



**Arby's**

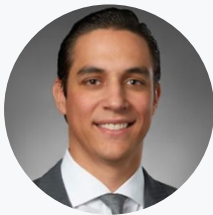
**Absolute NNN Single Tenant QSR**

7715 Reynolds Road

Mentor, OH 44060

(Cleveland MSA)





## RYAN GOMEZ

### Managing Director

Capital Markets | Net Lease Group

Mobile: 858-822-9811

ryan.gomez@cushwake.com

CA Lic 01753933

Listed in Conjunction with  
Ohio Broker of Record:

Brian Brockman

Bang Realty, Inc.

OH Lic 20090002144



## Arby's

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LOCATION OVERVIEW

**Arby's**

7715 Reynolds Road  
Mentor, OH 44060  
(Cleveland MSA)

**Year Built:**

1979

**Land:**

0.93 Acres  
(40,578 SqFt)

**Bldg:**

2,626 SqFt



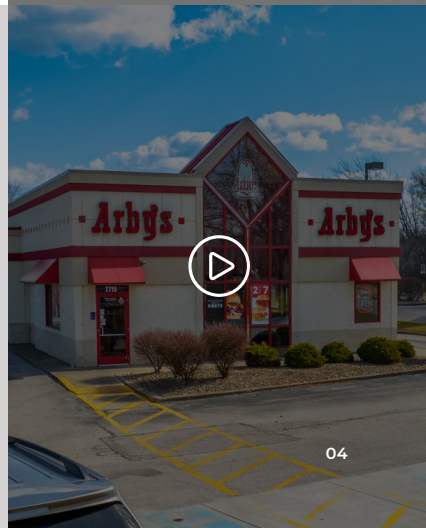
**GOMEZ**GROUP

**Frontage:**

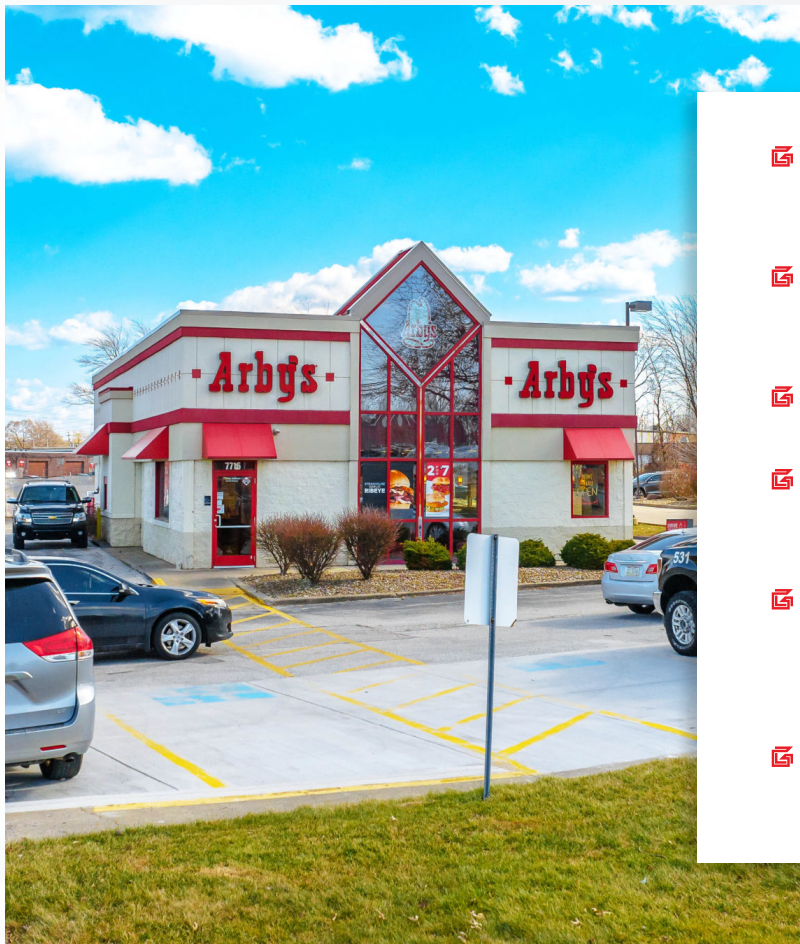
136' on Reynolds Rd.

