

Schlotzsky's Deli®

MOUNTAIN HOME, AR



FRANCHISEE FEATURED IN FRANCHISE
TIMES RESTAURANT 200 LIST

Schlotzsky's®

NEW LOWER PRICES
5 COMBOS UNDER \$10

CHEESE
ORIGINAL
THE ORIGINAL
BAVE & CHEESE
ORIGINAL
SMITH
VEGETARIAN

WITH ANY 20 ITEMS PROVIDED AND ALL 20 NOT YOUR PURCHASE OF THE DAY PHONE



DO NOT ENTER



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



NNN INVESTMENT
GROUP

NETLEASED INVESTMENTS

OFFERED AT \$2,500,000
6.55% CAP RATE

ABSOLUTE NNN LEASE | LARGEST SCHLOTZSKY'S FRANCHISEE

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

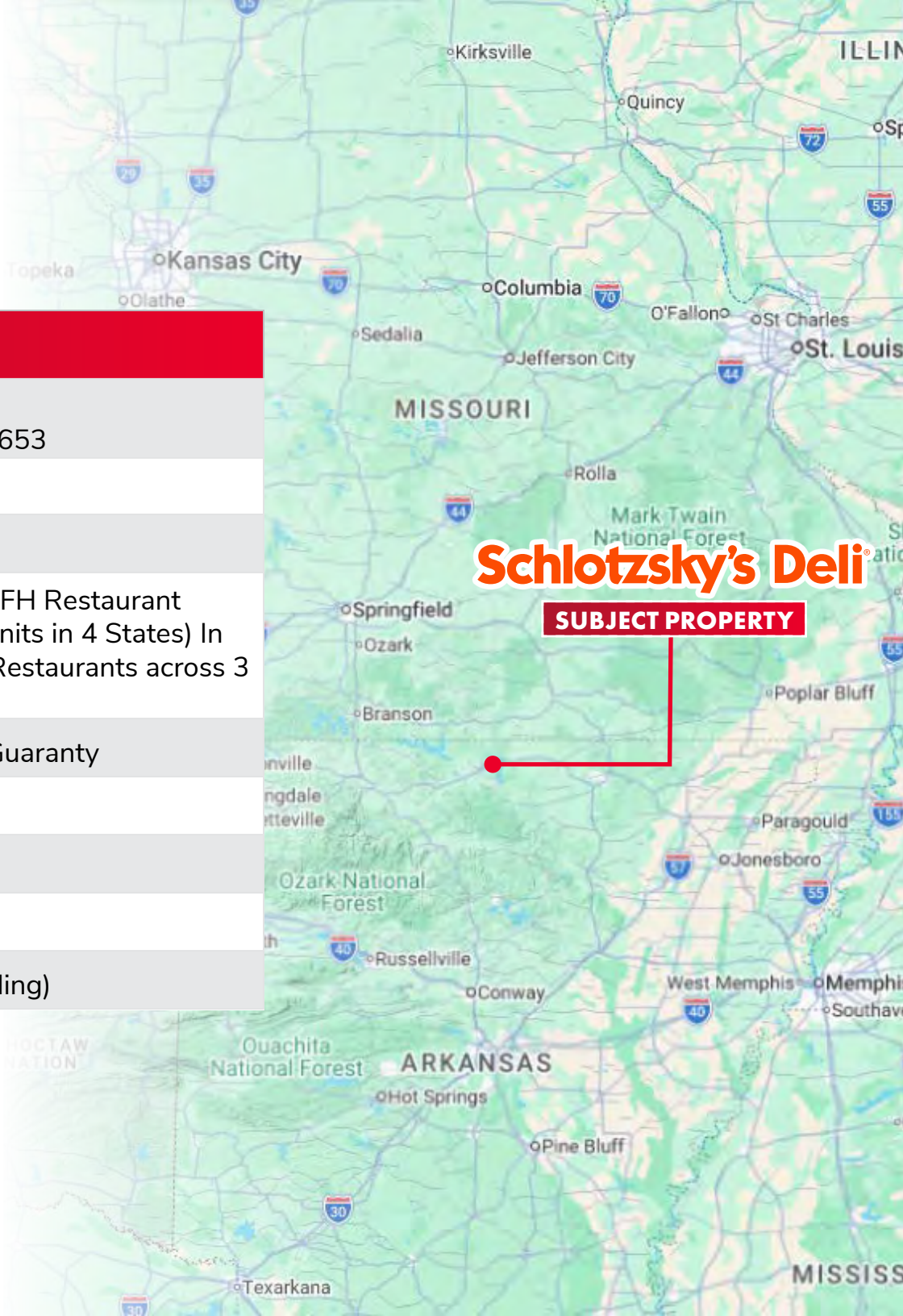
OFFERING SUMMARY

LIST PRICE \$2,500,000	CAP RATE 6.55%	NOI/MONTH \$13,655	NOI \$163,863
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OFFERING SUMMARY

PROPERTY SUMMARY	
Address	1012 Hwy 62 E Mountain Home, AR 72653
Property Type	QSR Drive-Thru
Parcel No.	007-14025-001
Tenant	Lotz of Bunz, LLC & DMFH Restaurant Enterprises, LLC (30+ Units in 4 States) In total they operate 80+ Restaurants across 3 Restaurant Brands
Guarantor	Franchisee + Personal Guaranty
Building Size (GLA)	2,183 SF
Land Size	0.74 Acres
Year Built	2021
Ownership	Fee Simple (land & building)



Schlotzsky's Deli
SUBJECT PROPERTY



INVESTMENT HIGHLIGHTS



LONG-TERM ABSOLUTE TRIPLE NET (NNN) LEASE

With built-in rent growth

- Long-term absolute triple net (NNN) lease provides passive ownership with zero landlord responsibilities
- Tenant is responsible for taxes, insurance, maintenance, roof, and structure
- 8% rental increases every five years provide consistent income growth throughout the primary term and renewal options
- 2021 build-to-suit drive-thru prototype



ESTABLISHED NATIONAL TENANT OPERATED BY AN EXPERIENCED MULTI-BRAND FRANCHISEE

One of the largest Schlotzsky's franchisees

