



ARBY'S

1663 North Humiston Avenue | Worthington, MN | 56187

Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com

Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com

Amanda C. Leathers | 612-436-0045 | amanda@upland.com

50 South 6th Street | Suite 1418

Minneapolis, MN | 55402

www.nnnsales.com

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Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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- **Excellent 6% Rent to Sales.**
- **Arby's is on a 20 Year, NNN Lease with 5% Rent Increases every 5 years.**
- **This location will have Full Inspire Remodel in Spring 2024 with tenant investing approximately \$500,000.**
- **The tenant on the lease, DRM, Inc., is one of the largest Arby's franchisees and operates 121 Arby's in 7 Midwest states. DRM has been in business for 46 years, is a great credit tenant that keeps up on their facilities and has never missed a payment.**
- **Located in an excellent retail location near Walmart, Hy-Vee, Kwik Trip, Caribou Coffee, McDonalds, Dairy Queen, KFC, Jimmy Johns, Taco Johns, Fareway, Slumberland Furniture, Tractor Supply, Walgreens, Hy-Vee, and much more.**
- **This property is located along Humiston Avenue where traffic counts average 8,600 vehicles per day and near Interstate 90 where traffic counts average 9,400 vehicles per day.**
- **Population of 14,512 and average household income of \$76,190 within a 5-mile radius.**
- **Worthington is home to Lake Okabena, a 776 acre lake located in the center of Worthington. Lake Okabena offers 10 different lakeside parks for visitors to enjoy, along with a variety of amenities such as volleyball courts, boat launches, kayak & paddleboard rentals, and much more.**

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| INVESTMENT SUMMARY | |
|---|--------------|
| PRICE | \$1,717,455 |
| CAP | 5.50% |
| NOI | \$94,460 |
| RENT/SF | \$30.18 |
| PRICE/SF | \$548.71 |
| RENT ADJUSTMENTS: 5% Every 5 Years | |
| YEARS 1-5: | \$94,460.00 |
| YEARS 6-10: | \$99,183.00 |
| YEARS 10-15: | \$104,142.15 |
| YEARS 16-20: | \$109,349.26 |

| LEASE INFORMATION | |
|--------------------------|--|
| LEASE TYPE | NNN |
| LEASE TERM | 20 Years |
| RENT COMMENCEMENT | 10/1/2023 |
| LEASE EXPIRATION | 9/30/2043 |
| RENEWAL OPTIONS | Four 5-Year renewal options starting with the 20th years base annual rent or 5.00% of sales, whichever is greater. |



LEASE NOTES:

DRM acquired the Arby's business from another franchisee in October 2023 and will be remodeling this location in the Spring of 2024 to the Inspire image. Estimate \$500,000+ remodel.

Excellent 6% Rent to Sales.

| PROPERTY INFORMATION | |
|----------------------|--|
| ADDRESS | 1663 North Humiston Ave, Worthington, MN 56187 |
| BUILDING SIZE | 3,130 SQ. FT. |
| LOT SIZE | 30,056 SQ. FT. |
| COUNTY | Nobles |
| YEAR BUILT | 1986/2003 (?) |

| | DEMOGRAPHIC INFORMATION | | |
|--------------------------------------|-------------------------|---------------|---------------|
| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
| 2023 POPULATION | 7,309 | 14,025 | 14,513 |
| 2028 POPULATION | 7,247 | 13,949 | 14,437 |
| 2023 MEDIAN HOUSEHOLD INCOME | \$53,096 | \$55,351 | \$55,822 |
| 2023 AVERAGE HOUSEHOLD INCOME | \$70,227 | \$75,490 | \$76,190 |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

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| | |
|-----------------------|---|
| PROPERTY | Arby's |
| TENANT | DRM, Inc. |
| REVENUES | Private |
| NET WORTH | Private |
| S&P RATING | Non-rated |
| WEBSITE | https://drmarbys.com/ |



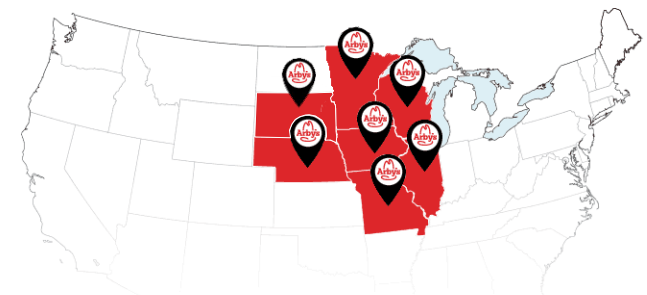
The tenant on the lease is DRM, Inc., one of the largest Arby's franchisees which operates 121 Arby's in 7 Midwest states. DRM has been in business for 46 years, is a great credit tenant that keeps up on their facilities and has never missed a payment.

DRM is a family-owned and operated company, founded in 1977. Matt and Marc both grew up in the fast food industry and brought their experiences and talent along to make DRM one of the most flexible and enjoyable places to work. DRM is one of the largest Arby's franchisees and operates 121 locations in Illinois, Iowa, Minnesota, Missouri, Nebraska, South Dakota, and Wisconsin.

DRM is the proud recipient of the 2018 Inspiring Smiles Franchisee of the Year Award, 2017 Silver A Award, 2016 Golden A Award, and the 2015 Serve, Refresh, Delight Award at the Arby's Worldwide Conventions.

According to drmarbys.com, DRM strongly believes investing in image enhancement, technology and equipment is necessary to protect our markets and bring alignment to the value perceptions of consumers with Arby's.

DRM desires to continue to develop within our markets to achieve maximum penetration and greater operational efficiency. The increased market share will increase sales and individual store profits due to economics of scale.



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PURPOSE:

IGNITE & NOURISH
flavorful EXPERIENCES

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

THE COMBINATION OF
ICONIC BRANDS
& *TIGHTLY INTEGRATED*

CAPABILITIES MAKES INSPIRE

A RESTAURANT COMPANY
unlike ANY OTHER,

DELIVERING **OUTSIZED** GROWTH AND RETURNS

FACTS

| | | | | | |
|--|---|------------------------------|---|---|--|
| | | | | | |
| \$31B+ in Global System Sales | \$8.2B in Global Digital Sales | 32,000 Restaurants | 2nd Largest Restaurant Company in the U.S.* | 3,300+ Franchisees & Licensees | 650,000+ Company & Franchise Team Members |

Arby's

| | | |
|------------------------------|-------------------------------|----------------------------------|
| 3,500+ Restaurants | 8 Global Markets | \$4.6B System Sales |
|------------------------------|-------------------------------|----------------------------------|

Largest Sandwich Drive-Thru Chain in the U.S.
Arby's satisfies your craving for bona fide goodness

DUNKIN'

| | | |
|-------------------------------|--------------------------------|-----------------------------------|
| 13,200+ Restaurants | 38 Global Markets | \$12.4B System Sales |
|-------------------------------|--------------------------------|-----------------------------------|

Largest Coffee & Donuts Brand in the U.S.
Dunkin' gets America ready to get it done

BR
BASKIN-ROBBINS

| | | |
|------------------------------|--------------------------------|----------------------------------|
| 7,600+ Restaurants | 38 Global Markets | \$2.3B System Sales |
|------------------------------|--------------------------------|----------------------------------|

Largest Ice Cream Specialty Shop Chain in the World
Baskin-Robbins helps you discover your next smile

JJ

| | | |
|------------------------------|---------------------|----------------------------------|
| 2,600+ Restaurants | 44 States | \$2.4B System Sales |
|------------------------------|---------------------|----------------------------------|

Largest Owned Delivery Sandwich Brand in the U.S.
Jimmy John's fuels your life by serving kick-ass sandwiches on your terms

| | | |
|------------------------------|-------------------------------|----------------------------------|
| 1,300+ Restaurants | 8 Global Markets | \$4.0B System Sales |
|------------------------------|-------------------------------|----------------------------------|

Largest Sports Bar Chain in the U.S.
Buffalo Wild Wings turns game-time into stories worth telling

SONIC

| | | |
|------------------------------|---------------------|----------------------------------|
| 3,500+ Restaurants | 47 States | \$5.5B System Sales |
|------------------------------|---------------------|----------------------------------|

Largest Drive-In Chain in the U.S.
SONIC Drive-In sparks moments of delightful possibility

* Based on Q4 2022 US unit count
Unit Count and Global Market/State Count as of Q4 2022, System Sales as of FY2022

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**CLICK HERE FOR FULL
WORTHINGTON
VISITORS GUIDE**

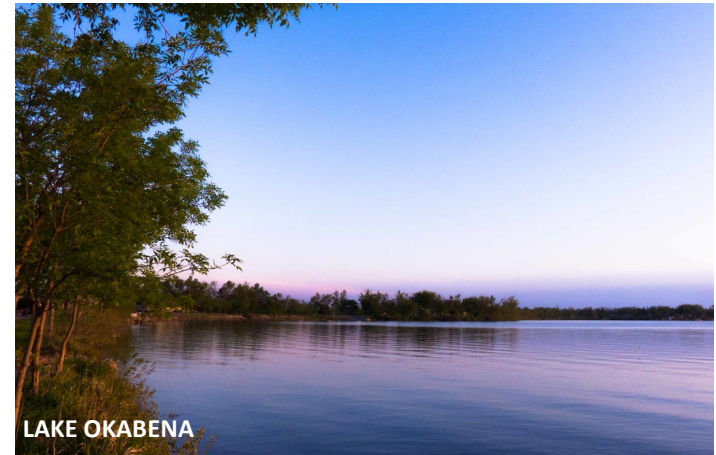
This Arby's is in Worthington, Minnesota, a town located in the Southwest corner of the state and minutes from the South Dakota/Iowa borders. Arby's is located along Humiston Ave, where traffic counts average 8,600 daily and near Interstate 90 where traffic counts average 9,400 vehicles per day. Other nearby retailers include Walmart, Hy-Vee, Kwik Trip, Caribou Coffee, McDonalds, Dairy Queen, KFC, Jimmy Johns, Taco Johns, Fareway, Slumberland Furniture, Tractor Supply, Walgreens, Hy-Vee, and much more.

Having a strong agricultural presence ranging from row crops to various kinds of livestock, Worthington has attracted large corporations involved in processing, research, and shipping to locate to the community. The City of Worthington currently has 130 acres of land along Interstate 90 for addition of any bio-science, commercial, or industrial businesses. Worthington also has an excellent school system along with the Minnesota West Community & Technical College, two clinics, and a progressive, growing hospital.

Downtown Worthington offers a wide variety of unique shops and restaurants for all visitors. When it comes to recreation activities, Worthington offers a wide variety of activities including Lake Okabena, bike paths, nineteen city parks, soccer fields, tennis courts, disc golf course, and more. The abundance of outdoor recreation and family activities, make Worthington a great place to live.

Situated in the center of Worthington, Lake Okabena features 10 different lakeside parks for visitors to enjoy. Each park offers different amenities such as playground equipment, sand volleyball courts, basketball courts, boat launches, and more. Newly renovated, the Beach Nook offers canoe, paddle board, and kayak rentals, plus food and beverages. All water sports including boating, canoeing, waterskiing, personal watercraft, windsurfing, and fishing may also be enjoyed on the lake.

Round Lake Vineyards & Winery, located just miles from Worthington, is a family-owned and operated business offering a wide variety of wines and food for guests. Visitors can enjoy the views of the lake, while sipping on Round Lake Vineyard's wine. The Winery also hosts live music, and other annual events throughout the year.



LAKE OKABENA



ROUND LAKE VINEYARDS & WINERY



WORTHINGTON, MN

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WORTHINGTON FESTIVALS

Each year, the City of Worthington hosts a variety of festivals and events, bringing the community together and attracting thousands of people from across the nation. These festivals include the Windsurfing Regatta & Unvanished Music Festival, Winterfest, King Turkey Day, and the International Festival.

Named one of the best windsurfing and music festivals in the Midwest, the Windsurfing Regatta & Unvanished Music Festival attracts windsurfers from around the nation to the Regatta in June. The festival consists of a windsurfing competition throughout the day and live, free music in the evening.

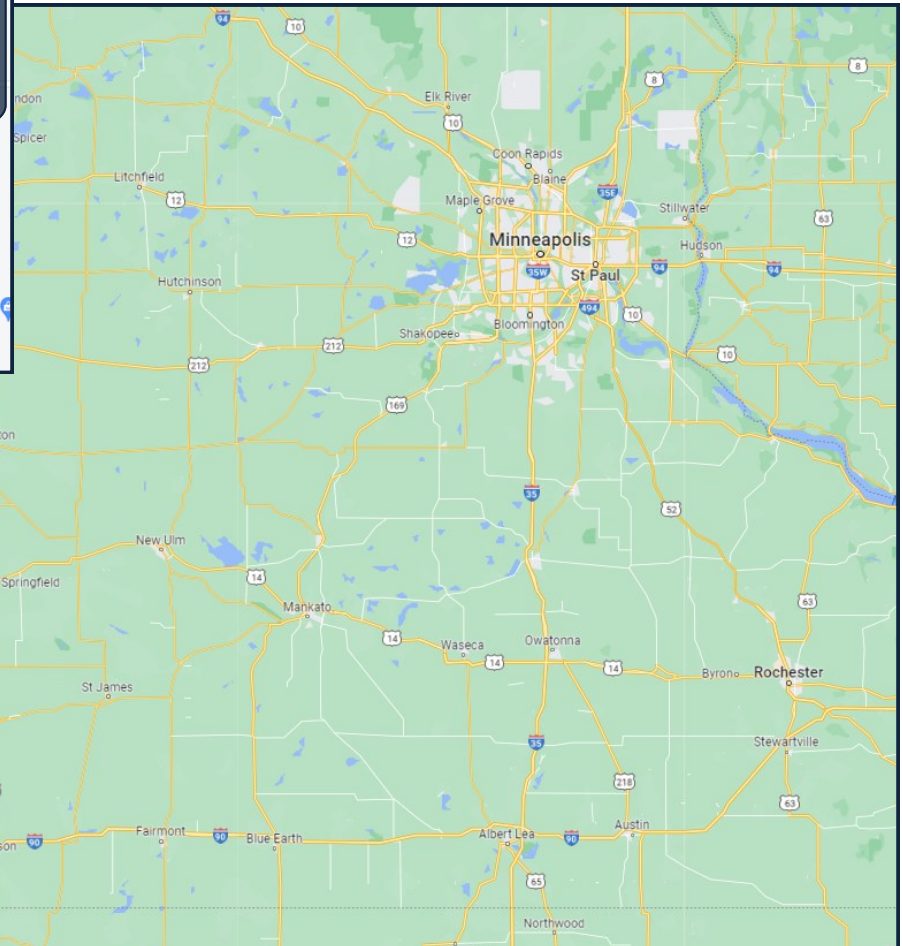
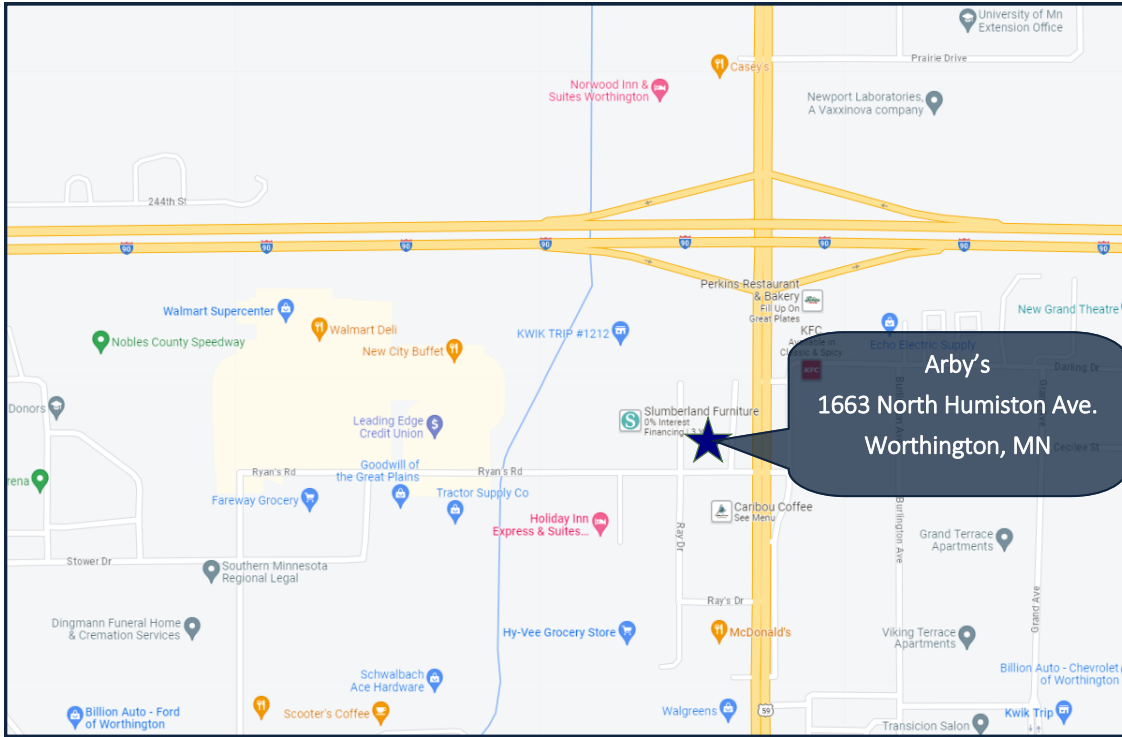
One of Worthington's newest events, Winterfest, is an event taking place in January that is sure to add chilling excitement to the winter season. Visitors can participate in the Southwest Minnesota Fishing Club's Ice Fishing Tournament or the Deep Freeze Dip, where local residents jump in to the ice cold Lake Okabena to raise money for local charity. Attendees also have the opportunity to sample an assortment of chili during the Chili Cook Off competition or take place in Broom Ball or Pond Hockey games.

For more than 80 years, King Turkey Day has attracted thousands of people to Worthington in September. King Day Turkey festivities include a 10K race, featured speaker, carnival, and more. The day begins with a free pancake breakfast and is followed by the Great Gobbler Gallop where live turkeys are raced down the street in a friendly race. Right after the race, the area's largest parade kicks off, where hundreds of people gather to watch the action.

Visitors and residents may also celebrate the many cultures in Worthington at the International Festival. This festival is every July at the Nobles County Government Center in downtown Worthington. The International Festival hosts a talent contest, music and food from around the world, children's activities, and much more.



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MINNESOTA MARKET HIGHLIGHTS

5.7 Million

MINNESOTA POPULATION

3.7 Million

MINNEAPOLIS / ST. PAUL METRO
AREA POPULATION

11,842

OF LAKES OVER 10 ACRES

69,200

MILES OF RIVERS & STREAMS

\$16.6 Billion

REVENUE GENERATED FROM TOURISM

RANKINGS

Ranked #2

Overall Best State

(2021 U.S. News & World Report)

Ranked #9

Best State to Live In

(2022 WalletHub)

Ranked #1

Friendliest State

(2023 Big 7 Travel)

Ranked #2

Best State to Raise A Family

(2023 WalletHub)

St. Paul (#2) & Minneapolis (#5)

Ranked Best City Park System

(2022 The Trust For Public Land)

HOME TO THE FOLLOWING 18 FORTUNE 500 COMPANY HEADQUARTERS (2022 REVENUES SHOWN)

UNITEDHEALTH GROUP®



\$106 Billion



\$51.8 Billion



\$47.8 Billion



\$35.4 Billion



C.H. ROBINSON

\$26.1 Billion



\$25.2 Billion



\$18.9 Billion



Xcel Energy™

\$14.6 Billion

Ameriprise



Financial

\$14.4 Billion

LAND O LAKES®

\$14.2 Billion

ECOLAB®

\$13.9 Billion



\$12.5 Billion



\$8.9 Billion



THRIVENT
FINANCIAL®

\$8.2 Billion



securian
FINANCIAL

\$7.3 Billion

FASTENAL®

\$6.8 Billion

PATTERSON
COMPANIES, INC.

\$6.4 Billion

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- Home to the largest continuous system of enclosed, second-level bridges in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.
- Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.
- The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the “2022 Best National University Rankings” list. (U.S. News & World Report)
- Lake Superior, located on Minnesota’s North Shore, is the world’s largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- The Minneapolis / St. Paul International Airport serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines’ second largest hub. The airport supports more than 86,900 jobs, \$15.9 billion in business revenue, \$3.7 billion in personal income, \$2.5 billion in local purchases, and \$546 million in state and local taxes.



MALL OF AMERICA



MSP INTERNATIONAL AIRPORT



GUTHRIE THEATER



MINNEAPOLIS SCULPTURE GARDEN

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

www.nnnsales.com



PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

| | | | |
|---------------------|--------------------|---------------------------|-------------------|
| 7-Eleven | Chick-Fil-A | KinderCare | Sherwin Williams |
| Advance Auto | Chipotle | Kohl's | Starbucks |
| Aldi | Circle K | Kum & Go | Sunoco |
| Allina Health | CVS Pharmacy | LA Fitness | Super America |
| Applebee's | Dollar General | Mattress Firm | Taco Bell |
| Arby's | Dollar Tree | McDonald's | Tires Plus |
| Aspen Dental | Duluth Trading Co. | Michaels | Top Golf |
| Bank of America | Fairview Health | National Tire & Battery | Tractor Supply |
| BJ's Wholesale Club | Family Dollar | Northern Tool & Equipment | Trader Joe's |
| Buffalo Wild Wings | Fresenius | Office Depot | United Healthcare |
| Burger King | Gander Mountain | O'Reilly Auto Parts | US Bank |
| Caliber Collision | Goodwill | Perkins | Valvoline |
| Camping World | Grease Monkey | Petco | Walgreens |
| Caribou Coffee | Jack in the Box | Pizza Hut | Wawa |
| Chase Bank | Jiffy Lube | Royal Farms | Wells Fargo Bank |



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers & Gaby Goldman