

OFFERING MEMORANDUM

ARBY'S



8055 W SR 66, NEWBURGH, IN 47630
(EVANSVILLE, IN MSA)



Marcus & Millichap
THE YODER-HARMAN GROUP

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EXECUTIVE SUMMARY

Marcus & Millichap
THE YODER-HARMAN GROUP

EXECUTIVE SUMMARY

ARBY'S

8055 W SR 66, NEWBURGH, IN 47630
(EVANSVILLE IN MSA)

 TOTAL PRICE
\$1,854,762

 CAP RATE
6.30%

Net Operating Income	\$116,850
Gross Leasable Area	2,956 SF
Initial Lease Term	20 Years
Lease Expiration	04/30/2033
Lease Term Remaining	7.2 Years
Tenant/Lease Guarantee	Corporate
Lease Type	Absolute NNN
Price/Square Foot	\$627.46/SF
Lot Size	0.84 Acres
Year Built/Renovated	1990/2006/2022



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PROPERTY INFORMATION

Marcus & Millichap
THE YODER-HARMAN GROUP

INVESTMENT HIGHLIGHTS

7.2 Years Remaining on Freestanding QSR with Drive Thru | Arby's Restaurant Group (Inspire Brands) Corporately Guaranteed Absolute NNN Lease with Three, Five-Year Renewal Options | 8% Rental Increases Every 5 Years and in Options

Strategically Located on Evansville's East Side Along SR 66/Lloyd Expressway, the Main Retail Thoroughfare in Evansville with Exposure to 28,722 Vehicles per Day

Newburgh is Evansville's Most Affluent Suburb with Average Household Incomes Above \$125,000 in a 3-Mile Radius | Newburgh is Located in Warrick County and is the Fastest Growing County in the Tri-State Area (30 Counties in IN, IL & KY with 900K+ Residents)

Surrounded by National Retailers: Chick-fil-A, Taco Bell, McDonald's, Starbucks, Wendy's, Walmart, Schuck's Grocery, Zaxby's, Dunkin', Buffalo Wild Wings, O'Reilly Auto Parts, Dairy Queen, Verizon, Goodyear, Valvoline, CVS Pharmacy, Walgreens, and Many Others

Nearby Walmart Supercenter has 2.6 Million Visitors per Year | Ranks in the Top 22% in State and Top 27% Nationally

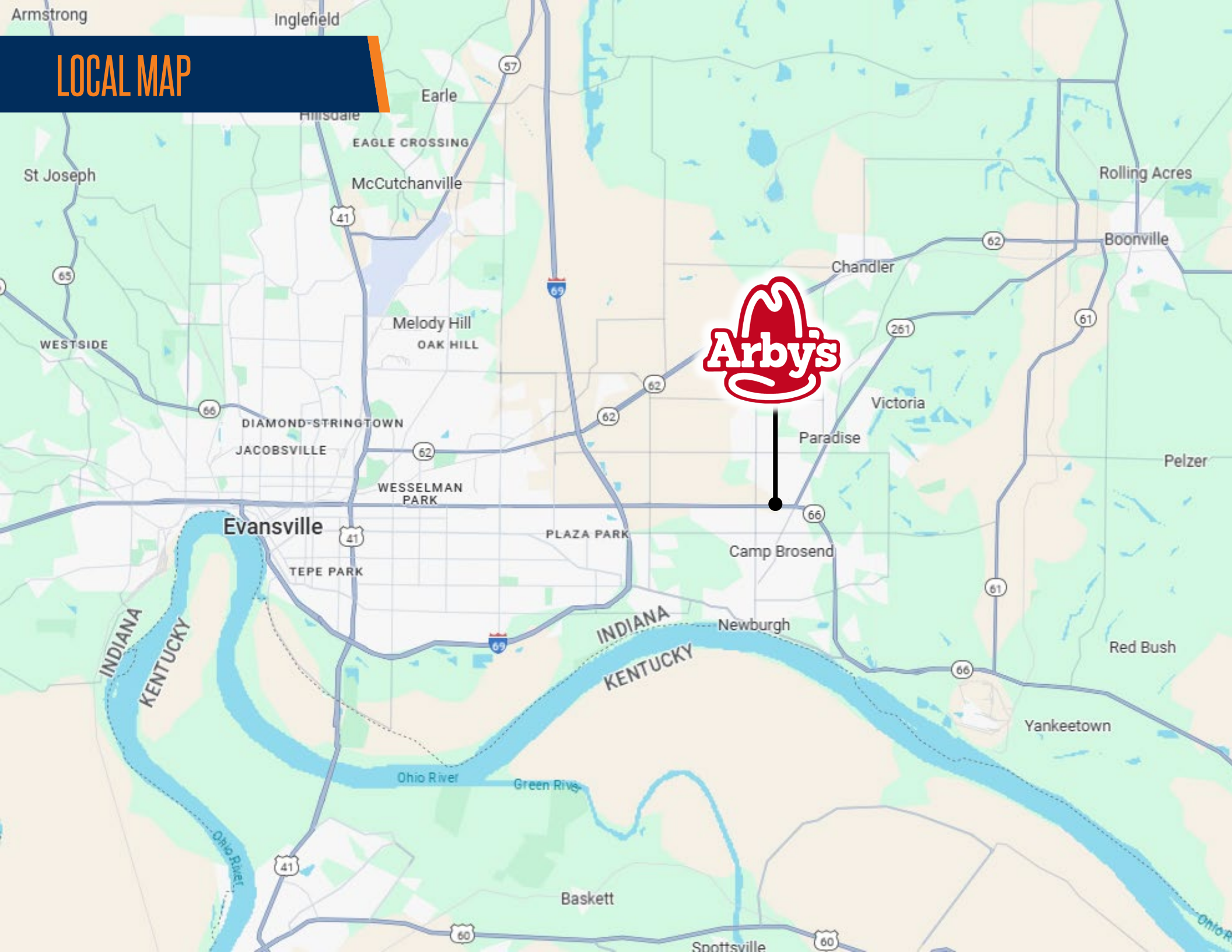
Located Four Miles to Evansville | Three Miles from Interstate 69 and Deaconess Hospital, the Area's Main Employer | One Mile from Castle High School and Castle Middle School with 2,698 Students