- Schlotzsky's has served customers for more than 50 years and operates 290+ locations throughout 25 states
- Schlotzsky's is part of GoTo Foods, one of the nation's largest multi-brand restaurant franchisors - 7 brands and 6,600+ restaurants globally
- The subject property is operated by an experienced multi-unit franchisee, Lotz of Bunz, LLC/DMFH Restaurant Enterprises, LLC, with an established history within the Schlotzsky's system
- Lotz of Bunz, LLC/DMFH Restaurant Enterprises, LLC operates 30+ Schlotzsky's locations across Arkansas, Kansas, Missouri, and Texas
- This franchisee operates roughly 80 units across Freddy's, Schlotzsky's, and Popeyes franchises



PRIME LOCATION ALONG MOUNTAIN HOME'S MAJOR TRAFFIC THOROUGHFARES

Located in the Ozarks

- Strategically positioned on Highway 62 East, the primary commercial corridor serving Mountain Home and the surrounding trade area
- Strong traffic counts over 20,000 VPD and convenient access to Highway 5, Highway 412, and Highway 201 provide outstanding accessibility to northern Arkansas and Missouri
- Located within the Ozarks - between Bull Shoals Lake, Norfolk Lake, White River, North Fork River, and Buffalo National River



SURROUNDED BY LEADING NATIONAL RETAILERS

Centrally located in marketplace

- Located within Mountain Home's premier retail corridor anchored by Walmart Supercenter, Lowe's, Home Depot, TJ Maxx, Hobby Lobby, Tractor Supply, Ulta, Five Below, and McDonald's
- The subject property is centrally located within the Mountain Home marketplace - over 8.7 million visitors annually (Placer.ai) in this retail marketplace
- Dense concentration of national retailers creates consistent consumer traffic throughout the day
- Nearby quick-service restaurants and retailers demonstrate the strength of the surrounding trade area



