



ACTUAL SITE

ARBY'S
900 WEST B STREET
MCCOOK, NEBRASKA 69001

OFFERING MEMORANDUM

Represented By:

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INVESTMENT OVERVIEW

ARBY'S
MCCOOK, NEBRASKA

ARBY'S

LOCATION	900 West B Street McCook, Nebraska 69001
MAJOR CROSS STREETS	SEC of W B St & W 10th St
TENANT	QUALITY MEATS WEST, LLC
PURCHASE PRICE	\$1,486,000
CAP RATE	5.75%
ANNUAL RENT	\$85,433*
GROSS LEASEABLE AREA	±3,249 SF
RENTAL ESCALATIONS	1.50% Annually
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	1985
LOT SIZE	±0.94 Acre
LEASE EXPIRATION	December 1, 2024
OPTIONS	Three 5-Year Renewal Options (1.50% Annual Escalations)

* Current Rent is \$84,171 until December 1, 2021. Seller to credit Purchaser shortfall (if any) in Rent at the Close of Escrow.

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: McCook has major retailers such as Walmart Supercenter, Dollar General, Goodwill, Orscheln Farm & Home, Tractor Supply Co., Ace Hardware, D&S Hardware (Do It Best), O'Reilly Auto Parts

PUBLIC EDUCATION: McCook has 2 elementary schools - McCook Elementary (423 students) & Central Elementary (204 students); McCook Junior High (321 students); and McCook Senior High (476 students)

HIGHER EDUCATION: 2 miles from McCook Community College (a two-year college offering a wide variety of programs)

HEALTHCARE: 2 miles from Community Hospital (a 25-bed critical access regional hospital equipped to care for more than 30,000 people who live in the referral area. McCook Clinic provides a wide range of family health care services, is located on the Community Hospital campus)

INVESTMENT HIGHLIGHTS

LEASE: 3+ Years Remaining on Absolute NNN Lease with Attractive 1.50% Annual Rental Escalations!

TENANT: Quality Meats West, LLC (QMW) is a 27-Unit Wholly Owned Subsidiary of Quality Restaurant Group (QRG). QRG Also Owns Quality Huts, a 200+ Unit Pizza Hut Franchisee

SEASONED LOCATION/ABOVE AVERAGE SALES: Successfully Open & Operating for Decades with an Attractive 5.24% Rent-to-Sales Ratio (Based Off of Last Reported YE 2018 Sales)!

TRAFFIC COUNTS: Situated on a Signalized, Hard Corner with Great Drive-By Visibility on W B St (Main East/West Thoroughfare in McCook) where Traffic Counts Exceed 12,170 CPD!

2021 DEMOGRAPHICS (5-MI): Total Population: 8,641 | Average Household Income: \$67,723

LOW UNEMPLOYMENT RATE: Nebraska's Unemployment Rate at 2.6% - National Unemployment Rate at 5.8% (Bureau of Labor Statistics May 2021)



FINANCIAL ANALYSIS

ARBY'S
MCCOOK, NEBRASKA

SUMMARY

TENANT	Quality Meats West, LLC
PURCHASE PRICE	\$1,486,000
CAP RATE	5.75%
GROSS LEASEABLE AREA	±3,249 SF
LEASE STARTS	December 2, 2004
LEASE ENDS	December 1, 2024
YEAR BUILT	1985
LOT SIZE	±0.94 Acre
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease. Tenant is responsible for all expenses.
RENTAL ESCALATIONS	1.50% Annually
OPTIONS	Three 5-Year Renewal Options (1.50% Annual Escalations)
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

ANNUALIZED OPERATING DATA

LEASE STARTS	LEASE ENDS	ANNUAL BASE RENT	ANNUAL INVESTOR RETURN	RENTAL INCREASES
12/02/21	12/01/22	\$85,433*	5.75%	Current
12/02/22	12/01/23	\$86,714	5.84%	1.50%
12/02/23	12/01/24	\$88,015	5.92%	1.50%
AVERAGE BLENDED RETURN			5.84%	

* Current Rent is \$84,171 until December 1, 2021. Seller to credit Purchaser shortfall (if any) in Rent at the Close of Escrow.

TENANT OVERVIEW

ABOUT THE TENANT

Quality Meats West, LLC (QMW) is a 27-unit Arby's franchisee with locations in Colorado, Montana, Nebraska, South Dakota & Wyoming. QMW is a wholly-owned subsidiary of **Quality Restaurant Group**, a multi-brand operator of quick-service restaurants throughout the United States. Quality Restaurant Group also owns Quality Huts, a 200+ location Pizza Hut franchisee primarily located in the Midwest and Mid-Atlantic regions. Quality Restaurant Group's leadership team, consisting of seasoned multi-unit restaurant operators, has over 250 years of combined restaurant operations experience. QMW will benefit from Quality Restaurant Group's scale and operations capabilities.



ABOUT ROARK CAPITAL GROUP (INSPIRE BRAND'S PARENT COMPANY)

Roark Capital Group is an Atlanta-based private equity firm with **\$25 billion in assets under management**. Roark focuses on investments in consumer and business service companies, with a specialization in franchised and multi-location business models in the restaurant, specialty retail, consumer and business services, and health, wellness and beauty sectors.

Roark prides itself on being a trusted partner for management and business owners. We believe that successful partnerships begin with providing a compelling value proposition to all business constituencies. A win win win approach leads to an enthusiastic business environment where all stakeholders – customers, employees, franchisees, strategic partners, service providers, management and shareholders – share in the growth and success of our businesses. We want to partner with entrepreneurs and executives who share this vision.

