



INTERACTIVE OM



OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

ASSOCIATE

DIR: (214) 295-8753

MOB: (925) 858-6965

NATHAN.ROBERTO@MATTHEWS.COM

LIC # 763797 (TX)

Associate Vice President

DIR: (214) 692-2037

MOB: (626) 807-3586

ANDREW.IVANKOVICH@MATTHEWS.COM

LIC # 678815 (TX)

ASSOCIATE

DIR: (615) 667-0160

MOB: (615) 428-8714

HARRISON.WACHTLER@MATTHEWS.COM

LIC # 360155 (TN)

Associate Vice President

DIR: (310) 955-1782

MOB: (415) 847-5588

KEEGAN.MULCAHY@MATTHEWS.COM

LIC # 362005 (TN)

BROKER OF RECORD

Matthews Retail Group, Inc. (SC 22684)

Broker in Charge: Kyle B. Matthews (SC 105710)





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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Corporate Guarantee** – The lease is corporately guaranteed by Arby's Restaurant Group, Inc, providing an investor with an extremely secure investment throughout the entirety of the lease.
- **Long Term Lease** – With the current lease running through March of 2031 and three (3), five (5) year renewal options, this investment provides prospective buyers with a long-term, fully passive stream of income
- **Absolute NNN Lease** – Tenant is responsible for the direct payment of all taxes, insurance, and common area maintenance associated with the property, providing an absolute passive form of income
- **Exceptional Demographics** – Myrtle Beach is experiencing booming demographic growth, with surrounding 1, 3, and 5-mile populations projected to grow by 20% year-over-year for the next 5 years
- **Retail Synergy** – Outparceled to a Walmart Supercenter, this store greatly benefits from the presence of other surrounding national retailers such as Chick-fil-A, Wells Fargo, Wendy's, Dunkin', Lowe's Home Improvement, Panera Bread, Bob Evans, Office Depot, Kohl's, Dollar Tree, Zaxby's, McDonald's, T-Mobile, and many more
- **High Traffic Counts & Excellent Visibility** – Positioned directly off Highway 17, which sees more than 36,00 vehicles per day, this Arby's is strategically located on a fluid traffic corridor that sees more than 28,500 vehicles per day
- **Proximity to Myrtle Beach International Airport** – Located less than 15 minutes from Myrtle Beach's international airport, this store benefits from additional foot and vehicle traffic for consumers traveling to and from the airport
- **Reported Sales** – The tenant reports their store sales at this location and their performance is in line with the national unit average for an Arby's restaurant
- **College Town** – Coastal Carolina University, which enrolls more than 10,000 students yearly, is located just 15 minutes away from this restaurant
- **Arby's Commitment to Location** – In 2016, Arby's Restaurant Group, Inc signed an early 15-year lease extension through 2030, demonstrating their fondness and long-term commitment to this location



Arby's

27

Arby's

REAL
COUNTRY
STYLE
RIB

2
FOR
\$7

BROWN
CHICKEN

FINANCIAL OVERVIEW



\$1,920,000
LIST PRICE



\$96,750
NOI



5.04%
CAP RATE

BUILDING INFO

Address	2709 Dick Pond Rd Myrtle Beach, SC 29575
Year Built	1999
Rent/Sq.Ft.	\$32.78
Lot Size	±0.85 AC
GLA	2,951
Year Built / Renovated	1999/2012R
Type of Ownership	Fee Simple

FINANCING INQUIRIES



For financing options reach out to:

TENANT SUMMARY

Tenant Name	Arby's
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Guarantor	Corporate
(Roof/Structure)	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement	April 1, 2016
Lease Expiration Date	March 31, 2031
Term Remaining	±9 Years
Increases	7.5% every 5 Years
Options Remaining	3, 5 Year Options

ANNUALIZED OPERATING DATA

Period	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - 3/31/26	\$8,062.50	\$96,750.00	\$32.79	5.04%
4/1/26 - 3/31/31	\$8,667.19	\$104,006.25	\$35.24	5.42%
4/1/31 - 3/31/36 (Option 1)	\$9,317.23	\$111,806.72	\$37.89	5.82%
4/1/36 - 3/31/41 (Option 2)	\$10,016.02	\$120,192.22	\$40.73	6.26%
4/1/41 - 3/31/46 (Option 3)	\$10,767.20	\$129,206.44	\$43.78	6.73%