REGIONAL HEALTHCARE, RETAIL, & EMPLOYMENT HUB

Commercial, healthcare, and retail center for north-central Arkansas and southern Missouri

- Located near Baxter Health, Arkansas State University-Mountain Home, and numerous regional employers
- Regional draw brings consumers from multiple surrounding counties for shopping, dining, healthcare, and services
- Diverse employment base supported by healthcare, education, manufacturing, retail, and tourism strengthens long-term market fundamentals

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$163,863
Rent Commencement	June 15, 2021
Lease Expiration	May 31, 2041
Initial Lease Term	20 Years
Lease Term Remaining	14+ Years
Options to Renew	(3)-5 Year
Rent Increases	8% Every 5 Years
Lease Type	Absolute NNN
Landlord Responsibilities	None
ROFR	Yes (15 Days)
Roof + Structure	Tenant

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM						
	TERM	START DATE	END DATE	NOI/YR	NOI/MO	RENT INCREASE
Current Term	Years 6 -10	7/1/2026	6/30/2031	\$163,863	\$13,655	
	Years 11 - 15	7/1/2031	6/30/2036	\$176,972	\$14,748	8%
	Years 15 - 20	7/1/2036	6/30/2041	\$191,130	\$15,927	8%

RENEWAL OPTIONS - (3) 5-YEAR OPTIONS						
	TERM	START DATE	END DATE	NOI/YR	NOI/MO	RENT INCREASE
Option 1		7/1/2041	6/30/2046	\$206,420	\$17,202	8%
Option 2		7/1/2046	6/30/2051	\$222,934	\$18,578	8%
Option 3		7/1/2051	6/30/2056	\$240,769	\$20,064	8%



