

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



QSR w/ Drive-Thru | New 20-Year Lease | DRM Inc. (121 Store Operator & Guarantee)



335 E. Evans Street

WILLIAMSBURG IOWA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$1,999,999
Net Operating Income	\$116,418
Cap Rate	5.80%

PROPERTY SPECIFICATIONS

Property Address	335 E. Evans Street Williamsburg, Iowa 52361
Rentable Area	3,704 SF
Land Area	0.92 AC
Year Built / Remodeled	1992 / 2023
Tenant	Arby's
Lease Signature	DRM, Inc. (121-Units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	See Rent Roll
Options	4 (5-Year)
Rent Commencement	RCD
Lease Expiration	20 Years From RCD

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Arby's	3,704	RCD	20 Years From RCD	Year 1	-	\$9,702	\$116,418	4 (5-Year)
				Year 6	5%	\$10,187	\$122,239	
				Year 11	5%	\$10,696	\$128,351	
				Year 16	5%	\$11,231	\$134,768	

In addition to the annual Base Rent provided for in paragraph 4, during the Extended Term only, Lessee also shall pay to Lessor for each lease year during the Extended Term of this Lease, as additional rent, a sum equal to the amount, if any, by which six and 1/2 percent (6.50%) of Net Sales for such lease year exceeds the annual Base Rent for such lease year

Brand New 20-Year Lease | DRM, Inc. (121-Units) | 5% Increases | 4 (5-Year) Options

- The tenant recently signed a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to this location
- The lease features 5% rental increases every 5 years throughout the initial term
- Founded in 1964, Arby's is among the largest QSR sandwich chains with over 3,500 operating restaurants

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Directly Off I-80 | Outlets & Marketplace Williamsburg Outparcel | Limited QSR Competition | Drive-Thru Equipped | Top Arby's Location

- Arby's is strategically located off I-80 (32,900 VPD), allowing for direct on/off ramp access to the site and surrounding Williamsburg trade area
- Outparcel to a 270,000+ SF outlet mall featuring tenants such as Polo, Nike, Under Armour, and more
- Limited competition as there are only a handful of QSR options serving Williamsburg
- The site is equipped with a drive-thru, allowing the operator to maximize efficiency and productivity
- This Arby's ranks in the top 83% of all Iowa locations according to Placer.ai

Local Demographics & Trade Area Within 5-Mile Radius

- More than 4,500 residents and 2,600 employees support the 5-mile trade area
- Features an average household income of \$96,401 within 1-mile

BRAND PROFILE



ARBY'S

arbys.co

Company Type: Subsidiary

Locations: 3,500+

Parent: Inspire Brands

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, crave-able 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.

Source: arbys.com/about-us



PURPOSE:

IGNITE & NOURISH
flavorful **EXPERIENCES**

VISION:

INVIGORATE
GREAT BRANDS
&
SUPERCARGE
THEIR LONG-TERM GROWTH

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

FACTS

\$26.0B Global System Sales	60+ Countries	32,000+ Restaurants
2nd Largest Restaurant Company in the U.S.	3,200+ Franchises	659,000+ Company & Franchise Team Members

We are creating a family of brands with maverick qualities, each with their own distinct positioning, guest experience, and product offering.

ARBY'S

Largest Sandwich Drive-Thru Chain in the U.S.

BASKIN ROBBINS

Largest Ice Cream Specialty Shop Chain in the World

BUFFALO WILD WINGS

Largest Sports Bar Chain in the U.S.

DUNKIN'

Largest Coee & Donuts Brand in the U.S.

JIMMY JOHN'S

Largest Owned Delivery Sandwich Brand in the U.S.

SONIC DRIVE-IN

Largest National Drive-In Chain in the U.S.

