



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



11475 US 301 | Parrish, FL 34219

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

CHAD KURZ

EXECUTIVE VICE PRESIDENT

DIR: 949.662.2252

MOB: 562.480.2937

CHAD.KURZ@MATTHEWS.COM

LIC # 01911198 (CA)

KEVIN PUDER

SENIOR ASSOCIATE

DIR: 949.777.5987

MOB: 562.841.1789

KEVIN.PUDER@MATTHEWS.COM

LIC # 01949749 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LIC # CQ1052263 (FL)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





TABLE OF CONTENTS

4

EXECUTIVE OVERVIEW

6

FINANCIAL OVERVIEW

8

TENANT OVERVIEW

10

AREA OVERVIEW

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

Long-Term, Passive, Secure Investment:

- Brand new, 15-year absolute NNN lease with 1% annual rent increases, providing a superb hedge against inflation
- Operated by one of the largest Arby's franchisees in the country
- Tenant actively developing in Tampa, West Palm Beach and Raleigh MSA
- Successful operator with strong rent to sales ratios across their portfolio
- Property is brand new, high quality 2022 construction

Strong Location, Income Tax Free State:

- Faces Hwy 301 (10th St) with great visibility to +/- 10,000 VPD
- Surrounded by a brand new mixed use development, including the Parrish Oaks Apartments (120 units), national retail and medical
- Dense population: over 60,000 residents within the 5-mile radius
- In between St. Petersburg and Bradenton, this area of Southwest Tampa has experienced consistent positive growth
- Florida is an income tax free state





\$2,222,222

LIST PRICE



\$ 100,000

NOI



4.50%

CAP RATE

BUILDING INFO

List Price	\$2,222,222
NOI	\$100,000
Cap Rate	4.50%
Address	11475 US 301 N. Parrish, FL 34219
Year Built	2022
GLA of Building	±2,320 SF
Lot Size	±0.80 AC

DEBT QUOTE



Please contact a Matthews™ Capital Markets agent for financing options:

Kevin Kern
kevin.kern@matthews.com

TENANT SUMMARY

Tenant Trade Name	Arby's
Type of Ownership	Ground Lease
Lease Guarantor	Mosaic Red Hat Group, LLC (±45 units)
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 years
Lease Commencement Date	Close of Escrow
Lease Expiration Date	15 years from Close of Escrow
Increase	1% annual increases
Options	Five, 5-Year options

ANNUALIZED OPERATING DATA

Lease Year	Annual Rent	Monthly Rent	CAP
Year 1	\$100,000	\$8,333.33	4.50%
Year 2	\$101,000	\$8,416.67	4.55%
Year 3	\$102,010	\$8,500.83	4.59%
Year 4	\$103,030	\$8,585.84	4.64%
Year 5	\$104,060	\$8,671.70	4.68%
Year 6	\$105,101	\$8,758.42	4.73%
Year 7	\$106,152	\$8,846.00	4.78%
Year 8	\$107,214	\$8,934.46	4.82%
Year 9	\$108,286	\$9,023.81	4.87%
Year 10	\$109,369	\$9,114.04	4.92%
Year 11	\$110,462	\$9,205.18	4.97%
Year 12	\$111,567	\$9,297.24	5.02%
Year 13	\$112,683	\$9,390.21	5.07%
Year 14	\$113,809	\$9,484.11	5.12%
Year 15	\$114,947	\$9,578.95	5.17%



REPRESENTATIVE PHOTO

±3,472
LOCATIONS

1964
YEAR FOUNDED

ATLANTA, GA
HEADQUARTERS

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. 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.

Roark Capital Group acquired 81.5% of Arby's Restaurant Group in July 2011 and now wholly owns Inspire Brands. The Wendy's Company held a minority stake of 18.5% in Arby's after the acquisition by Roark Capital; that share was reduced to 12.3% upon the purchase of Buffalo Wild Wings and was sold back to Inspire Brands on August 16, 2018, for 450 million dollars, a 38 percent premium.

Its headquarters are in Sandy Springs, Georgia, a suburb of Atlanta which uses Atlanta mailing addresses. In 2019, there were 3,472 restaurants. There are locations in six countries outside the United States: Canada, Turkey, Qatar, Kuwait, Egypt, and South Korea.