± 22,000 VPD



SUBJECT PROPERTY

DICK POND RD ± 36,000 VPD





THEE OFFICE CASUAL
FOOD AND SPIRITS



SUBJECT PROPERTY



DICK POND RD ± 36,000 VPD



17

±22,000 VPD

SUBJECT
PROPERTY

Dick Pond Rd
±36,000 VPD



17

±22,000 VPD

SUBJECT
PROPERTY

Dick Pond Rd
±36,000 VPD

TENANT OVERVIEW



±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

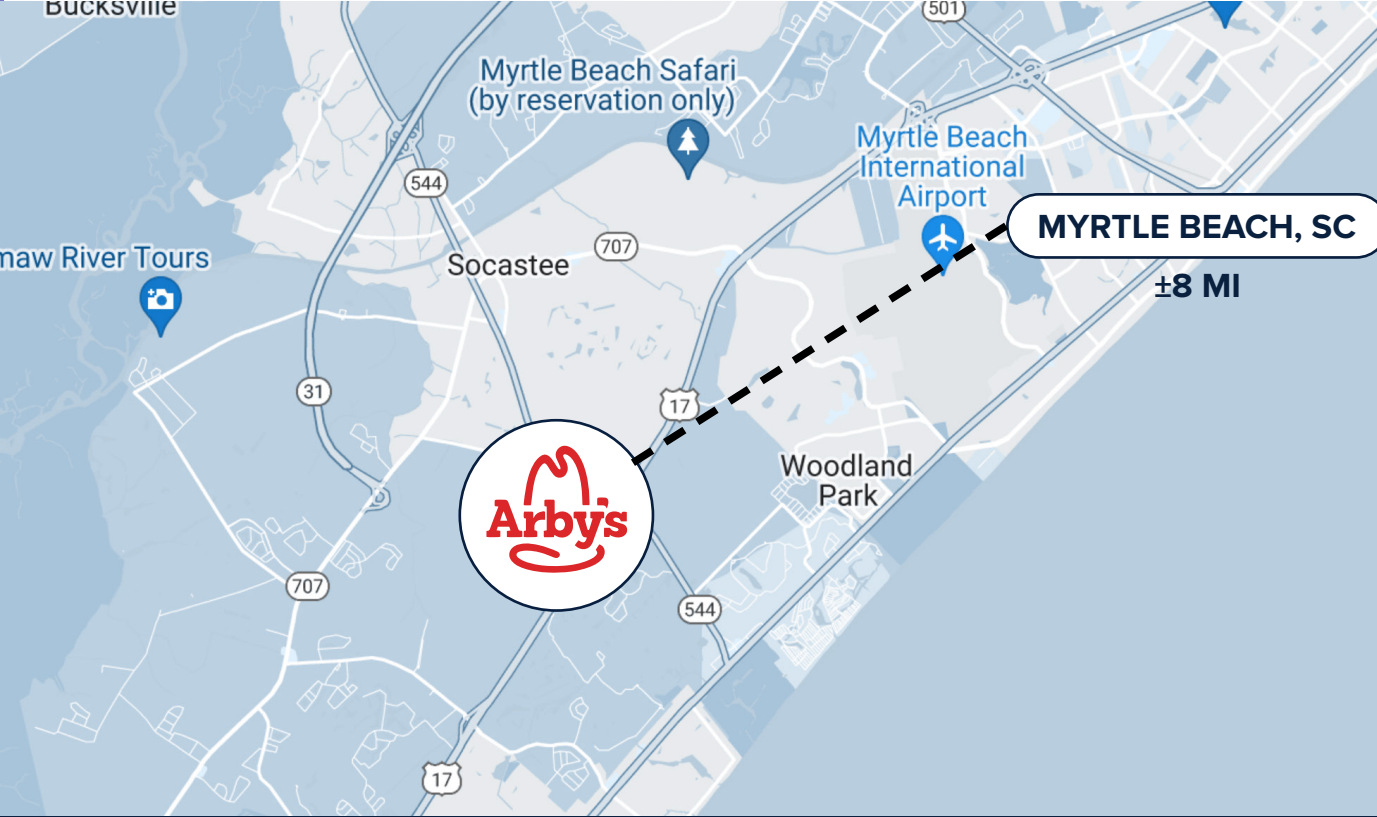
- Long history of growth driven by competitive differentiation and competitive differentiation through Arby's 50+ year history,
- With a renewed focus on innovation, operations, quality and affordability, Arby's has shown strong performance since 2010.
- Back by Inspire Brands, the 2nd largest restaurant 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.

