein is not a substitute for a thorough due diligence investigation. The Boulder Group 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, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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