PROPERTY SUMMARY

LOCATION MAP

KANSAS CITY, MO
279 MILES

ST. LOUIS, MO
251 MILES

INDIANAPOLIS, IN
492 MILES

Schlotzsky's Deli

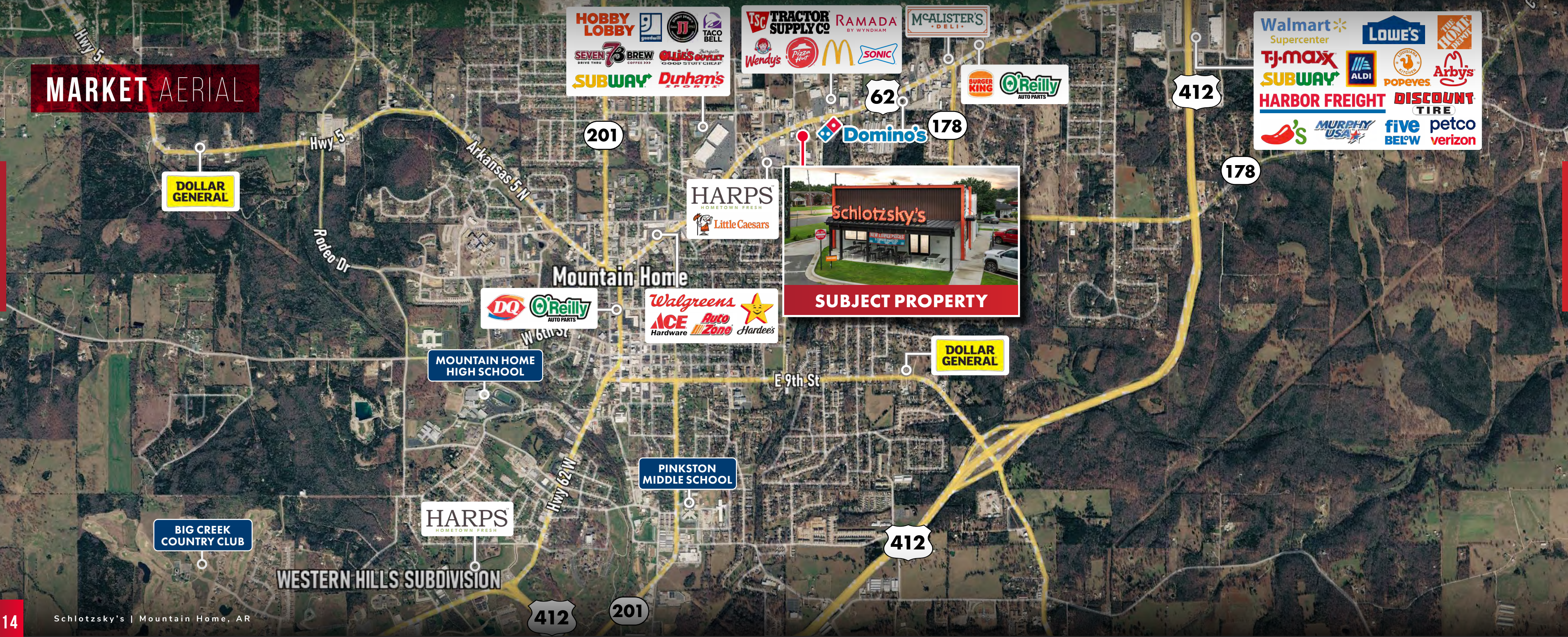
SUBJECT PROPERTY

NASHVILLE, TN
380 MILES

MEMPHIS, TN
194 MILES

ATLANTA, GA
575 MILES

MARKET AERIAL







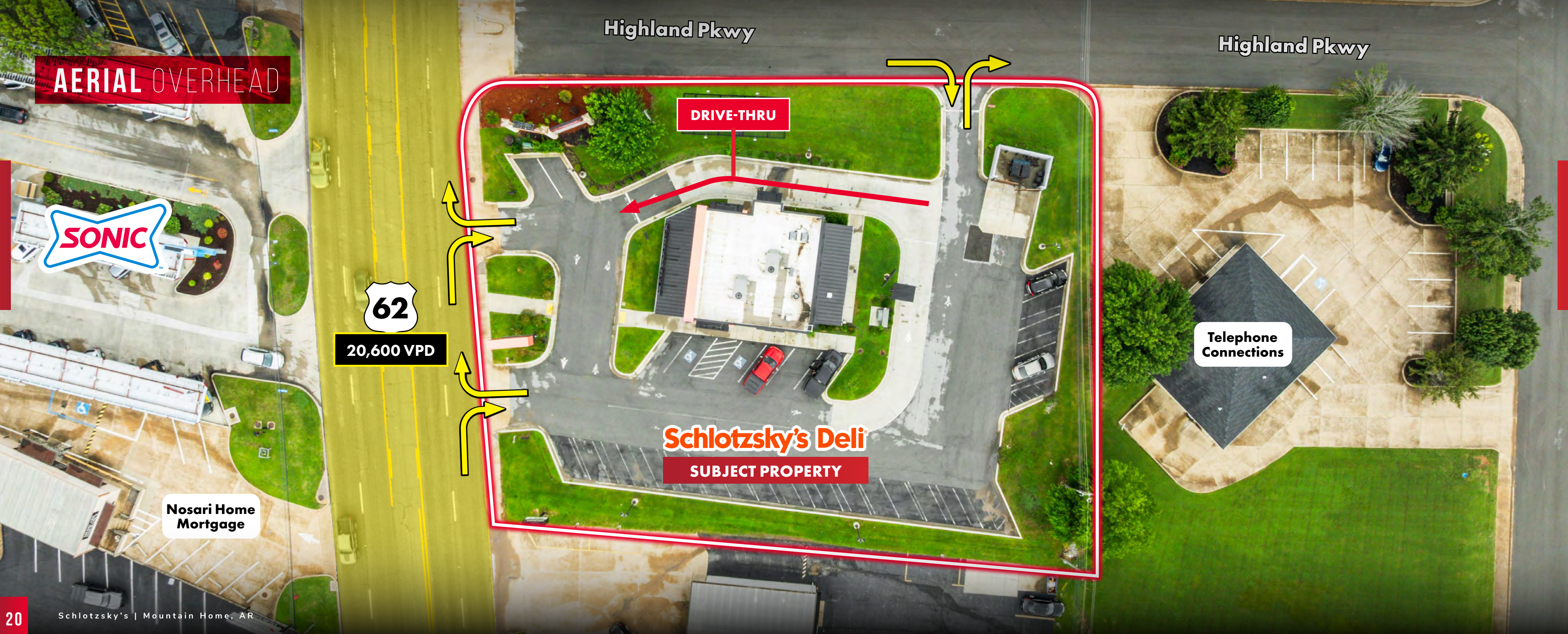
PROPERTY PHOTOS

DRIVE-THRU



PROPERTY PHOTOS

DRIVE-THRU



AERIAL OVERHEAD

SONIC

62

20,600 VPD

Nosari Home Mortgage

Highland Pkwy

DRIVE-THRU

Schlotzsky's Deli

SUBJECT PROPERTY

Highland Pkwy

Telephone Connections

AERIAL NORTHEAST







TSC TRACTOR SUPPLY CO

SHERWIN WILLIAMS

RAMADA BY WYNDHAM

Pizza Hut

62

20,600 VPD

Wendy's

Bella Luna ITALIAN RESTAURANT

Sun Valley Cinema

Quality INN BY CHOICE HOTELS

Century 21 LeMac REALTY

fastpace health

#11 VISITED MCDONALD'S IN AR
(Source: Placer.ai)

#3 VISITED SONIC IN AR
(Source: Placer.ai)

Carpet Factory

Nosari Home Mortgage

24,000 VPD

Schlotsky's Deli
SUBJECT PROPERTY

Highland Pkwy

AERIAL WEST

HOBBY LOBBY

goodwill

SEVEN 7B BREW

SUBWAY

TACO BELL

OLLIE'S OUTLET

Dunham's SPORTS

HARPS

HOMETOWN FRESH

PIZZA

PAPA JOHN'S

N Cardinal Dr

State Farm

Little Caesars

Telephone Connections

First Security Bank

Super 8

Salsa's Grill

American Safeguard Insurance Agency

Schlotsky's Deli

SUBJECT PROPERTY



