

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



7785 HIGHWAY 72 W
MADISON ALABAMA

ACTUAL SITE



NATIONAL NET LEASE GROUP



EXCLUSIVELY MARKETING BY

Qualifying Broker: Martin Smith, SRS Real Estate Partners |
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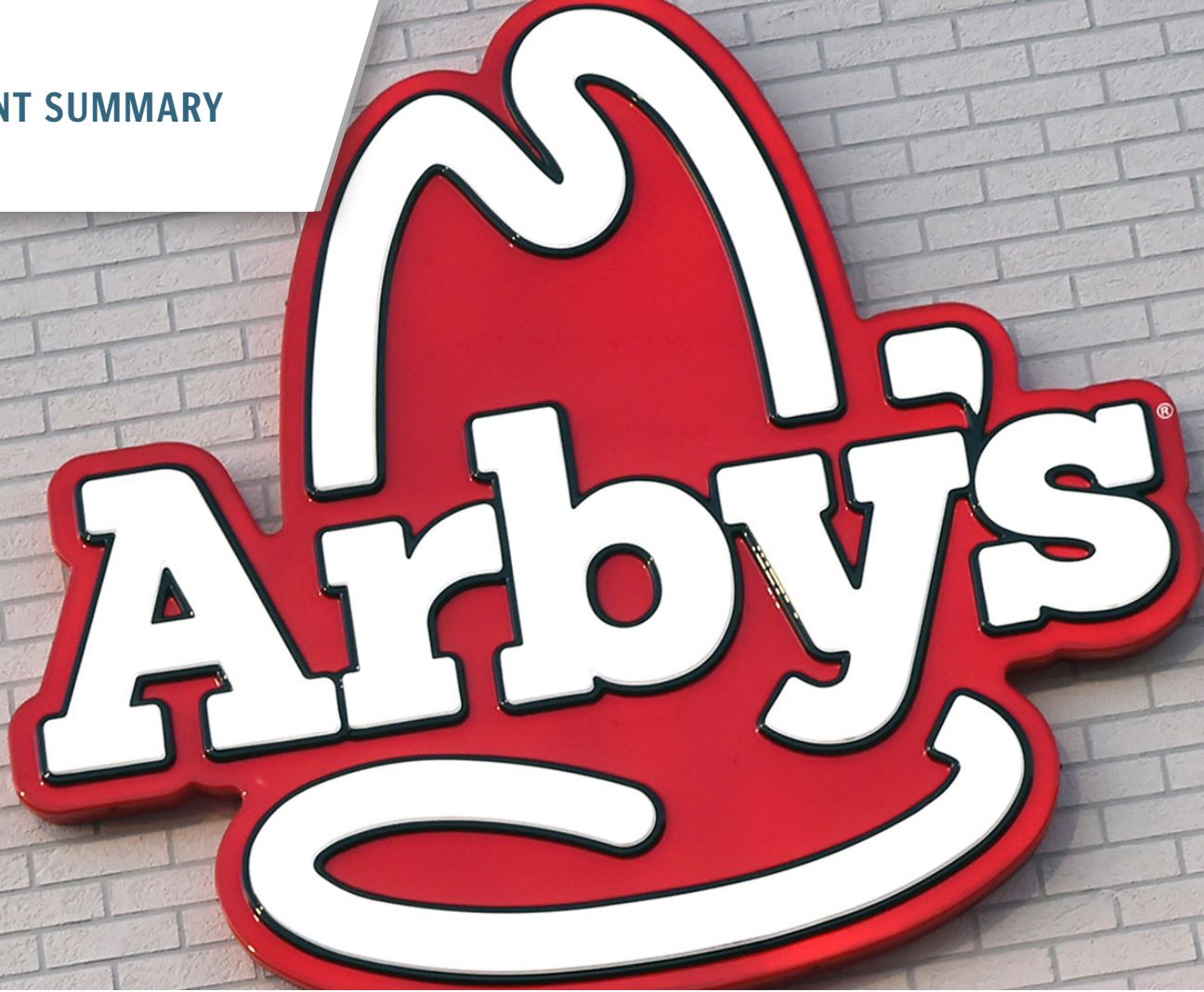
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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to present our proposal to market the fee simple interest in a single tenant, absolute NNN leased, corporate guaranteed, freestanding, Arby's investment property located in Madison, AL. The tenant, Arby's, has approximately 5 years remaining in the current term with 4 (5-year) option periods to extend. The lease is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for an out of state investor. In 2018, Arby's corporate spent \$300,000 on remodeling the interior and exterior of the property, limiting future landlord expenditures.