**Parking Ratio:**

32 Surface Spaces







- 📄 Absolute NNN 20-Year Lease with Zero Landlord Responsibilities
- 📄 1.7% Annual Increases and Four 5-Year Renewal Options
- 📄 Internet and Recession Proof
- 📄 Long-Term Tenant History Showing Dedication to the Site
- 📄 Dense Retail Trade Area with Population of 106,600 Within 5 Mile Radius
- 📄 Excellent Visibility on Reynolds Rd. with Over 36,000 VPD

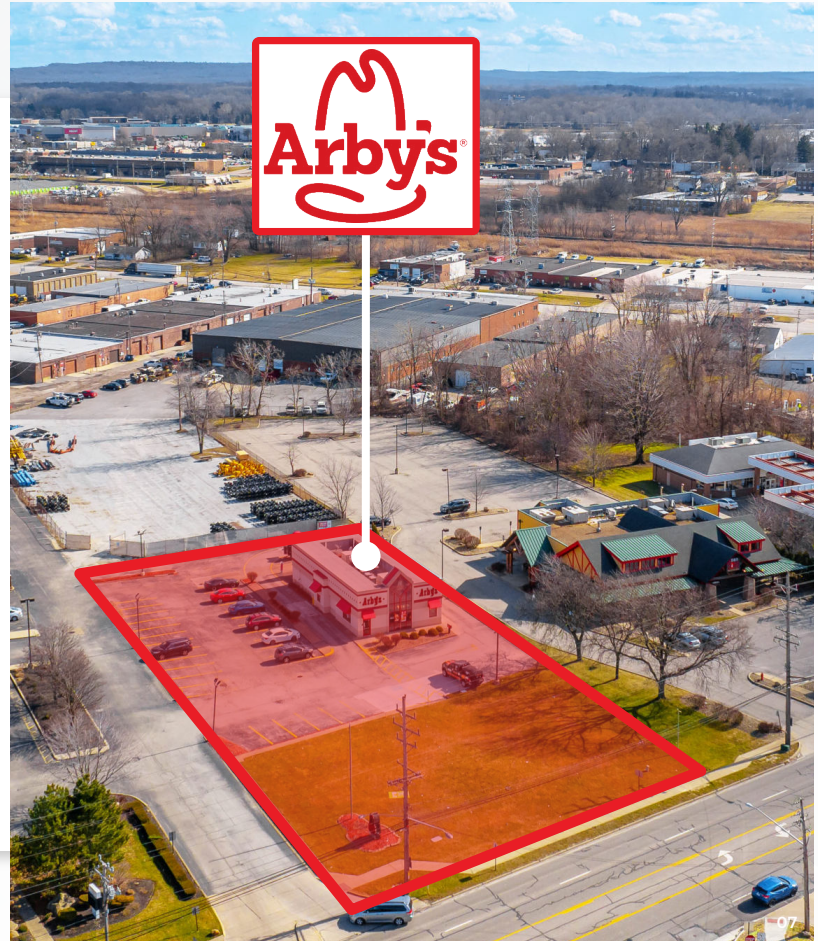
- Strategically Located in Main Retail Corridor, Near Several National Retailers such as Starbucks, McDonald's, Speedway, Red Lobster, TGI Fridays, and More
- Immediate Proximity to State Route 2 (78,900 VPD) and Well Positioned Between U.S. Route 20 (19,212 VPD), and I-90 (58,900 VPD)
- Excellent Visibility with Frontage of 136' on Reynolds Rd. with Traffic Counts Over 36,000 VPD
- Within Close Proximity of Multiple Hotels with Over 300 Rooms

▶ WATCH PROPERTY VIDEO





- 1 Acre Lot with Ample Parking and Drive-Thru
- Within 1.5 Miles of Great Lakes Mall, a 1.2MM SF Shopping Center with National Retailers such as Dick's Sporting Goods, Planet Fitness, Dillard's, Bath & Body Works, and More
- Close Proximity to Lakeland Community College with Over 9,800 Average Annual Student Enrollment
- Within 1 Mile of Points East, a 185,102 SF Shopping Center Co-Anchored by Marshall's and Marc's

