24,000 VPD

Nosari Home Mortgage

Mountain Home Inn

SONIC

#3 VISITED SONIC IN AR

(Source: Placer.ai)

Carpet Factory

UNITED STATES POSTAL SERVICE

Hampton Inn

Holiday Inn Express

MCDONALD'S

#11 VISITED MCDONALD'S IN AR

(Source: Placer.ai)



AERIAL SOUTH



Remember Me Quilt Shop

AeroCare Home Medical

DeAtley Dental Care

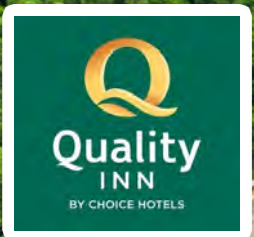
La Paloma Mexican Grill



Food Bank of North Central Arkansas



Sun Valley Cinema



Schlotzsky's Deli

SUBJECT PROPERTY

American Safegaurd Insurance Agency

Highland Pkwy

N Cardinal Dr



24,000 VPD





AERIAL EAST

TSC TRACTOR SUPPLY CO

SHERWIN WILLIAMS

RAMADA BY WYNDHAM

Pizza Hut

62

Domino's

AAA Storage Center

Sun Valley Cinema

Quality INN BY CHOICE HOTELS

Century 21 LeMAC REALTY

fastpace health

Schlotsky's Deli

SUBJECT PROPERTY

Highland Pkwy

Telephone Connections

#11 VISITED MCDONALD'S IN AR (Source: Placer.ai)

#3 VISITED SONIC IN AR (Source: Placer.ai)



TENANT OVERVIEW

■ ABOUT SCHLOTZSKY'S

Trade Name:	Schlotzsky's
Parent:	GoTo Foods
Industry:	QSR
Tenant:	Lotz of Bunz, LLC/DMFH Restaurant Enterprises, LLC (30+ Locations)
Average Net Sales (2025):	\$1,157,190
Area Served:	20+ States
Locations:	300+
Employees:	1,300+
Corporate Headquarters:	Atlanta, Georgia
Website:	www.schlotzskys.com

