



OFFERING MEMORANDUM

**ARBY'S**

Monroe (Atlanta MSA), GA

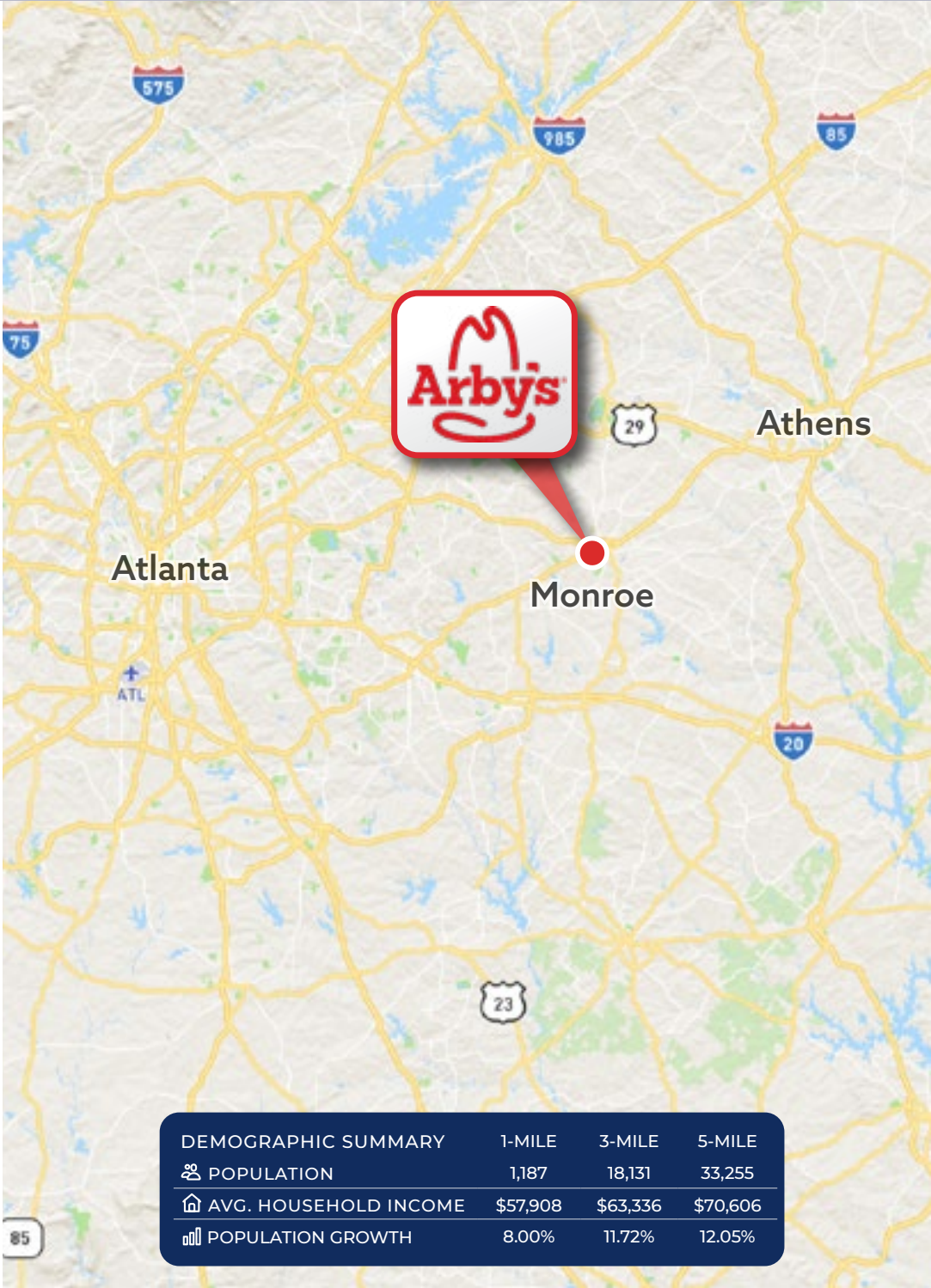
SUBJECT PROPERTY

# OFFERING SUMMARY

## ARBY'S

2140 W Spring St, Monroe, GA 30655

PRICE	\$1,790,000		
CAP RATE	4.75%		
NOI	\$85,000		
SQUARE FOOTAGE	2,500 SF		
YEAR BUILT	2017		
LOT SIZE	0.86 AC		
TENANT TRADE NAME	Arby's		
LEASE GUARANTOR	Corporate		
LEASE TYPE	Ground Lease		
ROOF & STRUCTURE	Tenant		
RENT COMMENCEMENT DATE	March 2017		
LEASE EXPIRATION DATE	March 2032		
TERM REMAINING ON LEASE	10 Years		
INCREASES	5% Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years	1-10	\$ 85,000
OPTION RENT	Years	11-15 (Option 1)	\$ 89,250
	Years	16-20 (Option 2)	\$ 93,712
	Years	21-25 (Option 3)	\$ 98,398
	Years	26-30 (Option 4)	\$103,318
	Years	31-35 (Option 5)	\$108,483
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
👤 POPULATION	1,187	18,131	33,255
🏠 AVG. HOUSEHOLD INCOME	\$57,908	\$63,336	\$70,606
📊 POPULATION GROWTH	8.00%	11.72%	12.05%

# INVESTMENT HIGHLIGHTS

## HOME DEPOT OUTPARCEL

- The subject property is a 2,500 SF Arby's with a drive thru and two access points. It is strategically positioned at the entrance of a Home Depot and a Dollar Tree Anchored Strip Center. The property is also adjacent to a Walmart Supercenter.
- This Arby's is located directly off Hwy 78 (24,800 VPD) on W Spring St (16,900 VPD).
- Located in the main retail corridor of Monroe, GA with national retailers including Publix, Big Lots, Tractor Supply and more.
- Directly across the street from Piedmont Walton Hospital, a 77 bed hospital with more than 400 employees.

## MONROE, GA

- Monroe is the county seat of Walton County and is located off Hwy 78 one hour east of Atlanta and 30 minutes west of Athens.
- Home to multiple industries including a Walmart distribution center and Hitachi automotive systems of America.
- The Monroe-Walton County Airport supports over 13,000 aircraft operations per year.
- George Walton Academy (762 Students) is less than a mile from this Arby's. Other schools in Monroe include Monroe High School (1,069 Students) and Carver Middle School (895 Students).
- The 5 mile population growth is over 12%.

## ATLANTA MSA

- This property is located 40 miles from downtown Atlanta off Hwy 78 (24,800 VPD).
- Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S.
- Atlanta is home to multiple Fortune 500 companies including the Coca-Cola Company, Home Depot, Delta Air Lines, and more.
- Home to multiple colleges and universities including Georgia State (32,082 Students), Georgia Institute of Technology (26,839 Students), and Emory University (14,769 Students).
- Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 100 million passengers per year.

## 10 YEAR CORPORATE GROUND LEASE

- The subject property has 10 years remaining on an original 15 year corporate ground lease with Arby's.
- Tenant is 100% responsible for all expenses including taxes, insurance, CAM, roof and structure.
- There are 5% rent increases in each of the five, 5-year option periods.

## ARBY'S | INSPIRE BRANDS

- Arby's Restaurant Group, Inc. is the franchisor of the Arby's Brand and is part of the Inspire Brands family of restaurants.
- Arby's is the second-largest sandwich restaurant brand in the world with more than 3,500 restaurants in nine countries.
- Inspire Brands Owns over 11,100 Restaurants Including Arby's, Buffalo Wild Wings, Sonic, Jimmy John's and More.
- Arby's was founded in 1964 and is headquartered in Atlanta, GA.





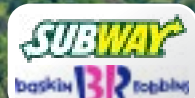
SUBJECT PROPERTY

**Arby's** is an American fast food sandwich restaurant chain with more than 3,500 restaurants system wide and third in terms of revenue. In October 2017, Food & Wine called Arby's "America's second largest sandwich chain after Subway". Arby's is the flagship property of Inspire Brands, the renamed Arby's Restaurant Group, Inc. (ARG). ARG was renamed as the company took over ownership of Buffalo Wild Wings on February 5, 2018. Roark Capital Group acquired 81.5% of Arby's Restaurant Group in July 2011 and is now a majority-owner of 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. In addition to its classic Roast Beef and Beef 'n Cheddar sandwiches, Arby's products also include a deli-style Market Fresh line of sandwiches, Greek gyros, Curly Fries and Jamocha Shakes. Its headquarters are in Sandy Springs, Georgia, a suburb of Atlanta. There are locations in nine countries outside the United States.





