

ACTUAL SITE



4697 N STATE RD 7
CORAL SPRINGS, FL 33067

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

ACTUAL SITE



3

EXECUTIVE OVERVIEW

6

FINANCIAL OVERVIEW

8

TENANT OVERVIEW

12

AREA OVERVIEW

LISTING AGENTS

DYLAN DYKSTRA

ASSOCIATE

DIR +1 (949) 432-4503

MOB +1 (267) 234-3802

DYLAN.DYKSTRA@MATTHEWS.COM

LIC # 02103651 (CA)

CONNOR OLANDT

AVP & DIRECTOR

DIR +1 (949) 432-4504

MOB +1 (818) 618-4522

CONNOR.OLANDT@MATTHEWS.COM

LIC # 01985082 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LIC # CQ1052263 (FL)



- **CORPORATE GUARANTEE** – The lease is guaranteed by Arby's corporate entity, providing a substantial net worth backing the rent and lease obligations.
- **RENT INCREASES** – The lease includes fixed 10% rent increases every 5-years.
- **STRATEGICALLY POSITIONED** – The property is ideally situated in a shopping center that sees north of 50,000 vehicles per day. There are many national retailers that lie in the vicinity of the subject property including, Target, Walmart, The Home Depot, Lowes, CVS, Walgreens, Chipotle, and a brand-new Chick-Fil-A just across the street. Mercedes Benz, Volvo, Volkswagen, Hyundai, Mazda, Subaru, Chevrolet, Toyota, and Infiniti all have dealerships nearby. In addition, the Seminole Casino is just down the street.
- **RECENT REMODEL** – The building was recently remodeled in 2017.
- **CORAL SPRINGS, FL** – Part of the Miami MSA, the property is located in a high-growth area with approximately 1,000,000 people in a 10-mile radius. Not only is the property located in a densely populated area, but also sits in an affluent part of town with an average household income north of \$105,000.
- **ESSENTIAL BUSINESS & E-COMMERCE PROOF CONCEPT** – The US government and the CDC identified quick-service restaurants as essential businesses and remained open throughout the Covid-19 pandemic. Quick service restaurants have also proven to be e-commerce proof, adopting new business strategies for online ordering.
- **RECESSION & PANDEMIC RESISTANT TENANT** – Historically, quick service restaurants maintain success in an economic recession and have seen an increase in sales growth throughout the Covid-19 pandemic.



WILES RD
± 45,000 VPD



± 47,000 VPD





PROMENADE AT COCONUT CREEK SHOPPING CENTER



CHICO'S
EUROPEAN WAX CENTER
SLEEP NUMBER
SUNGLOSS HUT
ETC.



Public
Storage



CARRINGTON CREEK
CONDOS

Pet Supermarket



SOLAIRE AT COCONUT CREEK
APARTMENTS

WILES RD
± 45,000 VPD



± 47,000 VPD



DUNKIN'





FINANCIAL OVERVIEW

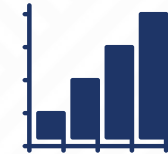


INVESTMENT OVERVIEW

Tenant	Arby's
Lease Guarantor	Corporate (Arby's Restaurant Group, Inc.)
Property Address	4697 FL-7 Coral Springs, FL 33067
Rent Commencement Date	12/30/2017
Lease Expiration Date	12/31/2032
Original Lease Term	±15 Years
Lease Term Remaining	±11 Years
Rent Increases	10% Every 5 Years
Option Periods	Four, 5-Year Options
Lease Type	NNN* Fee Simple
ROFR	None



