



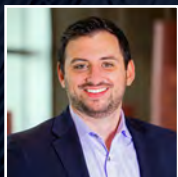
RAVENNA | OH

HORVATH
& TREMBLAY



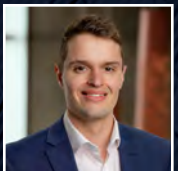
SINGLE TENANT NET LEASE OPPORTUNITY

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DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the Arby's investment property located at 417 W Main Street (OH Route 59) in Ravenna, Ohio (the "Property"). Arby's signed a new, 15-year, lease at the Property in 2015. The absolute triple-net lease currently has 8+ years of term remaining plus four (4), 5-year renewal options. Both the initial term and renewal terms include an attractive 5% rent increase every five years. The Arby's lease is corporate guaranteed.

The Property is well located along W Main Street (OH Route 59) and is adjacent to the signalized intersection of Main Street and Sycamore Street. The Property enjoys excellent visibility, frontage and access from Main Street, the area's primary commercial corridor which is home to numerous national and local retailers and businesses. The Property is within 1-mile of the Ravenna High School and Brown Middle School, 4-miles from Northeast Ohio Medical University and the Rootstown High School, Middle School and Elementary Schools, and is 5-miles from Kent State University.

- **LONG LEASE TERM:** The Arby's Absolute NNN lease (corporate guarantee) has 8+ years remaining plus four (4), 5-year renewal options.
- **CORPORATE GUARANTY:** The lease is guaranteed by Arby's corporate parent. Arby's Restaurant Group, Inc. is the franchisor of the Arby's Brand and is part of the Inspire Brands family of restaurants (32,000+ total locations and system sales of \$27 billion in 2020). Arby's is the world's 2nd largest sandwich franchise with more than 3,500 restaurants worldwide and 2020 sales in excess of \$4.3 Billion.
- **ATTRACTIVE RENT INCREASE:** The lease calls for attractive 5% rent increases every 5-years during both the original lease term and at the start of each option period providing a steady increase in income and an attractive hedge against inflation.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The Arby's lease is absolute triple net and requires zero management responsibilities making it an attractive investment for the passive real estate investor.
- **STRATEGIC RETAIL LOCATION:** The Property is well located along Main Street (OH Route 59) and is adjacent to the signalized intersection of Main Street and Sycamore Street. The Property enjoys excellent visibility, frontage and access from Main Street, the area's primary commercial corridor which is home to numerous national and local retailers and businesses. The Property is within 1-mile of the Ravenna High School and Brown Middle School, 4-miles from Northeast Ohio Medical University and the Rootstown High School, Middle School and Elementary Schools, and is 5-miles from Kent State University.
- **TRAFFIC COUNTS:** Approximately 14,000 vehicles per day pass by the Property at the adjacent intersection of Main Street (OH Route 59) and Sycamore Street.
- **DEMOGRAPHICS:** Approximately 23,300 people live within 3-miles of the Property with an average household income in excess of \$58,200. More than 46,400 people live within 5-miles of the Property with an average household income of \$58,000.
- **RETAIL TRADE AREA:** Additional retailers and attractions driving traffic to the trade are Northeast Ohio Medical University, The Ravenna School System, Kent State University, Walmart Supercenter, Giant Eagle Supermarket, ALDI, Tractor Supply Co, CVS, Walgreens, O'Reilly Auto Parts, Advance Auto Parts, Family Dollar, Dollar General, Chipotle, McDonald's, Wendy's, Burger King, Taco Bell, Dairy Queen, Hardee's, Pizza Hut, Little Caesars, Circle K, Speedway, and Dunkin'.



PROPERTY OVERVIEW



\$1,348,421
LIST PRICE



4.75%
CAP RATE



\$64,050
NET OPERATING INCOME

417 W MAIN STREET | RAVENNA, OH 44266

OWNERSHIP:	Fee Simple
BUILDING AREA:	2,000 SF
YEAR BUILT:	1983
LAND AREA:	0.78 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Absolute NNN
ROOF & STRUCTURE:	Tenant Responsible
RENT COMMENCEMENT DATE:	11/01/2015
LEASE EXPIRATION DATE:	10/31/2030
LEASE TERM REMAINING:	8+ Years
RENEWAL OPTIONS:	4, 5-Year Options



ANNUALIZED OPERATING DATA					
YEAR	START	END	TERM	RENT	% INC
6 - 10	11/01/2020	- 10/31/2025	CURRENT	\$64,050.00	5.0%
11 - 15	11/01/2025	- 10/31/2030		\$67,253.00	5.0%
16 - 20	11/01/2030	- 10/31/2035	OPTION 1	\$70,616.00	5.0%
21 - 25	11/01/2035	- 10/31/2040	OPTION 2	\$74,147.00	5.0%
26 - 30	11/01/2040	- 10/31/2045	OPTION 3	\$77,854.00	5.0%
31 - 35	11/01/2045	- 10/31/2050	OPTION 4	\$81,747.00	5.0%

TENANT OVERVIEW



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ABOUT THE TENANT



The Arby's brand purpose is Inspiring Smiles Through Delightful Experiences™. Arby's delivers on its purpose by celebrating the art of Meatcraft® with a variety of high-quality proteins and innovative, crave-able sides, such as Curly Fries and Jamocha shakes. 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 part of the Inspire Brands family of restaurants headquartered in Atlanta, Ga. Arby's, founded in 1964, is the second-largest sandwich restaurant brand in the world with more than 3,500 restaurants in nine countries.