20

20



REYNOLDS RD (6,607 VPD)



MENTOR AVE (19,212 VPD)



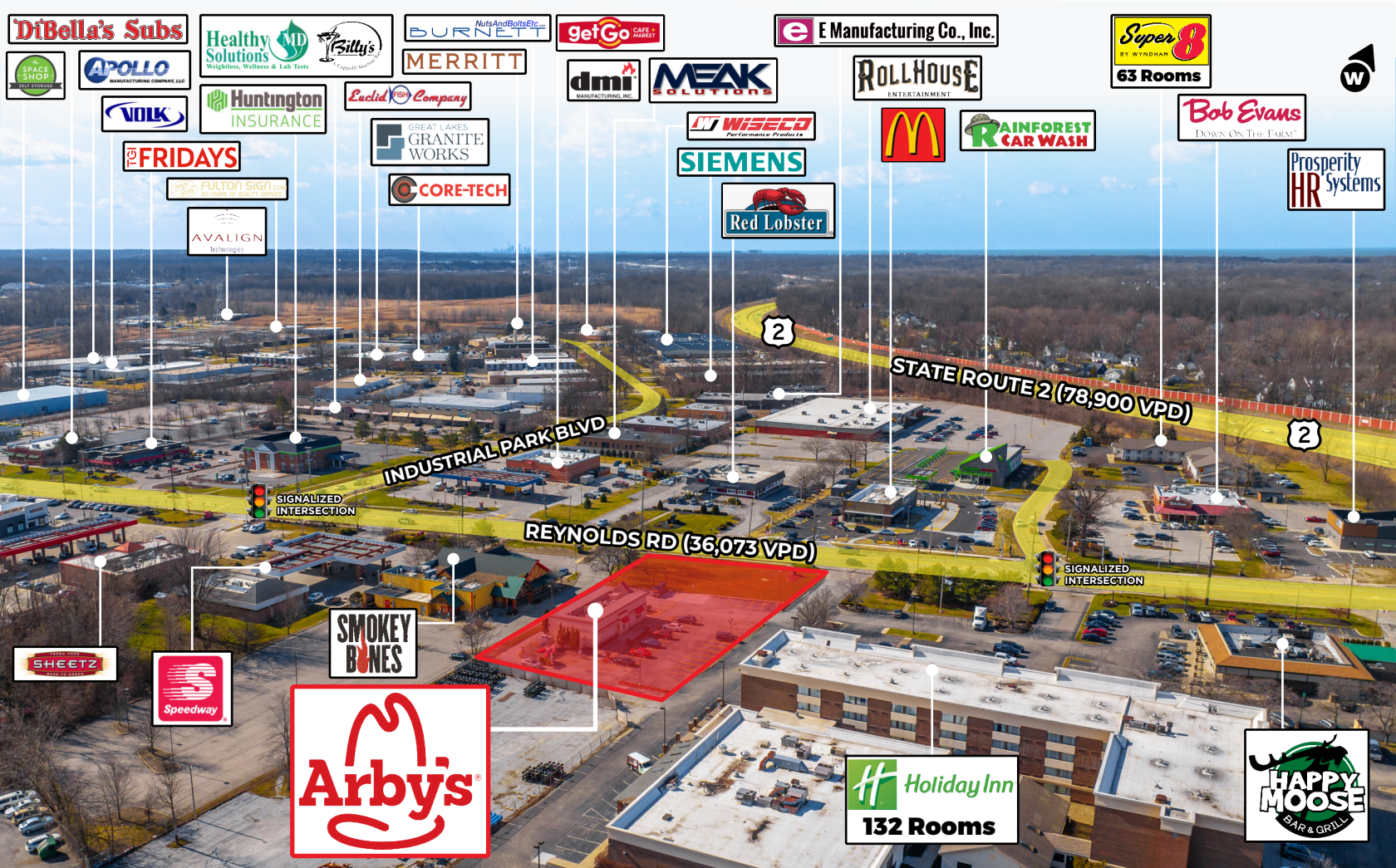
INDUSTRIAL PARK BLVD

SIGNALIZED INTERSECTION

REYNOLDS RD (36,073 VPD)







