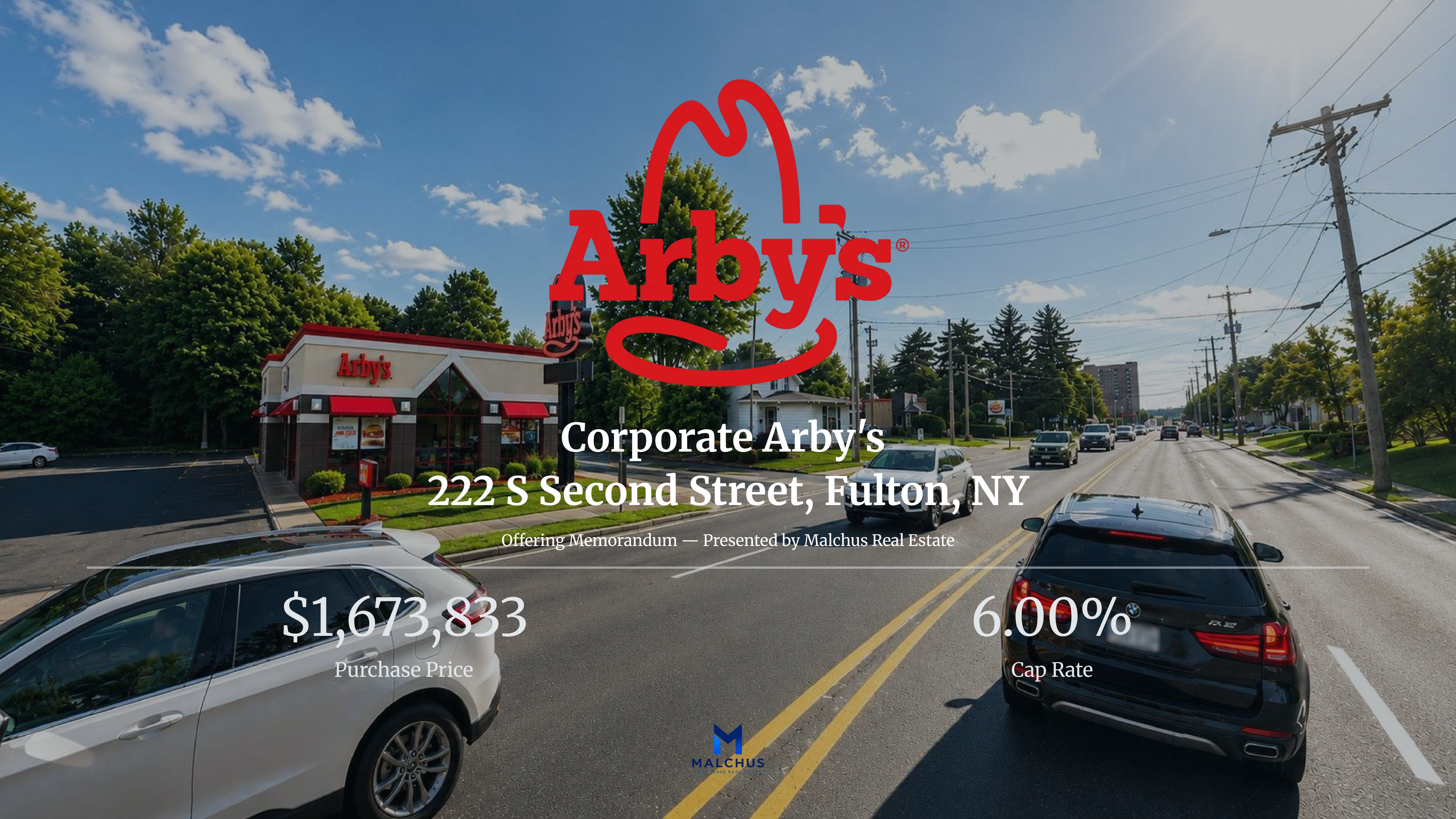

Corporate Arby's
222 S Second Street, Fulton, NY

Offering Memorandum — Presented by Malchus Real Estate

$1,673,833
Purchase Price

6.00%
Cap Rate

MALCHUS

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Sholom Chein | NY Broker – Brooklyn Vertical Inc | 347.257.4957 | NY#10311205383