LIST PRICE
\$3,108,695



CAP RATE
4.60%



GLA
3,084 SF



ANNUAL RENT
\$143,000

Commencing on 1/1/2023

ANNUALIZED OPERATING DATA

Lease Term	Years	Monthly Rent	Annual Rent	Rent Increases
	Current - 12/31/2022	\$10,833.33	\$130,000.00	-
*	1/1/2023 - 12/31/2027	\$11,916.67	\$143,000.00	10%
	1/1/2028 - 12/31/2032	\$13,108.33	\$157,300.00	10%
Option 1	1/1/2033 - 12/31/2037	\$14,419.17	\$173,030.00	10%
Option 2	1/1/2038 - 12/31/2042	\$15,861.08	\$190,333.00	10%
Option 3	1/1/2043 - 12/31/2047	\$17,447.19	\$209,366.30	10%
Option 4	1/1/2048 - 12/31/2052	\$19,191.91	\$230,302.93	10%

*Pricing based off 10% rent increase on 1/1/2023. Seller to credit Buyer difference in rent.



LEASE ABSTRACT



Tenant:	Arby's
Address:	4697 N State Road 7 Coral Springss, FL 33073
Lease Guarantor:	Arby's Restaurant Group, Inc.
Size:	±3,084 SF
Rent Commencement:	12/30/2017
Lease Expiration:	12/31/2032
Lease Term:	±11 Years
Renewal Options:	Four (4), Five (5) Year Options
Current Annual Rent:	\$130,000.00
Future Annual Rent:	Pricing is based off the 10% rent increase on 1/1/2023. Seller will credit back Buyer the difference in rent.
Rent Increases:	10% increases in rent every 5 years throughout the base term and in the option periods
Real Estate Taxes:	Tenant pays all taxes related to the property, assessments and improvements.
Maintenance and Repairs:	Tenant shall, during the term of the Lease and any renewals thereof, maintain the Premises and all buildings and improvements thereon (interior and exterior, structural and otherwise) in good order and repair. Landlord shall be solely responsible for the replacement of the roof and any other structural systems if such replacement is not necessitated by Tenants's acts or omissions.
Insurance:	Tenant, at its expense, shall throughout the term of the lease shall keep in full force and affect both liability insurance and property insurance for which landlord shall be named additional insured.
Utilities:	Tenant pays directly.
Tenant Assignment and Subletting:	Tenant may at any time during the lease assign or sublet to majority owned subsidiary or affiliate of ARG, Inc., a franchisee or any parent or operating subsidiary of the Tenant, a corporation or other entity with which Tenant may merge or consolidate or to which Tenant may sell all or a substantial portion of its assets or stock; provided that the Premises shall be used only as it was used prior to such transfer. Tenant does not have the right to assign or sublet for any other purposes without Landlord's written consent. In the event of any assignment of the lease or subletting of the premises, the tenant remains liable for its original obligations under the lease.
Right of First Refusal:	None



ACTUAL SITE



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.

AREA OVERVIEW



CORAL SPRINGS, FL

Situated on the edge of the Everglades in northern Broward County, Coral Springs is an alluring suburb close to “Everything Under the Sun,” which is the city’s official slogan. Incorporated as a master-planned community in 1963, Coral Springs offers vibrant plazas and shopping centers along its major roadways (University Drive, Sample Road, and Atlantic Boulevard) as well as tranquil residential neighborhoods tucked along palm-tree-lined streets.