Newburgh is Home to Victoria National Golf Club, the #1 Golf Course in Indiana for 25 Years and Consistently Ranked as One of America's Top Golf Courses Since Inception

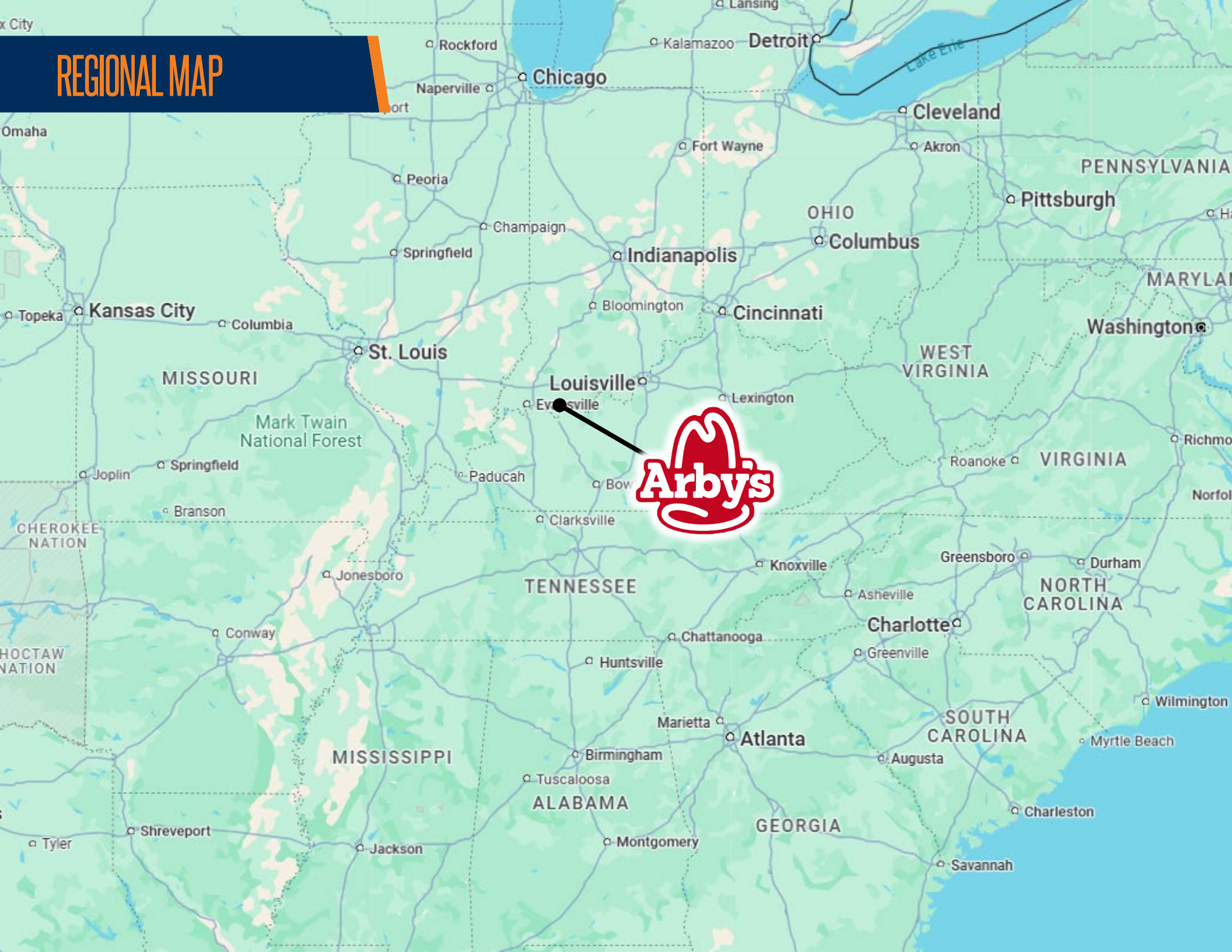
Demographics (2024 Estimate)	1 Mile	3 Miles	5 Miles
Population	8,054	36,605	61,115
Average Household Income	\$112,850	\$125,345	\$113,061
Daytime Population	6,109	25,129	53,003