DUNKIN'	12,700+ Restaurants	40 Countries	250,000 Team members & Franchise Employees	\$9.4 Billions System Sales
BASKIN-ROBBINS	7,700 Restaurants	52 Countries	80,000 Team members & Franchise Employees	\$2.1 Billions System Sales
JIMMY JOHN'S	2,600+ Restaurants	43 States	79,000+ Team members & Franchise Employees	\$1.9 Billions System Sales
ARBY'S	3,500 Restaurants	8 Countries	80,000+ Team members & Franchise Employees	\$4.3 Billions System Sales
BUFFALO WILD WINGS	1,200+ Restaurants	9 Countries	77,000+ Team members & Franchise Employees	\$3.2 Billions System Sales
SONIC	3,500+ Restaurants	46 States	90,000+ Team members & Franchise Employees	\$5.7 Billions System Sales



ABOUT THE TENANT

Inspire Brands is a multi-brand restaurant company whose portfolio includes more than 32,000 Dunkin', Baskin-Robbins, Arby's, Bu-ffalo Wild Wings, SONIC Drive-In, Rusty Taco, and Jimmy John's restaurants worldwide. The company was founded in 2018 and is headquartered in Atlanta, Georgia.

We are creating a family of brands with maverick qualities, each with their own distinct positioning, guest experience, and product off-ering

Inspire is designed to enable each individual brand to benefit from and build o- the strengths of the other. By sharing best practices and making deep investments in areas that create advantage for the entire enterprise, Inspire will help its brands grow and succeed.

Inspire aims to be the premier operator and franchisor across restaurant categories. We provide best-in-class franchise support, including restaurant development planning, design & construction, operations training, marketing & branding, and supply chain expertise.



FACTS:

- \$27+ Billion in system-wide sales
- 32,000+ Restaurants
- 650,000+ Team Members & Franchise Employees
- 2nd Largest Restaurant Company in the U.S.
- 65+ Countries
- 3,200+ Franchisees



OVERVIEW

The City of Ravenna is located in Northeast Ohio, approximately 18 miles east of Akron and 35 miles southeast of Cleveland. Ravenna's location is one of its biggest strengths. Ravenna is centrally located in an area surrounded by major transportation modes and routes. Ravenna prides itself on its rich history and heritage.

Founded in 1799 and developed throughout the 1800's, much of Ravenna's original downtown architecture remains today. In 1999, Ravenna invested \$3 million in renovating and restoring the downtown area. Today, the community boasts a unique mix of old and new, with numerous industrial facilities thriving within the community. While many communities pour millions into retail/commercial development that tries to recreate a vintage look, Ravenna already offers a tasteful mixture of structurally-sound contemporary and historic buildings in a picturesque downtown and traditional residential neighborhood layout – walking distance from town.

A walk down Main Street Ravenna is authentic, not a newly built imitation. Ravenna offers an authentic piece of American History and is uniquely positioned to excel in the current trend toward returning to that Main Street USA feel. Ravenna enjoys a diverse economy of businesses and organizations equally represented by manufacturing, trade, services and government. A combination of international companies as well as locally owned companies provide good opportunities for residents to work within the City. Ravenna's close proximity to next-door Kent State University, Hiram University and Northeast Ohio University College of Medicine offers employers a wealth of highly skilled employees. Ravenna is home to UH Portage Medical Center, a member of the University Hospitals network.

Ravenna's convenient location in the heart of the northeast Ohio industrial and technology corridor is minutes from cities, interstate highways and two large state universities – perfect commuting distance to greater Cleveland, Akron, Youngstown, and surrounding communities.

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimate	23,383	46,416	151,444
2026 Projection	23,157	46,445	152,128
2010 Census	23,789	46,137	149,435
BUSINESS			
2021 Est. Total Businesses	719	1,068	3,769
2021 Est. Total Employees	9,876	13,806	48,346
HOUSEHOLDS			
2021 Estimate	10,298	18,210	61,633
2026 Projection	10,434	18,613	63,268
2010 Census	9,966	17,264	58,185
INCOME			
Average Household Income	\$58,226	\$58,028	\$75,327
Median Household Income	\$49,648	\$49,225	\$62,321



23,000+
PEOPLE WITHIN 3 MILES



14,000+
VEHICLES PER DAY
Int of Main St (OH Rt 59) & Sycamore St



\$58,000+
AVERAGE HOUSEHOLD INCOME