The Arby's is located at the signalized, hard corner intersection of U.S. Highway 72 and Hughes Road with 58,800 combined cars per day. U.S. Highway 72 is a major thoroughfare for the city of Madison and connects the city to Huntsville, AL. The site is located in a retail corridor with national/credit tenants such as The Home Depot, Publix, Lowe's Home Improvement, Kohl's, Marshalls, which increases consumer draw to the immediate trade area. Other notable tenants within the trade area include Target, Hobby Lobby, Sprouts Farmer Markets, and a 24-hour Walmart Supercenter. An affluent population of nearly 99,000 with an average household of \$108,000 supports the 5-mile trade area.



Parcel Map

Offering

PRICING	\$3,474,000
NET OPERATING INCOME	\$225,837
CAP RATE	6.50%
GUARANTY	Corporate
TENANT	Arby's
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None

Property Specifications

RENTABLE AREA	3,414 SF (est)
LAND AREA	1.03 Acres
PROPERTY ADDRESS	7785 Highway 72 W, Madison, AL 35758
YEAR BUILT / REMODELED	2000 / 2018
PARCEL NUMBER	15-08-28-1-001-016.000
OWNERSHIP	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | Recently Remodeled in 2018 | Corporate Guaranteed

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor
- Arby's spent \$300,000 remodeling the interior and exterior of the property, limiting future landlord expenditures

Signalized Hard Corner Intersection | 58,800 Cars Per Day Drive-Thru Equipped | Convenience for Consumers

- Arby's is located at the prominent, signalized, hard corner intersection of Hughes Road and U.S. Highway 72 with 58,800 cars per day
- U.S. Highway 72 is a major east-west thoroughfare and connects Madison, AL to Huntsville, AL
- Equipped with a drive-thru, which provides ease and convenience to consumers
- On average, stores with drive-thrus have higher sales

Affluent Trade Area | \$108,000 - \$125,000 Incomes

- More than 99,000 residents and nearly 56,000 employees support the 5-mile trade area
- \$108,000 average household income in 5-mile trade area
- \$125,600 average household income in 1-mile trade area

Major Retail Corridor | Target, Publix, Home Depot & More

- Subject site is located across from Publix and The Home Depot, two significant drivers of consumer traffic to the immediate trade area
- Other nearby national/credit tenants along U.S. Highway 72 include a 24-Hour Walmart Supercenter, Target, Lowe's Home Improvement, Kohl's, Sprouts Farmers Market, and more

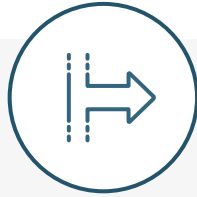


PROPERTY OVERVIEW



Location

Located in
Madison County



Access

U.S. Highway 72
1 Access Point

Hughes Road
1 Access Point



Traffic Counts

U.S. Highway 72
44,600 Cars Per Day

Hughes Road
14,200 Cars Per Day



Improvements

There is approximately 3,414 SF
of existing building area



Parking

There are approximately
46 parking spaces on the
owned parcel.

The parking ratio is
approximately 13.47 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
15-08-28-1-001-016.000

