

# ARBY'S

1911 MAIN STREET, GREEN BAY, WI 54302

2016 NEW BUILD & RELOCATION OF A 40+ YEAR OLD SITE



OFFERING MEMORANDUM



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# Executive Summary

1911 Main Street, Green Bay, WI 54302

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$1,200,000</b>
Cap Rate	5.51%
Building Size	2,000 SF
Net Cash Flow	5.51% \$66,150*
Year Built	2016
Lot Size	0.91 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Arby's
Guarantor	DRM, Inc. (119-Unit Franchisee)
Roof and Structure	Tenant Responsible
Lease Commencement Date	October 3, 2016
Lease Expiration Date	October 31, 2031
Lease Term Remaining	5+ Years
Rental Increases	5% Every 5 Years
Renewal Options	5, 5 Year Options
Right of First Refusal	None

\*Rent based on November 1, 2026 increase.

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 10/31/2026	\$63,000.00	5.25%
11/1/2026 – 10/31/2031	\$66,150.00	5.51%
Renewal Options	Annual Rent	Cap Rate
Option 1 (11/1/2031 – 10/31/2036)	\$69,457.50	5.79%
Option 2 (11/1/2036 – 10/31/2041)	\$72,930.38	6.08%
Option 3 (11/1/2041 – 10/31/2046)	\$76,576.89	6.38%
Option 4 (11/1/2046 – 10/31/2051)	\$80,405.74	6.70%
Option 5 (11/1/2051 – 10/31/2056)	\$84,426.03	7.04%

<b>Base Rent</b>	<b>\$66,150</b>
<b>Net Operating Income</b>	<b>\$66,150</b>
<b>Total Return</b>	<b>5.51% \$66,150</b>





18,000 CPD  
MAIN STREET



**DOWNTOWN GREEN BAY**

**EAST HIGH SCHOOL**  
±1,075 Students

**DOLLAR GENERAL**  
**McDonald's**

**americolo.**

**CITGO**

**AutoZone**

**Pick n Save**

**Fox Communities**  
CREDIT UNION

**NORTH SHORE BANK**

**Advance Auto Parts**

**18,000 CPD**  
MAIN STREET



**Arby's**

**familiaDental**



# Property Description



## INVESTMENT HIGHLIGHTS

- » **5+ Years Remaining on Absolute Triple-Net (NNN) Lease - Multi-Unit Operator**
- » 5% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Tenant is the 2nd-Largest Arby's Franchisee with ±119 Locations Across 7 States**
- » Densely-Populated Trade Area in Green Bay - ±134,427 Residents within a 5-Mile Radius
- » **Excellent Frontage Along a Primary East-West Thoroughfare (±18,000 Cars per Day)**
- » Situated Along a Busy Retail Corridor - Neighboring Tenants Include Pick 'n Save, Dollar Tree, ALDI, Kohl's, PetSmart, and Planet Fitness
- » **Relocation of an Existing Store in Operation for 40+ Years**
- » Average Household Income Exceeds \$85,000 within 5 Miles of the Subject Property



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2030 Projection	12,613	69,847	135,709
2025 Estimate	12,597	69,354	134,427
Growth 2025 - 2030	0.12%	0.71%	0.95%

### Households

2030 Projections	5,347	30,267	57,835
2025 Estimate	5,314	29,869	56,912
Growth 2025 - 2030	0.63%	1.33%	1.62%

### Income

2025 Est. Average Household Income	\$71,344	\$80,057	\$85,012
2025 Est. Median Household Income	\$60,818	\$66,189	\$70,747

