



ARBY'S RESTAURANT (Corporate)
3100 E Holland Road (M-46)
Saginaw, MI 48601



TABLE OF CONTENTS

I. Executive Profile

Executive Summary
Investment Highlights
Property Overview

II. Location Overview

Photographs
Aerial
Site Plan
Maps

III. Market & Tenant Overview

Demographic Report
Market Overview
Tenant Overview



**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

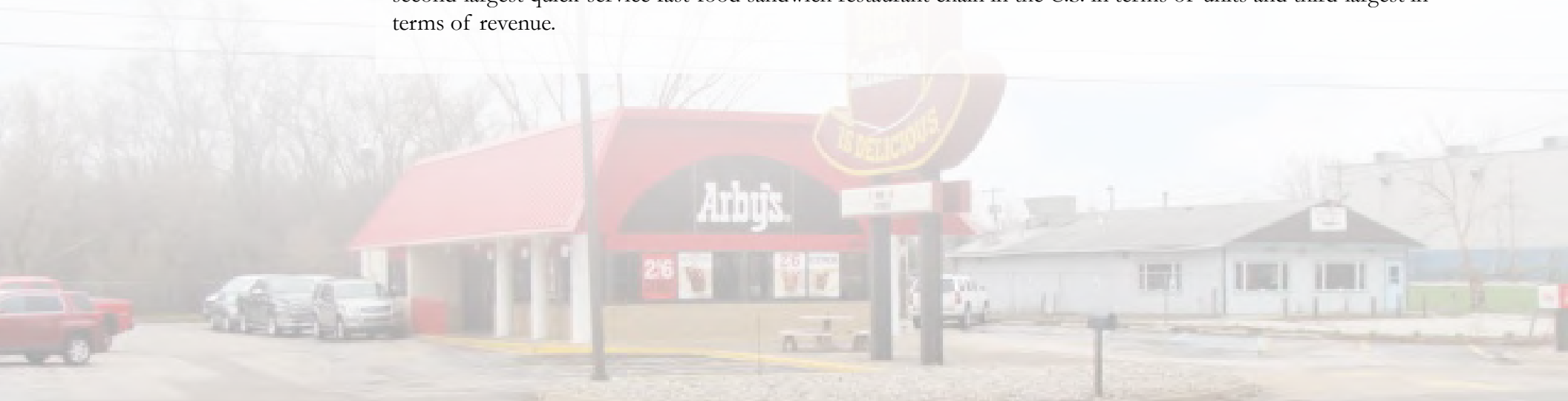


**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Arby's Restaurant property located in Saginaw, Michigan. The property is strategically located along East Holland Road (M-46) an east-west state highway. The Arby's features a drive-thru and has easy access and excellent visibility along East Holland Road. The corporate guaranteed triple net lease has ten years remaining and features rental escalations in the primary term and in the four 5-year renewal option periods.

The 2,028 square foot Arby's is strategically positioned along East Holland Road (M-46) with excellent visibility. East Holland Road (M-46) is an east-west state highway that experiences traffic counts in excess of 22,700 vehicles per day. M-46 runs straight through the state of Michigan and is one of three trans-peninsular highways in the Lower Peninsula of Michigan. The property is less than one-mile west of Interstate-75 with direct on and off access to the approximate 72,500 vehicles per day. National retailers in the immediate area include Advance Auto Parts, PNC Bank, Speedway, McDonald's, Burger King and a number of Hotels. Nexteer Automotive, a global manufacturer of steering and driveline products with more than 10,000 employees, has their North America division headquarters less than one-mile east of the property.

The Arby's Restaurant recently executed a ten year lease expiring in April 2027. The lease features 3% rental escalations in year five and nine of the primary term and in the four 5-year renewal option periods. Arby's is a leading international quick-service restaurant company that specializes in deli-style sandwiches. Arby's is the second-largest quick-service fast-food sandwich restaurant chain in the U.S. in terms of units and third-largest in terms of revenue.



