

**Brand New 15-Year
Absolute NNN Lease
Affluent Demographics**



ACTUAL SITE

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Highlights



PRICE	CAP RATE	NOI
\$1,843,000	6.00%	\$110,580



POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Nebraska Furniture Mart, Walmart, Target, Home Depot, Lowe’s, Hobby Lobby, Marshalls, Kohl’s, Von Maur, Dick’s Sporting Goods, Old Navy, Best Buy, Harbor Freight, Ollie’s Bargain Outlet, Aldi, Whole Foods Market, Hy-Vee, Baker’s, PetSmart, AMC Theatres, Topgolf

Higher Education: Less than 5 miles from **University of Nebraska Omaha** - a comprehensive public research university providing numerous degree & certificate options to a student body of 14,954; 6½ miles from **Creighton University** - a private Jesuit research university serving 7,757 students through a diverse array of majors, minors & academic programs

Healthcare: 3 miles from **Nebraska Methodist Hospital** - a not-for-profit, 423-bed acute care hospital serving the metropolitan Omaha area with more than 2,000 full-time employees & over 400 physicians; 2½ miles from **Children’s Nebraska Hospital** - the only free-standing children’s 231-bed hospital in Nebraska and serves patients from throughout the state, western Iowa, South Dakota, northern Kansas & northwestern Missouri



NEW 15-YEAR ABSOLUTE NNN LEASE

Brand new 15-year Absolute NNN lease with attractive 8% rental escalations every 5 years with three 5-year options to renew



TENANT

Panda, Inc. owns & operates 15 Arby’s locations in eastern Nebraska & western Iowa and has agreement to open 3 new restaurants over the next 5 years



SEASONED SALES LOCATION

Successfully open & operating for decades with an attractive 6.57% Rent to Sales Ratio!



TRAFFIC COUNTS

Situated on a ±0.548-acre parcel (large ±3,436 sq ft building) with great visibility/access on N 90th St (main north/south thoroughfare in Omaha) with traffic counts of 17,266 CPD!



AFFLUENT 2025 DEMOGRAPHICS (5-MI)

Population	245,740
Households	104,767

Average Household Income \$108,749

Financial Analysis

SITE ADDRESS	3417 North 90th Street Omaha, Nebraska 68134
TENANT	Panda, Inc.
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,436 SF*
LOT SIZE	±0.548 acre*
YEAR BUILT REMODELED	1972* 2018
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	15 years (New)
RENTAL INCREASES	8% every 5 years
RENT COMMENCEMENT DATE	November 1, 2025
EXPIRATION DATE	August 31, 2041
OPTIONS	Three 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

* According to Douglas County Assessor



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	11/01/25 to 10/31/30	\$110,580	6.00%
Years 6-10	11/01/30 to 10/31/35	\$119,426	6.48%
Years 11-15	11/01/35 to 08/31/41	\$128,981	7.00%
		AVG ANNUAL RETURN	6.49%

RENEWAL OPTIONS

1st Option	11/01/40 to 10/31/45	\$139,299
2nd Option	11/01/45 to 10/31/50	\$150,443
3rd Option	11/01/50 to 10/31/55	\$162,478

Tenant Profile

ABOUT THE TENANT

Panda, Inc. was established in January of 1981 and has always been a family owned and operated business.

Panda owns and operates 15 Arby's Roast Beef Restaurants in Eastern Nebraska and Western Iowa and has an agreement to open 3 new restaurants over the next 5 years.

Panda is a very well respected franchisee within the Arby's system who has won many operational excellence awards, sales awards as well as the Franchisee of the Year Award for 2024.



ABOUT THE PARENT COMPANY

Roark Capital Group is an Atlanta-based private equity firm with \$41 billion in assets under management. Roark focuses on investments in consumer and business service companies, with a specialization in franchised and franchise-like business models.

Roark brands generate approximately \$97 billion in system revenues from 112,000+ locations located in 50 states and 121 countries.

