

Arby's
CHESTER, SC

BERKELEY
CAPITAL ADVISORS



BERKELEY

CAPITAL ADVISORS

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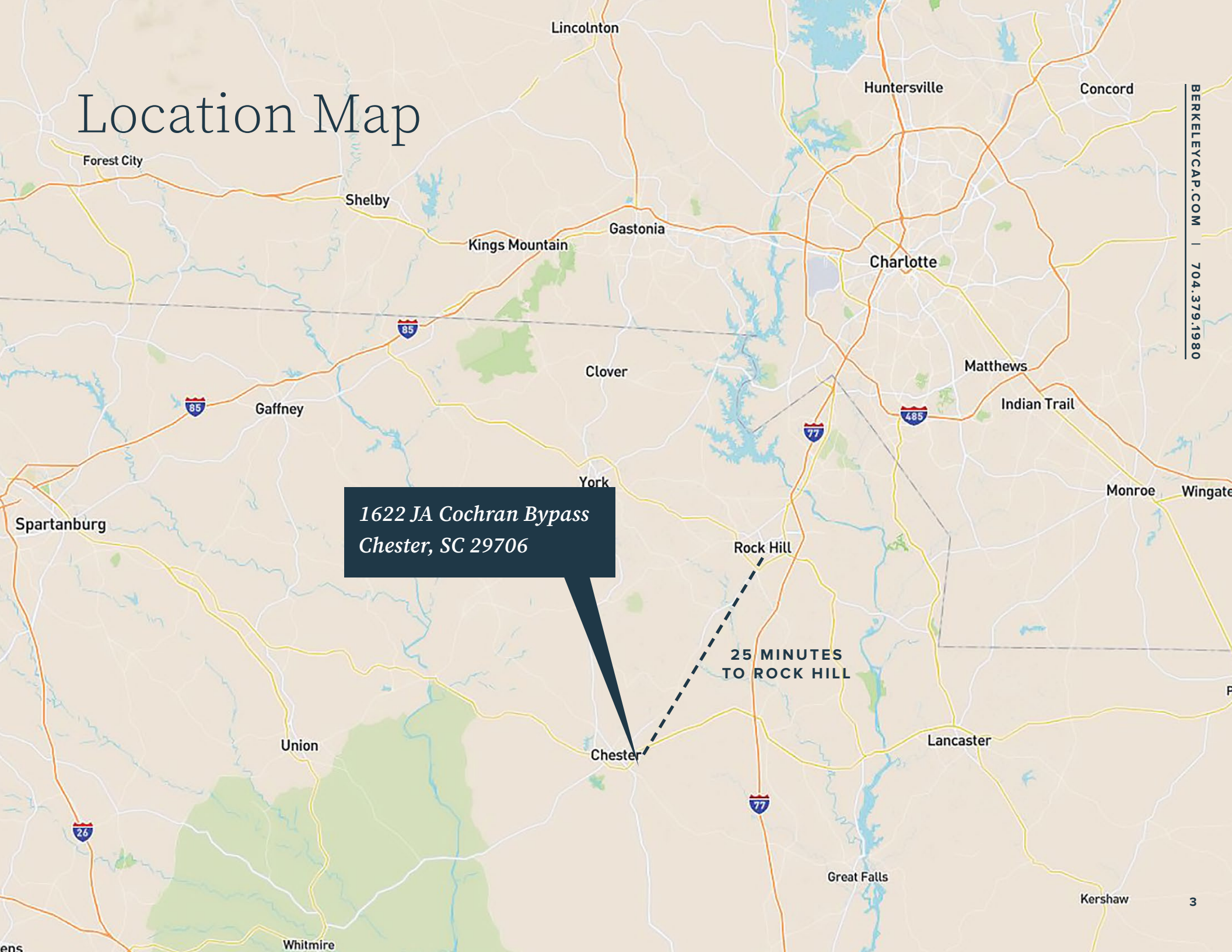
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1 Page Ave., Suite 202
Asheville, NC 28801
704.714.2365

Location Map



1622 JA Cochran Bypass
Chester, SC 29706

**25 MINUTES
TO ROCK HILL**

Investment Overview

PROPERTY

Arby's

ADDRESS

*1622 JA Cochran Bypass
Chester, SC 29706*

TENANT LEASE ENTITY

Brumit Restaurant Group, LLC
64-Unit Operator

RENT COMMENCEMENT

June 1, 2020

LEASE EXPIRATION

May 31, 2040

ORIGINAL LEASE TERM

20 Years

LEASE TERM REMAINING

18.5+ Years

OPTIONS REMAINING

Four, 5-Year

LEASE TYPE

Absolute Net

NOI

\$132,000

RENT INCREASES

5% Every 5 Years

RIGHT OF FIRST REFUSAL

Yes - 30 Days

PROPERTY DETAILS

2,189

Square Feet

1.77

Acres

2020

Year Built

47

Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$2,933,000

Asking Price (4.50% Cap Rate)

RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
Current	-	5/31/2025	\$132,000	-
Year 6-10	6/1/2025	5/31/2030	\$138,600	5.0%
Year 11-15	6/1/2030	5/31/2035	\$145,530	5.0%
Year 16-20	6/1/2035	5/31/2040	\$152,807	5.0%
Option 1	6/1/2040	5/31/2045	\$160,447	5.0%
Option 2	6/1/2045	5/31/2050	\$168,469	5.0%
Option 3	6/1/2050	5/31/2055	\$176,893	5.0%
Option 4	6/1/2055	5/31/2060	\$185,737	5.0%



Property Highlights

PROPERTY HIGHLIGHTS

- New construction | Store opened May 2020
- Long lease term | 18.5+ years remaining
- New construction | Built 2020
- Proven 64-unit operator | Franchisee founded in 1988
- Absolute Net Lease | Zero landlord responsibilities
- Large parcel | 1.77 acres
- Less than 1.5 miles from MUSC Health Chester Medical Center | Only hospital in Chester County
- Destination retailers in the area | Walmart Supercenter, Food Lion, Tractor Supply Company, CVS, O'Reilly, Advance Auto, McDonald's, Wendy's, Taco Bell, Bojangles, KFC, and others
- Less than 1 mile from Chester Senior High School | 893 students
- Rent increases 5% every 5 years
- Two new manufacturing plants opening within 20 minutes of the site | Creating 100+ jobs
- 25 minutes to Rock Hill and less than an hour to Charlotte & Columbia





BB&T

IGA
TSC TRACTOR SUPPLY CO
DOLLAR GENERAL
Wendy's

DOLLAR GENERAL

Walmart
Supercenter
Pizza Hut
TACO
at&t

CVS
O'Reilly
AUTO PARTS
Hardee's
Bojangles

Arby's

First Citizens Bank
McDonald's
KFC

FOOD LION
Advance
Auto Parts

MUSC Health Chester
Medical Center
Only hospital in Chester Co.

Chester Senior
High School
893 students



Charlotte CBD
22.9M SF office
100K employees

University of NC
at Charlotte
30,146 students

Charlotte-Douglas Int'l
Airport (CLT)
700 flights/day

277 CHARLOTTE

Novant Presbyterian
Hospital
642 beds

Carolinas Medical
Center - Main
1,257 beds



CHESTER

Columbia
CBD

University of
South Carolina
35,000 students

Columbia Metro
Airport (CAE)
60 flights/day

126 COLUMBIA

Prisma Health
Baptist Hospital
352 beds

BERKELEYCAP.COM | 704.379.1980



Tenant Overview

ABOUT ARBY'S



Arby's purpose is Inspiring Smiles Through Delicious Experiences through their fast-casual chain restaurants. Offering a variety of high-quality proteins and innovative, crave-able sides ranging from Curly Fries to Jamocha shakes Arby's restaurants feature a blend of quick-serve speed combined with quality made-for-you care.

Headquartered in Atlanta, GA, Arby's Restaurant Group, Inc. is the franchisor of the Arby's brand. Spanning across the US, Arby's also has locations in Canada, Egypt, Kuwait, Qatar, South Korea, Turkey, and the United Arab Emirates.

\$4B

System Sales

80K+

Total Employees

3,500+

Total Locations

8

Countries

ABOUT BRUMIT RESTAURANT GROUP



Brumit Restaurant Group was founded in 1988 by Joe Brumit and operates Arby's restaurants in North and South Carolina.

They currently have 64 locations across both states. They believe their strength and greatest asset has always been their people, and their commitment to developing high performing teams. This allows them to continue their expansion efforts across the Carolinas, while maintaining superior operations.

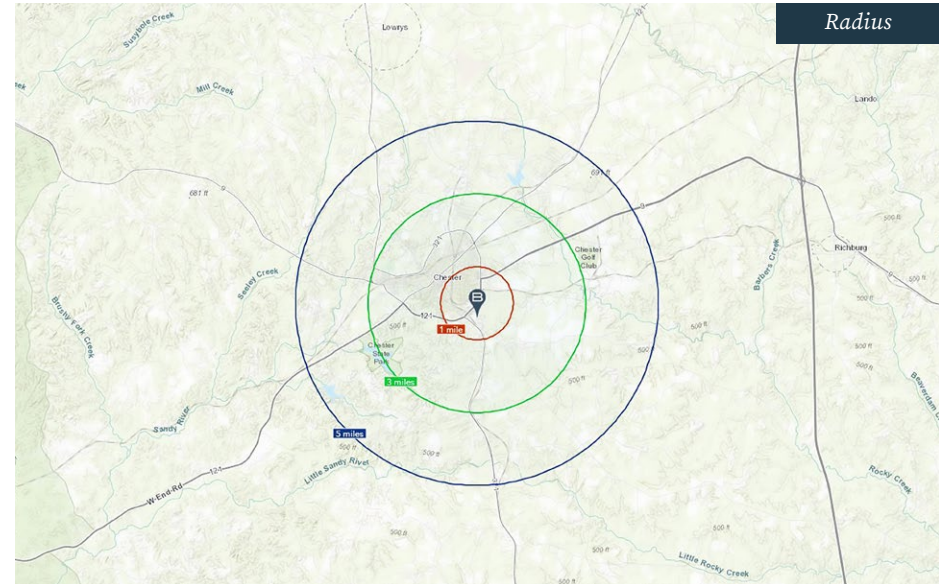
In their commitment to give back to the community, BRG partners with and supports many organizations including Eblen Charities, United Way, Child Abuse Prevention Services, Special Olympics, Eliada Homes, Habitat for Humanity, AB-Tech, UNCA, Charlotte United Christian Academy, NC Autism Association, and Toys for Tots, just to name a few.



