



ACTUAL PHOTO

BEEF-A-ROO

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

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513.898.1551

INVESTMENT SUMMARY

List Price:	\$2,805,000
Current NOI:	\$252,450.00
Initial Cap Rate:	9.00%
Land Acreage:	1.15
Building Size:	4,005 SF
Price PSF:	\$700.37
Lease Type:	Absolute NNN
Lease Term:	20 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a free-standing Beef-A-Roo located in Harrison, AR. Rocinante Equity, Inc. recently signed a new 20-year lease which commenced on October 2022. The absolute NNN lease will require zero landlord responsibilities and 2% annual rent increases to hedge against inflation. *In 2021 Beef-A-Roo reported that it's legacy/corporate stores in Illinois approached \$2.9m in annual sales!* At full list price, after factoring in the annual rent bumps, a new owner will receive an average unlevered annual return of 9% over the next 19 years.

The tenant is responsible for all property taxes, insurance and capital expenditures including the roof, structure & HVAC. The lease is guaranteed by Rocinante Equity, Inc., a Texas Corporation, doing business as Elysian Capital and Jeffrey Love, personally.



PRICE \$2,805,000



CAP RATE 9.00%



LEASE TYPE Absolute NNN



TERM REMAINING 18.2 Years

INVESTMENT HIGHLIGHTS

- **New 20 Year Absolute NNN Lease**
- **2% Annual Rent Increases**
- **Over \$11,500 in Sales On Very First Day Open**
- 10-mile Population: 30,325
- Average Household income: \$65,476
- **Recently Remodeled-to-Suit**
- Excellent Visibility on US Hwy 62 (25k+ Cars Per Day)
- Lease is Personally Guaranteed - \$60m+ Net Worth



PROPERTY SUMMARY

Year Renovated:	2023
Lot Size:	1.15 Acres
Building Size:	4,005 SF
Zoning:	Commercial

LEASE SUMMARY

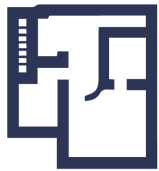
Tenant:	Beef-A-Roo
Lease Type:	Absolute NNN
Primary Lease Term:	20 Years
Annual Rent:	\$252,450.00
Rent PSF:	\$63.03
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/24/2022
Lease Expiration Date:	11/30/2042
Lease Term Remaining:	18.2 Years
Rent Bumps:	2% Increase Annually
Renewal Options:	Four, 5-Year Options
Lease Guarantor:	Rocinante Equity, Inc.
Tenant Website:	https://beefaroo.com/



BEEF-A-ROO

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TENANT NAME	UNIT SIZE (SF)	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Beef-A-Roo	4,005	\$252,450.00	100.0	\$63.03
Totals/Averages	4,005	\$252,450.00		\$63.03



TOTAL SF
4,005



TOTAL ANNUAL RENT
\$252,450.00



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$63.03



NUMBER OF TENANTS
1



OVERVIEW

Company:	Beef-A-Roo
Founded:	1967
Headquarters:	Rockford, IL
Website:	https://beefaroo.com/

TENANT HIGHLIGHTS

- Established in 1967 in Rockford, Illinois, Beef-A-Roo boasts a rich heritage deeply rooted in the local community.
- Beef-A-Roo initially gained fame for its signature roast beef sandwiches, which remain a cornerstone of its menu. Over the years, the company has expanded its offerings to include an extensive range of items, from flavorful burgers and fresh salads to wraps, shakes, and more.
- While firmly grounded in its Illinois origins, Beef-A-Roo has strategically expanded its presence to new communities, introducing its popular offerings to a broader audience.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
Year 2 (12/1/2023 - 11/30/2024)	\$252,450.00	\$21,037.50
2.00% Increase Annually		

TENANT BACKGROUND

Beef-A-Roo is a beloved restaurant chain that has been serving up delicious and satisfying meals since its inception in 1967. Founded in Rockford, Illinois, by John and Margaret Granzow, Beef-A-Roo quickly gained a reputation for its signature roast beef sandwiches, which became a local favorite. Over the decades, the company has expanded its menu to include a diverse selection of items, ranging from burgers and salads to wraps and shakes, catering to a wide array of tastes and preferences.

