

Single Tenant Net Leased Investment Opportunity

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IN ASSOCIATION WITH BERKELEY CAPITAL ADVISORS
BCA FIRM ALABAMA
REAL ESTATE LICENSE NO. : 1 0 4 1 4 4



 2701 HWY 78 E
JASPER, AL

Exclusively Listed By

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BCA FIRM ALABAMA REAL ESTATE LICENSE NO. : 104144

Offering Memorandum Disclaimer

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Orange, Berkeley Capital Advisors, nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

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Investment Overview

\$2,450,000

Asking Price (5.20% Cap Rate)



INVESTMENT OVERVIEW

TENANT	Arby's
ADDRESS	2701 Highway 78 East Jasper, AL 35501 Birmingham MSA
GUARANTOR	Corporate
RENT COMMENCEMENT	August 1, 2024
LEASE EXPIRATION	July 31, 2040
ORIGINAL LEASE TERM	16 Years
LEASE TERM REMAINING	14.5 Years
OPTIONS REMAINING	Five, 5-Year
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
NOI	\$127,500.00
RENT INCREASES	8%+ Every 5 in Initial Term; 7.50% in Options

PROPERTY DETAILS

±3,757
Square Feet

±0.66
Acres

'00 / '24
Year Built / Remodeled

50
Parking Spaces

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Current - 7/31/30	\$10,625.00	\$127,500	-	5.20%
8/1/30 - 7/31/35	\$11,500.00	\$138,000	8.2%	5.63%
8/1/35 - 7/31/40	\$12,420.00	\$149,040	8.0%	6.08%
Option 1	\$13,351.50	\$160,218	7.5%	6.54%
Option 2	\$14,352.86	\$172,234	7.5%	7.03%
Option 3	\$15,429.33	\$185,152	7.5%	7.56%
Option 4	\$16,586.53	\$199,038	7.5%	8.12%
Option 5	\$17,830.52	\$213,966	7.5%	8.73%



ALL INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY SELLER, BUT HAS NOT BEEN INDEPENDENTLY VERIFIED BY LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. - ORANGE AND BERKELEY CAPITAL ADVISORS. PROSPECTIVE BUYERS SHOULD INDEPENDENTLY VERIFY ALL INFORMATION COMMUNICATED BY THESE SOURCES.

Property Highlights



PROPERTY HIGHLIGHTS

- Corporately guaranteed lease from Arby's Restaurant Group
- Exceptional sales performance | This was the #1 store in the Arby's system in 2022 and #2 store in 2023 | Speak with Agent for details
- Tenant signed new, 16-year lease extension and renovated site in 2024
- Recent third-party reports available to Buyer, all from 2024
- Excellent access and visibility from Highway 78 (aka State Route 5) and Viking Drive | Combined ±66,500 VPD
- Outparcel to a strong performing Food City-anchored shopping center
 - Arby's has Reciprocal Parking Easement with Food City
- Permanent easement for pylon signage along Viking Drive | Rare, twopylon signage at both entrances
- Site is walking distance from:
 - Walker Baptist Medical Center | 267-bed acute care hospital
 - Jasper High School | 1,038 students
 - A Walmart Supercenter-anchored shopping center
 - A Home Depot-anchored shopping center
 - An ALDI and Harbor Freight Tools-anchored shopping center
 - Several car dealerships including Toyota, Ford, Honda, Chrysler, Dodge, Jeep, & Ram
- About 1.5 miles from:
 - Jasper Mall | 350,000 SF mall anchored by Belk and soon-to-be Rural King
 - Jasper Square | A Hobby Lobby & T.J. Maxx-anchored shopping center
 - Jasper Marketplace | A Planet Fitness & Barry's Furniture-anchored shopping center

TENANT HIGHLIGHTS

- Arby's is owned by Inspire Brands which had 32,600+ restaurants and \$32.5B+ in global sales in FY2023
 - Inspire Brands is the 2nd largest restaurant company in the U.S.
 - Operates 3,600+ Arby's, generating \$4.8B in system-wide sales
- Arby's is one of the largest quick-service restaurant chains in the world with 3,600+ locations across eight countries
- Ranked #3 on QSR Magazine's Sandwich segment in 2023
- Ranked #18 on QSR Magazine's Top 50 QSR segment in 2023

