



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Arby's

2080 North State Road 3  
North Vernon, IN 47265

A R B Y ' S

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A R B Y ' S

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# INVESTMENT SUMMARY

We Are Pleased to Offer For Sale the 3,218 SF Arby's Located at 2080 North State Road 3 in North Vernon, Indiana. This Deal Includes a Triple Net (NNN) Lease With a Rare Percentage Rent That is Corporately Guaranteed, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,100,000
CAP	5.93%
NOI	\$65,179
PRICE PER SF	\$341.83
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	2080 North State Road 3 North Vernon, IN 47265
COUNTY	Jennings
BUILDING AREA	3,218 SF
LAND AREA	0.74 AC
BUILT   RENOVATED	1990   2018





# HIGHLIGHTS

- Very Strong Store Sales - Please Contact Brokers For Sales Figures
- Arby's Has Been at This Location For Over 28 Years Showing Commitment to the Site
- Fully Remodeled Store in 2018
- Rare Percentage Rent Lease
- Strategically Located as an Outparcel to the Orscheln Farm and Home Store With a Walmart Supercenter Next Door
- Residents Within a 5-Mile Radius Are Earning an Average Household Income of \$59,385 and Spend Approximately an Average of \$6,349 on Food and Alcohol Per Household
- Positioned in a High Traffic Area Near the Convergence of State Highways 3 and 7 Which Sees a Combined Traffic Count of Over 36,448 Vehicles Per Day
- North Vernon Beverage Beer Distributor, Hilex North Vernon Plastic Fabrication, Martinrea International Auto Parts Manufacturer and the Lowes Distribution Center Are All Within 5 Minutes of This Location Providing For Ample Foot Traffic
- Tripton Park is Located Less Than 2-Miles Away and Provides Over 50 Acres of Parkland Use With a Welcome Center, Trails, Outdoor Exercise Equipment, Disc Golf, Playgrounds, Pavilions, Fishing and an Amphitheater
- North Vernon is 1.5 Hours West of Cincinnati and 1.5 Hours South of Indianapolis
- Nearby Tenants Include: Taco Bell, Pizza Hut, Subway, Family Dollar, Verizon, AutoZone, McDonald's, Dairy Queen, Quality Inn, Hardee's, Goodwill and More