**INVESTMENT
HIGHLIGHTS:**

- Long term lease
- Triple net lease
- Corporate guarantee
- Drive-thru location
- Longstanding operating history at location
- Rental escalations in primary terms and renewal option periods
- Easy access on areas primary east-west thoroughfare



PROPERTY OVERVIEW:

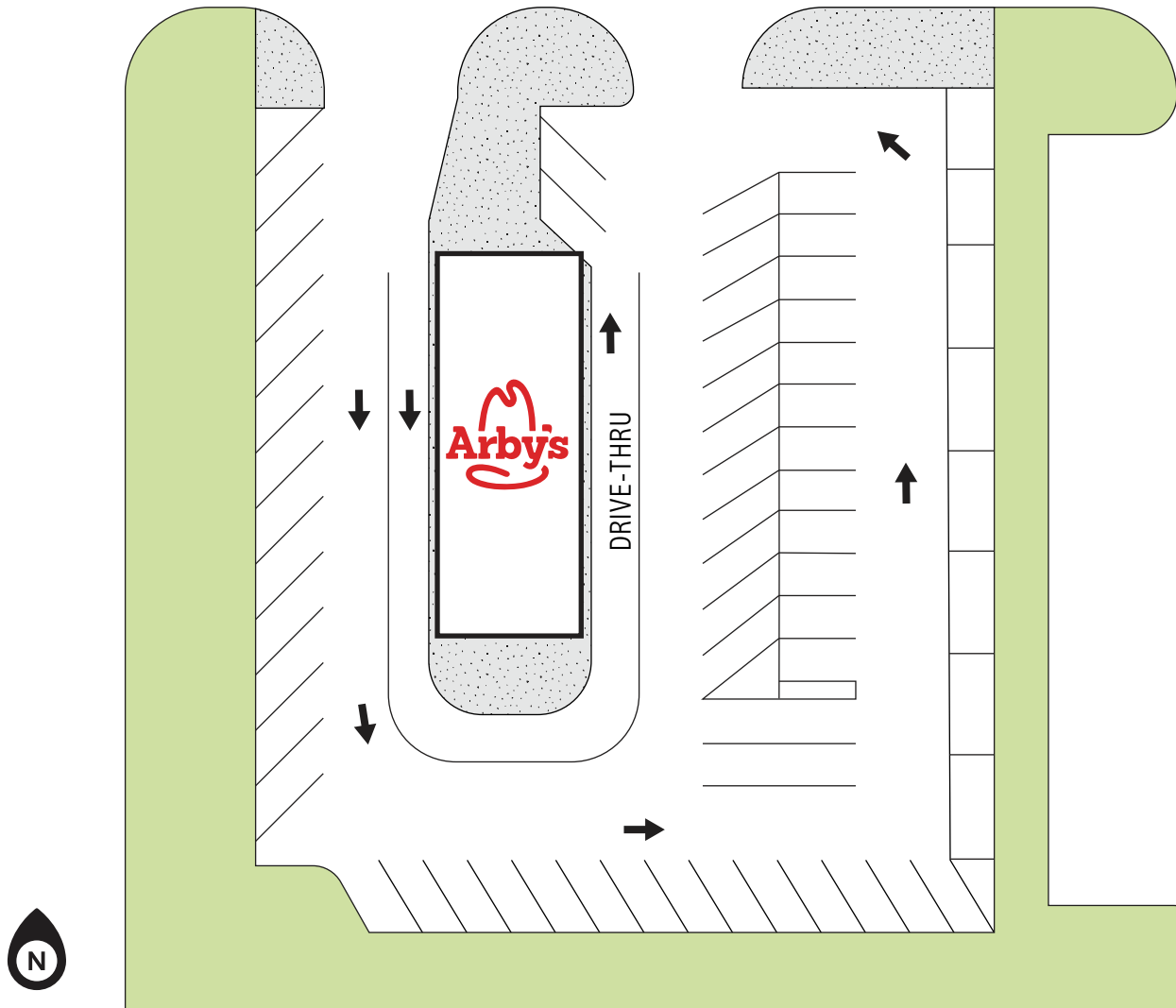
Price:	\$741,935		
Cap Rate:	6.20%		
Rent Schedule:	<u>NOI</u>	<u>Escalation Date</u>	
	\$46,000		
	\$47,380	5/1/2021	
	\$48,801	5/1/2025	
	\$48,801	5/1/2027	(Option 1)
	\$50,265	5/1/2029	
	\$50,265	5/1/2032	(Option 2)
	\$51,773	5/1/2033	
	\$53,327	5/1/2037	(Option 3)
	\$54,926	5/1/2041	
	\$52,926	5/1/2042	(Option 4)
	\$56,574	5/1/2045	
Renewal Options:	Four 5-Year		
Lease/Rent Commencement:	May 1, 2017		
Lease Expiration Date:	April 30, 2027		
Lease Term:	10 Years		
Guarantor:	Arby's Restaurant Group, Inc.		
Lease Type:	NNN		
Rentable Square Feet:	2,028 SF		
Lot Size:	36,808 SF		