±32,000
RESTAURANTS

65+
COUNTRIES

3,200
FRANCHISEES

650,000
EMPLOYEES

±27B
GLOBAL SALES

INSPIRE



Inspire Brands was founded in February 2018 with a vision to invigorate great brands and supercharge their long-term growth. In an industry facing increasing disruption, our leaders saw an opportunity to build a restaurant company unlike any other – one that brings together differentiated yet complementary brands and aims to make them stronger than they would be on their own.

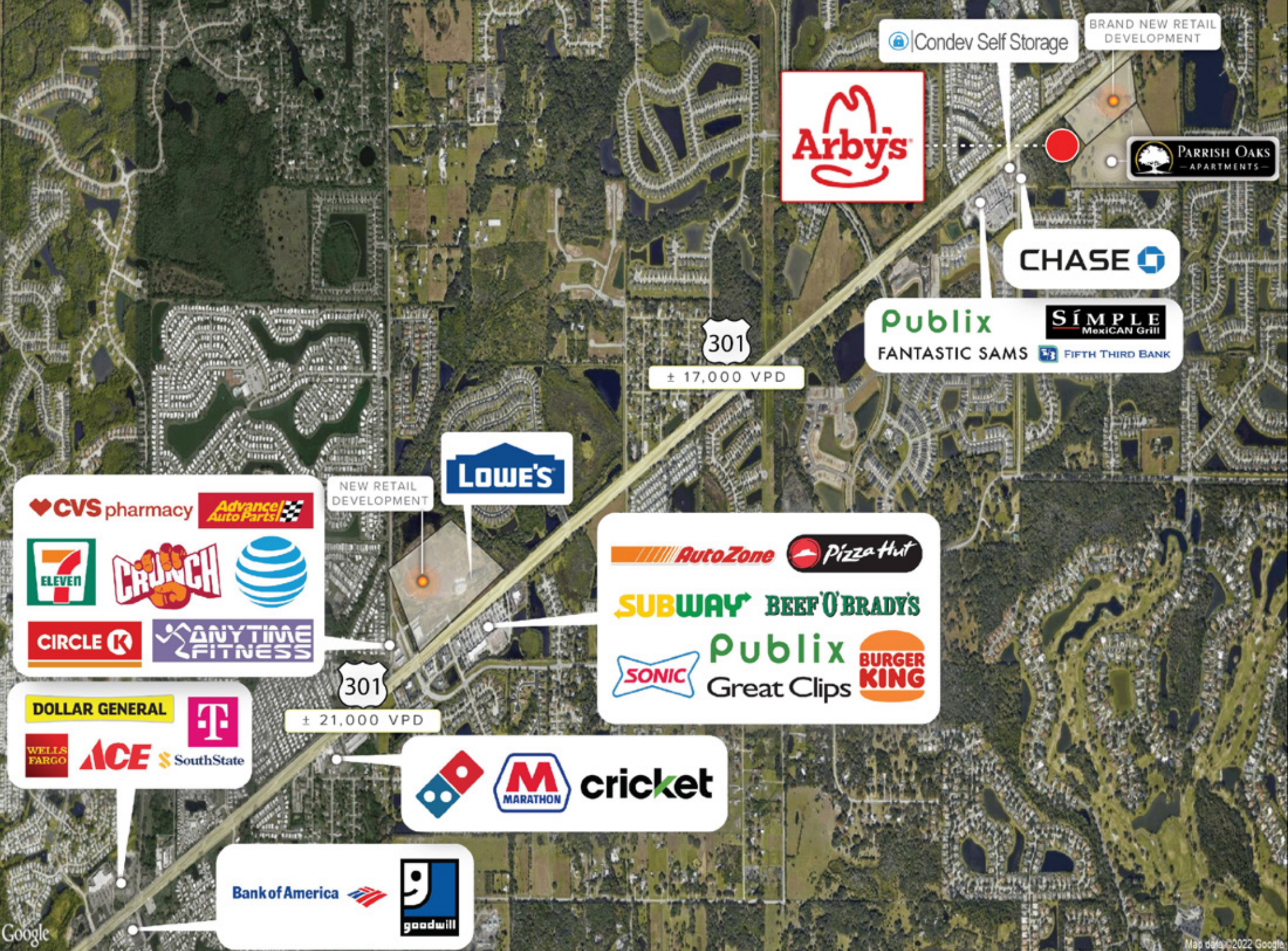
Found inherently in the purposes of our family of brands, we identified a common thread between our restaurants – the capacity to inspire. From guest experience to career development to community well-being, Inspire plays a role in the lives of millions of people every day.