 Hwy 78  
24,800 VPD



 W Spring St  
16,900 VPD

# THE CITY OF Monroe



 Hwy 78  
24,800 VPD



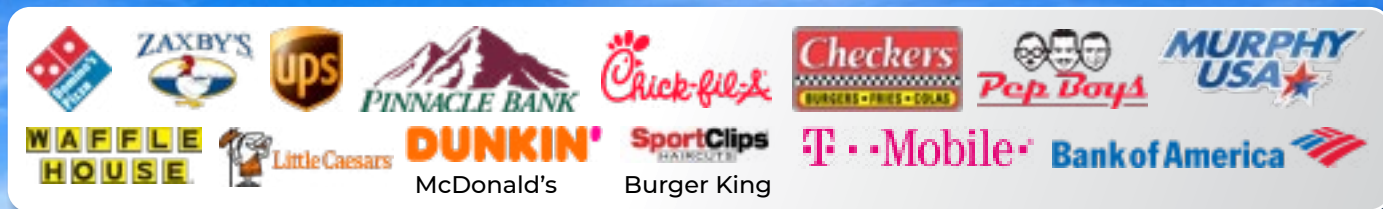
Burger King



 W Spring St  
16,900 VPD



Piedmont Hospital



Walmart



TSC TRACTOR SUPPLY CO



W Spring St  
16,900 VPD



Piedmont Walton Hospital



Hwy 78  
24,800 VPD

# THE CITY OF Monroe



**W Spring St**  
16,900 VPD

**Hwy 78**  
24,800 VPD

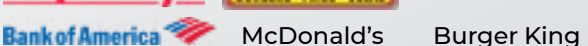


Piedmont  
Walton  
Hospital



Walton  
Family Medicine

**ATHENS  
TECHNICAL  
COLLEGE**  
4,567 students



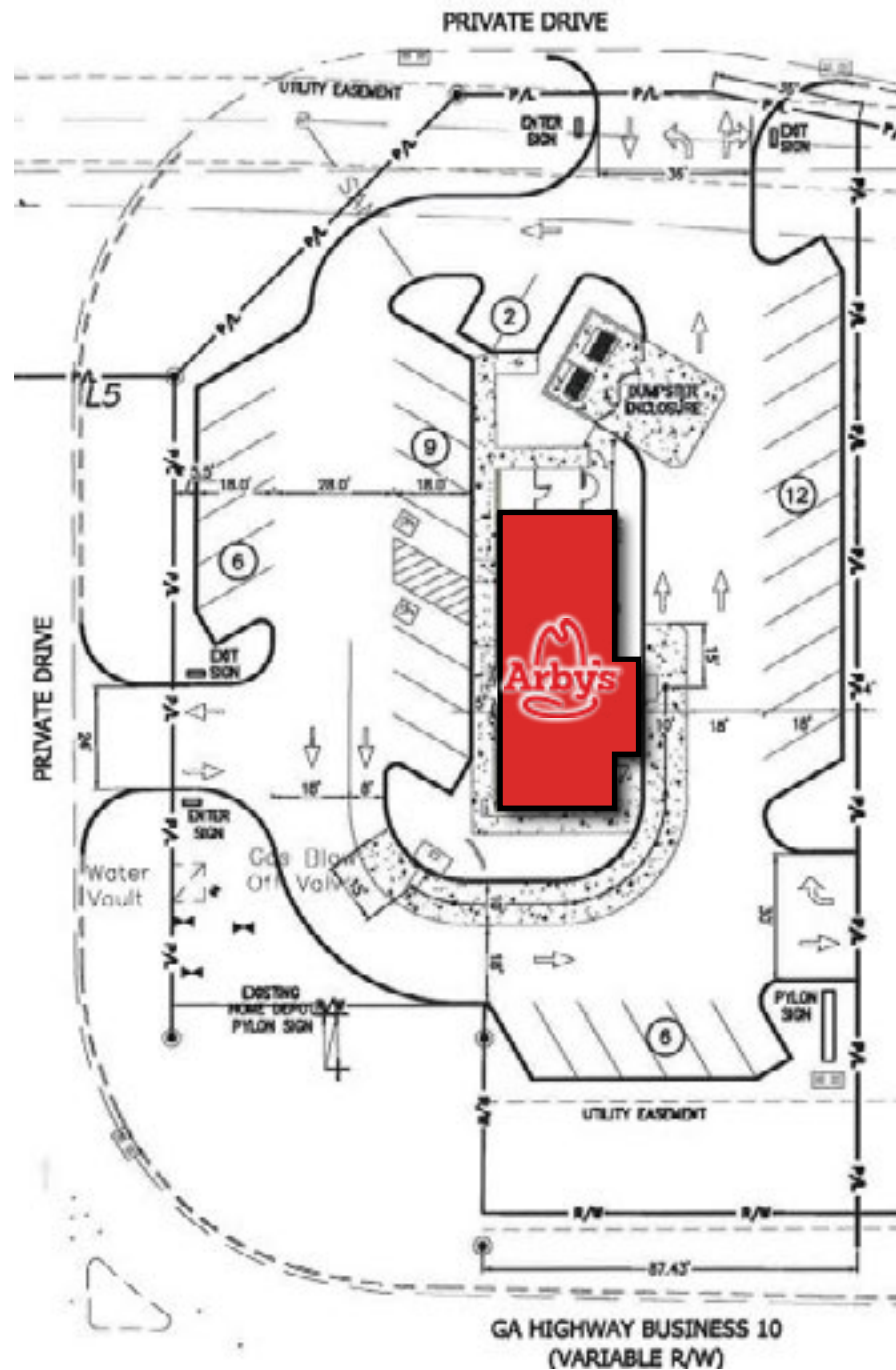
Felker Park

Monroe-Walton  
County Airport

Monroe Golf &  
Country Club

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# SITE PLAN



# ATLANTA

## CAPITAL OF THE SOUTHEAST

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 15 Fortune 500 companies that call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 100 million passengers per year.

**6 MILLION**

9TH MOST POPULOUS  
MSA IN THE US  
EST. 2025 POPULATION  
6.9 MILLION

**15**

FORTUNE 500  
COMPANIES  
CALL ATLANTA  
HOME

**785,000**

NEW JOBS FORECAST  
THROUGH 2025  
30% HIGHER THAN  
US AVERAGE



*Coca-Cola*



DELTA



Southern Company



First Data



Mercedes-Benz



State Farm



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**Marcus & Millichap**  
**TAYLOR MCMINN**  
**RETAIL GROUP**

Dated:

Don McMinn  
Marcus & Millichap  
1100 Abernathy Road, NE, Suite 600  
Atlanta, GA 30328

Phone: (678) 808-2762  
Fax: (815) 550-1286  
don.mcminn@marcusmillichap.com

**Re: 2140 W Spring St. – Monroe, GA 30655 (Arby's)**

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

**Purchaser** \_\_\_\_\_

**Purchaser's  
Address** \_\_\_\_\_

**Purchaser's  
Phone/Fax** \_\_\_\_\_

**Purchaser's  
Email Address** \_\_\_\_\_

**Offer Price** \_\_\_\_\_

**Earnest Money** \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

**Inspection Period** 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_

**Financing Period**  
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$\_\_\_\_\_ on terms which are acceptable to Purchaser.

**Closing Date**

**Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

**Closing Costs**

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

**Property Condition**

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within  
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

**Broker Commission**

Purchaser acknowledges that Purchaser has employed \_\_\_\_\_, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

**1031 Exchange**

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$\_\_\_\_\_ in an exchange account from a transaction which closed escrow on \_\_\_\_\_. Purchaser will provide Seller, upon request, proof of such funds.

**Confidentiality**

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

**Agreed and Accepted | Purchaser**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_

**Agreed and Accepted | Seller**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_