STRATEGIC PRIORITIES:

Foster a
winning culture
and organization

Deliver
extraordinary support
to the brands that serve
our guests

Curate and grow
a portfolio of distinct
highly-valued brands

Be the
partner of choice



3,500+ Restaurants	8 Countries	80,000+ Company & Franchise Team Members	\$4.0B System Sales
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7,900+ Restaurants	52 Countries	80,000+ Company & Franchise Team Members	\$2.0B System Sales
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1,200+ Restaurants	9 Countries	77,000+ Company & Franchise Team Members	\$3.9B System Sales
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DUNKIN'

12,600+ Restaurants	40 Countries	250,000+ Company & Franchise Team Members	\$10.0B System Sales
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2,700+ Restaurants	43 States	79,000+ Company & Franchise Team Members	\$2.1B System Sales
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3,500+ Restaurants	46 States	90,000+ Company & Franchise Team Members	\$4.7B System Sales
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PROPERTY OVERVIEW



LOCATION



Williamsburg, Iowa
Iowa County

ACCESS



E. Evans Street: 2 Access Points

TRAFFIC COUNTS



N. Highland Street/State Highway 149: 7,200 VPD
Interstate 80: 32,900 VPD

IMPROVEMENTS



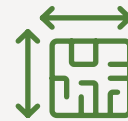
There is approximately 3,704 SF of existing building area

PARKING



There are approximately 62 parking spaces on the owned parcel.
The parking ratio is approximately 16.73 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 0634-0305-3
Acres: 0.92
Square Feet: 40,075