ABOUT INSPIRE BRANDS



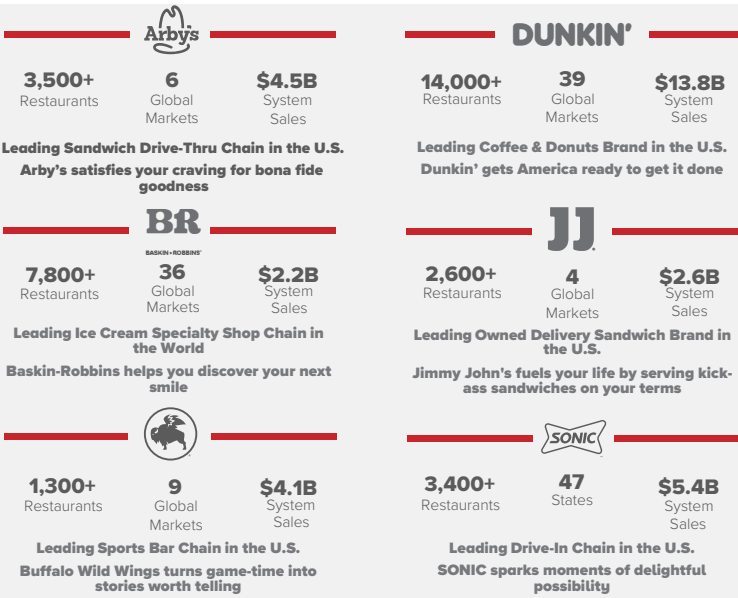
PURPOSE: **IGNITE & NOURISH**
flavorful EXPERIENCES

WE ARE:

- MAVERICKS**
Doing what has never been done before
- ALLIES**
Collaborating to win
- VISIONARIES**
Having foresight and imagination
- ACHIEVERS**
Getting it done, and having fun doing it
- GOOD CITIZENS**
Elevating each other and the communities we serve

THE COMBINATION OF
ICONIC BRANDS
& **TIGHTLY INTEGRATED**
CAPABILITIES MAKES INSPIRE
A RESTAURANT COMPANY
unlike ANY OTHER,
DELIVERING OUTSIZED GROWTH AND RETURNS

FACTS



Unit Count, Franchisees, Team Members, and Global Market/State Count as of Q4 2024. FY2024 Digital and System Sales. Team Members figure reflects the approximate number of employees who work for the franchised and company-owned restaurants in our systems, as well as corporate employees who work for Inspire Brands' Support Centers

Site Plan



Pad site to ALDI



GLA: ±3,436 SF



Lot Size: ±0.548 acre





Walmart
verizon
TRACTOR SUPPLY CO
Burger King
DISCOUNT TIRE
JJ
CAIO

DOLLAR GENERAL

McDonald's

planet fitness
Baker's
Altitude
PAPA MURPHY'S
Great Clips
Society of St. Vincent de Paul Omaha

NORTHWEST HIGH SCHOOL
1,608 STUDENTS

GREASE MONKEY

NEBRASKA 133

MAVERIK

ADVANCE AUTO PARTS

O'Reilly AUTO PARTS

brakes plus

TIRES PLUS TOTAL CAR CARE

ROCKET CARWASH

BMO

NEBRASKA LAUNDRY

DESIGN PLASTICS, INC

SONIC

ALDI

Arby's

unity of Omaha

Keystone STORAGE SERVICES

Abelardo's

Anytime LAUNDRY



WESTROADS MALL

Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

REGENCY SHOPPING CENTER

Shopping center with a unique craftsman, lodge-like feel in the heart of Omaha, Nebraska. Home to Borsheim's, one of the nation's largest independent jewelers, upscale boutiques, retail shops, eateries and fine dining options including Ann Taylor, Anthropologie, Williams Sonoma, and Bonefish Grill.

① fnbo

**BURKE
HIGH SCHOOL**
1,729 STUDENTS

2025 AVERAGE HOUSEHOLD
INCOME (5-MI)

\$108,749

charles SCHWAB
CORPORATE

COSTCO
WHOLESALE

MENARDS

Westlake **ACE** Hardware
The helpful place.

**DOLLAR
TREE**

**Auto
Zone**

cricket

**DOLLAR
GENERAL**

HARBOR FREIGHT

CSL Plasma

EST. 1996
**SCOOTER'S
COFFEE**

**BURGER
KING**

Jensen
TIRE & AUTO

Abelando's

POPEYES

U-HAUL

enterprise

State Farm

**Douglas County
Housing Authority**

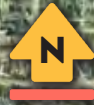
WASH DRY
**Anytime
LAUNDRY**
FOLD

Arby's

Omaha



Zoomed Out



**BOYD
ELEMENTARY**
543 STUDENTS

Walmart

**FONTENELLE
ELEMENTARY**
451 STUDENTS

**NORTH
HIGH SCHOOL**
1,728 STUDENTS

**MONROE
MIDDLE SCHOOL**
755 STUDENTS

**BENSON
HIGH SCHOOL**
1,490 STUDENTS

WESTROADS MALL
Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

**CREIGHTON
PREPARATORY SCHOOL**
975 STUDENTS

**HILLSIDE
ELEMENTARY**
381 STUDENTS

**HARRISON
ELEMENTARY**
265 STUDENTS

**WALNUTHILL
ELEMENTARY**
368 STUDENTS

**WESTERN HILLS
ELEMENTARY**
370 STUDENTS

**HOBBY
LOBBY**

**Nebraska
Omaha**
14,954 STUDENTS

**FAMILY
FARE.**

1,122 STUDENTS

charles SCHWAB
CORPORATE

REGENCY SHOPPING CENTER
Shopping center with a unique craftsman, lodge-like feel in the heart of Omaha, Nebraska. Home to Borsheim's, one of the nation's largest independent jewelers, upscale boutiques, retail shops, eateries and fine dining options including Ann Taylor, Anthropologie, Williams Sonoma, and Bonefish Grill.