Schlotzsky's Deli®

VIEW MORE ABOUT
SCHLOTZSKY'S
FRANCHISES





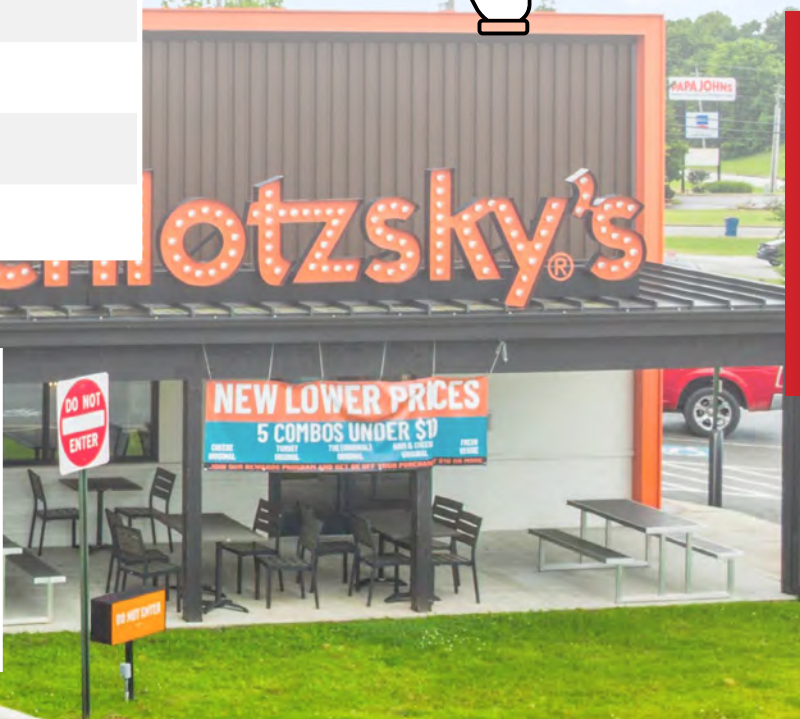
\$1.1M
AVG NET SALES



1,300K+
EMPLOYEES



300+
LOCATIONS





AREA OVERVIEW

■ DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	4,463	16,636	22,572
HOUSEHOLDS	2,118	7,854	10,637
EMPLOYEES	2,208	9,687	10,455
MEDIAN AGE	44.1	47.1	48.4
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$66,712	\$76,531	\$80,575
MEDIAN	\$44,264	\$50,995	\$53,296
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$144.65 M	\$565.59 M	\$779.69 M
EDUCATION	\$2.27 M	\$9.06 M	\$12.51 M
FOOD, BEVERAGE	\$19.88 M	\$75.95 M	\$103.82 M
ENTERTAINMENT	\$7.21 M	\$28.01 M	\$38.44 M



DRIVE TIMES

US-4123 MIN
AR-53 MIN
LAKE NORFOLK
RESORT 12 MIN



TRAFFIC COUNTS

US-62.....20,600 VPD
N CARDINAL DR..... 3,400 VPD
AR-2016,740 VPD

ABOUT MOUNTAIN HOME

MOUNTAIN HOME, ARKANSAS is the county seat of Baxter County and the commercial center of the Twin Lakes region in the southern Ozarks. The city is small but stable, with a 2020 population of 12,825 and an estimated 13,348 in 2024, while the broader micropolitan area totals 41,307 people. Its market position is supported by a mix of civic

services, healthcare, education, and outdoor recreation, and the city explicitly promotes business and economic development alongside rivers, lakes, and recreation. Arkansas State University–Mountain Home adds a local talent pipeline, and Ozark Regional Airport improves regional access for residents, visitors, and employers.





41.3K+

Micropolitan
Population



11.5K

Aircraft operations at
Ozark Regional Airport



67.4K

AC of Open Water



\$80.5K

Average HH Income
(5 mile radius)



70K

Annual outdoor
tourism visitors



50

Miles of Trails



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MOUNTAIN HOME, AR

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