REPRESENTATIVE IMAGE

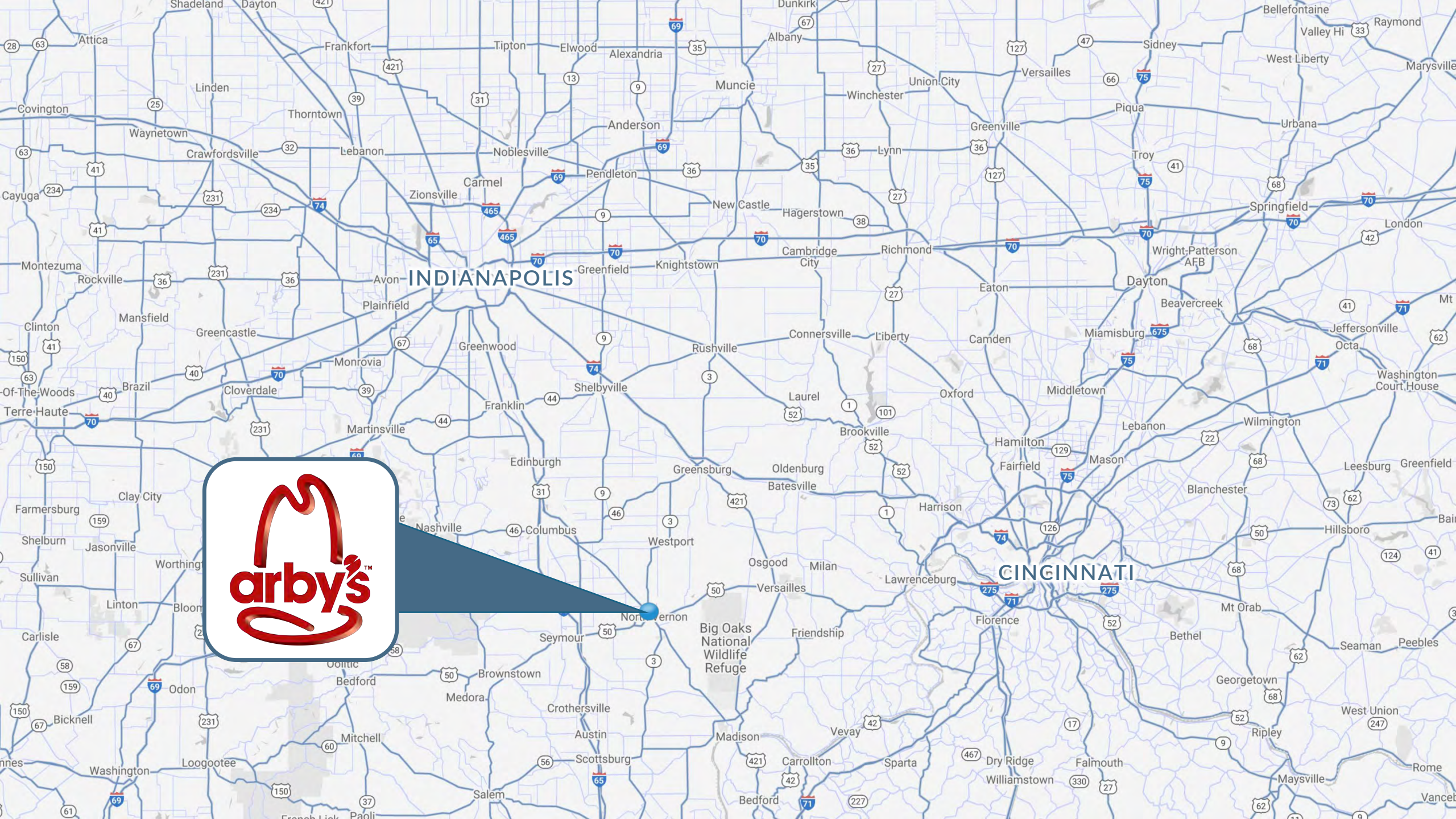
# LEASE SUMMARY

TENANT	Arby's
PREMISES	A Building of Approximately 3,218 SF
LEASE COMMENCEMENT	July 31, 1992
LEASE EXPIRATION	September 14, 2022
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% of Sales Over \$900,000
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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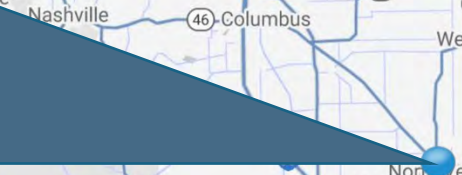
3,218 SF	\$65,179	\$20.25
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INDIANAPOLIS

CINCINNATI





Walmart

ONSPOT



AKERS PACKAGING  
SERVICE GROUP



FASTENAL  
Industrial & Construction Supplies



North Vernon  
Fire Department

INDIANA  
3



North Vernon  
Country Depot



eXegistics

North Vernon Beverage Co.

PREMIER THERMAL

O'Reilly  
AUTO PARTS

ORSCHELN  
FARM & HOME

N 2nd St



River of Life  
Assembly of God

INDIANA  
7

Auto  
Zone

verizon



NOVOLEX



True Value

JayC  
FOOD STORES



INDIANA  
3

LOWE'S

DISTRIBUTION  
CENTER

Walmart  
Supercenter

O'Reilly  
AUTO PARTS

ORSCHEN  
FARM & HOME



Pizza Hut

FAMILY DOLLAR



SUBWAY



INDIANA  
7

AutoZone

Kentucky Fried Chicken

LONG JOHN  
SILVER'S



CIRCLE K

OLD NATIONAL

Walgreens

CIRCLE K



CVS pharmacy

PNC

DOLLAR GENERAL

ANYTIME  
FITNESS





## NORTH VERNON | JENNINGS COUNTY | INDIANA

North Vernon is a city in Jennings County, Indiana. The population was 6,702 at the 2019 estimate census. The city boasts ample outdoor spaces to enjoy activities like golf, kayaking, fishing, wooded trails for walking, running and biking, several different styles of parks and a brand swimming facility. North Vernon is located 1.5 hours west of Cincinnati and 1.5 hours south of Indianapolis. The city of Cincinnati is the economic and cultural hub of the Cincinnati metropolitan area, the fastest growing economic power in the Midwestern United States, and it has a population of about 2,190,209 people. Indianapolis is also the economic and cultural center of the Indianapolis metropolitan area with 2,004,230 residents.

Due to the city being located in the between Indianapolis and Cincinnati, both of those major city's impact North Vernon's economy. Altogether, nine Fortune 500 companies and fifteen Fortune 1000 companies are headquartered in the Cincinnati area. With nine Fortune 500 company headquarters in Cincinnati, the region ranks in the nation's Top 10 markets for number of Fortune 500 headquarters per million residents. On the other hand, Indianapolis anchors the 25th largest economic region in the country, by having a gross domestic product of \$134 billion. As of 2018, three Fortune 500 companies and three Fortune 1000 companies are based in Indianapolis. Biotechnology, life sciences and health care are major sectors of Indianapolis's economy.

North Vernon is home to over 100 acres of parks. One of the most notable and highly utilized park is the Muscatatuck Park. Only steps away from the downtown area this park is unique in that it is an extreme sports park that hosts rock climbing, biking, wooded & scenic running trails, sand volleyball, camping, shelter houses all nestled alongside with beautiful views of the Muscatatuck River. The community is less than a 2-hour drive to both Indianapolis and Cincinnati, which are both great places to spend the day.