**DiBella's Subs**

**Healthy Solutions**  
Weigh-ins, Vitamins & Lab Tests

**Billy's**  
Candy Store

**BURNETT**  
NutsAndBoltsEtc

**getGo**  
CAR WASH

**E Manufacturing Co., Inc.**

**Super 8**  
BY WINDHAM  
63 Rooms



**SPACE SHOP**  
SELF STORAGE

**APOLLO**  
MANUFACTURING COMPANY, LLC

**Huntington INSURANCE**

**Euclid Company**

**GREAT LAKES GRANITE WORKS**

**CORE-TECH**

**dmi**  
MANUFACTURING, INC.

**MEAK SOLUTIONS**

**MT WISECO**  
Performance Products

**SIEMENS**

**Red Lobster**

**ROLLHOUSE**  
ENTERTAINMENT



**RAINFOREST CAR WASH**

**Bob Evans**  
DOWN ON THE FARM®

**Prosperity HR Systems**

**FRIDAYS**

**FLYTON Signs**  
200' to 1000' of Signs and Graphics

**AVALIGN**  
Technologies

**INDUSTRIAL PARK BLVD**

**2**

**STATE ROUTE 2 (78,900 VPD)**

**2**

**SIGNALIZED INTERSECTION**

**REYNOLDS RD (36,073 VPD)**

**SIGNALIZED INTERSECTION**

**SHEETZ**  
FRESH TO ORDER

**Speedway**

**SMOKEY BONES**

**Arby's**

**Holiday Inn**  
132 Rooms

**HAPPY MOOSE**  
BAR & GRILL





**Holiday Inn**  
**GL POWER**  
**SMOKEY BONES**  
**Happy Moose**  
**MISSION BBQ**  
**webuyanycar.com**  
**STEREO INSTALLS**  
**WILLOUGHBY**  
**ODDBALL MOTOR WORKS**  
**Suburban Studios**  
**TLC Pet Lodge**  
**STACK**

**COBB**  
**PRECISION**  
**Schreibel**  
**Connectors+**  
**ROGERS**  
**QUADREL**  
**TRANSFER EXPRESS**  
**MALISH**  
**TECH MARK**

**Honda of Mentor**  
**FIFTH THIRD BANK**  
**O'Reilly AUTO PARTS**  
**BIGLOTS!**  
**Audi**  
**usbank**  
**Gabe's**

**CREEKSIDE COMMONS SHOPPING CENTER**  
**TARGET**  
**KOHL'S**  
**Great Clips**  
**the great escape**  
**Chick-fil-A**  
**LONGHORN STEAKHOUSE**  
**CVS pharmacy**  
**five BEL'W**  
**ULTA**  
**HomeGoods**  
**Panera**

**Walmart Supercenter**  
**Bob Evans**  
**STAPLES**  
**GameStop**  
**LES LIES**  
**MAXIMS**  
**Nationwide**  
**POOL SUPPLY SERVICE & REPAIR**

**Lake Health**

**Arby's**

**Red Lobster**  
**Super 8**  
**Bob Evans**  
**ROLLHOUSE**  
**getGo**

**GREAT LAKES INDUSTRIAL PARK**  
**MERRITT**  
**WISCO**  
**dmj**

**APOLLO INDUSTRIAL PARKWAY**  
**APOLLO SUPPLY CO.**  
**OmegaOne**  
**YESCO**

**COMMONWEALTH POWER**  
**SPIRITS**  
**WILLOUGHBY**  
**Willoughby Concrete**  
**Willoughby**

**Marous Brothers CONSTRUCTION**  
**BEST LAMINATE**

**POINTS EAST SHOPPING CENTER**  
**PET SUPPLIES PLUS**  
**Marshall's**  
**five BEL'W**  
**DSW**  
**Marcs**

**AutoZone**  
**T-Mobile**  
**Great Clips**  
**verizon**  
**Advance Auto Parts**  
**PLATOS**  
**MATTRESS FIRM**  
**AT&T**