AREA OVERVIEW



MYRTLE BEACH, SC

Myrtle Beach is a seaside community in Horry County, South Carolina, on the east coast of the country. It is situated in the middle of “The Grand Strand,” a continuous 60-mile (97-km) stretch of beach in northeastern South Carolina. One of the main tourist destinations in South Carolina in the United States is Myrtle Beach. Myrtle Beach is one of the most popular tourist destinations in the nation thanks to its warm subtropical environment, miles of beaches, 86 golf courses, and 1,800 restaurants, which together draw over 20 million tourists annually. The region was formerly inhabited by the Waccamaw people and is situated along the illustrious King’s Highway (now U.S. Route 17). The Whither family settled in the region during the colonial era, and Wither’s Swash, a significant local stream, is named in their honor. Franklin Burroughs, whose sons finished building a railroad to the beach and the first inn, Seaside Inn, had the area—originally known variously as “New Town” or “Withers”—targeted for development as a vacation village. In honor of the nearby wax-myrtle shrubs, his widow gave the new neighborhood the name Myrtle Beach. With a population of 35,682 in the 2020 census and more than 104,000 residents moving into the Myrtle Beach-Conway-North Myrtle Beach area over an eight-year period, the Myrtle Beach metropolitan area is the second-fastest growing metropolitan area in the nation, according to the U.S. Census Bureau.



LOCAL ECONOMY

The Grand Strand is home to a variety of tourist sites and welcomes over 20 million people each year. The area sees a tremendous influx of tourists throughout the year. Nearly 100,000 visitors a year are thought to be tourists from other countries, including people from Canada, Germany, and the United Kingdom. Numerous unique conventions, events, and musical performances are held in Myrtle Beach. The beaches, golf courses, amusement parks, aquarium, Legends in Concert, retail establishments, shopping centers, and more than 1,900 restaurants, many of which serve seafood, are just a few of the area's attractions. There are also several tourist stores, nightclubs, and dinner theaters in the area. In total, Myrtle Beach has about 157 lodging units and about 425 hotels, many of which are beachfront.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2027 Estimate	3,915	9,623	12,706
2022 Estimate	3,924	9,632	12,722
2010 Population	3,965	9,653	12,795
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2027 Estimate	1,574	3,951	5,177
2022 Estimate	1,588	3,982	5,218
2010 Population	1,575	3,911	5,144
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2022 Est Avg HH Income	\$60,359	\$59,704	\$61,270
2022 Est Median HH Income	\$43,819	\$42,125	\$43,564

ANNUAL EVENTS

Since 1951, Myrtle Beach has held Canadian-American Days, commonly known as Can-Am Days, during Ontario's spring break. The region attracts tens of thousands of visitors for a week's worth of unique events. The annual Coastal Uncorked food and wine event is also held in Myrtle Beach in the late spring. Early in June each year, the city organizes Sun Fun Festival. For Senior Week later in June, many freshly graduated high school seniors travel to Myrtle Beach.

Carolina Country Music Fest (CCMF) is an annual outdoor country music festival that debuts in June and was established in 2015 by Full House Productions, a Charlotte-based firm. The festival was postponed in 2020 due to worries about the coronavirus pandemic, but it will return in 2021 and take place from June 10 to 13, 2021.

The city and its environs are served by the Myrtle Beach International Airport. The airport serves both local and foreign travelers well with frequent flights to and from cities like Atlanta, Boston, Detroit, Fort Lauderdale, New York, and Washington. During certain seasons, it also acts as a gateway to and from cities like Chicago, Dallas, and Toronto.



SENIOR WEEK



CAROLINA COUNTRY MUSIC FEST



MYRTLE BEACH INTERNATIONAL AIRPORT

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Arby's** located at **2709 Dick Pond Rd, Myrtle Beach, SC 29575** ("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:

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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.

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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.



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