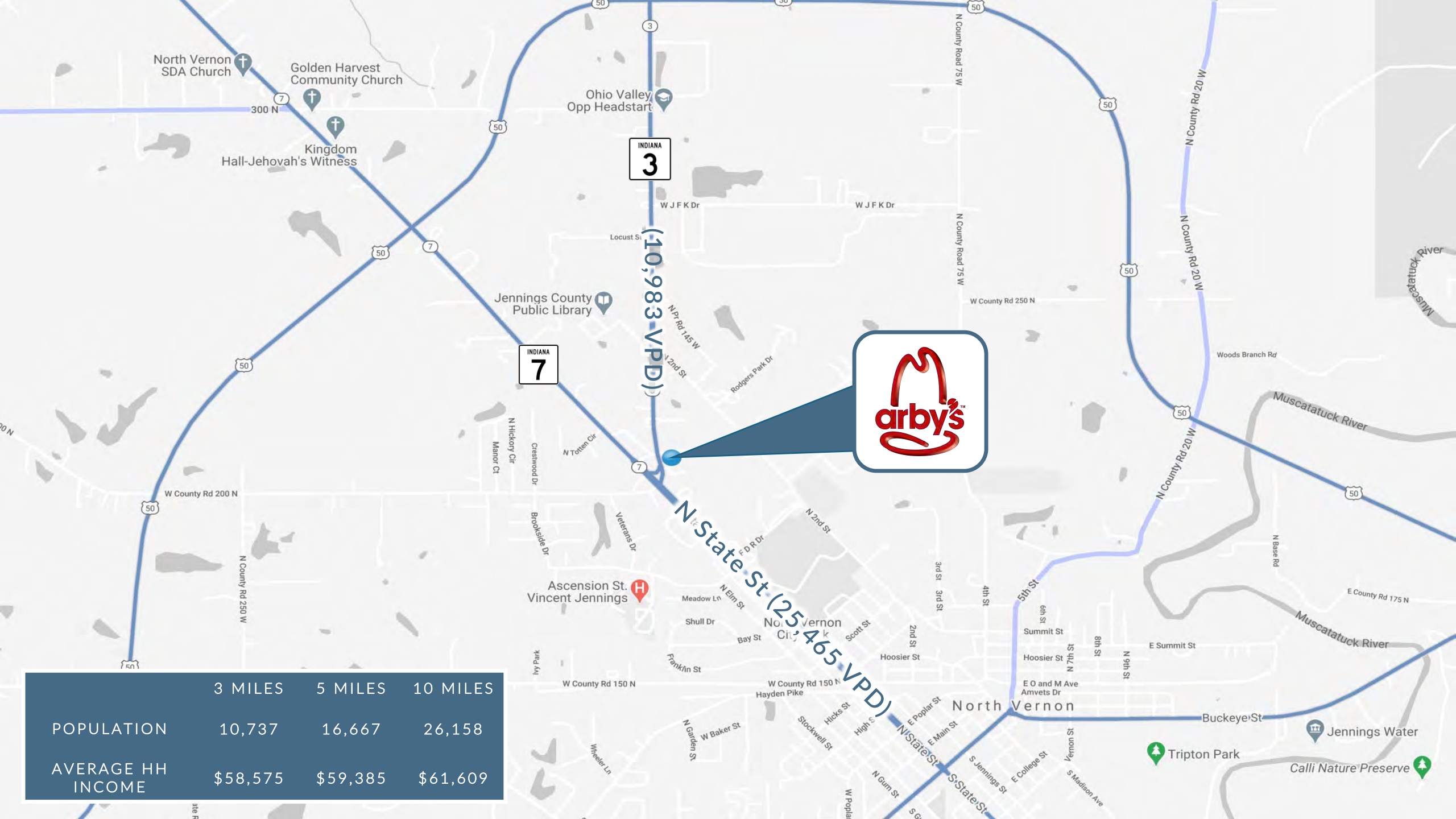


JENNINGS COUNTY COURTHOUSE



DOWNTOWN NORTH VERNON, IN





INDIANA  
3

INDIANA  
7

(10,983 VPD)

N State St (25,465 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	10,737	16,667	26,158
AVERAGE HH INCOME	\$58,575	\$59,385	\$61,609



ARBY'S

# TENANT PROFILE

Arby's Restaurant Group, Inc. is the second largest quick-service sandwich chain in the U.S. with more than 3,472 restaurants in 7 countries. Roark Capital Group acquired the company 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.

Arby's was founded in Boardman, Ohio, on July 23, 1964 by Forrest and Leroy Raffel, owners of a restaurant equipment business who believed there was a market opportunity for a fast food franchise based on a food other than hamburgers. The brothers wanted to call their restaurants "Big Tex," but that name was already used by an Akron business. Instead, they chose the name "Arby's," based on R.B., the initials of Raffel Brothers. They restaurant initially served only roast beef sandwiches, potato chips and soft drinks. Today, Arby's has international locations in four countries outside of the United States: Canada, Turkey, United Arab Emirates and Qatar.



COMPANY TYPE  
Subsidiary



FOUNDED  
1964



# OF LOCATIONS  
3,472+



HEADQUARTERS  
Atlanta, GA



WEBSITE  
[arby's.com](http://arby's.com)



# CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group (SIG) or Eclipse Real Estate Inc. (Eclipse).

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, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and Eclipse, and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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