The success of Beef-A-Roo can be attributed to its commitment to quality ingredients, exceptional customer service, and a dedication to staying true to its roots. With a focus on creating a welcoming and family-friendly atmosphere, each Beef-A-Roo location embodies the spirit of community, making it a popular choice for both locals and visitors alike. The restaurant chain's commitment to freshness is evident in its made-to-order approach, ensuring that every meal is prepared with care and attention to detail.

As Beef-A-Roo continues to grow, it remains deeply connected to its Illinois roots while also expanding its presence to new communities. The company's dedication to providing a satisfying dining experience, coupled with its commitment to quality and community engagement, positions Beef-A-Roo as a longstanding and cherished institution in the hearts of its patrons.

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 FORTIS NET LEASE™



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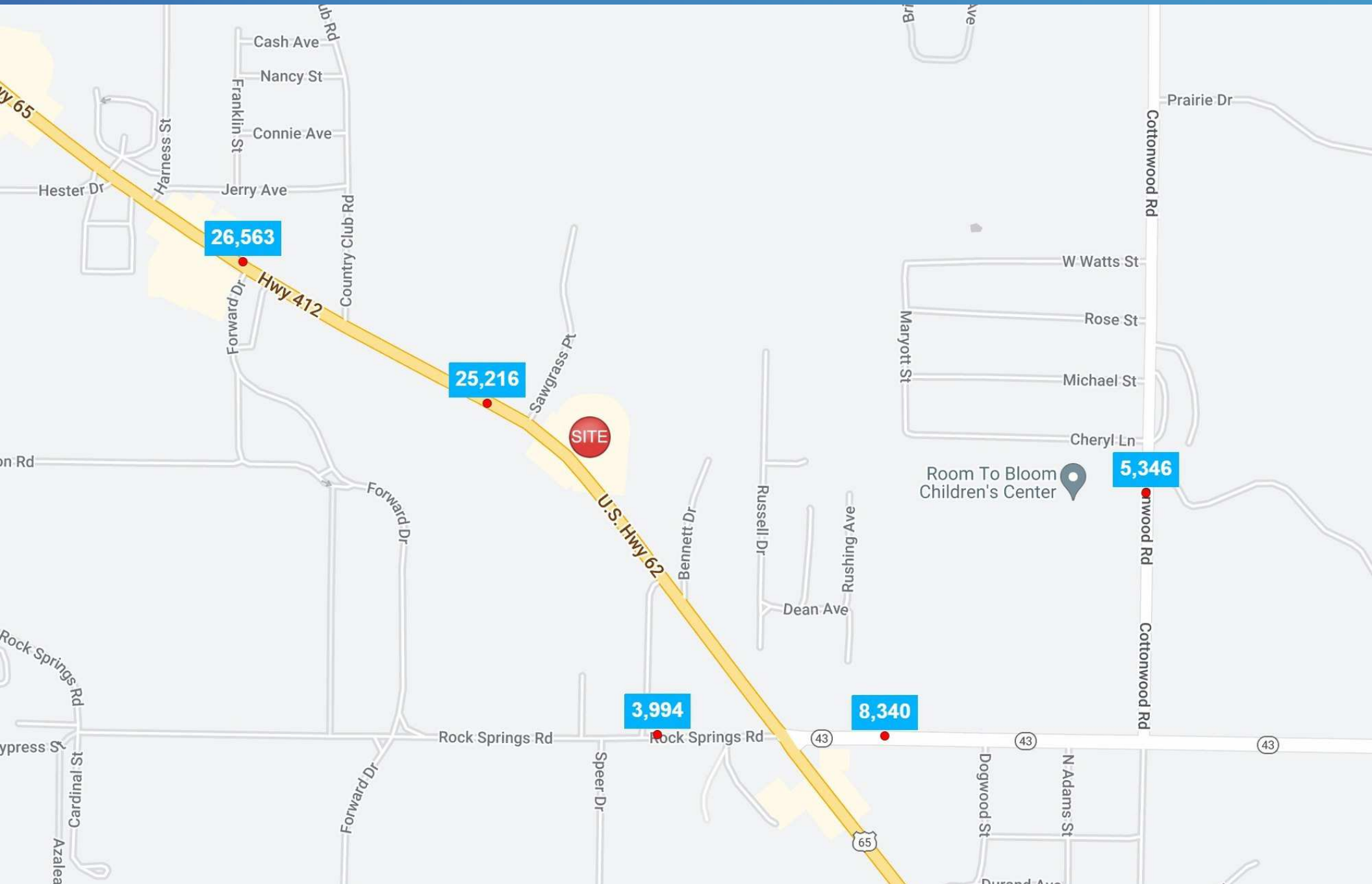
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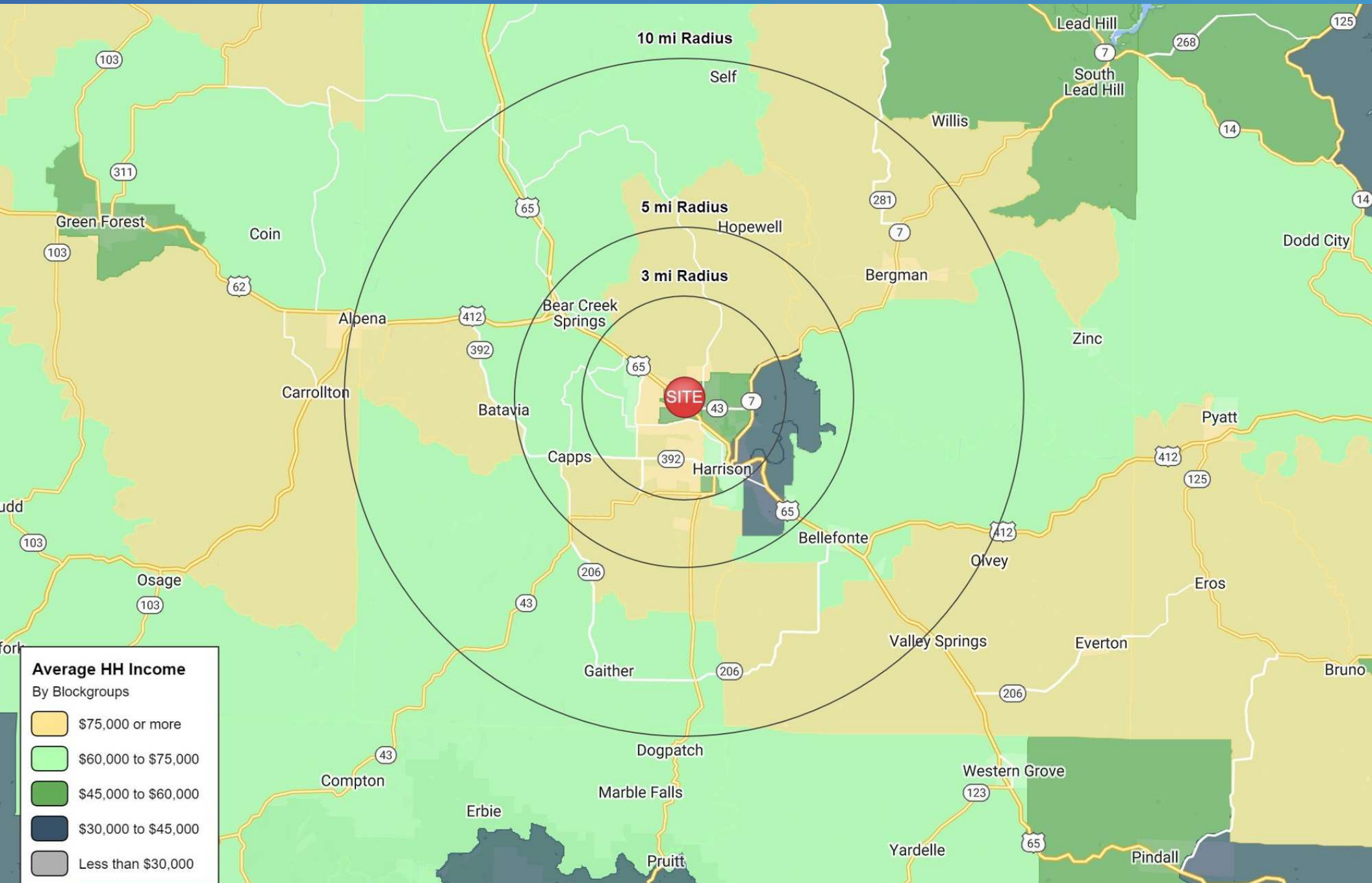