Since inception, affiliates of Roark have acquired **92 franchise/multi location brands which generate approximately \$54 billion in system revenues from 63,000 locations located in 50 states and 89 countries.**

<http://www.roarkcapital.com/>

MCCOOK



Buckle

SCHMICK'S
MARKET

DOLLAR
GENERAL

TRACTOR
SUPPLY CO



Walmart



TRI-STATE LIVESTOCK
AUCTION HOUSE

O'Reilly
AUTO PARTS

FASTENAL

Pizza-Hut



LEWIS MOTOR
SPORTS

KRD



MCCOOK JUNIOR
HIGH SCHOOL
321 STUDENTS



MCCOOK SENIOR
HIGH SCHOOL
476 STUDENTS



Do it
Best



CITY OFFICES, FIRE & POLICE

CITY
AUDITORIUM

W B ST | BLUE STAR MEMORIAL HWY 12,710 CPD

taco
john's

Casey's

NEBRASKALAND

OYO

Pinnacle Bank



ARBY'S | MCCOOK, NEBRASKA

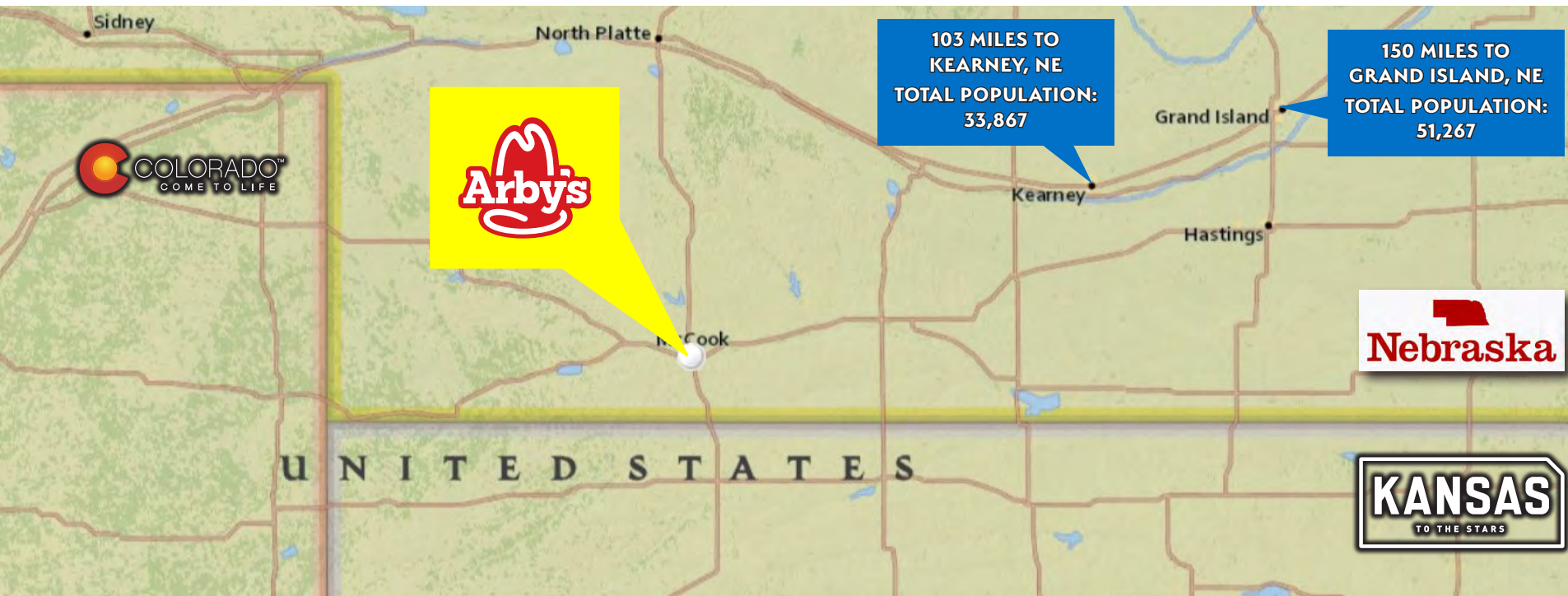
MCCOOK CITY VIEW



ARBY'S | MCCOOK, NEBRASKA

LOCATION OVERVIEW

ARBY'S
MCCOOK, NEBRASKA



McCook was established in 1882 as the result of an agreement between the Burlington & Quincy Railroad Company and the Lincoln Land Company to form a new railroad center halfway between Denver & Omaha. McCook was named for Alexander McDowell McCook, served as a Brigadier General in the Union Army during the American Civil War for 43 years.

Companies in McCook includes **Valmont Industries** (metal fabrication); **Parker Hose Products Division**, **Van Diest Supply Co.** (plastic fabrication); **Fastenal** (industrial equipment supplier); **Gerhold Concrete Co.** (ready mix concrete supplier); **Crawford Supply Co.** (oil field equipment supplier); **Kugler** (liquid fertilizer supplier); **Farmers National Co.** (agricultural service); **Red Willow Chemical & Fertilizer** (agricultural product wholesaler); **BNSF Railway Co.** (railroad company); **Cappel Sales** (farm equipment supplier), etc.

The largest industries in McCook are Health Care & Social Assistance, Retail Trade, & Manufacturing. The highest paying industries are Financing & Insurance, Real Estate & Rental & Leasing, & Utilities.

2021 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	3,806	8,129	8,641
Projected Population (2026)	3,858	8,227	8,738
Daytime Demographics Age 16+	4,105	6,850	7,218
Population Median Age	38.8	38.9	39.1
Average Household Income	\$67,643	\$67,344	\$67,723

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FOR MORE INFORMATION:

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