



Corporate Arby's | 5886 NY-31, Cicero, NY 13039



Offering Memorandum — Presented by Malchus Real Estate

\$1,777,522

Purchase Price

5.65%

Cap Rate

12 Yrs~

Lease Term Remaining

\$100,430

Annual Base Rent



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Surrounding Tenants & High Traffic Location

McDonald's, Dunkin' Donuts, Speedway, Carvana, and other national retailers and restaurants — all within close proximity along the NY-31 commercial corridor.

The property benefits from dense national co-tenancy driving consistent consumer traffic from both local residents and regional commuters via I-81.

NY-31

33,500 AADT

I-81 Interchange

Direct Access — <0.5 Miles

Micron Megafab

<3 Miles / \$100B+ Investment

Investment Highlights



Rare Corporate Lease

RTM Operating Company, LLC, operating ~3,400 locations nationwide. Tenant is responsible for maintaining, repairing, and replacing all portions of the building and premises.



Fee Simple Ownership

Investor owns both land and building outright. True Absolute NNN lease with approximately 12 years remaining on the base term.



Attractive Rent Increases

10% rental increases every 5 years throughout the primary term and all renewal options — a built-in inflation hedge with compounding NOI growth.



High-Traffic Primary Corridor

33,500 AADT on NY-31 with direct I-81 interchange access less than 0.5 miles away, driving consistent consumer traffic from local residents and regional commuters.



Micron Technology Adjacency

Strategically positioned less than 3 miles from Micron Technology's planned \$100+ billion semiconductor megafab — one of the largest economic development projects in U.S. history, expected to generate thousands of permanent jobs.



Strategic Position on NY-31 Corridor

Cicero is one of Syracuse's primary suburban communities, situated along NY-31 — a major commercial corridor connecting the greater Syracuse metropolitan area. The subject property benefits from excellent accessibility via close proximity to Interstate 81, serving both local residents and regional commuters.



Strong Regional Employment Base

Micron Technology, Amazon distribution facilities, healthcare, education, and advanced manufacturing sectors anchor a large regional employment base, with strong demographic growth and increasing housing development anticipated throughout the area.



Lease Abstract

Tenant	Arby's
Guarantor	RTM Operating Company, LLC (Corporate)
Property Address	5886 NY-31, Cicero, NY 13039
Ownership Type	Fee Simple
Lease Type	Absolute NNN - Zero Landlord Responsibilities
Lot Size	0.85 AC
Building Size	2,625 SF
Year Built	1994 / 2017
Lease Term	20 Years
Rent Commencement	February 1, 2018
Term Expiration	January 31, 2038
Approximate Term Remaining	12 Years
Annual Base Rent	\$100,430*
Rent Increases	10% every 5 years
Renewal Options	4 × 5-year options
Landlord Responsibilities	None — Tenant responsible for maintaining, paying, repairing, and replacing all portions of the building and premises



Rent Schedule

Predictable, compounding rent growth through 2063 — a built-in inflation hedge with four renewal options.

Term	Period	Dates	Annual Rent	Monthly	Increase
Base Term	Current	2/1/2022 – 1/31/2028	\$91,300	\$7,608	—
Base Term	Next	2/1/2028 – 1/31/2033	\$100,430*	\$8,369	10%
Base Term	Final	2/1/2033 – 1/31/2038	\$110,473	\$9,206	10%
Option 1	Renewal 1	2/1/2038 – 1/31/2043	\$121,520	\$10,127	10%
Option 2	Renewal 2	2/1/2043 – 1/31/2048	\$133,672	\$11,139	10%
Option 3	Renewal 3	2/1/2048 – 1/31/2053	\$147,039	\$12,253	10%
Option 4	Renewal 4	2/1/2053 – 1/31/2058	\$161,743	\$13,479	10%
Option 5	Renewal 5	2/1/2058 – 1/31/2063	\$177,917	\$14,826	10%

 *Priced based on the upcoming rental increase. Seller to credit difference in rent at closing.



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