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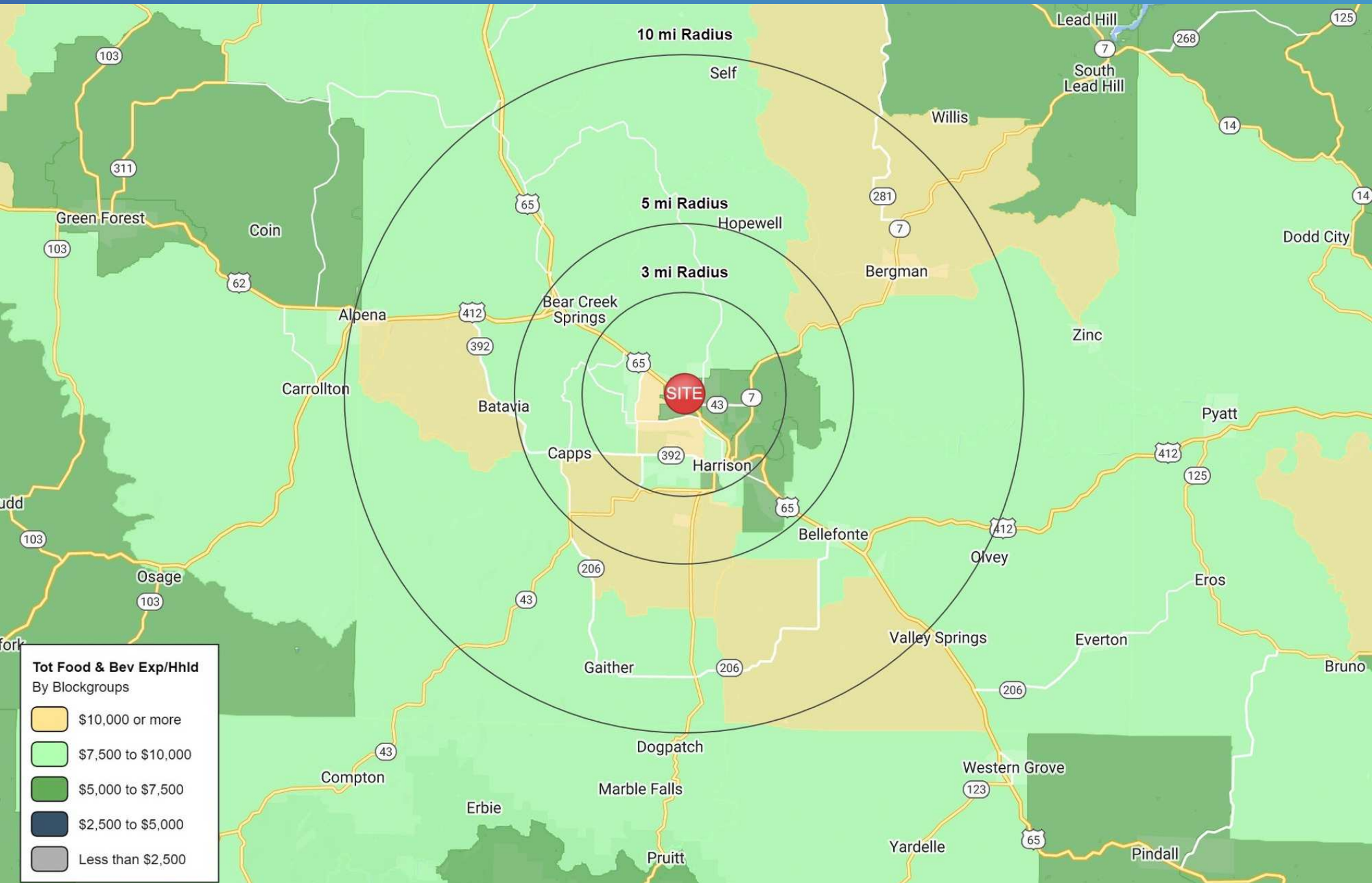
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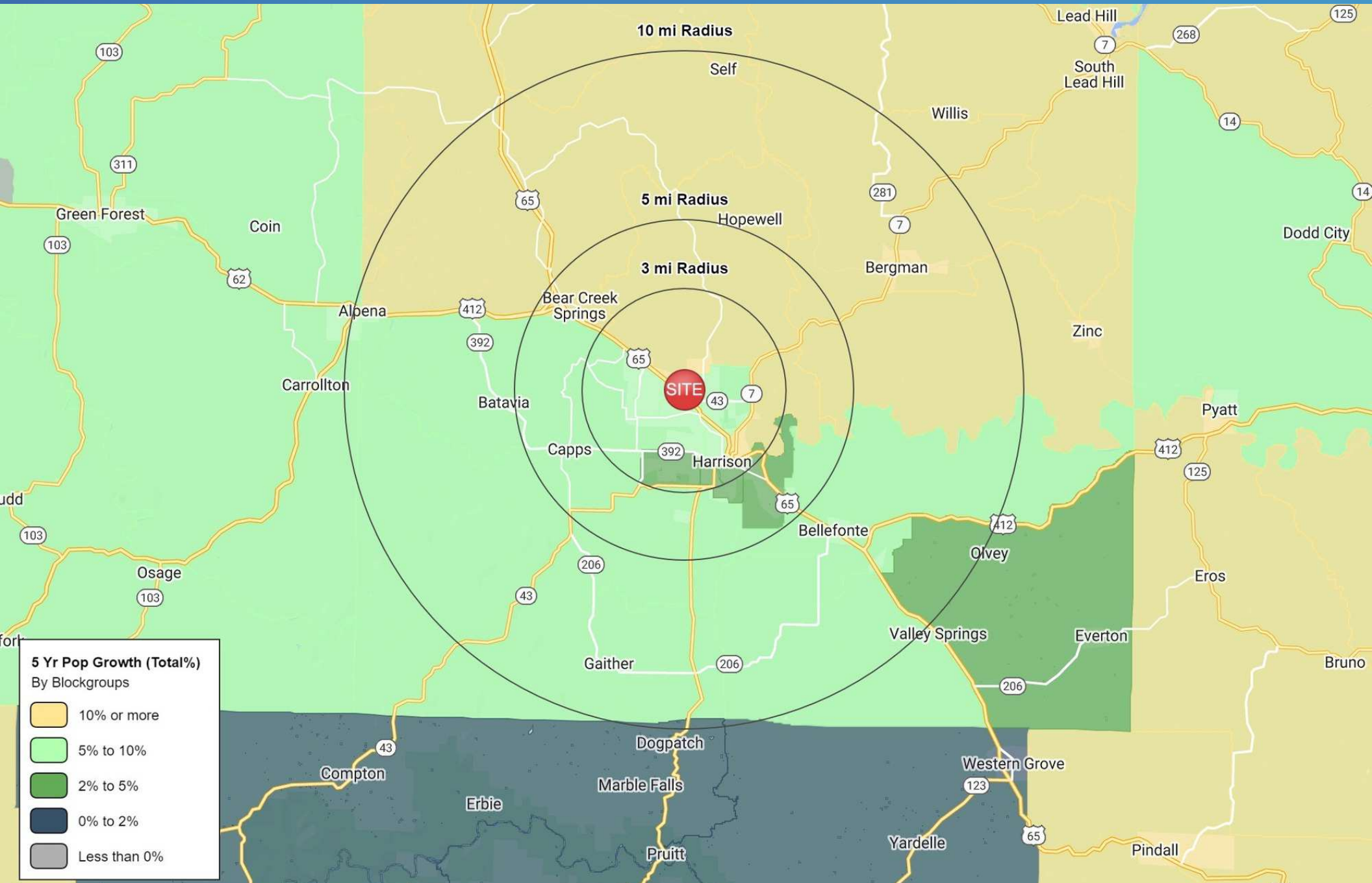
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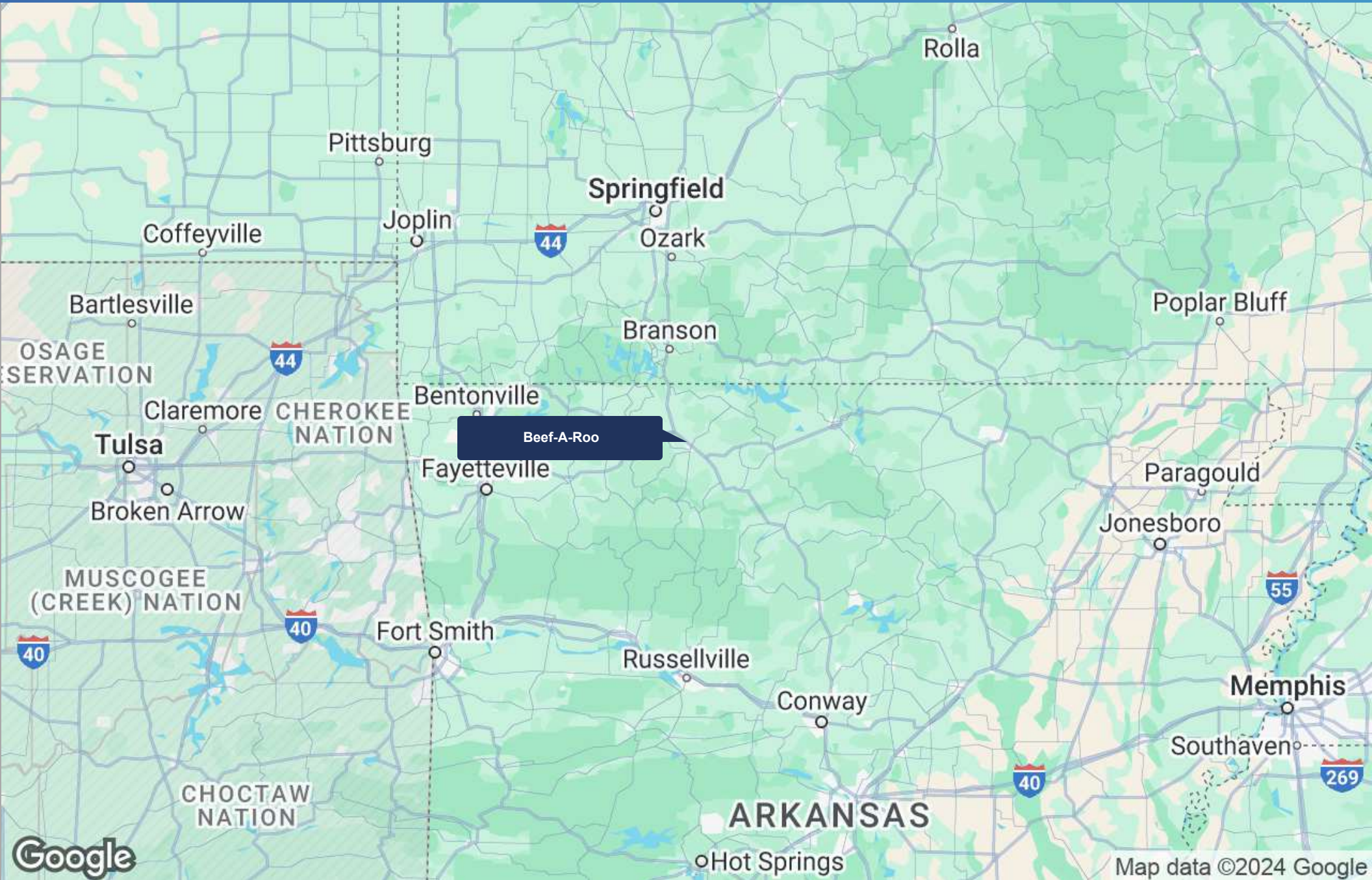
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Beef-A-Roo

