

OFFERING MEMORANDUM

For Sale

Arby's

2010 South Western Avenue, Marion, IN 46953



Arby's

Location	2010 South Western Avenue Marion, IN 46953
Tenant	Heartland Beef, Inc.
Purchase Price	\$1,400,000
Term Remaining	16.25 years
Cap Rate	5.14%
Average Cap Rate Over Term	5.64%
Annual Rent	Y 1-5 \$72,000 Y 6-10 \$75,600 Y 11-15 \$79,380 Y 16-20 \$83,349
Building Size	3,170 SF
Rental Escalations	5% every 5 years
Lease Type	Absolute Net
Ownership	Fee Simple
Year Built/Remodeled	1982/2016
Lot Size	0.93 Acre
Lease Expiration	July 18, 2037
Renewal Options	Four, five-year options each with a 10% increase

Investment Highlights

Lease: 20-year absolute net lease with over 16 years remaining, 5% increases every five years. There are four, five-year options available to the tenant, each with a 10% increase to rent.

Tenant: Heartland Beef, Inc. (HBI) is the 15th largest Arby's franchisee with units in Illinois, Indiana, Iowa and Ohio.

Traffic Counts: 25,401 cars per day



*Actual Site 4/11/21

Financial Information

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Purchase Price	\$1,400,000
Cap Rate	5.14%
Building Size	3,170 SF
Year Built/Remodeled	1982/2016
Lot Size	0.93 Acre
Expense Reimbursement	20-year absolute net lease



Tenant	SF	TERM	INCREASE	RENT
Heartland Beef, Inc.	3,170 SF	20 y w/ four 5-year options	5% every 5 years during primary term 10% every 5 years during renewal options	Y 1-5 \$72,000 Y 6-10 \$75,600 Y 11-15 \$79,380 Y 16-20 \$83,349 Y 21-25 \$91,683.90 Y 26-30 \$100,852.29 Y 31-35 \$110,937.52 Y 36-40 \$122,031.27

LOCATION OVERVIEW

A city of just under 40,000 in the heart of Indiana, Marion is home to many innovative businesses, not for profits, and hard-working, tenacious, and loyal citizens. According to Nerd Wallet, Marion is the 3rd best small city in America, due to the low tax rate, low cost of living, and quality of life amenities.

Marion, Indiana is home to the largest private college in the state, Indiana Wesleyan University as well as the number 2 ranked college in the Midwest according to US News & World Report, Taylor University.

Major employers include General Motors, Dollar General, American Woodmark Corporation, Walmart Distribution, and Docushield. The location along I-69, which is equidistant to Indianapolis and Fort Wayne, is ideal for distribution.