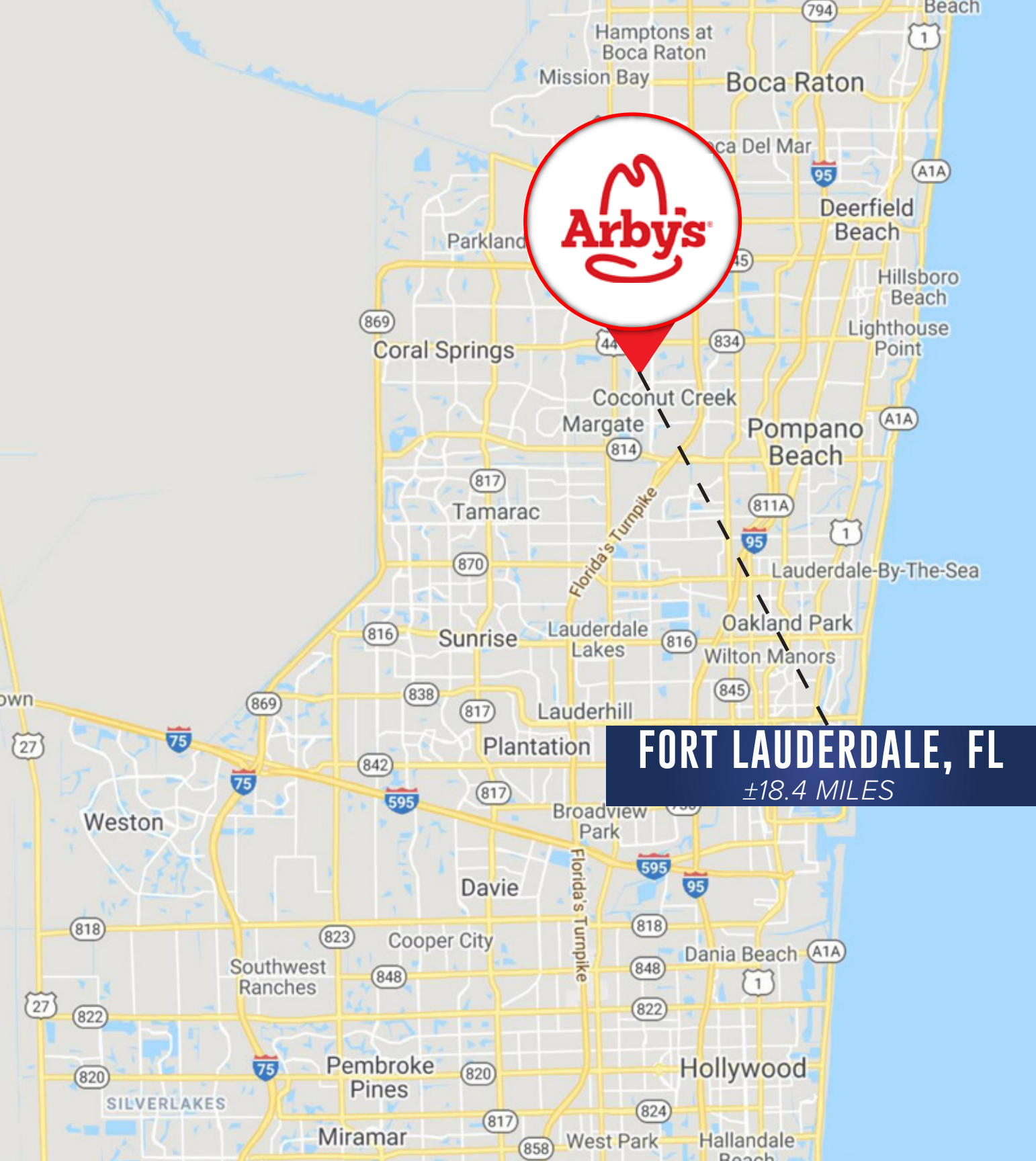
Coral Springs is renowned for being a family-friendly community, with top-notch schools, numerous parks, welcoming and diverse residents, and an overall peaceful atmosphere. The city offers a wide variety of apartments available for rent, from cozy condos to luxurious new developments. Opportunities for outdoor recreation are endless in Coral Springs, which offers beautiful parks, manicured golf courses, and a short driving distance to multiple Atlantic Coast beaches.