Demographics

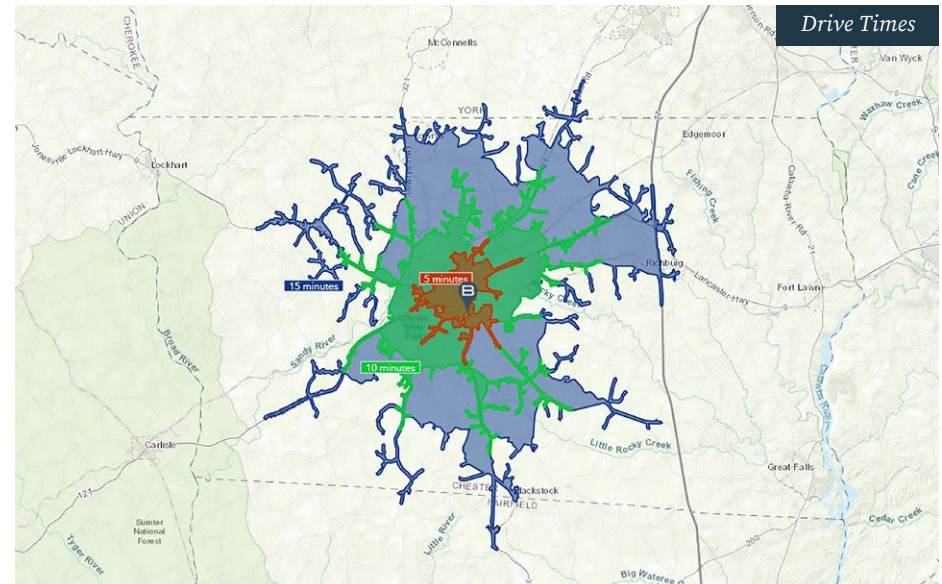
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	1,701	11,025	14,470
2021 Population	1,736	11,144	14,634
2010 Census	1,830	11,338	14,910
2000 Census	2,032	12,711	16,222
2021-2026 Annual Rate	-0.41%	-0.21%	-0.23%
2010-2021 Annual Rate	-0.47%	-0.15%	-0.17%
2000-2010 Annual Rate	-1.04%	-1.14%	-0.84%
HOUSEHOLDS			
2026 Total Households	693	4,354	5,693
2021 Total Households	705	4,391	5,743
2010 Households	736	4,422	5,790
2000 Households	802	4,796	6,105
2021-2026 Annual Rate	-0.34%	-0.17%	-0.17%
2010-2021 Annual Rate	-0.38%	-0.06%	-0.07%
2000-2010 Annual Rate	-0.86%	-0.81%	-0.53%
2021 AVG. HH INCOME	\$45,074	\$53,028	\$55,396



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2026 Projection	5,702	12,016	15,908
2021 Population	5,774	12,146	16,069
2010 Census	5,913	12,353	16,287
2000 Census	6,647	13,797	17,475
2021-2026 Annual Rate	-0.25%	-0.21%	-0.20%
2010-2021 Annual Rate	-0.21%	-0.15%	-0.12%
2000-2010 Annual Rate	-1.16%	-1.10%	-0.70%
HOUSEHOLDS			
2026 Total Households	2,278	4,764	6,259
2021 Total Households	2,302	4,804	6,307
2010 Households	2,333	4,833	6,328
2000 Households	2,579	5,218	6,587
2021-2026 Annual Rate	-0.21%	-0.17%	-0.15%
2010-2021 Annual Rate	-0.12%	-0.05%	-0.03%
2000-2010 Annual Rate	-1.00%	-0.76%	-0.40%
2021 AVG. HH INCOME	\$54,376	\$53,774	\$56,663



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/ or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

BCA FIRM SOUTH CAROLINA
REAL ESTATE LICENSE NO.: 16917

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