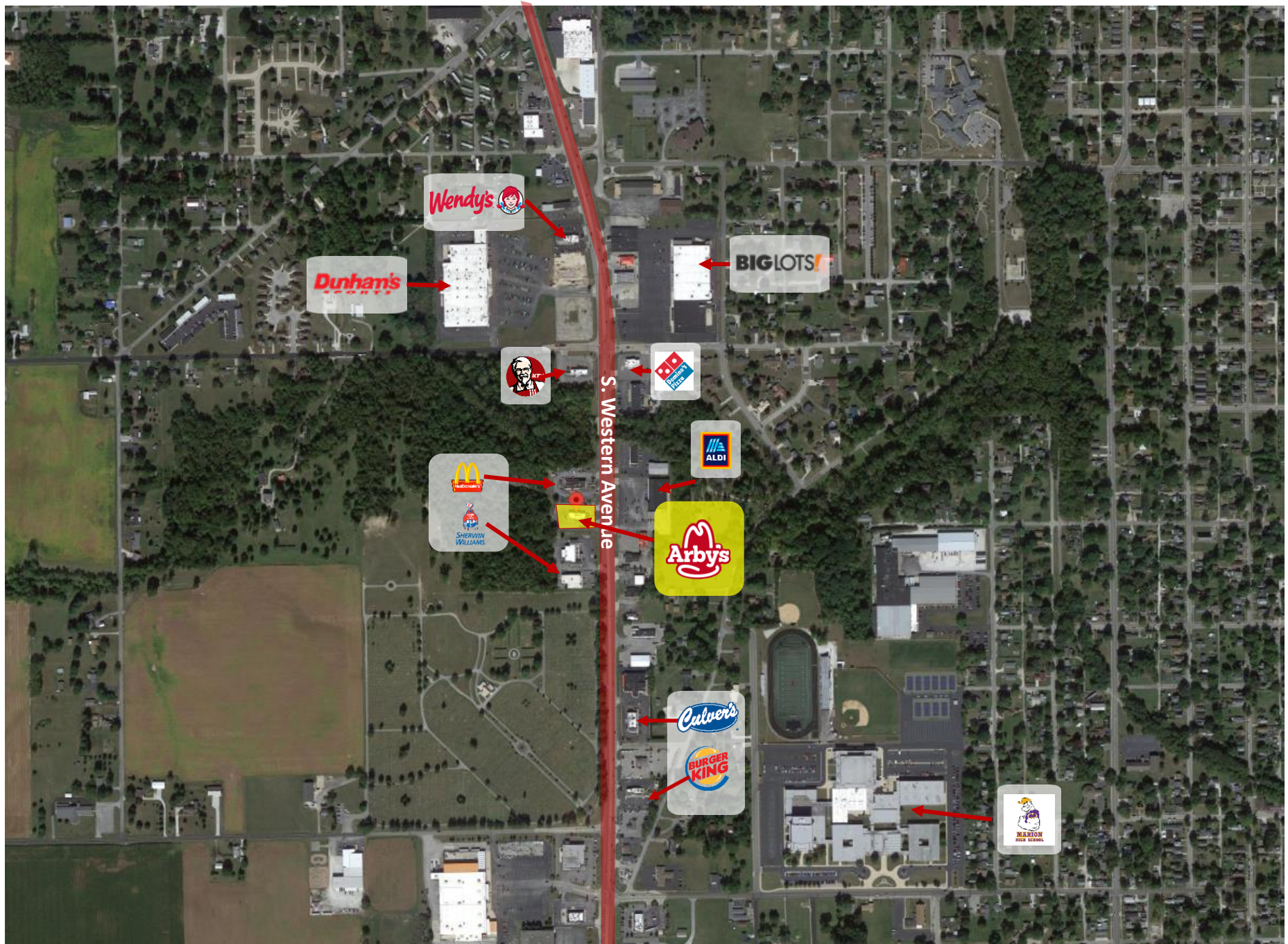
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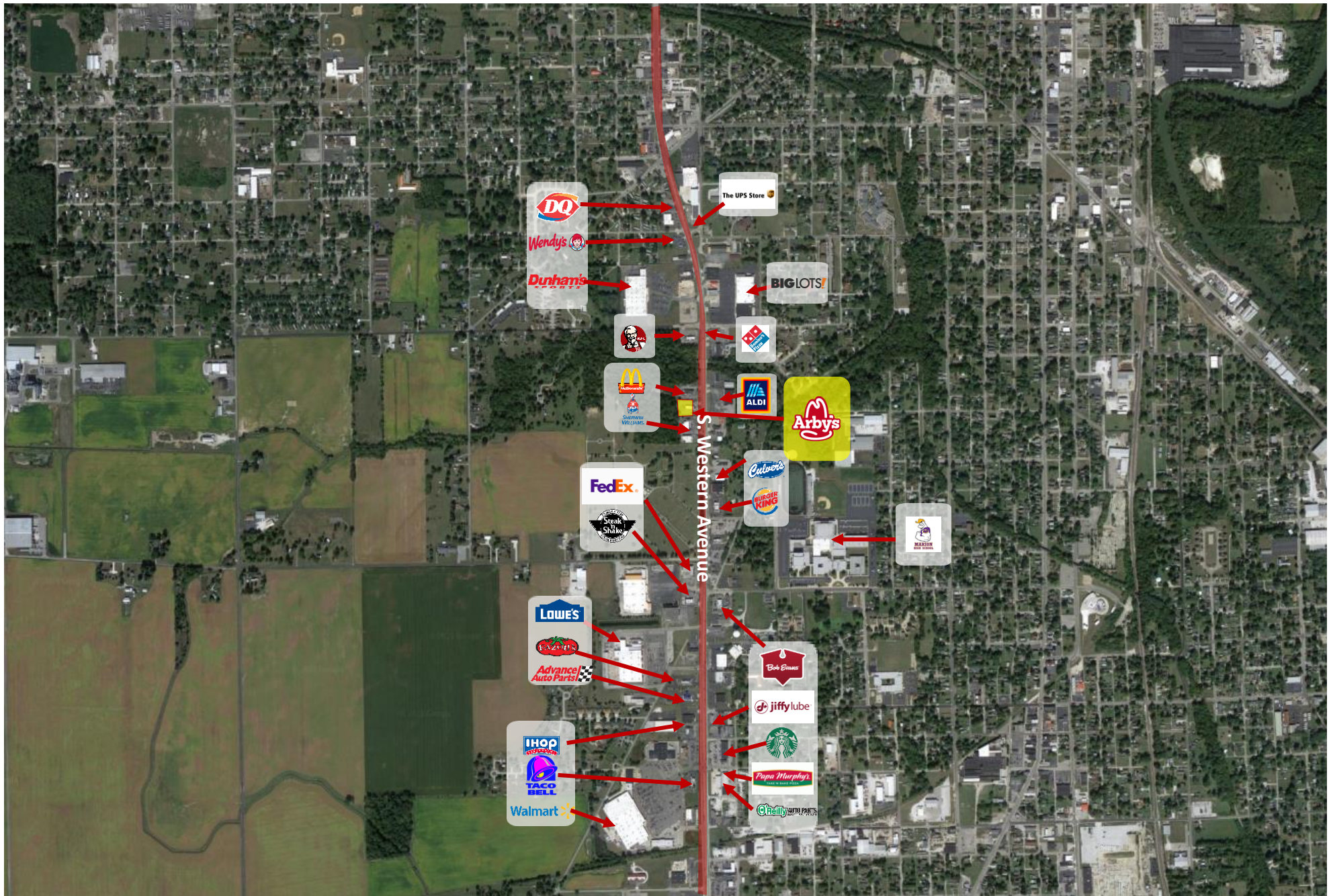
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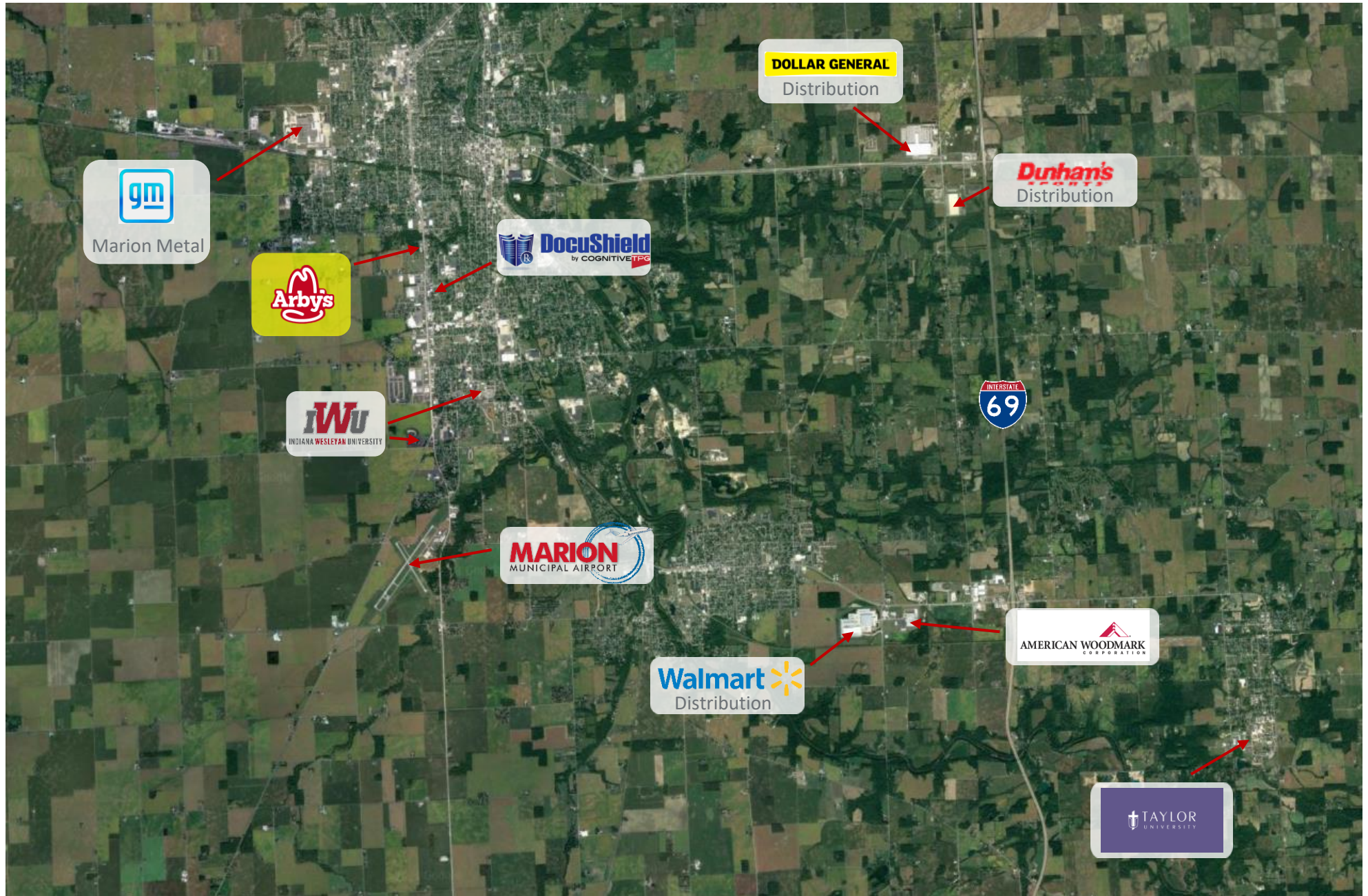
INDIANAPOLIS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,714	31,433	39,498
Work Force	1,856	11,255	14,505
Median Age	38.5	38.1	40.1
Average Household Income	\$41,866	\$48,197	\$51,002







For additional information please contact:

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