CONSTRUCTION



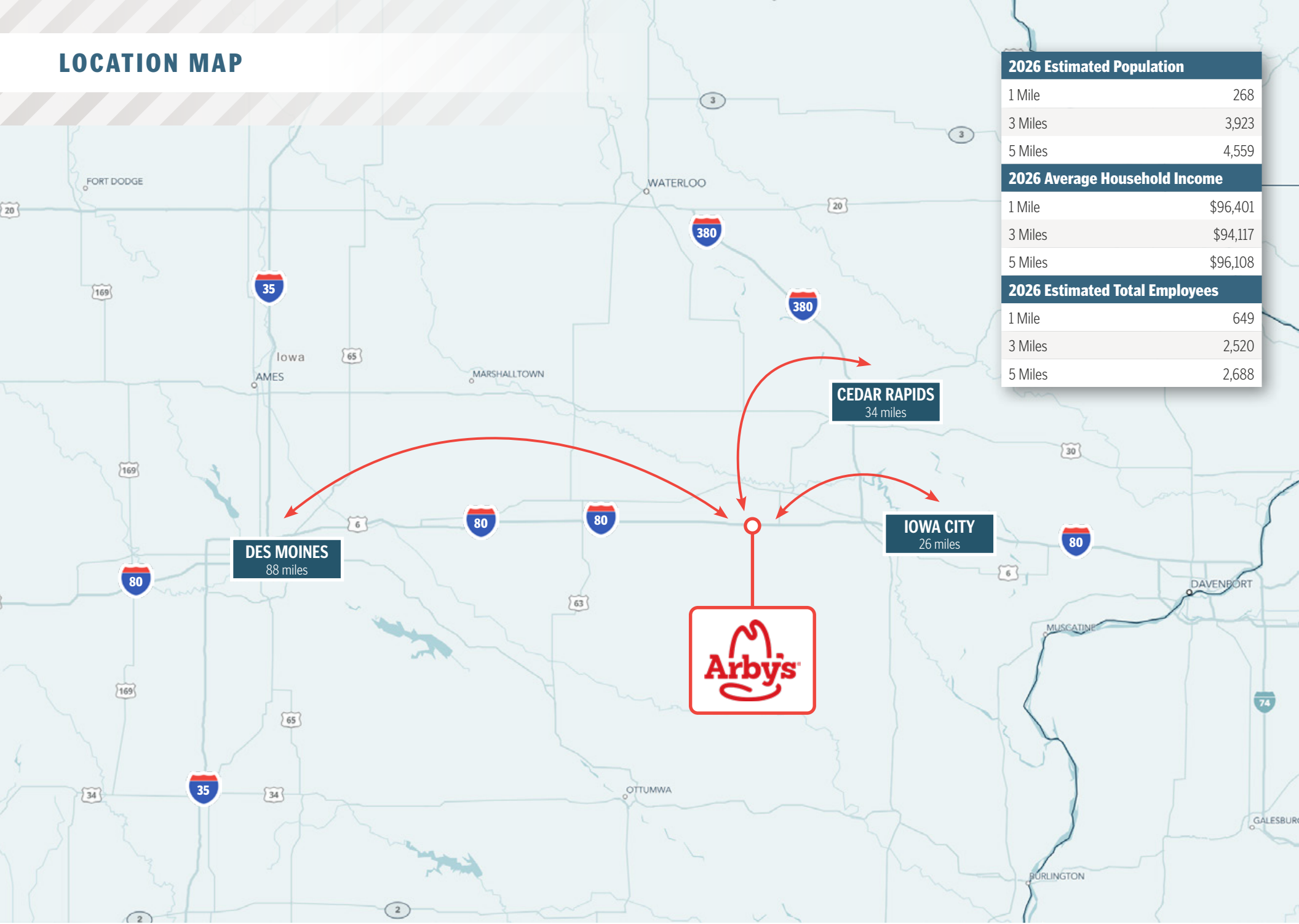
Year Built: 1992
Year Renovated: 2023

ZONING



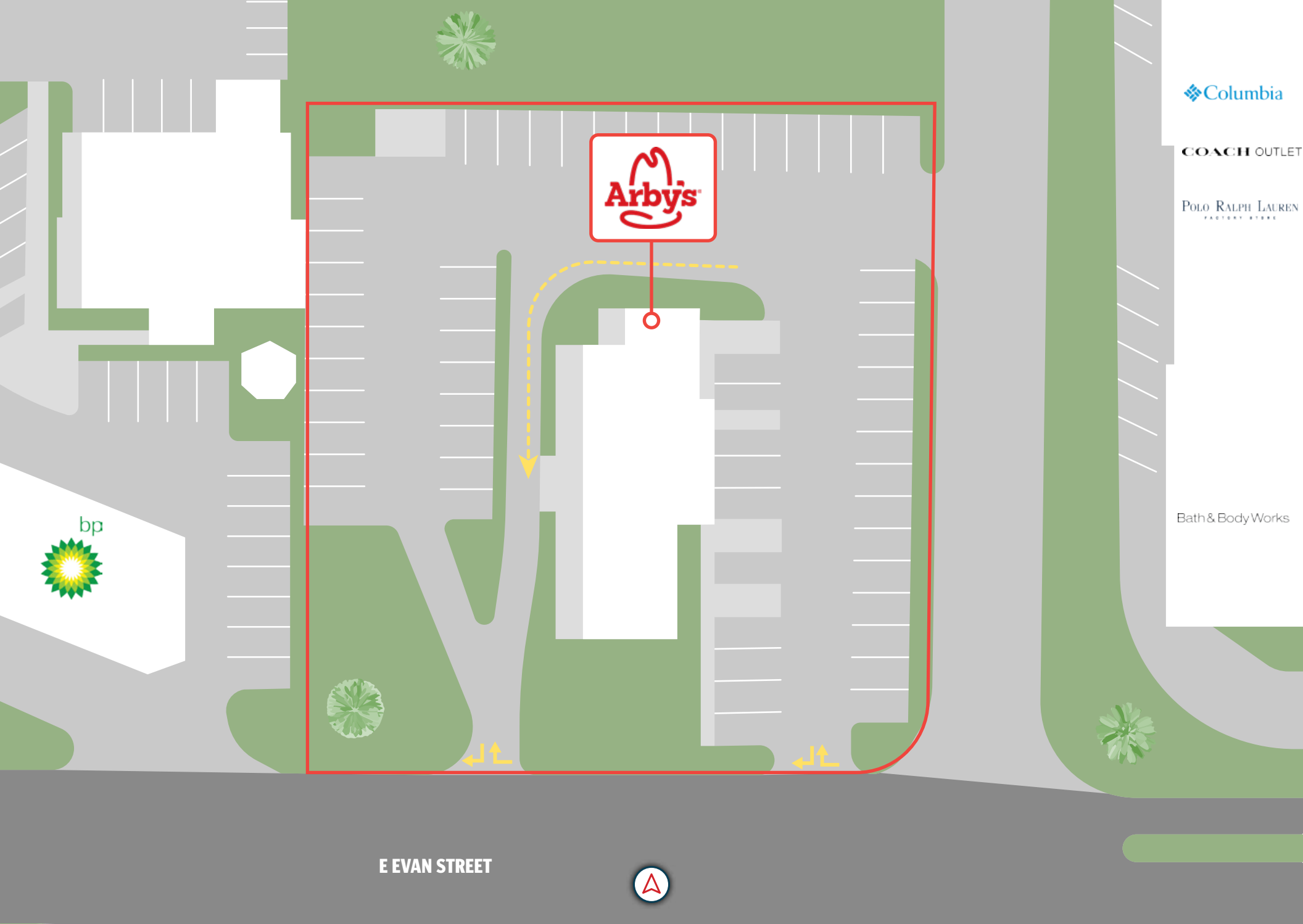
C-1 Arterial Commercial District

LOCATION MAP



2026 Estimated Population	
1 Mile	268
3 Miles	3,923
5 Miles	4,559
2026 Average Household Income	
1 Mile	\$96,401
3 Miles	\$94,117
5 Miles	\$96,108
2026 Estimated Total Employees	
1 Mile	649
3 Miles	2,520
5 Miles	2,688





Columbia

COACH OUTLET

POLO RALPH LAUREN
FACTORY STORE

Bath & Body Works

bp

E EVAN STREET



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	268	3,923	4,559
2031 Projected Population	272	3,951	4,584
2026 Median Age	40.9	40.5	40.9
Households & Growth			
2026 Estimated Households	122	1,604	1,849
2031 Projected Households	124	1,618	1,864
Income			
2026 Estimated Average Household Income	\$96,401	\$94,117	\$96,108
2026 Estimated Median Household Income	\$75,424	\$79,263	\$79,204
Businesses & Employees			
2026 Estimated Total Businesses	48	201	223
2026 Estimated Total Employees	649	2,520	2,688



WILLIAMSBURG, IOWA

Williamsburg is a city in Iowa County, Iowa. Situated almost in the geographical center of the county, the town of Williamsburg, a thriving and substantially built little city, sits proudly and serenely upon her seven hills.

The live stock interests have chosen Williamsburg as their center and the well known herds of cattle and hogs; the flocks of sheep and the stables of fine horses are known throughout the length and breadth of Iowa. The shipments of stock from Williamsburg is one of largest