LOCAL MAP



REGIONAL MAP



Deaconess Hospital
Gateway Health Campus
3 MILES

IN-261
14,902 VPD

Castle High School
1,968 Students

McALISTER'S DELI

Jockey Mikes
AZIP PIZZA

GameStop
PROTEINHOUSE
JIMMY JOHN'S
uVet

Apple Center
Ryler FOODS
Dot Best
TRADEBAKER'S
BEST ONE TIRE & SERVICE
U-HAUL
GOODYEAR
TOMMY'S EXPRESS CAR WASH

Public Storage

Walmart
2.6M Annual Visits
- 77% Statewide*

55 & OVER
PARK PLACE
INDEPENDENT LIVING
307 Units - Newburgh's #1
55+ Community

Liberty

DRAGONS
Castle South Middle School
730 Students

Culver's

NOODLE HOUSE

SUBWAY

GO BUFFALO WILD WINGS
DUNKIN'

MARATHON

INDIANA
Members Credit Union

Casey's

DAIRY QUEEN

SHERWIN WILLIAMS

Starbucks

LIVING WORD CHRISTIAN CHURCH

Hardee's

enterprise

CALIBER COLLISION

ZAXBY'S

Chick-fil-A

CVS

PAPA JOHN'S
KUMON

THE ROOSTER'S DEN

BURGER KING

POPEYES

STATE RD 66 - 28,722 VPD

heritage

MERCY URGENT CARE

SONIC

Walgreens

Bellmore Commons
PENN STATION EAST COAST SUBS
Pizza Hut
ProRehab
ANYTIME FITNESS

WINGS ETC. CHICKEN & PUL
INDIANA FARM BUREAU
TERIYAKI MADNESS

gerber COLLISION & GLASS
OLD NATIONAL

Bell Oaks Shopping Center
Schnucks
H&R BLOCK
THE JOINT chiropractic
goodwill
Great Clips
German American
PALM BEACH TAN
Edward Jones
Hallmark

Valvoline

Auto Zone

HUCK'S

SALSARITA'S

Wendy's

Davita

Downtown Evansville
10 Miles

INTERSTATE 69
28,443 VPD
3 MILES

SUBJECT PROPERTY
Arby's

showplace entertainment

*Per Placer.AI



Arby's

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IS BACK
YOU'RE WELCOME

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TACO
BELL
DELIVERY

Arby's

DEEP FRIED
TURKEY

DEEP FRIED
BUNDTCAKE

Arby's





Arby's



FINANCIAL ANALYSIS

Marcus & Millichap
THE YODER-HARMAN GROUP

FINANCIAL ANALYSIS

ARBY'S

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(EVANSVILLE IN MSA)