**SMOOTHIE KING**  
**McDonald's**  
**7-Eleven**

**Mercedes-Benz**  
**Mars Electric**  
**VOLVO**  
**Andrew Osborne**

**Red Roof Inn**

**MENTOR MALL SHOPPING CENTER**  
**at home**  
**Michael's**  
**JOANN**  
**Chick & Charles**  
**Sherrin Williams**

**GREAT LAKES MALL (~1.5 MILES)**  
**JCPenney**  
**GameStop**  
**FOREVER 21**  
**Dillard's**  
**CHASE**  
**OUTBACK**  
**DICK'S**  
**olive garden**  
**Bath & Body Works**  
**HOBBY LOBBY**  
**BARNES & NOBLE**  
**Ashley**  
**Victoria's Secret**  
**Brew**  
**BJS**

**JOHNNYCAKE RIDGE RD (10,519 VPD)**

**ROSS**  
**LEVIN**  
**tj-max**

**Buyers**

**CHEVROLET**  
**Ford**  
**MAZDA**  
**HYUNDAI**  
**TOYOTA**  
**WESTERN**

**BW**  
**Best Western PLUS**

**heinen's**  
**DOLLAR TREE**  
**Aladdin's eatery**

**Walgreens**  
**TRADER JOE'S**  
**Original**  
**AT&T**  
**RED, WINE & BREW**

**LOWE'S**  
**DUNKIN' DONUTS**  
**BED BATH & BEYOND**  
**Valvoline**  
**MATTRESS FIRM**  
**Hertz**  
**crumbl**  
**Arby's**

**MENTOR COMMONS SHOPPING CENTER**  
**meijer**  
**Applebees**  
**Party City**  
**five GUYS**  
**Ken Ganley**



**Lease Type**  
**Absolute NNN**

**Lease Guarantor**  
**Arby's Restaurant Group, Inc.,  
a Delaware Corporation**

**Rent Commencement Date**  
**December 1, 2006**

**Lease Expiration Date**  
**November 30, 2026**

**Term Remaining on Lease**  
**±4 Years**

**Options**  
**Four 5-Year**

**Increases**  
**1.7% Annual as of December 1, 2023**





TENANT'S NAME	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
Arby's	ABSOLUTE NNN	2,626	12/01/2006	11/30/2026	\$114,411	\$43.56	\$116,356	12/01/2023	FOUR-5 YEAR

## ► RENT ROLL

YEAR	MONTHLY RENT	ANNUAL RENT
YEAR 1	\$7,280	\$87,364
YEAR 2	\$7,404	\$88,849
YEAR 3	\$7,530	\$90,360
YEAR 4	\$7,658	\$91,896
YEAR 5	\$7,788	\$93,458
YEAR 6	\$7,921	\$95,047
YEAR 7	\$8,055	\$96,663
YEAR 8	\$8,192	\$98,306
YEAR 9	\$8,331	\$99,977
YEAR 10	\$8,473	\$101,677
YEAR 11	\$8,617	\$103,405
YEAR 12	\$8,764	\$105,163
YEAR 13	\$8,913	\$106,951
YEAR 14	\$9,064	\$108,769
YEAR 15	\$9,218	\$110,618
YEAR 16	\$9,375	\$112,499
<b>CURRENT PERIOD</b> YEAR 17	\$9,534	\$114,411
YEAR 18	\$9,696	\$116,356
YEAR 19	\$9,861	\$118,334
YEAR 20	\$10,029	\$120,346

FOUR 5-YEAR OPTIONS WITH 1.7% ANNUAL INCREASES

NOI  
\$114,411Cap Rate  
6.50%Price  
\$1,760,000Price/ft Land  
\$43.37Price/ft Bldg.  
\$670.22



Founded in 1964, Arby's is a leading global fast-food restaurant chain with more than 3,500 restaurants worldwide with over \$3.9B in annual revenue. Arby's Restaurant Group, Inc. is part of the Inspire Brands family of restaurants that are headquartered in Atlanta, Georgia. Arby's offers a variety of high-quality proteins, curly fries, Jamocha shakes, and crave-able sides. As the first nationally franchised coast-to-coast sandwich chain, Arby's Brand strives to bring delicious experiences through a never-ending quest for the perfect sandwich with a purpose to "Inspire Smiles Through Delicious Experiences®". In 2019, Arby's was listed on Forbes magazine in "America's Best Employers by State" and was ranked as one of the "Top 500 Year" in Technomic's 2022 Top 500 Chain Restaurants Report.