# Tenant Overview



**ATLANTA, GEORGIA**

Headquarters



**±3,500**

Locations



**1964**

Founded



**WWW.ARBYS.COM**

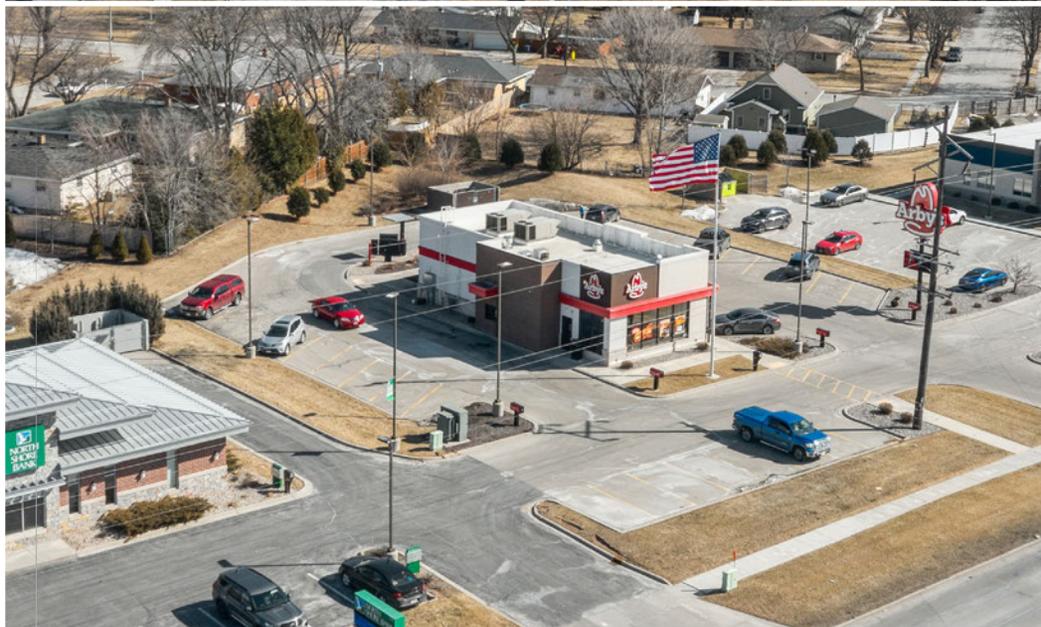
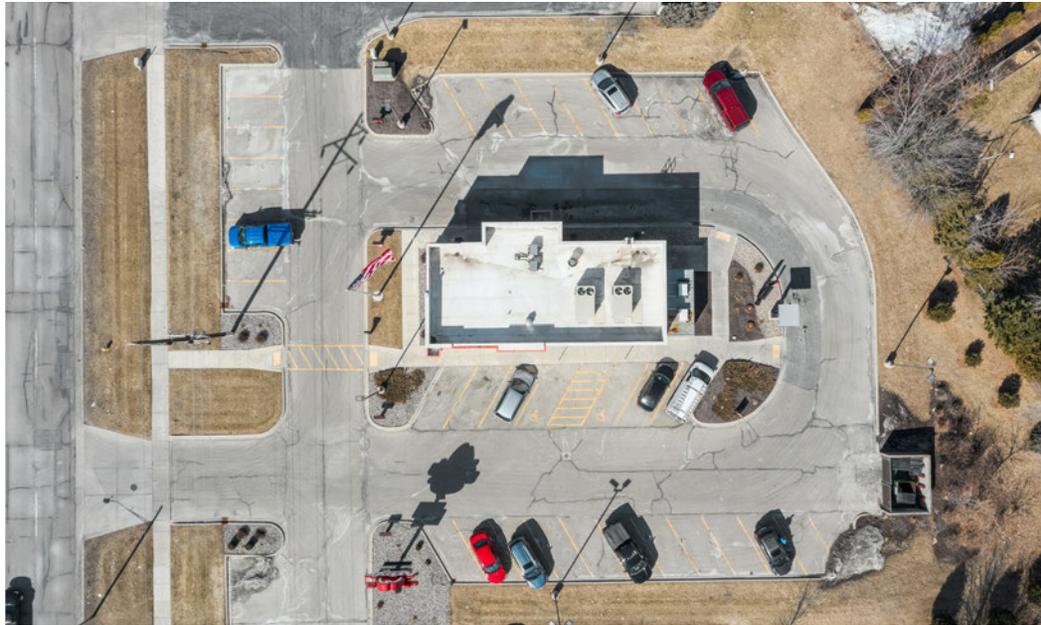
Website

The Arby's brand purpose is “Inspiring Smiles Through Delightful Experiences.” Arby's delivers on its purpose by celebrating the art of Meatcraft with a variety of high quality proteins and innovative, craveable sides, such as Curly Fries and Jamocha shakes. 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 part of the Inspire Brands family of restaurants headquartered in Atlanta, GA. Arby's, founded in 1964, is the second largest sandwich restaurant brand in the world with more than 3,500 restaurants in nine countries.

Inspire Brands was founded following Arby's acquisition of Buffalo Wild Wings and Rusty Taco, launching the company's vision of bringing together a portfolio of distinct, highly-valued brands. The company operates 4,600+ restaurants globally.

**FRANCHISEE OVERVIEW:** DRM is a family-owned and operated Arby's franchisee, founded in 1977 with its corporate office located in Omaha, Nebraska. DRM is the second-largest Arby's franchisee with 119 Arby's restaurants in seven Midwest states: 7 in Illinois, 36 in Iowa, 2 in Minnesota, 1 in Missouri, 11 in Nebraska, 12 in South Dakota, and 50 in Wisconsin. DRM has exclusive development rights in and around their current territories.

# Property Photos



# Location Overview



Green Bay is a city in, and the county seat of, Brown County, Wisconsin. It is located along the Green Bay inlet at the mouth of the Fox River on Lake Michigan. It is the third-most populous city in Wisconsin.

Home to the Green Bay Packers and Lambeau Field, the Green Bay-Fox Valley market is a combination of Brown, Outagamie, Winnebago and Fond du Lac counties. The region begins roughly 70 miles northwest of Milwaukee and extends north to Green Bay on Lake Michigan. Green Bay is the largest city in the market with a population of roughly 104,000 people. Appleton and Oshkosh-Neenah also have more than 65,000 residents each. The region boasts

a diverse and skilled workforce, filling positions in the manufacturing, agriculture, transportation, education and health industries.

Known for its cheese production, agriculture and agribusiness contribute significantly to the region, generating a multibillion-dollar economic impact every year. Dairy is the largest revenue source in the sector. Sargento and BelGioioso Cheese are among the handful of cheese manufacturers in the area. Healthcare-related companies also compose the metro's largest employment sector. Top providers include ThedaCare-Froedtert Health, Humana, UnitedHealthcare, and Ascension Health.

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Marcus & Millichap Real Estate
Effective July 1, 2016

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4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
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27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: \_\_\_\_\_
36 \_\_\_\_\_
37 \_\_\_\_\_

38 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_
39 \_\_\_\_\_
40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)
42 DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 http://www.doc.wi.gov or by telephone at 608-240-5830.

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**Todd Lindblom**

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