



FILE PHOTO

ARBY'S

5400 East University Avenue
Pleasant Hill, Iowa 50327
(Des Moines MSA)

Represented By:
JUSTIN ZAHN
justin@ciadvisor.com

COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.718.5555 - Direct | 402.730.6021 - Cell | www.ciadvisor.com

In Association with Iowa Designated Broker:
Jessica Zahn Gibson | CIA Brokerage Company | License # B67284000

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

ARBY'S

PLEASANT HILL (DES MOINES MSA), IOWA

LOCATION	5400 East University Avenue Pleasant Hill, Iowa 50327
MAJOR CROSS STREETS	On E University Ave, West of Hwy-65
TENANT	DRM, INC.
PURCHASE PRICE	\$1,889,000
CAP RATE	5.40%
ANNUAL RENT	\$102,000
GROSS LEASEABLE AREA	±2,364 SF
RENTAL ESCALATIONS	5% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
LOT SIZE	±0.69 Acre
YEAR BUILT	2022
LEASE EXPIRATION	December 31, 2042
OPTIONS	Four 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Pleasant Hill has retailers such as Fareway, Hy-Vee, Fridley Theatres; Neighboring Des Moines/Altoona have retailers such as Walmart, Target, Lowe's, Home Depot, Menards, Hobby Lobby, At Home, Burlington, Kohl's, Marshalls, Ross Dress for Less, Big Lots, Joann Fabrics, Best Buy, Harbor Freight Tools, Northern Tool + Equipment, Whole Foods, ALDI, Office Depot, Dollar Tree, etc.

HIGHER EDUCATION: 9 miles from **Drake University** - a private university with a total enrollment of 4,884; 7 miles from **DMACC Urban/Des Moines** - a community college serving 1,072 students at the Urban campus (a total enrollment of 10,110 in all locations & learning centers)

HEALTHCARE: 7 miles from **Mercy One Des Moines Medical Center** - a not-for-profit Catholic hospital with 656-beds; 8 miles from **UnityPoint Health Iowa Methodist Medical Center** (a 370-staffed bed regional medical center & teaching hospital)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with 5% Rental Escalations Every 5 Years During the Lease Term & Option Renewals!

TENANT: DRM, Inc. (One of the Largest Arby's Franchisee in the U.S.) Currently has **98 Locations in Illinois, Iowa, Minnesota, Missouri, Nebraska & Wisconsin** with Multiple New Arby's Locations Planned Over the Next 7 Years! Entity on Lease Compasses All Restaurant Locations!

TRAFFIC COUNTS: Great Visibility/Access on E University Ave where Traffic Counts Exceed 32,930 CPD!

2022 DEMOGRAPHICS: Total Population (5-MI): 91,186 | Average Household Income (1-MI): \$82,880



FINANCIAL ANALYSIS

SUMMARY

TENANT	DRM, Inc.	LOT SIZE	±0.69 Acre
PURCHASE PRICE	\$1,889,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.40%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	±2,364 SF		
YEAR BUILT	2022		

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN	
DRM, Inc.	2,364	Years 1-5: 12/12/22 to 12/31/27	Current	\$102,000	5.40%	
		Years 6-10: 01/01/28 to 12/31/32	5.00%	\$107,100	5.67%	
		Years 11-15: 01/01/33 to 12/31/37	5.00%	\$112,455	5.95%	
		Years 16-20: 01/01/38 to 12/31/42	5.00%	\$118,078	6.25%	
				5.82% AVG ANNUAL RETURN		
RENEWAL OPTIONS		1st Option: 01/01/43 to 12/31/47	5.00%	\$123,982		
		2nd Option: 01/01/48 to 12/31/52	5.00%	\$130,181		
		3rd Option: 01/01/53 to 12/31/57	5.00%	\$136,690		
		4th Option: 01/01/58 to 12/31/62	5.00%	\$143,524		

TENANT OVERVIEW

ARBY'S
PLEASANT HILL (DES MOINES MSA), IOWA

ABOUT THE TENANT



DRM, INC.

DRM is a family-owned and operated company, which was founded in 1977. DRM's presidents literally grew up in fast food and brought with them the experience, talent and foresight to make DRM one of the most flexible and enjoyable places to work. "We provide the atmosphere, flexibility, opportunities for learning and growth, and feel this is what makes us the employer of choice for the right people," said one of DRM's Presidents.

DRM is one of the largest Arby's franchisee in the U.S., currently owns and operates **98 Arby's restaurants in six states**, with the Corporate Office located in Omaha, Nebraska. Through a recent development agreement, DRM has committed to open multiple new Arby's restaurants over the next 7 years, and they have exclusive development rights in and around their current territories: Lincoln, Des Moines, Rockford, Appleton, Greenbay, Madison, & La Crosse areas.