sources of revenue and the two Savings Banks here in which are over \$700,000 on deposit fully attest the standing of Williamsburg as an agricultural center. The town is of easy access, being located on the K.C. Div. of the C.M. & St P Ry. Midway between Kansas City and Chicago. Williamsburg is known for Holden's Foundation Seeds, a foundation seed corn company, and Kinze Manufacturing, Inc., a farm implement manufacturer. Aviation pioneer Eugene Ely was born outside Williamsburg. The largest industries in Williamsburg, IA are Manufacturing, Educational Services, and Health Care & Social Assistance, and the highest paying industries are Educational Services, Agriculture, Forestry, Fishing & Hunting, & Mining, and Agriculture, Forestry, Fishing & Hunting.

Williamsburg's Aquatic Center and Recreation Center features a large water slide, water spraying features, a children's slide and diving board, drop slide, and sand play area. In addition the Aquatic Center has a large concession/picnic area with deck and grassy lounge areas. center's lower level houses three sports courts, a gaming lounge, racquetball court, weight and fitness equipment, and concession area. An area of the court can be adapted for indoor batting and golf cages. The upper level features a walking/running track overlooking the courts below with a sports exercise room used for aerobics and fitness.

Nearest major airport to Williamsburg, Iowa is The Eastern Iowa Airport.



SRS

CAPITAL
MARKETS



BANG
REALTY

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