Google

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	14,430	19,652	30,325
Total Population 2028	14,612	19,867	30,574
Annual Growth Rate 2010-2023	0.4%	0.3%	0.2%
Annual Growth Rate 2023-2028	0.3%	0.2%	0.2%
Median Age	40.3	40.8	41.8
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,167	8,298	12,500
Average HH Income	\$59,905	\$62,705	\$65,476
Median House Value	\$132,523	\$135,329	\$138,854
Consumer Spending	\$158.2M	\$221.4M	\$352.9M

Harrison, Arkansas, nestled in the Ozark Mountains, is a charming city that offers a mix of scenic beauty, outdoor recreation, and a rich cultural heritage. With a population of around 13,000 residents, Harrison maintains a small-town feel while providing access to essential amenities and services. The city is known for its picturesque landscapes, including the nearby Buffalo National River, which attracts outdoor enthusiasts with opportunities for hiking, fishing, and other recreational activities.

In addition to its natural attractions, Harrison boasts a strong sense of community and a commitment to preserving its historical and cultural heritage. The downtown area features historic buildings and a vibrant arts scene, with galleries and local shops contributing to the city's unique character. Residents and visitors alike appreciate the welcoming atmosphere and the array of events that celebrate the area's traditions. As a gateway to the Ozarks, Harrison serves as a hub for exploring the natural beauty of the region while maintaining a close-knit community spirit.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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