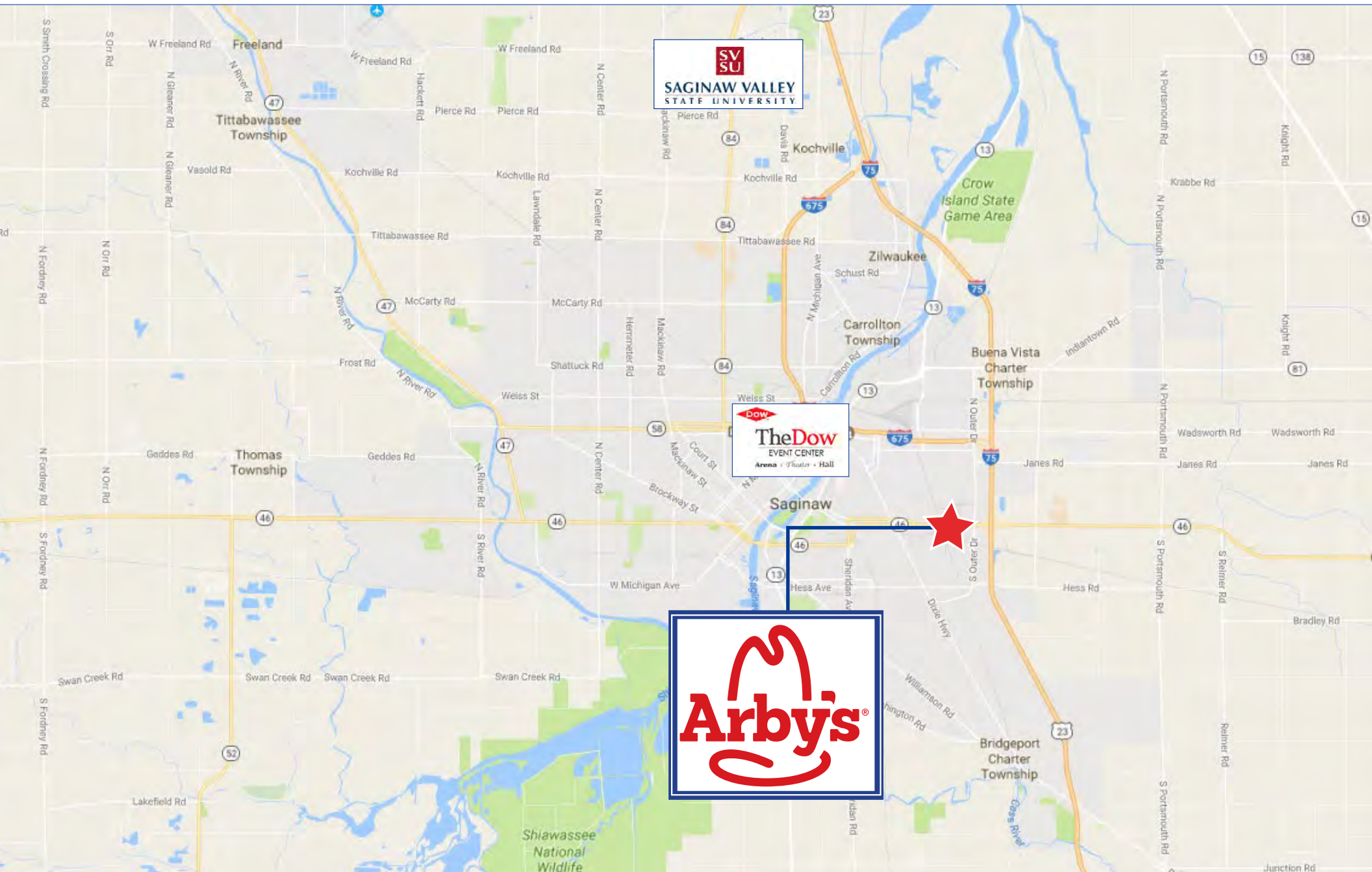


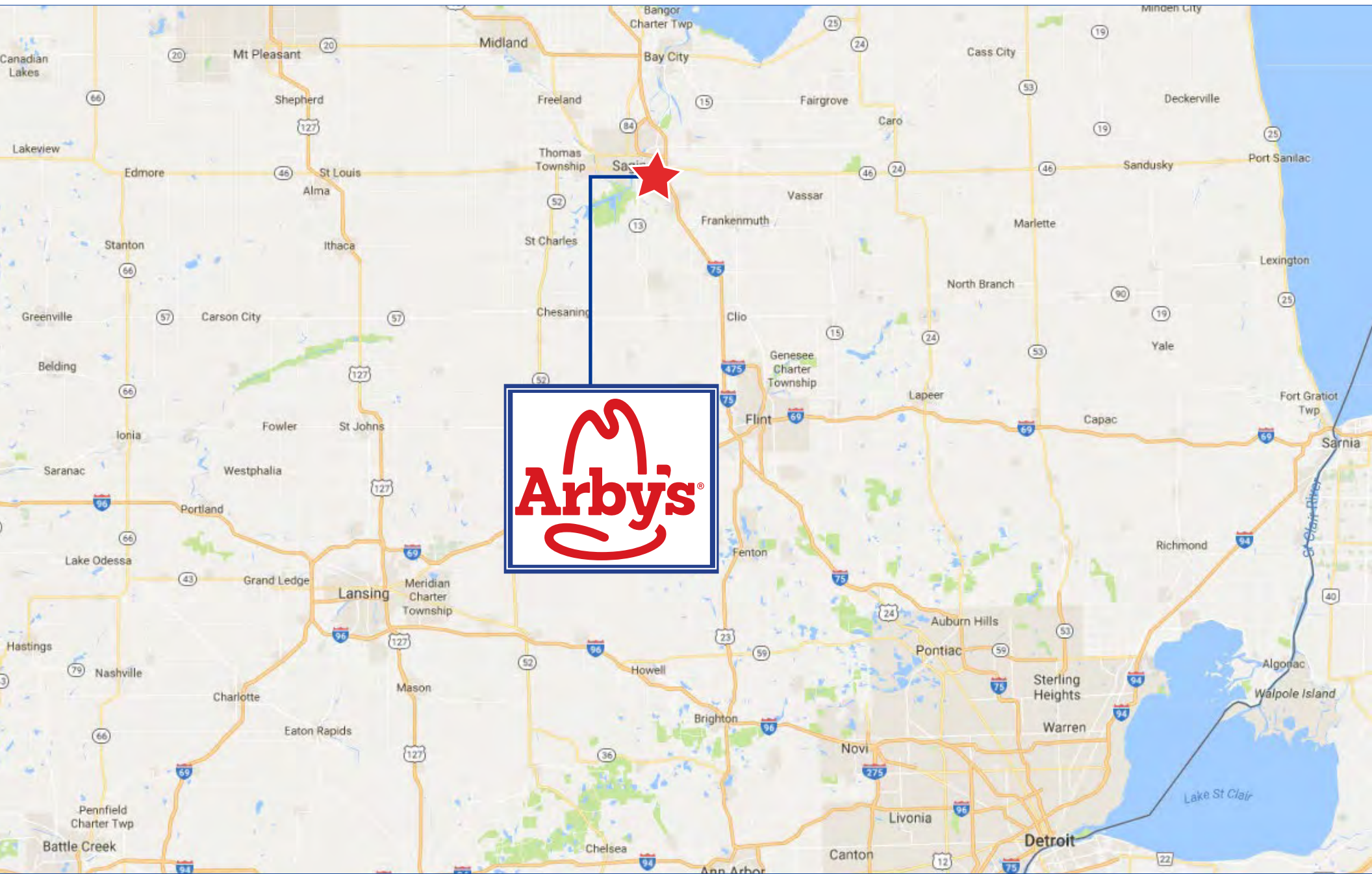




EAST HOLLAND ROAD (22,700 VPD)







DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
Total Population	6,139	32,663	80,283
Total Households	2,553	12,792	32,026

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$32,626	\$33,652	\$42,640



**MARKET
OVERVIEW:****Saginaw, Michigan**

Saginaw is a city in Michigan and the seat of Saginaw County. The city of Saginaw and Saginaw County are both located in the area known as Mid-Michigan or Central Michigan. The city of Saginaw is considered part of the Tri-City area, along with neighboring Bay City and Midland. The Saginaw County MSA had a population of more than 197,000 people. The city is also the largest municipality within the Saginaw, Midland, and Bay City Metropolitan Area.



The city of Saginaw economic development is focused on comparative advantages in innovation, clean energy, and continued manufacturing exports. The city continues to have a higher proportion of manufacturing jobs in comparison to the US.

Saginaw is served primarily by two airports: MBS International Airport, located in nearby Freeland, and Bishop International Airport, located in Flint. Saginaw is also served by three smaller airports: Harry W. Browne Airport in adjacent Buena Vista Township, James Clements Municipal Airport in Bay City, and Jack Barstow Municipal Airport in Midland. In addition to the airports, Interstate 75 (I-75) serves as the main arterial route for the Saginaw area while I-675 provides direct access to the center of the city from I-75. I-69 is a nearby east-west corridor providing access to the rest of the Midwestern United States and Canada. The Saginaw River runs through the middle of the city and provides access to Saginaw Bay and the rest of the Great Lakes via docks on the northern side of the city.

Saginaw's entertainment hub can be found in the downtown area, where venues such as The Dow Event Center and the restored Temple Theatre offer live entertainment. Saginaw's beautiful Riverfront provides constant nature-watching and relaxation opportunities year-round, whether cruising down the waterway on a summer day, fishing from the banks, strolling along the Saginaw Riverwalk, or Ice Fishing in the winter.

www.saginaw-mi.com

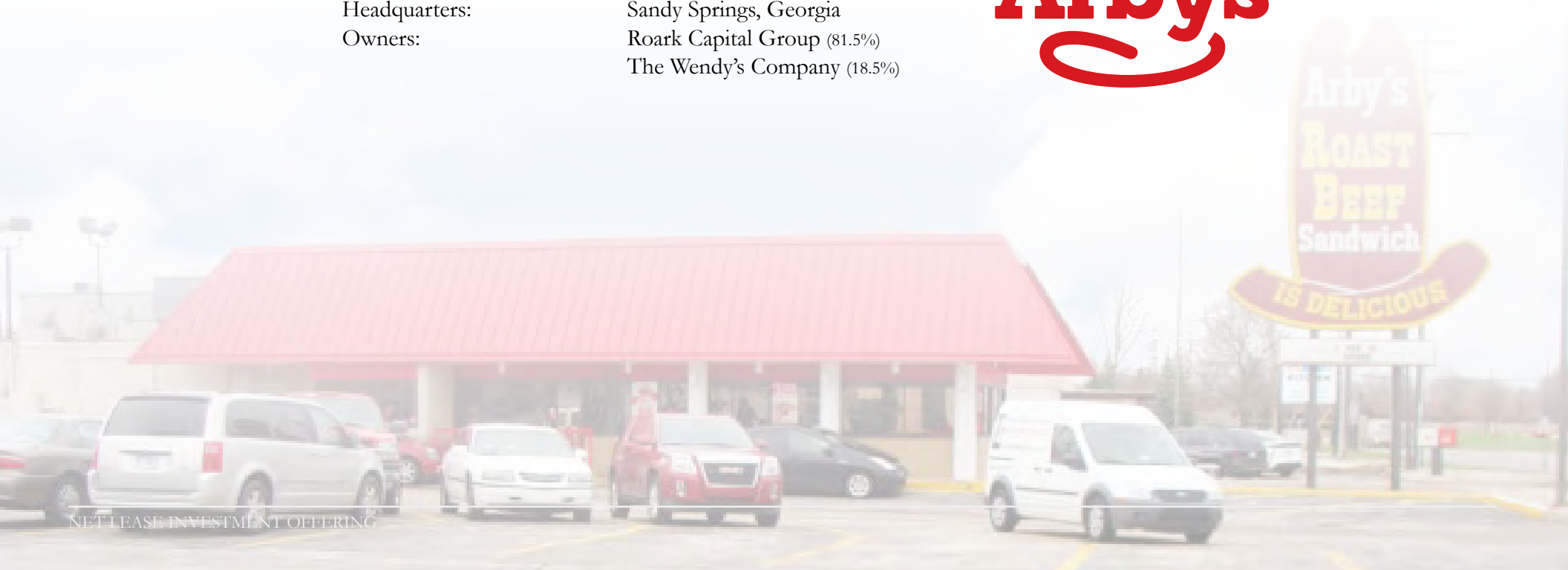
**TENANT
OVERVIEW:**

Arby's Restaurant

Arby's Restaurant Group, Inc. is a leading international quick-service restaurant company operating in the United States. Arby's is the second-largest quick-service fast-food sandwich restaurant chain in the U.S. in terms of units and third in terms of revenue, franchising nearly 3,400 restaurants. Arby's was the first nationally franchised, coast-to-coast sandwich chain and has been serving fresh, craveable meals since it opened its doors in 1964.

Roark Capital Group acquired Arby's in July 2011 and owns 81.5% of the company, with The Wendy's Company owning the other 18.5%. In addition to its classic Roast Beef and Beef 'n Cheddar sandwiches, Arby's products also include deli-style Market Fresh line of sandwiches, Curly Fries and Jamocha Shakes. Its headquarters are in Sandy Springs, Georgia.

Websites:	www.arbys.com
Founded:	1964
Number of Locations:	3,400 ±
Number of Employ	74,000 ±
Headquarters:	Sandy Springs, Georgia
Owners:	Roark Capital Group (81.5%) The Wendy's Company (18.5%)





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