## MENTOR, OHIO

Founded in 1797, Mentor, Ohio lies along the Lake Erie shoreline and is part of the Cleveland metropolitan statistical area. Mentor is the largest city in Lake County and is home to nearly 50K residents and 1,700 businesses. According to the 2020 census, the population was well over 48K residents and was recently named the “Buckeye Trail Town”. In 2020, Mentor was named the “2020 Tree City USA” by Arbor Day Foundation which recognizes communities that are committed to effective urban forest management. Mentor is a popular destination for visitors and was named the **“100 Best Places to Live”** by Money magazine. The city of Mentor offers a variety of bars, chain and locally owned restaurants, coffee shops, and parks. Mentor is a primary retail location in the Greater Cleveland area with major attractions such as Great Lakes Mall, Holden Arboretum, Lake County History Center, state-of-the-art Mentor Civic Amphitheater, and more. The economy of Mentor employs over 23.6K people with the largest industries being in health care, manufacturing, and retail trade.

▶ WATCH PROPERTY VIDEO



## CLEVELAND, OHIO

Founded in 1796, Cleveland is the second-largest city in Ohio and the county seat of Cuyahoga County. Located on the southern shore of Lake Erie, Cleveland is ranked as the 29th most populous MSA in the United States and is part of the Cleveland-Elyria Metropolitan Statistical Area with a population of 2,077,240. Commonly known as Greater Cleveland, Cleveland is home to several corporate headquarters such as Sherwin-Williams, Key Corp, Progressive Insurance, and Parker-Hannifin. Cleveland is home to a diversified economy with sectors in financial services, healthcare, biomedical, manufacturing, and more. With a concentration on cultural, educational, and medical institutions, major institutions include the Cleveland Botanical Garden, University Hospitals, Case Western Reserve University, the Cleveland Museum of Art, and the Western Reserve Historical Society. Cleveland is also known to be the home to the Rock & Roll Hall of Fame which has over 550,000 annual visitors and an annual economic impact of \$199MM.



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## ► POPULATION

1

MILE

3

MILE

5

MILE

2022 Population	4,421	49,834	106,653
2027 Population Projection	4,427	49,850	106,261
Median Age	46.4	45.8	46.2
Bachelor's Degree or Higher	25%	27%	28%
U.S. Armed Forces	0	22	31

## ► HOUSEHOLDS

1

MILE

3

MILE

5

MILE

2022 Households	1,852	21,191	45,412
2027 Household Projection	1,857	21,194	45,235
Annual Growth 2022-2027	0.1%	0%	-0.1%
Owner Occupied Households	1,541	15,914	34,339
Renter Occupied Households	316	5,280	10,896
Avg Household Size	2.4	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$59.5MM	\$645.9MM	\$1.4B

## ► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income

\$88,293

\$81,895

\$81,255

Median Household Income

\$70,406

\$65,101

\$65,702

## ► HOUSING

Median Home Value

\$176,222

\$172,588

\$169,990

Median Year Built

1972

1971

1970



## RYAN GOMEZ

**Managing Director**

Capital Markets | Net Lease Group

Mobile: 858-822-9811

[ryan.gomez@cushwake.com](mailto:ryan.gomez@cushwake.com)

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Department  
of Commerce

Division of Real Estate  
& Professional Licensing



## AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Seller(s): \_\_\_\_\_

### I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_.

AGENT(S)

BROKERAGE

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_.

AGENT(S)

BROKERAGE

### II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage \_\_\_\_\_ represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_.

### III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) \_\_\_\_\_ and real estate brokerage \_\_\_\_\_ will

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_.
- ☐ represent only the (check one) ☐ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

### CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_



# DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

**As a dual agent, the agent(s) and brokerage shall:**

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

**As a dual agent, the agent(s) and brokerage shall not:**

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

**Compensation:** Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

**Management Level Licensees:** Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

**Responsibilities of the Parties:** The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

**Consent:** By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



**Department  
of Commerce**

Division of Real Estate  
& Professional Licensing

Ohio Department of Commerce  
Division of Real Estate & Professional Licensing  
77 S. High Street, 20<sup>th</sup> Floor  
Columbus, OH 43215-6133  
(614) 466-4100

