

LONG STANDING
TENANT WITH 37+ YEAR
OPERATING HISTORY

OUT-PARCEL TO
NATIONAL CREDIT
TENANTS

Arby's®

CORPORATE
GUARANTEE

SUN HOLDINGS IS A 1200+
UNIT OPERATOR ACROSS
MULTIPLE BRANDS



3009 S DIRKSEN PKWY, SPRINGFIELD, IL

ARBY'S | SPRINGFIELD, IL

VALUE LEASE PARTNERS®

NET LEASE PARTNERS[®]

EXCLUSIVELY MARKETED ARBY'S (SPRINGFIELD, IL)

Arby's®

In Association with ParaSell, Inc. | Costa Mesa, California | A Licensed Illinois Broker #47802730

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INVESTMENT HIGHLIGHTS

ARBY'S (SPRINGFIELD, IL)

Arby's®



UNIQUE BRAND IDENTITY AND MARKETING

- Arby's brand uses a playful and engaging approach to marketing, including social media campaigns and clever advertising to connect with customers.
- Affordable prices and value driven deals make Arby's a recession proof brand able to thrive during times of economic distress.
- Arby's differentiates itself from other fast food chains by focusing on it's unique menu and marketing approach.

TOP PERFORMING INVESTMENT AT A LOW PRICE POINT

- Lower barrier of entry makes this site ideal for cash buyers looking to invest in a reputable brand name tenant at a digestible price point.

CORPORATE BACKED GUARANTEE

- Sun Holdings is a 1200+ unit operator across multiple brands and operates 229 Arby's units.
- Sun Holdings employs 33,000 people with a growth strategy focused on expanding it's portfolio and aims to surpass \$2 billion in annual sales.

NO LANDLORD RESPONSIBILITIES

- Tenants cover costs of taxes, insurance and maintenance which invariably enhances the cash flow for landlords by reducing their operational expenses.
- Single tenant net lease asset that streamlines property management with only one tenant to deal with, reducing potential issues.

FINANCIAL SUMMARY

ARBY'S (SPRINGFIELD, IL)

Arby's

PRICING SUMMARY

PROPERTY NAME	Arby's
PROPERTY ADDRESS	3009 S Dirksen Pkwy, Springfield, IL
PRICE	\$1,277,273
CAP RATE	5.50%
INITIAL NOI/RENT	\$70,250
APPROX. BUILDING SIZE	2,800 Square Feet
APPROX. LOT SIZE	0.64 Acres
YEAR BUILT	1988

LEASE SUMMARY

TENANT	Arby's
GUARANTOR	Corporate
LEASE TYPE	Triple Net (NNN)
LEASE COMMENCEMENT	May 1988
LEASE EXPIRATION	December 1st, 2029
ORIGINAL TERM	20 Years
OPTION TERM	5 Years
INCREASES	10% Every 5 Years
LANDLORD RESPONSIBILITIES	None
TENANT RESPONSIBILITIES	Tax, Insurance, Roof, Maintenance
LEASE TERM REMAINING	4.7 Years

LOAN QUOTE

LOAN AMOUNT	\$650,000
INTEREST RATE	6.25%
TERM	5-Year Fixed Rate
AMORTIZATION	30 Years
PRE-PAYMENT	No Pre-Payment Required

SUN HOLDINGS IS A 1800 UNIT OPERATOR ACROSS
MULTIPLE BRANDS AND OPERATES 229 ARBY'S UNITS.



RENT SCHEDULE

ARBY'S (SPRINGFIELD, IL)

Arby's®



LONGSTANDING, SUCCESSFUL OPERATING HISTORY OF 37+ YEARS

OPTION TERM				
Year	Rent Amount Annual	Rent Amount Month	Rent Increase	Rent PSF
Option 1 - Year 1	\$70,250	\$5,854.17		\$25.10
Option 1 - Year 2	\$70,250	\$5,854.17		\$25.10
Option 1 - Year 3	\$70,250	\$5,854.17		\$25.10
Option 1 - Year 4	\$70,250	\$5,854.17		\$25.10
Option 1 - Year 5	\$70,250	\$5,854.17		\$25.10
Option 2 - Year 1	\$77,125	\$6,427.08	10%	\$27.55
Option 2 - Year 2	\$77,125	\$6,427.08		\$27.55
Option 2 - Year 3	\$77,125	\$6,427.08		\$27.55
Option 2 - Year 4	\$77,125	\$6,427.08		\$27.55
Option 2 - Year 5	\$77,125	\$6,427.08		\$27.55
Option 3 Year 1	\$86,337.50	\$7,194.79	10%	\$30.83
Option 3 Year 2	\$86,337.50	\$7,194.79		\$30.83
Option 3 Year 3	\$86,337.50	\$7,194.79		\$30.83
Option 3 Year 3	\$86,337.50	\$7,194.79		\$30.83

AERIAL MAP ARBY'S (SPRINGFIELD, IL)

Arby's®



AERIAL MAP ARBY'S (SPRINGFIELD, IL)

Arby's®



NEW CONSTRUCTION
100+ Unit Apartments
0.8 miles away



Arby's®

LONG JOHN SILVER'S
#1 RANKED IN ILLINOIS

20,000 Cars Per Day

Dirksen Pkwy



CROWNE PLAZA®
HOTELS & RESORTS

75,000 Cars Per Day

Holiday Inn

Hilton Garden Inn



SATELLITE MAP

ARBY'S (SPRINGFIELD, IL)

Arby's®



Arby's®

TENANT AND GUARANTEE SUMMARY

ARBY'S (SPRINGFIELD, IL)

Arby's®



TOTAL SALES IN 2024



\$4.76 BILLION
WORLDWIDE

TOTAL STORES IN 2024



3,613 STORES
WORLDWIDE

NEW STORES IN 2024



60+ NEW
OPENINGS

SAME STORE SALES GROWTH



3.5% YEAR ON
YEAR

EMPLOYEES IN 2024



84,900+ TEAM
MEMBERS

TENANT NAME:

ARBY'S

TENANT HEADQUARTERS:

ATLANTA, GA

GUARANTEE:

CORPORATE (ASK BROKER FOR DETAILS)

GUARATOR:

SUN HOLDINGS

ARBY'S

- Arby's, founded in 1964, is a leading quick-service restaurant chain specializing in sandwiches, with over 3,600 locations globally. The company operates in several countries, including the United States, Canada, Mexico, South Korea, Egypt, and Turkey.
- In recent years, Arby's has pursued an aggressive expansion strategy. For instance, in 2016, United States Beef Corporation (U.S. Beef), Arby's largest franchisee at the time, announced plans to open 70 new restaurants by 2022. Similarly, in 2023, DRM Inc. expanded its operations by acquiring 12 Arby's restaurants in the Cedar Rapids market, bringing its total to 121 locations.
- Arby's is known for its long-term franchise agreements, typically spanning 10 to 20 years, and emphasizes operational efficiency through strategic partnerships and large-scale distribution networks. The company's commitment to growth and innovation continues to solidify its position in the quick-service restaurant industry.

Buyouts

[READ FULL ARTICLE](#)

ARBY'S AND SUBWAY OWNER ROARK 'CLOSING ON' \$5BN FOR FUND VII

Monday, February 17, 2025

Roark Capital, which has built a reputation for acquiring leading fast-food brands, is said to be raising \$5 billion for a seventh flagship fund. Opened last year, Roark Capital Partners VII is "closing on" this amount of commitments, a manager monitoring report by Santa Barbara County Employees' Retirement System said. It is not clear whether the \$5 billion refers to the fund's target or to capital raised against an unknown target. Roark did not respond to a request for comment.

The Atlanta firm sought \$5 billion for its prior flagship, Roark Capital Partners VI, raising somewhat less than that (\$4.62 billion) in 2022, according to Buyouts data. It secured \$5 billion for Fund V in 2018, ahead of a \$4 billion target. Roark, named after the protagonist in Ayn Rand's *The Fountainhead*, was formed in 2001 by managing partner Neal Aronson, co-founder and ex-CFO of US Franchise Systems. His background helped inform a strategy of targeting franchise and franchise-like business models in sectors familiar to the investment team.

ONE PRIVATE-EQUITY FIRM CONTROLS MORE THAN A DOZEN OF THE BIGGEST RESTAURANT CHAINS

Monday, June 17, 2024

Over the past quarter century, Roark Capital Group has bought up nearly 20 restaurant brands in the US. Its latest acquisition came last year when it acquired Subway, which operates more stores than any other restaurant chain in the US. Other notable Roark restaurant holdings include the coffee chain Dunkin', Arby's, Jimmy John's, Buffalo Wild Wings, and the suburban-mall favorites Cinnabon and Auntie Anne's.

The private-equity firm also has investments in The Cheesecake Factory, which is publicly traded, and the Midwestern burger chain Culver's. And it owns the bakery chain Nothing Bundt Cakes and some franchises of Seattle's Best, that coffee chain you used to find at Borders bookstores.

Founded in 2001, the Atlanta-based Roark has \$38 billion in assets under management, according to its website. The firm "was named after Howard Roark, the protagonist in Ayn Rand's book *The Fountainhead*," the firm's website says. Rand's books have a following among libertarians and other advocates of deregulation and individual enterprise.

BUSINESS INSIDER

[READ FULL ARTICLE](#)

LOCAL MARKET ARBY'S (SPRINGFIELD, IL)



SPRINGFIELD, IL



UNIVERSITY OF ILLINOIS, SPRINGFIELD, IL



SPRINGFIELD, IL

Springfield, IL boasts a charming, busy city, well-preserved historic downtown area. The City of Springfield is primarily known for it's historical home of Abraham Lincoln, the 16th president of the United States with the addition of dense cultural & tourism roots throughout the city.

The city has placed a critical role with the build-out and development of Illinois as being one of the major cities western region of Illinois. Lined with brick buildings, quaint shops, and local eateries, downtown Springfield offers a delightful ambiance for shopping, dining, and leisurely strolls.

With a population of more than 115,000 residents, Residents have the convenience of medium-town living while still being within driving distance of larger cities like Peoria, the Quad Cities, downtown Chicago, and Iowa City.

UNIVERSITY OF ILLINOIS IN SPRINGFIELD

University of Illinois Springfield sits on the outskirts of Springfield, IL as a prestigious institution known for their specialty in public affairs, research, and Business School. The school was founded in 1969 and the town enjoys the cultural and intellectual vibrancy brought by the university.

With a student & faculty population of more than 4,500, the university offers a diverse student & faculty body from different backgrounds including international students.

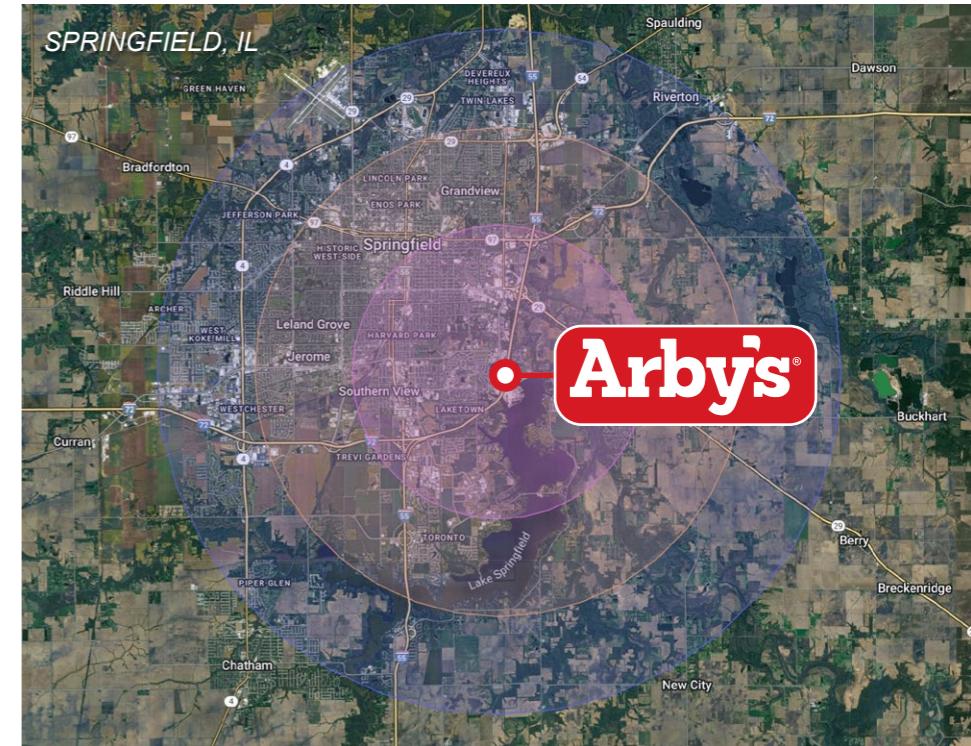
The university hosts various events, lectures, and performances throughout the year, enriching the town's cultural scene. University of Illinois Springfield produced many successful graduates who went on to make significant contributions in various fields, including alumni such as: Bruce Rauner - Governor of Illinois in 2015, Mike Murphy - political campaign manager, John Shimkus - US Representative of Illinois, Catherine Kelly - Press Secretary for the Governor, Gina Gershon - Actress.

DEMOGRAPHICS

ARBY'S (SPRINGFIELD, IL)

Arby's®

	2 MILES	5 MILES	10 MILES
POPULATION			
2023 CENSUS POPULATION	16,782	96,573	171,679
2024 POPULATION DENSITY PER SQ MILE	1,154	1,379	504
2020 CENSUS POPULATION PROJECTION	16,075	99,872	172,064
HOUSEHOLD & GROWTH			
2024 HOUSEHOLDS	6,920	43,557	74,818
2024 FAMILY HOUSEHOLDS	4,014 (58%)	22,603 (51.9%)	42,367 (56.6%)
2024 PERSONS PER HOUSEHOLD	2.43	2.22	2.29
INCOME			
2024 AVERAGE HOUSEHOLD INCOME	\$81,473	\$79,439	\$96,681
2024 MEDIAN HOUSEHOLD INCOME	\$65,106	\$58,116	\$72,438
2024 AVERAGE INCOME PER PERSON	\$34,205	\$36,461	\$42,810
HOUSING			
2024 MEDIAN HOUSE VALUE	\$138,186	\$128,063	\$169,677
2024 OCCUPIED HOUSING UNITS	6,920 (89.7%)	43,557 (87.5%)	74,818 (90%)
2024 OWNER OCCUPIED HOUSING UNITS	4,817 (69.6%)	26,828 (61.6%)	51,528 (68.9%)
EDUCATION			
ELEMENTARY	1,613 (13%)	6,075 (9%)	7,831 (6.5%)
HIGH SCHOOL GRADUATE	4,253 (34.3%)	20,394 (30.2%)	32,924 (27.3%)
COLLEGE / ASSOCIATE DEGREE	3,587 (28.9%)	20,725 (30.7%)	36,489 (30.3%)
BACHELOR DEGREE	1,821 (14.7%)	12,066 (17.9%)	25,505 (21.2%)
ADVANCED DEGREE	1,143 (9.2%)	8,243 (12.2%)	17,668 (14.7%)



PROPERTY PHOTO
ARBY'S (SPRINGFIELD, IL)

Arby's®



PROPERTY PHOTO

ARBY'S (SPRINGFIELD, IL)

Arby's®



AERIAL PHOTO
ARBY'S (SPRINGFIELD, IL)

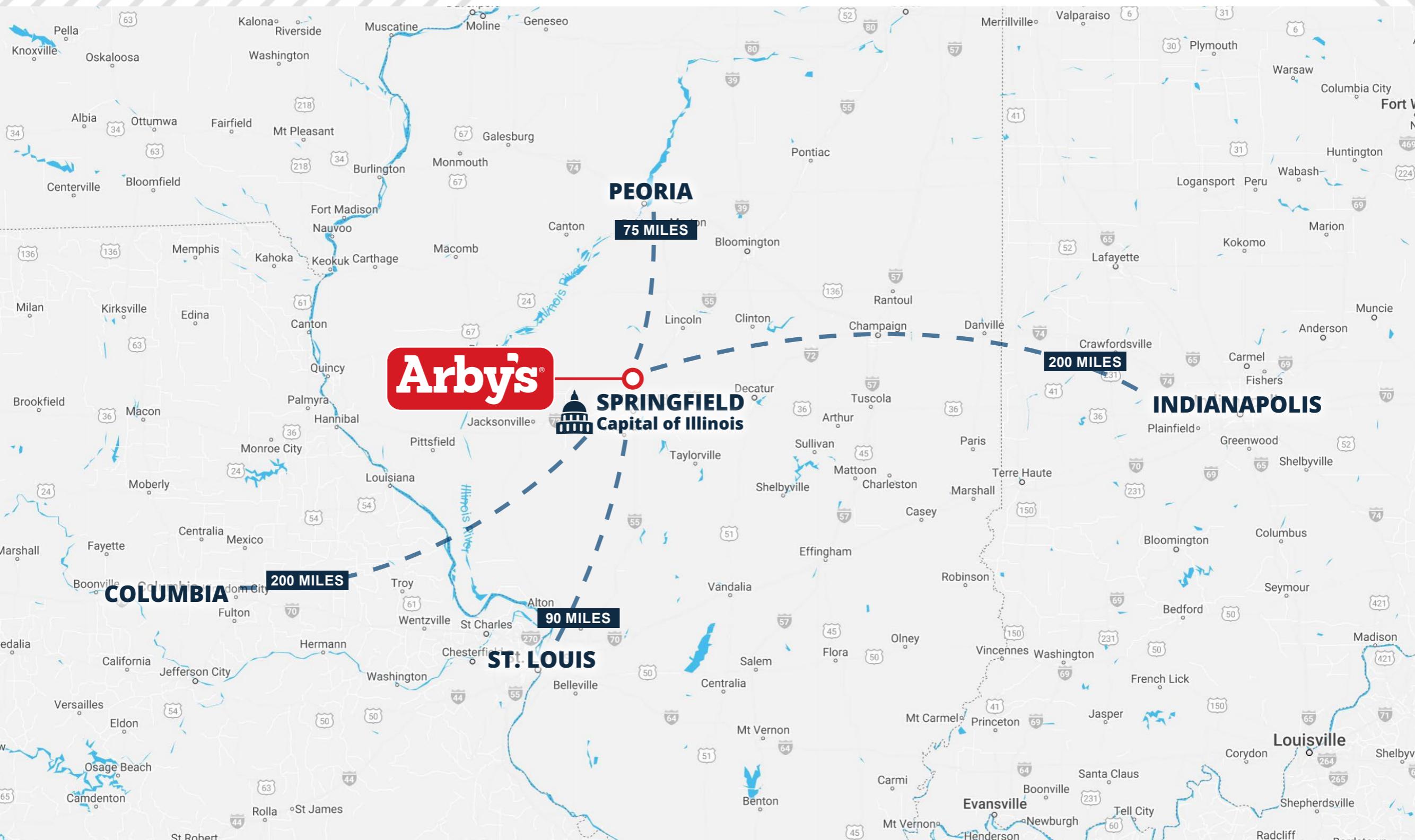
Arby's®



REGIONAL MAP

ARBY'S (SPRINGFIELD, IL)

Arby's®



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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. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. 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SHARED DATABASE
Centralized platform for up to date Off & On Market Properties

BUYER NETWORK
Proprietary and up to date buyer contact list

NATIONAL REACH
Network that sources buyers & sellers coast to coast

COLLABORATION CULTURE
Embracing synergy and fostering team work to drive transactions

#1 NET LEASE
Top Ranked Agents in Net Lease Industry

SPECIALIZED IN NET LEASE
Unparalleled Specialty Expertise in Tenant Net Lease Investment

TOOL BOX
Internal "Tool Box" of Proprietary Resources that leverage our clients & agents