

- Corporate Guarantee & 10+ Year Absolute NNN Lease
- Store Sales in excess of \$2MM Annually – Top 5% Performer in the Country
- Provides more than \$500,000 Cash Flow Annually for Tenant



**689 N LEXINGTON-SPRINGMILL RD
ONTARIO, OH**
OFFERING MEMORANDUM

ARBY'S

689 N LEXINGTON-SPRINGMILL RD
ONTARIO, OH



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SECTION 1

EXECUTIVE SUMMARY

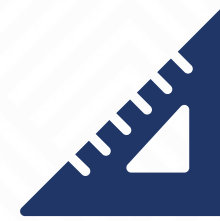




±10 YEARS
LEASE TERM



\$2,448,980
LIST PRICE



±3,366 SF
GLA

INVESTMENT HIGHLIGHTS

- **Incredible Store Sales in Excess of \$2,000,000 Annually** – 70% Higher than System Average and Top 5% Performer in the Country
- **Rent-to-Sales Ratio Less than 6%**
- **Provides more than \$500,000 Cash Flow Annually for Tenant**
- **High Quality Brick Construction on Large 1.11 AC Lot** with 60 Parking Spaces and Two Curb Cuts
- **Avita Ontario Hospital (New in 2017) Located Adjacent to Arby's**
- **Richland Mall Outparcel** – Richland Mall is the Only Enclosed Shopping Center within a 40-Mile Radius, and it is the Largest Shopping Destination in its Surrounding Five-County Region
- Arby's is Located Between Hwy 30 & Hwy 309 in the **Main Retail Area of Ontario with Walmart, Home Dept, Lowe's, Sam's Club, and Many More**

SECTION 2

FINANCIAL SUMMARY





INVESTMENT SUMMARY

• OFFERING PRICE	\$2,448,980
• CAP RATE	4.90%
• TOTAL BUILDING AREA	±3,366 SF
• TOTAL LAND AREA	±1.16 AC
• NOI	\$120,000

TENANT SUMMARY

Tenant	Arby's
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof and Structure Responsible	Tenant Responsibility
Original Lease Term	20 Years
Lease Term Remaining	10+ Years
Lease Commencement Date	6/15/2004
Lease Expiration Date	3/31/2031
Options	Four, 5-Year Options
Rent Increases	1% Annually Starting in Year-5

DEBT QUOTE



Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

LTV: 65.00%

RATE: 3.8%

AMORTIZATION: 25

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ANNUALIZED OPERATING DATA

Period	Lease Years	Monthly Rent	Annual Rent	Rent Increase
Year 1	4/1/2021 - 3/31/2022	\$10,000	\$120,000	-
Year 2	4/1/2022 - 3/31/2023	\$10,000	\$120,000	-
Year 3	4/1/2023 - 3/31/2024	\$10,000	\$120,000	-
Year 4	4/1/2024 - 3/31/2025	\$10,000	\$120,000	-
Year 5	4/1/2025 - 3/31/2026	\$10,000	\$120,000	-
Year 6	4/1/2026 - 3/31/2027	\$10,100	\$121,200	1%
Year 7	4/1/2027 - 3/31/2028	\$10,201	\$122,412	1%
Year 8	4/1/2028 - 3/31/2029	\$10,303	\$123,636	1%
Year 9	4/1/2029 - 3/31/2030	\$10,406	\$124,872	1%
Year 10	4/1/2030 - 3/31/2031	\$10,510	\$126,121	1%
Option 1	4/1/2031 - 3/31/2032	\$10,615	\$127,382	1%
	4/1/2032 - 3/31/2033	\$10,721	\$128,656	1%
	4/1/2033 - 3/31/2034	\$10,829	\$129,943	1%
	4/1/2034 - 3/31/2035	\$10,937	\$131,242	1%
	4/2/2035 - 3/31/2036	\$11,046	\$132,555	1%
Option 2	4/1/2036 - 3/31/2037	\$11,157	\$133,880	1%
	4/1/2037 - 3/31/2038	\$11,268	\$135,219	1%
	4/1/2038 - 3/31/2039	\$11,381	\$136,571	1%
	4/1/2039 - 3/31/2040	\$11,495	\$137,937	1%
	4/3/2040 - 3/31/2041	\$11,610	\$139,316	1%
Option 3	4/1/2041 - 3/31/2042	\$11,726	\$140,709	1%
	4/1/2042 - 3/31/2043	\$11,843	\$142,117	1%
	4/1/2043 - 3/31/2044	\$11,961	\$143,538	1%
	4/1/2044 - 3/31/2045	\$12,081	\$144,973	1%
	4/4/2045 - 3/31/2046	\$12,202	\$146,423	1%
Option 4	4/1/2046 - 3/31/2047	\$12,324	\$147,887	1%
	4/1/2047 - 3/31/2048	\$12,447	\$149,366	1%
	4/1/2048 - 3/31/2049	\$12,572	\$150,860	1%
	4/1/2049 - 3/31/2050	\$12,697	\$152,368	1%
	4/1/2050 - 3/31/2051	\$12,824	\$153,892	1%

SPRINGFIELD SQUARE
SHOPPING MALL

KOHL'S
HARBOR FREIGHT
TOOLS FOR SCHOOLS
Burlington
JOANN



Great Clips[®]
IT'S GONNA BE GREAT[®]



Walmart[®]
Supercenter



309

± 11,300 VPD



Budget[®]
Truck Rental

macy's
JCPenney
Christopher & Banks
AVITA HEALTH SYSTEM
SHOE DEPT.