Sale Price	\$1,854,762
Cap Rate	6.30%
NOI	\$116,850
Square Feet	2,956 SF
Lot Size	0.84 Acres
Year Built/Renovated	1990/2006/2022
Lease Guarantor	Corporate
Lease Expiration	April 30, 2033
Lease Term Remaining	7.2 Years
Renewal Options	Three, 5-Year Options
Rental Increases	8% Every 5 Years
Right of First Refusal	Yes



LEASE SCHEDULE

Lease Years	Annual Rent	Monthly Rent	Rent/SF
CURRENT TERM			
12/01/2022 - 06/30/2027	\$116,850.00	\$9,737.50	\$39.53
7/1/2027 - 06/30/2032	\$126,198.00	\$10,516.50	\$42.69
7/1/2032 - 04/30/2033	\$136,293.84	\$11,357.82	\$46.11
OPTION TERM 1			
05/01/2033 - 04/30/2038	\$147,197.40	\$12,266.45	\$49.80
OPTION TERM 2			
05/01/2038 - 04/30/2043	\$158,973.12	\$13,247.76	\$53.78
OPTION TERM 3			
05/01/2043 - 04/30/2048	\$171,690.96	\$14,307.58	\$58.08

ABOUT ARBY'S (SUBSIDIARY OF INSPIRE BRANDS LLC)




Arby's is an American fast-food sandwich restaurant chain with more than 3,600 locations globally. Arby's is owned by and is the flagship property for Inspire Brands LLC, one of the largest fast-food corporations in the world. Arby's is best known for selling roast beef sandwiches. Other menu items include gyros, wraps, chicken sandwiches, curly fries, and milkshakes.


Arby's was founded in Boardman Township, Ohio in 1964 by brothers Forrest and Leroy Raffel, owners of a restaurant equipment business who saw a market opportunity for a fast-food franchise based on something other than hamburgers. They chose the name "Arby's" because it is a phonetic pronunciation of the letters, "R" and "B", short for "Raffel brothers". Arby's is now the largest sandwich drive-thru chain in the United States


Arby's was acquired by Inspire Brands LLC in 2018. Inspire is an American fast-food restaurant franchise company backed by Roark Capital Group and is the second-largest restaurant company in the US. Inspire Brands was founded in 2018 when Arby's Restaurant Group merged with Buffalo Wild Wings. Inspire also owns top-performing chain restaurants Baskin-Robbins, Buffalo Wild Wings, Dunkin' Donuts, Jimmy John's, and Sonic Drive-In. Combined, Inspire has over 33,000 locations in more than 60 countries and \$32.6 billion in system sales as of 2024 with over 659,000 company employees and franchise team members. Inspire Brands is privately held.


Inspire Brands LLC Facts:

 2024 Revenues
\$32.6B

 Privately Held

 33,000+ Locations
In 60 Countries

 In Business
Since 2018

 Headquartered in
Sandy Springs, GA





MARKET OVERVIEW

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EVANSVILLE, IN MSA

Spanning southern Indiana and northern Kentucky, the Evansville metropolitan statistical area (MSA) consists of Posey, Vanderburgh, and Warrick counties in Indiana, and Henderson County in Kentucky. The Ohio River traverses the region, providing the border between the two states. The metro is home to the Port of Evansville, a large facility that expedites the movement of cargo from barge to rail and truck. Roughly 317,000 people reside in the metro, which is expected to add 6,000 residents and 2,900 households over the next five years.

METRO HIGHLIGHTS:

Strong Industrial Base – Manufacturing operations generate significant economic activity in the area through companies like Toyota and Kaiser Aluminum.

Regional Economic Center – The metro is the economic hub of the region and is home to companies like Accuride, CenterPoint Energy and OneMain Financial.

Strong Renter Base – Below-average median household incomes prompt the metro's homeownership rate to stand at 61%, below the national measure, a boon for renter demand.

ECONOMY:

Major industries in the area include health care, finance, education and manufacturing. Among the companies headquartered in the metro are Atlas Van Lines, Koch Enterprises, OneMain Financial and Berry Global.

A major center for medical science industries and health care, the metro is home to Deaconess Hospital, as well as Ascension St. Vincent Health System.