DRM was the proud recipient of the 2018 Inspiring Smiles Franchisee of the Year Award and the West Region Serve, Refresh, Delight Award at the Arby's 2015 National Franchise Convention. The President's Award (Franchisee of the Year) was also awarded to DRM at the Arby's National Franchise Conventions in 2004 and 2006.

<http://drmarbys.com/>

ABOUT THE PARENT COMPANY

ROARK
CAPITAL GROUP

Roark Capital Group is an Atlanta-based private equity firm with **\$35 billion** in assets under management. Roark focuses on investments in consumer and business service companies, with a specialization in franchised and multi-location business models in the restaurant, specialty retail, consumer and business services, and health, wellness and beauty sectors.

Since inception, affiliates of Roark have acquired 105 franchise/multi-location brands which generate approximately **\$70 billion** in system revenues from 67,700 locations located in 50 states and 89 countries.

<http://www.roarkcapital.com/>

ABOUT INSPIRE BRANDS



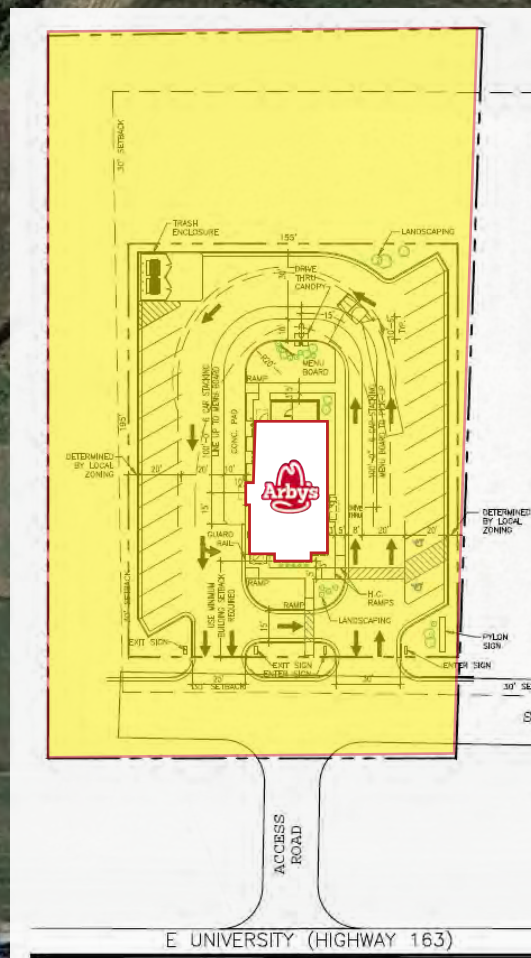
ACTUAL EXTERIOR SITE PHOTOS

As of December 2022



ARBY'S | PLEASANT HILL (DES MOINES MSA), IOWA

SITE PLAN



LOT SIZE	±0.69 Acre
GLA	±2,364 SF



IA 163/E UNIVERSITY AVE | 32,936 CPD

ARBY'S | PLEASANT HILL (DES MOINES MSA), IOWA

JUSTIN ZAHN
justin@ciadvisor.com

COMMERCIAL INVESTMENT ADVISORS, INC. | CIA BROKERAGE CO. | WWW.CIADVISOR.COM

PLEASANT HILL



ARBY'S | PLEASANT HILL (DES MOINES MSA), IOWA

DES MOINES MSA

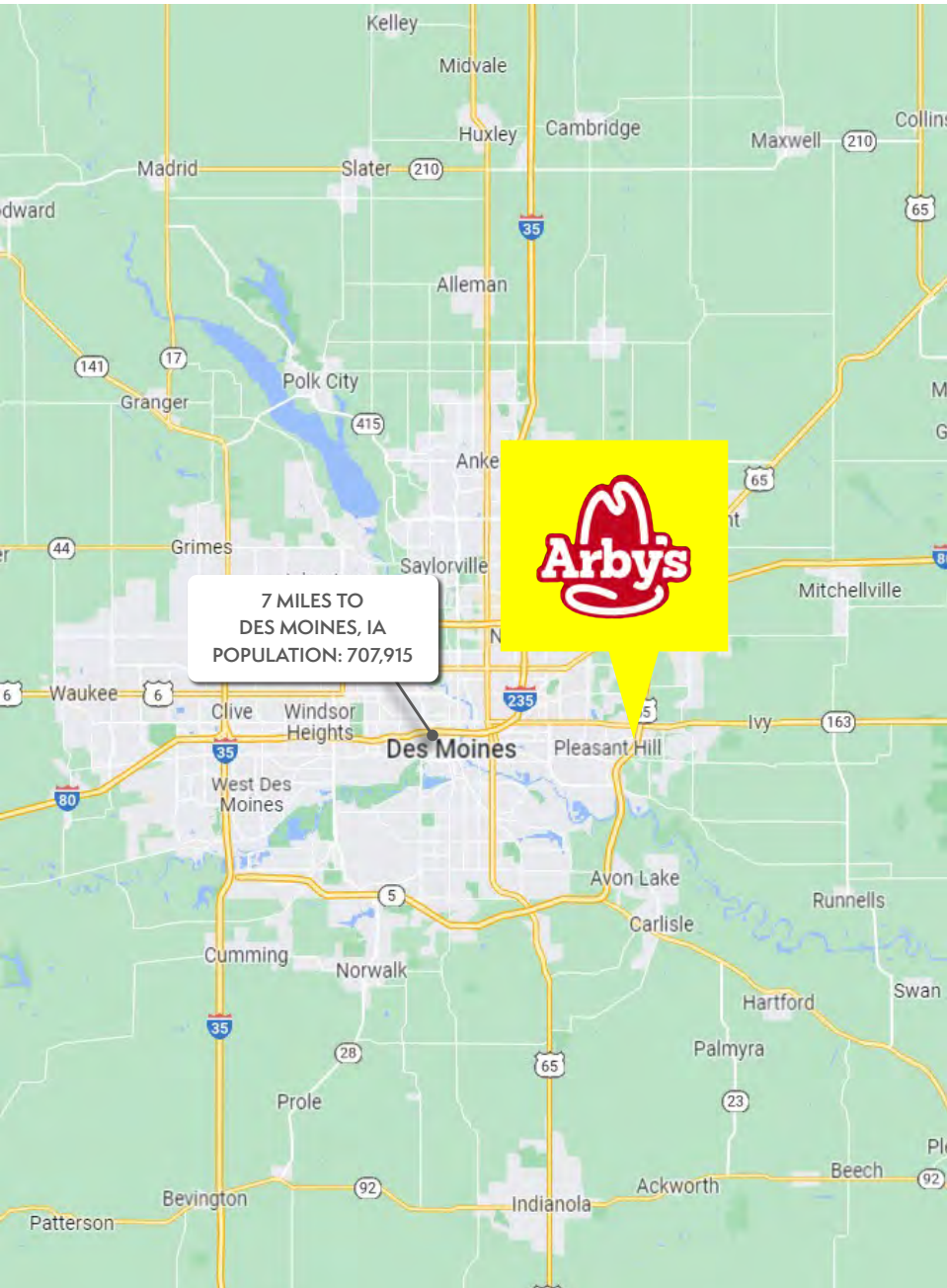


ARBY'S | PLEASANT HILL (DES MOINES MSA), IOWA

LOCATION OVERVIEW

ARBY'S

PLEASANT HILL (DES MOINES MSA), IOWA



Pleasant Hill is a city in Polk County, Iowa. The City resides at the intersection of US Highway 65 bypass and Iowa Highway 163, while Interstate 80 and Interstate 35 offer easy access to the rest of the metro. Currently, the City has more than 500 acres of land available along the corridor for high-quality commercial and mixed-use development.