Gabe's

KeyBank

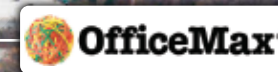
N. LEXINGTON SPRINGMILL RD
± 11,000 VPD



ONTARIO TOWNE CENTER
SHOPPING MALL



THE OHIO STATE UNIVERSITY
MANSFIELD



W. 4TH ST
±7,057 VPD



N. LEXINGTON SPRINGMILL RD
± 11,000 VPD



- Avita Health System is a nonprofit, patient-centered health care system
- Over 40 clinics in Crawford, Richland, and Marion counties
- 1,900+ employees
- 150,000-sqft acute care facility: 23 emergency department beds, seven intensive care unit beds, 19 medical-surgery beds, 16 pre/post-op beds, four surgical suites, a pulmonary department, and cardiology clinic.
- Unique to the area, Avitas is an independent, locally-governed health care system with a board of directors that live in the communities where health services are provided.



SECTION 3

TENANT SUMMARY





THE OFFERING

PROPERTY NAME	
Arby's	
SITE DESCRIPTION	
Property Address	689 N Lexington-Springmill Rd Ontario, OH
Number of Stories	One
Year Built	2004
GLA	±3,366 SF
Type of Ownership	Fee Simple

ARBY'S

Arby's Fast Crafted restaurant services feature a unique blend of quick-serve speed combined with the quality and made-for-you care of fast-casual. Arby's Restaurant Group, Inc. is the franchisor of the Arby's Brand and is headquartered in Atlanta, GA. Arby's Restaurant Group (ARG) operates the Arby's fast-food chain popular for its hot roast beef sandwiches. Food & Wine called Arby's "America's second largest sandwich chain. In addition to roast beef sandwiches, its menu features chicken sandwiches, salads, and some dessert items. More than 1,100 Arby's locations are company-owned, while the rest are franchised.

INSPIRE BRANDS INC.

Inspire Brands Inc., formerly Arby's Restaurant Group Inc., is a holding company and the owner and franchisor of the Arby's, Buffalo Wild Wings, Sonic Drive-In, Jimmy John's, and Rusty Taco restaurant chains. Inspire operates Support Centers in Atlanta, Oklahoma City, Champaign, and Minneapolis. Inspire Brands is majority-owned by affiliates of Roark Capital Group. Inspire received Franchise Times' 2019 Dealmaker of the Year award for its acquisitions of Buffalo Wild Wings and Sonic Drive-In.

SECTION 4

AREA OVERVIEW





POPULATION



HOUSEHOLDS



INCOME



	2020 ESTIMATE	2025 PROJECTION	2020 ESTIMATE	2025 PROJECTION	2020 AVG. HOUSEHOLD INCOME
1-MILE	2,091	2,038	967	925	\$81,359
3-MILE	18,093	18,270	7,762	7,677	\$73,749
5-MILE	54,620	56,864	21,346	21,898	\$65,273

*Subject Property Demographics



MANSFIELD ±4 MI

ONTARIO, OH

Ontario is a city in Richland County in the state of Ohio. It is located on the western edge of the Allegheny Plateau, just west of the city of Mansfield. The city's industry is diversified in the service economy, including education, finance and healthcare. The city is also a major regional retail hub serving the entire North-Central Ohio area, with a shopping population of over 150,000. It is part of the Mansfield, Ohio Metropolitan Statistical Area.



±68 MI

±61 MI

±138.8 MI



MANSFIELD, OH

Mansfield is a city in and the county seat of Richland County, Ohio. Located midway between Columbus and Cleveland via Interstate 71, Mansfield is part of Northeast Ohio and North-central Ohio regions in the western foothills of the Allegheny Plateau. Mansfield's official nickname is "The Fun Center of Ohio." It is the largest city in the "Mid-Ohio" region of the state and also known as the "Carousel Capital of Ohio," "Danger City," and "Racing Capital of Ohio."

Anchored by the Richland Carousel District, downtown Mansfield is home to a number of attractions and art venues. Concert events in the downtown Brickyard venue have drawn crowds numbering over 5,000 people. Mansfield, in partnership with local and national partners, is addressing blight and economic stagnation in the city center. The Renaissance Performing Arts Association at home in the historic Renaissance Theatre annually presents and produces Broadway-style productions, classical music, comedy, arts education programs, concerts, lectures, and family events to more than 50,000 people. The Renaissance Performing Arts is home of The Mansfield Symphony, and Downtown is also home to two ballet companies, NEOS Ballet Theatre and Richland Academy Dance Ensemble who both perform and offer community dance opportunities in downtown. Mid-Ohio Opera offers performances of full opera and smaller concerts.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Arby's** located at **689 N Lexington-Springmill Rd, Ontario, OH 45505** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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ONTARIO, OH



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