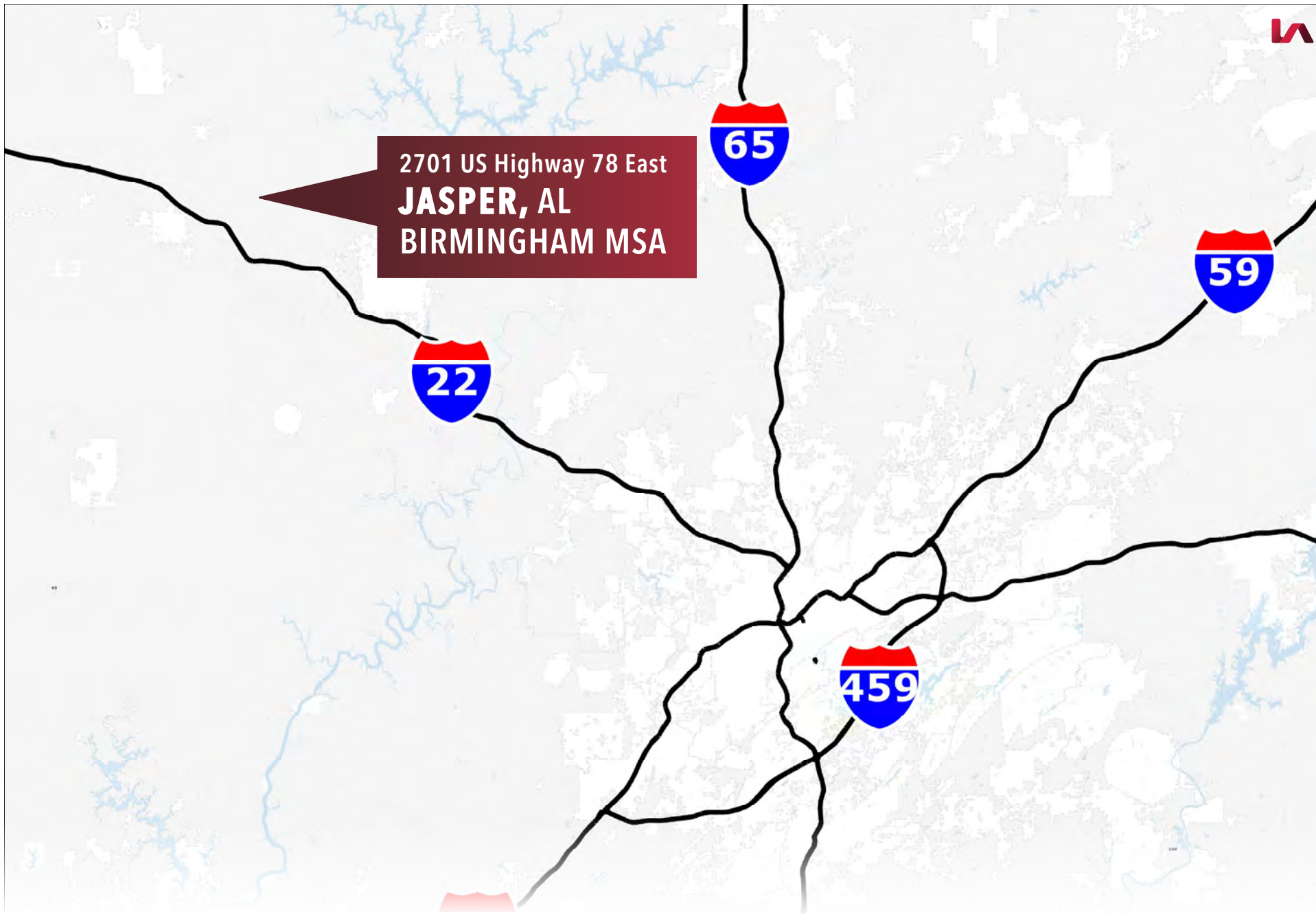
DEMOGRAPHIC SNAPSHOT

\$83,698 | 2024 AVERAGE HOUSEHOLD INCOME WITHIN FIFTEEN MINUTES

10.08% | 2010-2024 POPULATION GROWTH WITHIN ONE MILE









Walker Baptist
Medical Center
267 beds

FRESenius
MEDICAL CARE

HONDA Ford
Spectrum Chevrolet

TOYOTA Jeep Dodge
DOLLAR GENERAL
TRUIST Home Depot Hampton Inn

Jack
in the box

SONIC

WELLS
FARGO

Wendy's

SITE Arby's

Multiple Used Car
Dealerships

FOOD CITY

Franklin
Financial

VIKING DR 13,230 VPD

Aaron's

SHERWIN
WILLIAMS

HWY 78/STATE RTE 5 - 53,270 VPD



TR Simmons Elementary & Jasper High School
1,340 Total Students

Bevill State Community College
1,054 Students

Save a lot food stores
DOLLAR GENERAL
ACE
LEE'S Famous Recipe Chicken
HARDWARE

belk
A Bealls
MARVIN'S Building Materials & Home Center
BIG LOTS!
Firestone
OLLIE'S GOOD STUFF CHEAP
KFC
TACO BELL

HOBBY LOBBY
CVS pharmacy
pet MCDONALD'S
Badcock HOME FURNITURE & more
Walgreens
BUDDY'S HOME FURNISHINGS
HIBBETT SPORTS
five BEL'W
TJ-maxx
planet fitness
BURGER KING

DOLLAR TREE
NAPA
Advanced Auto Parts
DQ

ALDI
EXPRESS OIL CHANGE 10 MINUTE SERVICE
AT&T
HARBOR FREIGHT

Walmart

FOOD CITY

Applebee's
Freddy's STEAKBURGERS
verizon
DUNKIN' DONUTS

Aaron's

O'Reilly AUTO PARTS

SHERWIN WILLIAMS

Franklin Financial
Strong. Smart. Secure. Grow with Us.

SITE Arby's

Arby's



Tenant Overview



Alnspire 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, their 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. In just three years, the Inspire portfolio has grown to encompass nearly 32,600 Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's, Rusty Taco, and SONIC Drive-In restaurants across more than 60 countries and all 50 states.

ABOUT ROARK CAPITAL GROUP

Roark is an Atlanta-based private equity firm with \$37 billion in assets under management. Roark focuses on investments in consumer and business service companies, with a specialization in franchise and franchise-like business models.

Roark brands generate approximately \$77 billion in annual system revenues from 69,000 locations located in 50 states and 89 countries.

Our portfolio companies span multiple industries including food, restaurants, consumer and business services, health, wellness and fitness, and education and youth activities.

Our largest sector, food and restaurants, encompasses investments in brands such as: Inspire Brands (the owner of Arby's, Baskin Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's, and Sonic), Nothing Bundt Cakes, CKE Restaurants (the owner of Carl's Jr and Hardee's), and many others.

For more information, please visit roarkcapital.com.

\$32.5B+
Global Systems Sales

2nd
Largest Restaurant
Company in U.S.

2,900+
Franchises

675K+
Total Employees

32,600+
Restaurants

±60
Countries



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