Acres: 1.03

Square Feet: 44,867 SF



Year Built / Remodeled

2000 / 2018



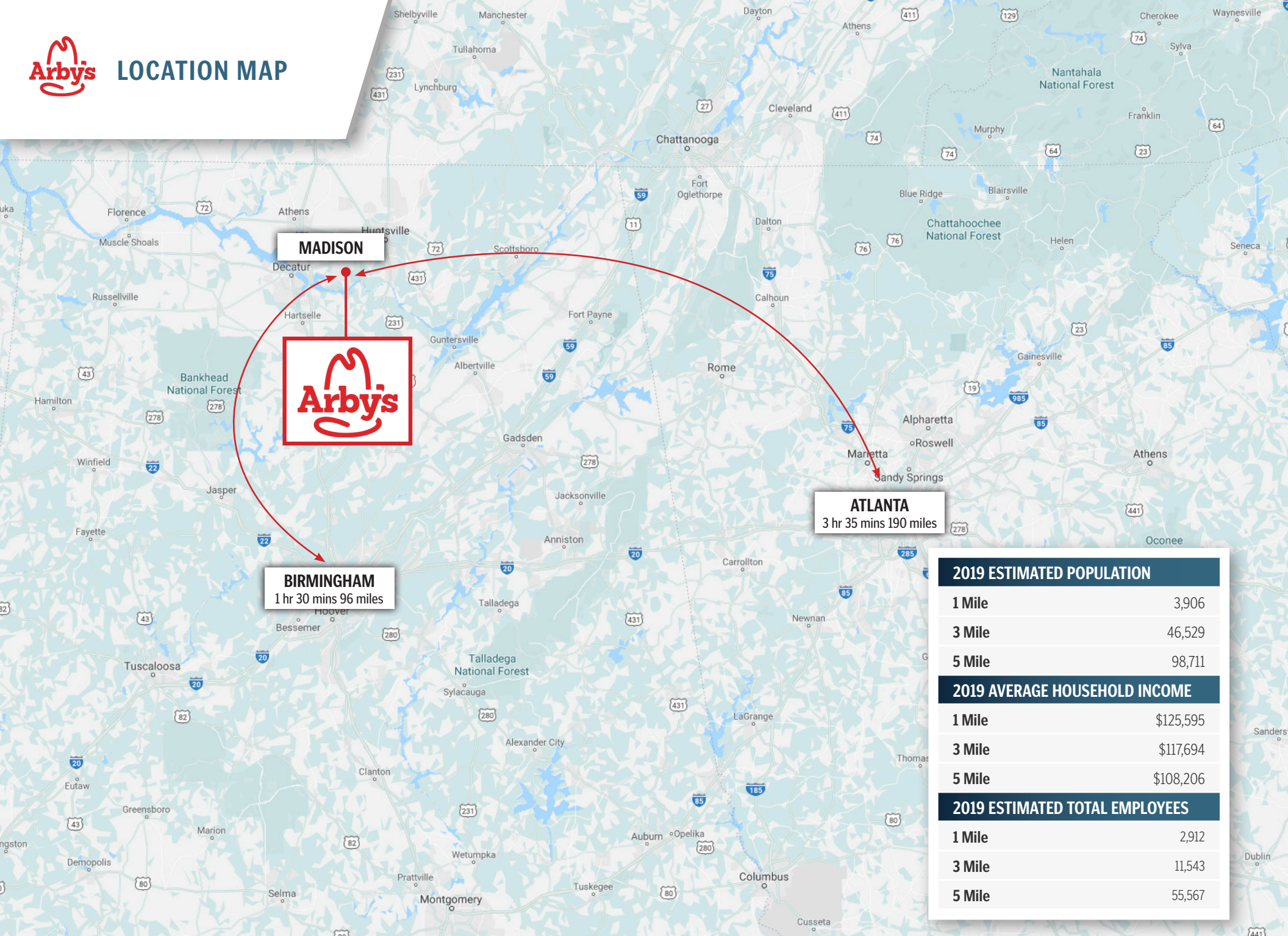
Zoning

B3 - General Business District









2019 ESTIMATED POPULATION

1 Mile	3,906
3 Mile	46,529
5 Mile	98,711

2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$125,595
3 Mile	\$117,694
5 Mile	\$108,206

2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	2,912
3 Mile	11,543
5 Mile	55,567



AREA OVERVIEW



Madison, Alabama

Madison is located in the western part of Madison County and the eastern edge of Limestone County in the State of Alabama. The City of Madison is the 10th largest city in Alabama with a population of 48,881 as of July 1, 2019.

The City of Madison is located in western part of Madison County and the eastern edge of Limestone County. The area is one of the fastest growing regions in the State of Alabama. Madison is adjacent to Cummings Research Park, the second largest research park in the United States, and Redstone Arsenal Military Post. The City is located along Interstate I-65, linking easy access to Interstate I-65 with Nashville being 90 miles to the north and Birmingham being 90 miles to the south. The positive economic health of Madison is due to its location.