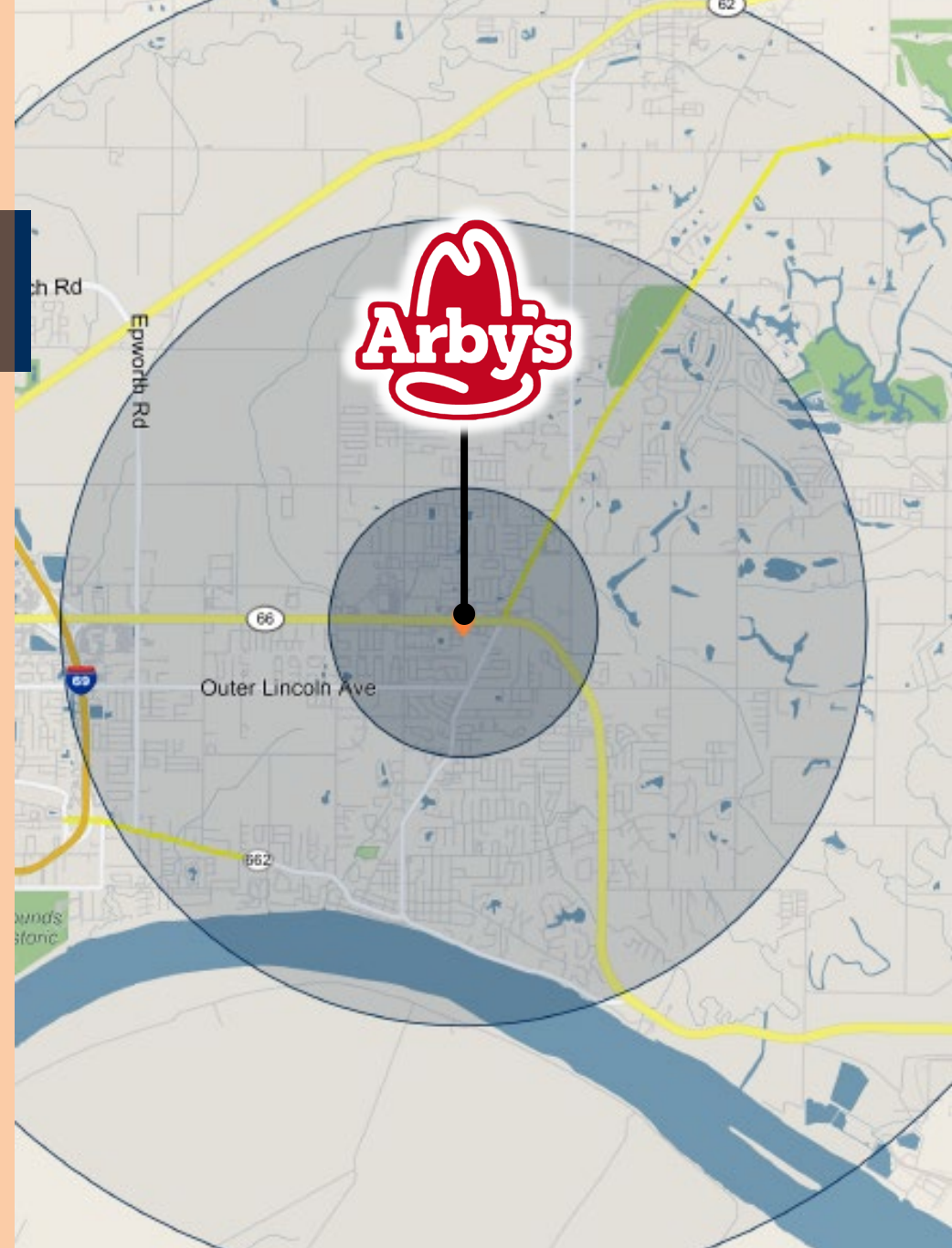
Manufacturing operations are a significant driver of economic activity. Companies include Kaiser Aluminum in Newburgh, AK Steel in Rockport, SABIC in Mount Vernon, and Toyota in Princeton.

DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	8,300	37,434	62,413
2024 Estimate	8,054	36,605	61,115
2020 Census	7,473	35,101	59,128
2010 Census	7,267	32,044	54,094
INCOME			
Average	\$112,850	\$125,345	\$113,061
Median	\$93,009	\$102,913	\$92,851
Per Capita	\$43,869	\$48,271	\$44,885
HOUSEHOLDS			
2029 Projection	3,254	14,801	25,330
2024 Estimate	3,103	14,302	24,607
2020 Census	2,893	13,609	23,600
2010 Census	2,685	12,002	21,242
MEDIAN HOME VALUE			
\$277,114	\$277,114	\$294,642	\$265,043
EMPLOYMENT			
2024 Daytime Population	6,109	25,129	53,003



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