Shoppers delight in Coral Springs’ close proximity to retail destinations like Coral Square, Lakewood Mall, Deerfield Mall, and the wildly popular Sawgrass Mills Mall. South Florida’s many exciting attractions are within close reach, with access to the Sawgrass Expressway, U.S. 441, and Florida’s Turnpike.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	15,081	137,797	377,285
2021 Population	13,953	132,588	365,539
2010 Population	11,989	118,547	332,416
Annual Growth 2021-2026	8.09%	3.93%	3.21%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	5,459	51,713	141,199
2021 Households	5,102	50,009	137,945
2010 Households	4,462	46,067	129,105
Annual Growth 2021-2026	7.01%	3.41%	2.36%
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg. Household Income	\$119,219	\$93,805	\$85,078



FORT LAUDERDALE, FL
±18.4 MILES

FORT LAUDERDALE, FL

With a city population of over 180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

ECONOMY

Situated at the center of the 7th largest MSA in the United States, the Greater Fort Lauderdale area has a strong and diverse economy as it has access to highly-skilled workers, major international markets, world-class educational opportunities, and a business-friendly government. Its economy is supported by technology, aviation & aerospace, marine industries, life sciences, manufacturing, global logistics, and tourism. The area is home to nearly 200 regional, national, and international headquarters, making it a global business center. These businesses have access to two foreign trade zones, three international airports, three deep-water seaports, and seven general aviation airports.

The city is at the heart of TechGateway, a major tech hub where many technological advancements were first created. Over 6,000 companies are located within the TechGateway including Microsoft, JetSmarter, and Hotwire Communications.

The Greater Fort Lauderdale area is home to 43 higher education institutions that offer Associate's degrees or higher, eleven of which offer Master's degrees. The institutions educate over 350,000 students each year.

With a favorable tax climate for businesses and no personal state income tax, this city is an ideal place for businesses and young professionals to thrive.





SHOPPING & DINING

GALLERIA FORT LAUDERDALE: Galleria Fort Lauderdale is a world-class shopping center as it features over 120 fabulous stores and sophisticated restaurants. It is anchored by Macy's and Dillard's and features other national retailers such as Apple, Williams-Sonoma, and Free People. Popular dining destinations at the Galleria include The Capital Grille, Seasons 52, and Coopers Hawk Restaurant and Winery.

LAS OLAS BLVD: Las Olas Boulevard is a shopper's paradise as it is home to local fashion boutiques, art galleries, restaurants that serve a variety of cuisines, and many more. Las Olas Boulevard stretches from the beach at A1A and is beautifully lined with palm trees and has magnificent views of million-dollar homes and spectacular yachts.



BEACHES

Fort Lauderdale has miles and miles of breathtaking beaches including Lauderdale-By-The-Sea, Las Olas Beach, and Fort Lauderdale Beach. The Greater Area of Fort Lauderdale features several other beaches that are less than 20 miles from the city including Deerfield Beach, Hillsboro Beach, Pompano Beach, Dania Beach, Hollywood Beach, and Hallandale Beach. The city of Miami, the second-largest city in Florida, and Miami Beach are also just an hour away from the city.



BONNET HOUSE MUSEUM & GARDENS

Located along Fort Lauderdale Beach, Bonnet House Museum & Gardens is a 35-acre pristine estate. Frederic Clay Bartlett, a Chicago-born artist, created Bonnet House in 1920. The estate features Evelyn Bartlett's animal sculpture collection from Southeast Asia and Africa, a variety of orchids, and playful monkeys and beautiful swans that roam the area.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Arby's** located at **4697 N State Rd 7 | Coral Springs, FL 33067** ("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.



4697 N STATE RD 7

CORAL SPRINGS, FL 33067

LISTING AGENTS

DYLAN DYKSTRA

ASSOCIATE

DIR +1 (949) 432-4503

MOB +1 (267) 234-3802

DYLAN.DYKSTRA@MATTHEWS.COM

LIC # 02103651 (CA)

CONNOR OLANDT

AVP & DIRECTOR

DIR +1 (949) 432-4504

MOB +1 (818) 618-4522

CONNOR.OLANDT@MATTHEWS.COM

LIC # 01985082 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LIC # CQ1052263 (FL)