Des Moines is a major center of the US insurance industry and has a sizable financial services and publishing business base. The city is the **headquarters** for the Principal Financial Group, Fidelity & Guaranty Life, the Meredith Corporation, **Ruan Transportation**, **TMC Transportation**, **EMC Insurance Companies**, **Allied Insurance**, **GuideOne Insurance**, **American Republic Insurance Company**, and **Wellmark Blue Cross Blue Shield**. Other **major corporations** such as **Wells Fargo**, **Voya Financial**, **Electronic Data Systems (EDS)**, **Nationwide Mutual Insurance Company**, **ACE Limited**, **Marsh**, **Monsanto**, and **DuPont Pioneer** have large operations in or near the metropolitan area. In recent years, Microsoft, Hewlett Packard, and Facebook have built data-processing and logistical facilities in the Des Moines area.

Other major employers in Des Moines include **UnityPoint Health**, **Mercy Medical Center**, **MidAmerican Energy Company**, **CDS Global**, **UPS**, **Firestone Agriculture Tire Company**, **Drake University**, **Titan Tire**, **The Des Moines Register**, **Anderson Erickson**, **Dee Zee** and **EMCO**.

Des Moines is an important city in U.S. presidential politics; as the state's capital, it is the site of the first caucuses of the presidential primary cycle. Many presidential candidates set up campaign headquarters in Des Moines.

Des Moines' Top Employers	# of employees
• Wells Fargo	13,500
• UnityPoint Health	8,026
• Principal Financial Group	6,600
• Hy-Vee, Inc.	6,400
• MercyOne	4,276

2022 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2022 Population	6,048	38,707	91,186
2027 Projected Population	6,233	40,605	96,353
Labor Population Age 16+	4,767	30,183	70,676
Median Age	37.3	36.3	35.6
Average Household Income	\$82,880	\$78,063	\$74,709

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President

O +1 480 718 5555

C +1 402 730 6021

justin@ciadvisor.com

JESSICA ZAHN GIBSON

Iowa Designated Broker

License # B67284000