Disclaimer

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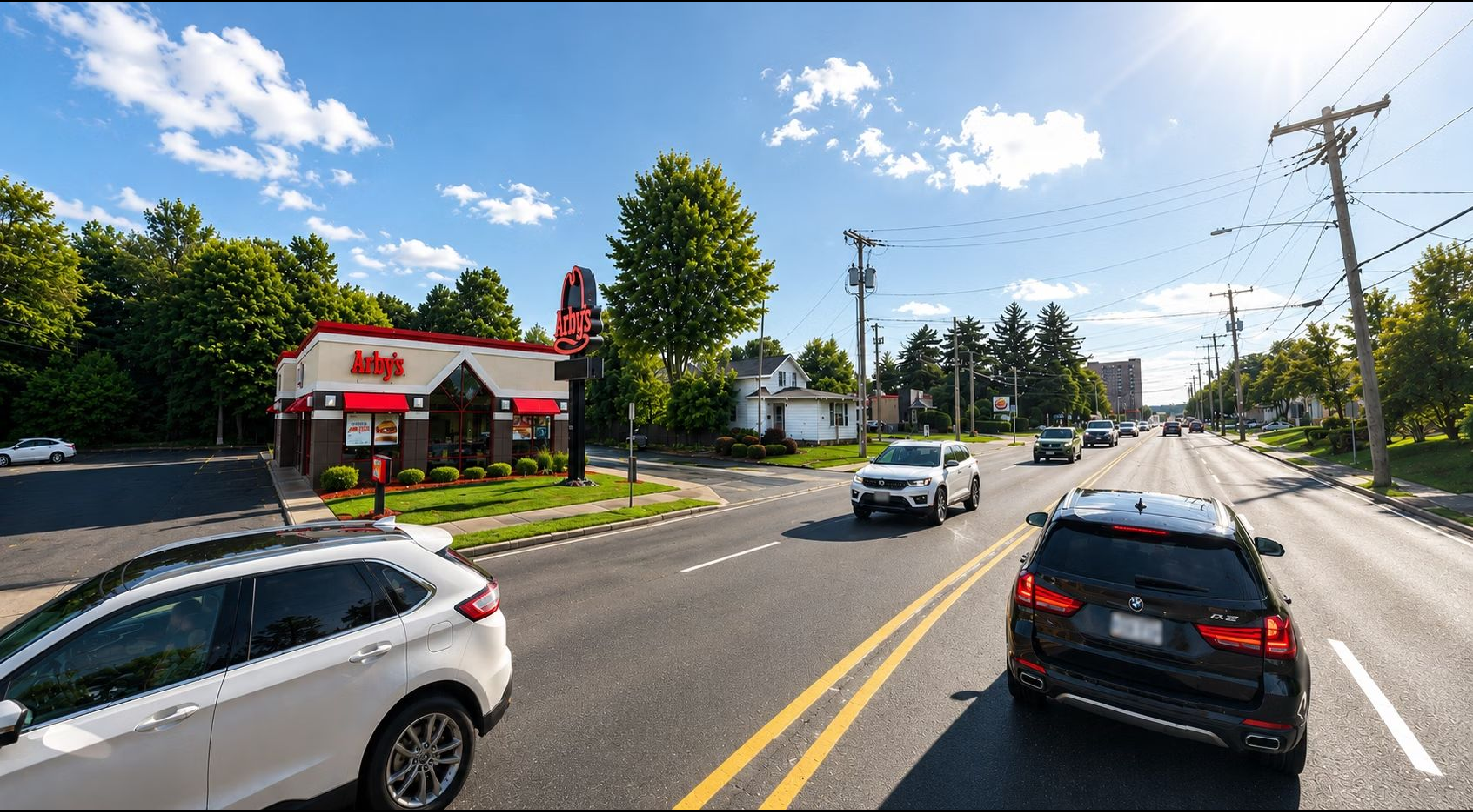
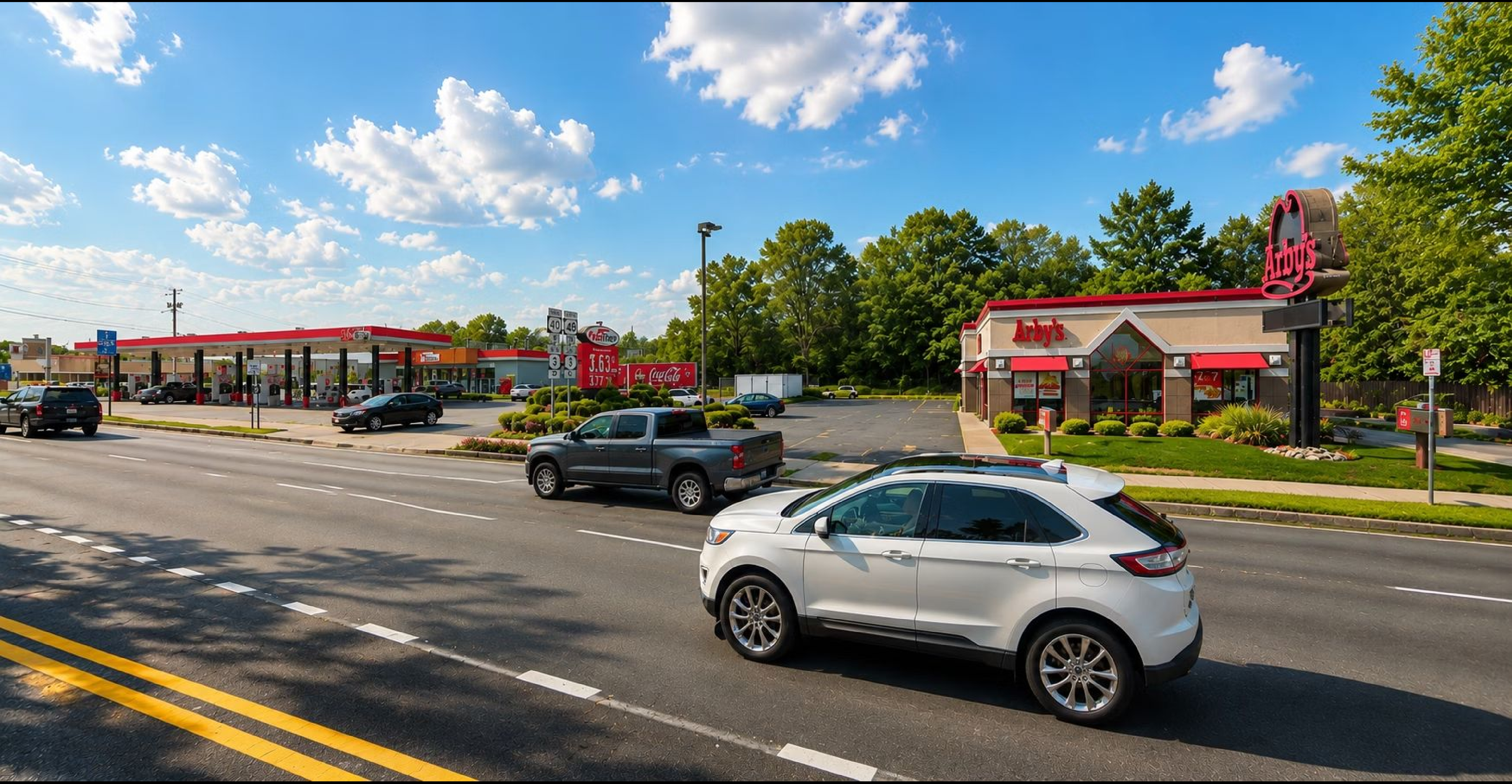
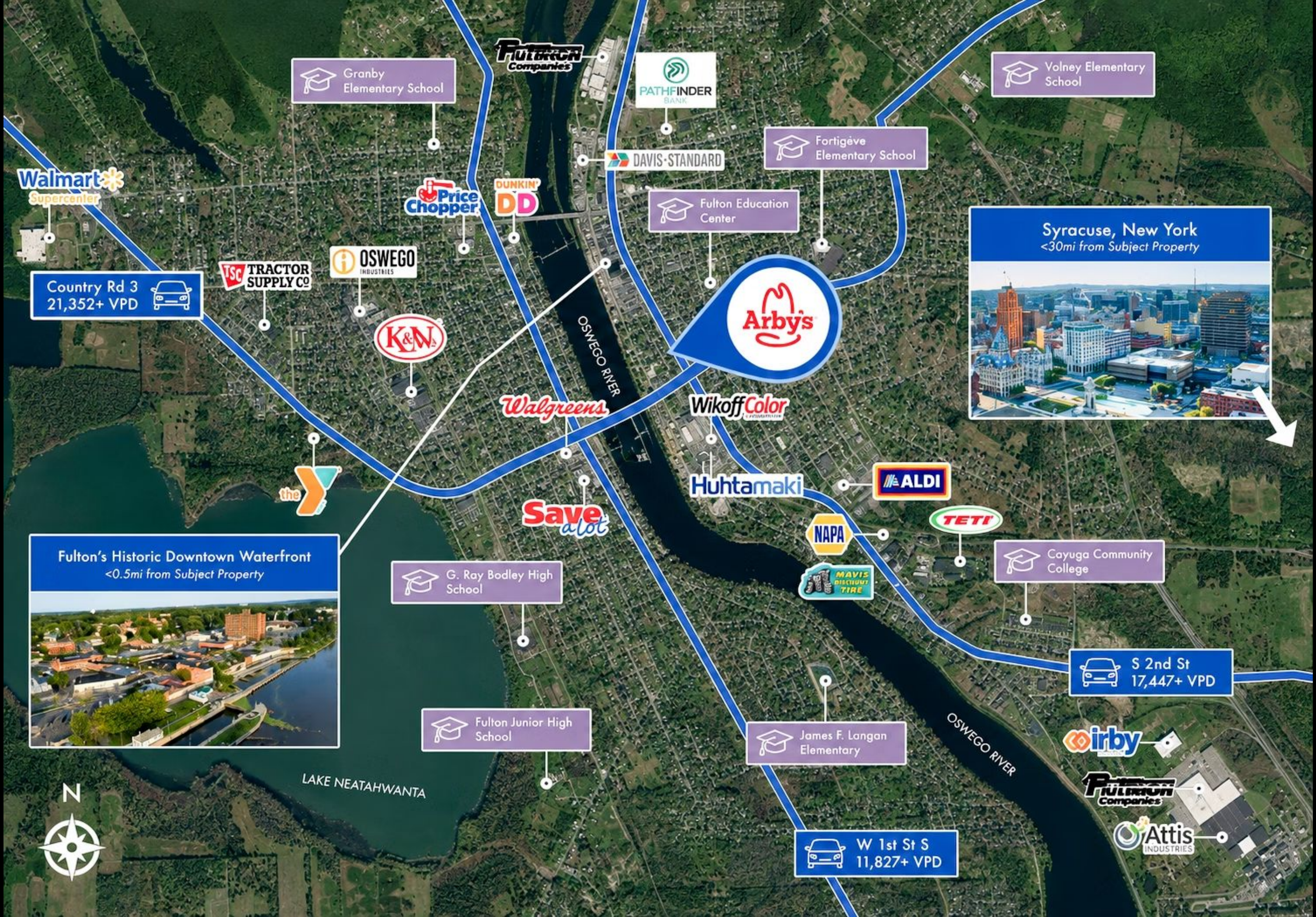
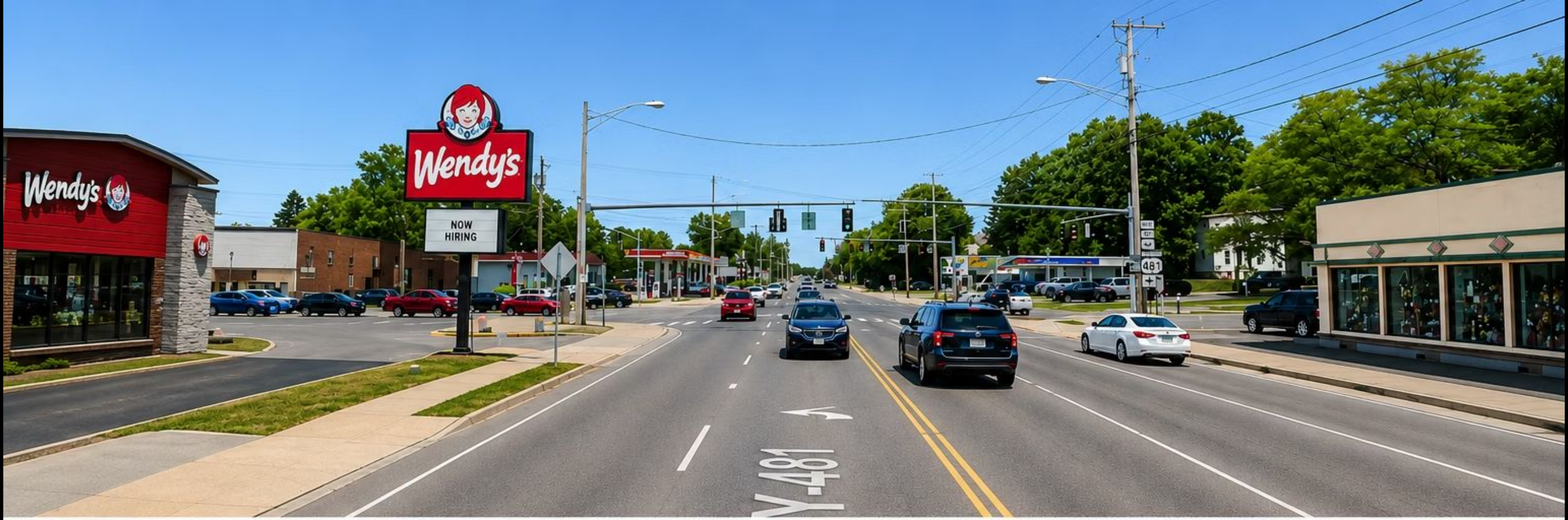
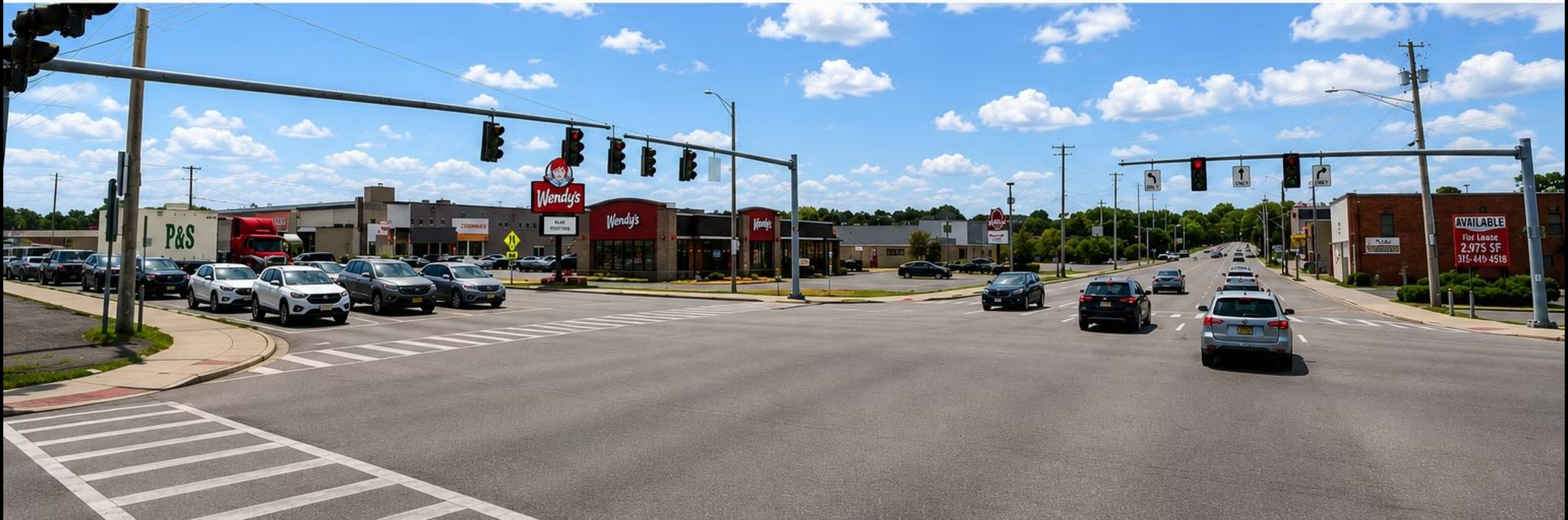
Prospective purchasers and their advisors are encouraged to conduct their own independent investigation and due diligence concerning the property and all information contained herein. Any reliance on this information is solely at the recipient's risk. The recipient should verify all information and perform such investigations as deemed necessary to satisfy itself as to the accuracy and completeness of all material facts.


Arby's
Arby's


Arby's
Arby's


Granby Elementary School
Volney Elementary School
PATHFINDER BANK
DAVIS-STANDARD
Fortigève Elementary School
Walmart Supercenter
Price Chopper
DUNKIN' DD
Fulton Education Center
Syracuse, New York
<30mi from Subject Property
OSWEGO INDUSTRIES
TSC TRACTOR SUPPLY CO
Country Rd 3
21,352+ VPD
Arby's
K&N's
OSWEGO RIVER
Walgreens
WikoffColor
Huhtamaki
ALDI
the Y
Save a lot
NAPA
TETI
Cayuga Community College
MAVIS DISCOUNT TIRE
Fulton's Historic Downtown Waterfront
<0.5mi from Subject Property
G. Ray Bodley High School
S 2nd St
17,447+ VPD
Fulton Junior High School
James F. Langan Elementary
OSWEGO RIVER
irby
LAKE NEATAHWANTA
Pathfinder Companies
Attis INDUSTRIES
W 1st St S
11,827+ VPD
N


Wendy's
Wendy's
NOW
HIRING
481


P&S
Wendy's
Wendy's
AVAILABLE

Investment Highlights

True Absolute NNN Lease

15-year lease, approximately 6.5 years remaining. Tenant handles all maintenance, taxes, insurance, and utilities — fully passive investment.

Corporate Guarantee

Lease guaranteed by RTM Operating Company, LLC (Arby's Corporate Guarantee).

Built-In Rent Growth

10% rental increases every 5 years throughout base term and all option periods.

High-Traffic Drive-Thru Location

Combined traffic counts of approximately 35,000+ vehicles per day. Drive-thru lanes are increasingly difficult to entitle, enhancing long-term site value.

Inspire Brands IPO Filing

Inspire Brands, parent company of Arby's, recently confidentially filed for an IPO and is reportedly seeking an approximate $20 billion valuation, further reinforcing the long-term strength and scale of the platform behind the brand.

Why This Location

Proven, Corporate-Acquired Site

Originally opened and operated by an experienced franchisee. In 2018, Arby's corporate acquired the business and executed a new 15-year lease — reaffirming the site's long-term strategic importance.

Strong Unit Performance

This location has historically generated sales **well above the national average** for Arby's restaurants nationwide. Inquire with broker for whisper sales.

Fee Simple Ownership

Investor owns both land and building. Real estate depreciation may reduce taxable income — consult your tax advisor.

Regional Infrastructure Investment

The Fulton County market is benefiting from approximately $30 million of planned sewer and wastewater infrastructure investment along the Route 30 corridor, which is expected to enhance development potential, support business growth, and improve long-term economic fundamentals throughout the region.

Lease Abstract

Tenant	Arby's
Guaranty	RTM Operating Company LLC (Arbys Corporate)
Lease Type	Absolute NNN - Zero Landlord Responsibilities
Ownership Type	Fee Simple
Building Size	3,000 SF on 0.53 AC
Year Built	1999 / Renovated 2011
Rent Commencement	February 1, 2018
Lease Expiration	January 31, 2033
Approximate Term Remaining	6.5 Years~
Annual Base Rent	$100,430*
Rent Increases	10% every 5 years
Renewal Options	5 × 5-year options
Landlord Responsibilities	None
CAM / Taxes / Insurance / Utilities	Tenant responsible — pays all expenses direct

Rent Schedule

Predictable, compounding rent growth through 2058 — a built-in inflation hedge with five renewal options.

Term	Years	Dates	Annual Rent	Monthly	Increase
Current 6–10	6–10	2/1/2023–1/31/2028	$91,300	$7,608	-
Base 11–15	**11–15**	**2/1/2028–1/31/2033**	**$100,430***	**$8,369**	**10%**
Option 1	16–20	2/1/2033–1/31/2038	$110,473	$9,206	10%
Option 2	21–25	2/1/2038–1/31/2043	$121,520	$10,127	10%
Option 3–5	26–40	2/1/2043–1/31/2058	$161,744	$13,479	10%

*Priced based on the upcoming rental increase. Seller to provide a credit at closing for the difference in rent until the increase takes effect.

MALCHUS
NET LEASE REAL ESTATE

Location Overview: Fulton, NY

Strategic Position

Fulton sits in north-central New York along the Oswego River, northwest of Syracuse — within the Syracuse Metropolitan Area. It serves as a regional service and employment hub for Oswego County.

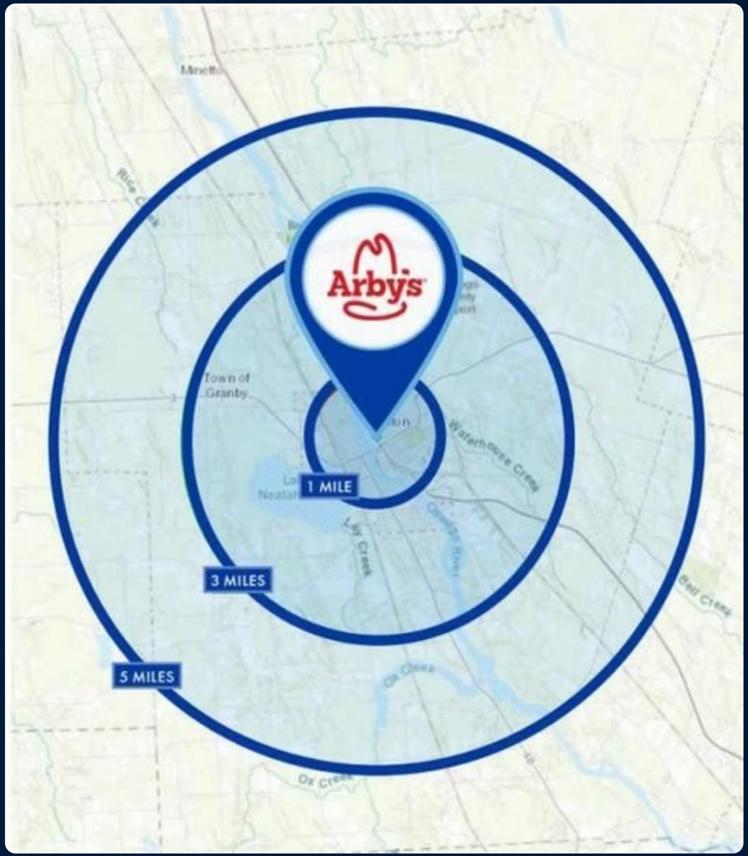
Economic Momentum

Awarded a **$10M Downtown Revitalization Initiative (DRI) grant**. Over **$90M in past investments** and **$60M+ in new development projects** underway, creating hundreds of new jobs.

Key Employers

Interface Solutions, Fulton Savings Bank, FAGE USA, Benjamin Moore, and Cayuga Community College anchor the regional economy.

Local Demographics



Radius	1 Mile	3 Miles	5 Miles
2025 Population	9,362	14,832	20,461
2025 Households	4,148	6,459	8,726
Avg. HH Income	$68,854	$78,671	$81,439
Median HH Income	$51,588	$60,530	$63,645
Median Age	37.7	40.0	41.1

Source: Esri. 5-Mile 2030 projected avg. HH income: **$86,819**

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