Located just 10 miles west of Huntsville, Alabama, Madison is known for its high-quality schools, highly-educated occupants, and high-tech companies. Currently, over 1,000 businesses call Madison home, enjoying a low cost of business with educated professionals and a hardworking labor force. The largest employers include Hexagon, Inc., Intergraph Corporation, STI and Tyonek, along with other growing corporations and entrepreneurs. Business and industrial parks provides a prime location near Remington, Polaris, and the new Mega Site in Huntsville for a secondary supply chain industry. The proximity to the Redstone Arsenal and Marshall Space Flight Center makes Madison an ideal location for businesses in the aerospace and defense sectors. Madison is in a midpoint location within the expanding southeast automotive industry. Madison is the place, for people and businesses going places.

The City of Madison offers numerous things for citizens to enjoy, including recreational programs, facilities, and access to open spaces. With bike & pedestrian trails / greenways, dog park, playgrounds, parks, athletic fields (totalling more than 300 acres), indoor/outdoor aquatic center, Rainbow Mountain trail & park, and more.

Madison is located within 30 minutes of a multitude of universities, colleges and training schools, providing multiple options for on-going workforce training. Local universities and colleges include: Alabama A&M University, Athens State University, Columbia College (Satellite Campus), Embry-Riddle Aeronautical University (Satellite Campus), Faulkner University, Florida Institute of Technology (Satellite Campus) and Oakwood University.

Major Highways in Madison includes: I-565, U.S. Hwy 72, Hwy 20 (Madison Blvd.) and I-65 (5 miles away). Madison City is just minutes away from Huntsville International Airport, and less than two hours from both Nashville International Airport and Birmingham International Airport.



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	3,906	46,529	98,711
2024 Projected Population	4,146	49,662	106,275
2010 Census Population	3,464	40,662	84,759
Projected Annual Growth 2019 to 2024	1.2%	1.31%	1.49%
Historical Annual Growth 2010 to 2019	1.03%	1.59%	1.75%
2019 Estimated Households	1,533	17,726	38,899
2024 Projected Households	1,644	19,081	42,194
2010 Census Households	1,321	15,122	32,758
Projected Annual Growth 2019 to 2024	1.41%	1.48%	1.64%
Historical Annual Growth 2010 to 2019	1.51%	1.92%	1.97%
2019 Estimated White	76.63%	71.42%	68.31%
2019 Estimated Black or African American	14.23%	18.49%	22%
2019 Estimated Asian or Pacific Islander	5.35%	5.41%	4.99%
2019 Estimated American Indian or Native Alaskan	0.59%	0.53%	0.56%
2019 Estimated Other Races	1%	1.65%	1.44%
2019 Estimated Hispanic	3.81%	4.53%	4.29%
2019 Estimated Average Household Income	\$125,595	\$117,694	\$108,206
2019 Estimated Median Household Income	\$105,639	\$101,434	\$90,211
2019 Estimated Per Capita Income	\$47,944	\$45,186	\$42,682
2019 Estimated Total Businesses	289	1,136	3,278
2019 Estimated Total Employees	2,912	11,543	55,567



Lease Term						Rental Rates					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Arby's	3,414	2001	June 2025	Current	-	\$18,820	\$5.51	\$225,837	\$66.15	Absolute NNN	4 (5-Year)
(Corporate Guarantee)			(est)								15% Increase in Each Option

FINANCIAL INFORMATION

Price	\$3,474,000
Net Operating Income	\$225,837
Cap Rate	6.50%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built / Remodeled	2000 / 2018
Rentable Area	3,414 SF (est)
Land Area	1.03 Acres
Address	7785 Highway 72 W Madison, AL 35758



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



COMPANY TYPE
Subsidiary

PARENT
Inspire Brands

Locations
11,200+

Arby's | arbys.com

Arby's, founded in 1964, is the first nationally franchised sandwich restaurant brand, with 3,400 restaurants worldwide. The Arby's brand purpose is "Inspiring Smiles Through Delicious Experiences." Arby's restaurants feature Fast Crafted service, a unique blend of quickserve speed and value combined with the quality and made-for-you care of fast casual. It's Parent company is Inspire Brands.





NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

2100+

**RETAIL
TRANSACTIONS**
in 2019
company wide

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2019

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