DUNKIN'

ARBY'S GROWTH

- Long history of growth driven by competitive differentiation and competitive differentiation through Arby's 50+ year history,
- With a renewed focus on innovation, operations, quality and affordability, Arby's has shown strong performance since 2010.
- Back by Inspire Brands, the 2nd largest restaurant company in the US, Arby's benefits from a strong management team who continues to make critical investments in the business.
- Through the COVID pandemic, Arby's has been a leader in SSS increase and has generally outperformed the broader QSR market.





PARRISH, FL

Situated in northwestern Manatee County, Parrish is a largely residential community brimming with houses available for rent. Parrish touts an overall tranquil atmosphere, with vast stretches of green space and lush, tree-lined neighborhoods. Parrish is also home to the Florida Railroad Museum, which features extensive exhibits detailing transport history.

Although Parrish exudes a secluded feel, the community is convenient to Ellenton Premium Outlets, numerous golf courses, and a host of popular parks. Parrish residents enjoy a wide variety of outdoor recreation at nearby Lake Manatee State Park, Little Manatee River State Park, Terra Ceia Aquatic Preserve, and countless beautiful Gulf Coast beaches. Convenience to U.S. Highway 301 and Interstate 75 makes getting around from peaceful Parrish a breeze.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2026 Estimate	9,067	30,282	73,314
2022 Estimate	7,903	26,417	63,947
2010 Population	4,474	17,530	41,919
Annual Growth 2010-2022	76.65%	50.70%	52.55%
Annual Growth 2022-2026	14.73%	14.63%	14.65%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2026 Estimate	3,392	11,784	28,349
2022 Estimate	3,118	10,873	26,115
2010 Population	1,726	7,233	16,970
Annual Growth 2010-2022	80.65%	50.33%	53.89%
Annual Growth 2021-2026	8.78%	8.38%	8.55%
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2022 Est Avg HH Income	\$84,583	\$88,125	\$84,704
2022 Est Median HH Income	\$85,044	\$83,571	\$83,380



BRADENTON, FL

Bradenton is located along Florida's Gulf Coast, south of the greater Tampa Bay area and north of Sarasota. Bradenton is nestled on the Manatee River, and their Riverwalk allows many ways to enjoy the view.

Bradenton is home to the Village of the Arts and LECOM Park, home of the spring training Pittsburgh Pirates, and minutes away from Anna Maria Island, where the grandeur of Florida beaches is always on display. They also host the Bradenton Blues Festival, which has rapidly ascended to become one of the best blues festivals in the country.



THE BISHOP MUSEUM OF SCIENCE

As the largest natural history museum on Florida's Gulf Coast, The Bishop Museum of Science and Nature offers engaging exhibits as well as educational programs that interpret the scientific knowledge of Florida, the world, and our universe. In addition to permanent exhibits, the Museum features a constantly changing lineup of temporary exhibitions — offering something new to discover with each visit.



DE SOTO NATIONAL MEMORIAL PARK

De Soto National Memorial commemorates the 1539 landing of Hernando de Soto and the first extensive organized exploration by Europeans of what is now the southern United States.

The memorial includes 26 acres, where the Manatee River joins Tampa Bay. It has 3,000 feet of coastline; eighty percent of the area is mangrove swamp. Exhibits at the visitor center include historic armor, 16th-century weapons, and period artifacts. A theater displays the movie Hernando de Soto in America, about the DeSoto Expedition and the area's Native American population.



ROBINSON PRESERVE

Robinson Preserve is farmland turned back to mangrove marshes. With more than 4 miles of hiking on shell and wild pathways along Tampa Bay at Bradenton. There are a variety of things to do at the preserve like kayaking, paddle boarding, pedal kayaks, biking, bird watching and fishing.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Arby's** located at **11475 US 301 | Parrish, FL 34219** ("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.



11475 US 301 | Parrish, FL 34219

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

CHAD KURZ

EXECUTIVE VICE PRESIDENT

DIR: 949.662.2252

MOB: 562.480.2937

CHAD.KURZ@MATTHEWS.COM

LIC # 01911198 (CA)

KEVIN PUDER

SENIOR ASSOCIATE

DIR: 949.777.5987

MOB: 562.841.1789

KEVIN.PUDER@MATTHEWS.COM

LIC # 01949749 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LIC # CQ1052263 (FL)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES