



Corporate Arby's 246 Genesee Street, Oneida, NY 13421

Offering Memorandum — Presented by Malchus Real Estate

\$1,804,746

Purchase Price

5.90%

Cap Rate



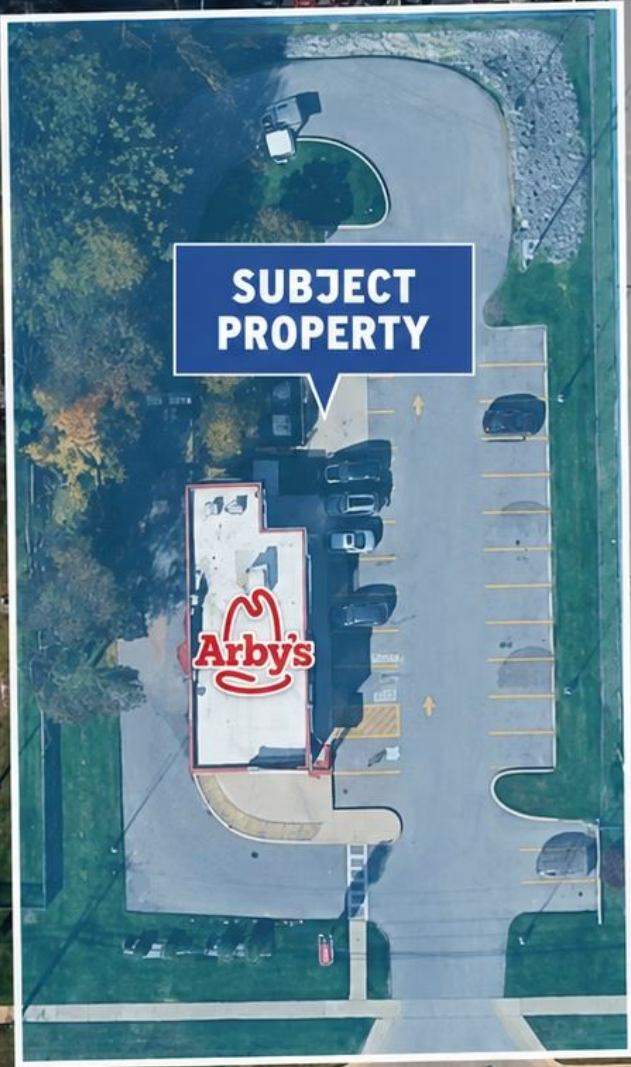
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25,000 VEHICLES BI-DIRECTIONAL

5



Arby's

TWO WORDS
CHEESE. STEAK.

Arby's

NO RIGHT
TURN
ENTER

27



New York State Police
Troop D Headquarters



AmeriCU Credit Union



Enterprise Rent-A-Car



Mavis Discount Tire



5







prise

Arby's
2 FOR \$6
MIX N MATCH

Arby's

2 FOR \$6
MIX N MATCH

Arby's

Investment Highlights

11.5-Year Absolute NNN Lease

20-year lease, with approximately 11.5 years remaining — fully passive, tenant covers all expenses and pays direct.

Corporate Guarantee

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

Built-In Rent Growth

10% increases every 5 years — a predictable, compounding inflation hedge.

Inspire Brands IPO Filing

Parent company confidentially filed for IPO at ~\$20B valuation.

Proximity to Oneida Health Hospital

Steady flow of healthcare workers and visitors — recession-resistant demand.

Proven, Corporate-Acquired Site

Arby's corporate executed a new 20-year lease in 2018, reaffirming site value.

Open Late (Until Midnight)

Extended hours drive incremental traffic and sales beyond typical QSR windows.

Turning Stone Resort Casino

9 min away, ~4.5M annual visitors generating consistent regional traffic.

High Visibility Location

~25,000 vehicles/day on Genesee Street ensure maximum brand exposure.

Lease Abstract

Tenant	Arby's
Guaranty	RTM Operating Company LLC (Arby's Corporate)
Lease Type	Absolute NNN - Zero Landlord Responsibilities
Ownership Type	Fee Simple
Building Size	1,953 SF on 0.85 AC
Year Built	2013
Rent Commencement	February 1, 2018
Lease Expiration	January 31, 2038
Approximate Term Remaining	11.5 Years~
Annual Base Rent	\$106,480*
Rent Increases	10% every 5 years
Renewal Options	4 × 5-year options
Landlord Responsibilities	None
CAM / Taxes / Insurance / Utilities	Tenant responsible — pays direct

Rent Schedule

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

Term	Years	Dates	Annual Rent	Monthly	Increase
Current 6–10	6–10	2/1/2023–1/31/2028	\$96,800	\$8,067	–
Base 11–15	11–15	2/1/2028–1/31/2033	\$106,480*	\$8,873	10%
Base 16–20	16–20	2/1/2033–1/31/2038	\$117,128	\$9,761	10%
Option 1	21–25	2/1/2038–1/31/2043	\$128,841	\$10,737	10%
Option 2	26–30	2/1/2043–1/31/2048	\$141,725	\$11,810	10%
Option 3	31–35	2/1/2048–1/31/2053	\$155,897	\$12,991	10%
Option 4	36–40	2/1/2053–1/31/2058	\$171,487	\$14,291	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.

Location Overview: Oneida, NY

Strategic Position

Located in the heart of Central New York, Oneida sits in Madison County along the historic transportation corridor between Syracuse and Utica, with convenient access to the New York State Thruway (I-90) and the broader Mohawk Valley region.

Economic Momentum

Oneida has been awarded **\$10M through New York State's Downtown Revitalization Initiative**, supporting transformational projects designed to expand business and housing opportunities, redevelop historic structures, and enhance public spaces.

Key Anchors

Healthcare (20%+ of local employment), Oneida Healthcare Center, manufacturing, retail, and education, supported by Mohawk Valley EDGE and the Oneida County Industrial Development Agency.



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