NEBRASKA MEDICAL CENTER
A hospital anchored by tertiary/quaternary academic medical center w/ 718 beds and has 4,818 medical students

**WESTSIDE
HIGH SCHOOL**
2,138 STUDENTS



NEBRASKA

Arby's®

target
OLLIE'S
GOOD STUFF CHEAP
Marshalls
ROSS

EPPLEY AIRFIELD
This airport covers 2,650 acres with 3 runways. In 2024, OMA was served by 7 airlines & handled 5.2 million passengers.

Creighton
UNIVERSITY
7,757 STUDENTS

charles SCHWAB field
OMAHA
Home of the
Creighton
Bluejays

CHI Health Center
OMAHA

City of
COUNCIL BLUFFS

City of
OMAHA

AMC
THEATRES

Tyson

Baxter
ARENA
Home of the
Omaha
Mavericks

Children's
NEBRASKA
225 BEDS

METHODIST
OMAHA
423 BEDS

LIBERTY FIRST
CREDIT UNION
ARENA

Home of the
Omaha Lancers &
Omaha Beef

OMAHA'S
HENRY DOOSLY
ZOO
& AQUARIUM

MAC
Mid-America Center
SPENCER BLUFFS

NB
NEBRASKA BEEF
MEAT WHOLESALER

HORSEMEN'S
PARK

Oriental Trading
A Berkshire Hathaway Company
CORPORATE

Walmart **target**
THE HOME **sam's club**
DEPOT

Walmart

HOBBY
LOBBY

COSTCO
WHOLESALE

SCHEELS
EMPLOYEE OWNED

LOWE'S

OAK VIEW MALL
An enclosed shopping mall anchored by Dillard's & JCPenney w/ over 80 retail shops such as Bath & Body Works, Spencers, Helzberg Diamonds, Finish Line, Lenscrafters, Build-A-Bear Workshop, Claire's, etc.

Walmart



Omaha Synopsis

Omaha is the largest city and the county seat of Nebraska’s Douglas County. Densely-populated Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, health care, education, and transportation, Omaha’s economy has grown dramatically since the early 1990s.

Today, Omaha is the home to the headquarters of four Fortune 500 companies: mega-conglomerate **Berkshire Hathaway** (headed by local investor Warren Buffett, one of the wealthiest people in the world); one of the world’s largest construction companies, **Kiewit Corporation**; insurance and financial firm **Mutual of Omaha**; and the United States’ largest railroad operator, **Union Pacific Corporation**.

Omaha is the headquarters of several other major corporations, including the **Gallup Organization, Green Plains, Intrado, Valmont Industries, Werner Enterprises,** and **WoodmenLife**. Many other large national firms have major operations or operational headquarters in Omaha, including **Bank of the West, First Data, Sojern, LinkedIn, PayPal, Pacific Life, MetLife** and **Conagra Brands**. The city is also home to three of the 30 largest architecture firms in the United States, including **HDR, Inc., DLR Group, Inc.,** and **Leo A Daly**.



OMAHA’S HIGHER EDUCATION ESTABLISHMENTS:



University of Nebraska Omaha (UNO) is a public research university (founded in 1908) - it is classified among “R2: Doctoral Universities - High research activity”, offering a comprehensive range of bachelor’s, master’s and doctoral degrees over 200 programs, serving 14,954 students.

Creighton University is a private, Jesuit university (founded in 1978) known for its health sciences, business & law programs - offering over 140 academic programs across several schools with 7,757 students in its Omaha campus.



Metropolitan Community College (MCC) is a public community college that has three campuses & three centers throughout the Omaha-Council Bluffs metropolitan area, offering more than 100 one-and two-year career programs, as well as academic transfer programs, serving 18,251 students.

2025 Demographics

	1-MI	3-MI	5-MI
Population	12,059	105,323	245,740
Households	5,258	45,914	104,767
Labor Population Age 16+	9,584	83,487	194,922
Median Age	36.0	35.6	36.0
Average Household Income	\$87,227	\$101,524	\$108,749

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