

**GREAT  
VALUE ADD  
OPPORTUNITY**

**LOCATED ON COUNTY  
RD 101, THE MAIN ST IN  
MINNETONKA**

**Arby's®**

**SITUATED IN AN  
ACTIVE RETAIL AREA  
OF TOWN**

**ST. PAUL MINNESOTA  
MSA**



**WELL ESTABLISHED ARBY'S BRAND  
WITH NATIONAL RECOGNITION**



*Actual Site*

5100 COUNTY RD 101, MINNETONKA, MN 55345

**ARBY'S | ABSOLUTE NNN | MINNETONKA, MN**

**VALU** NET  
LEASE  
PARTNERS®

# EXCLUSIVELY MARKETED

ARBY'S | ABSOLUTE NNN | MINNETONKA, MN



In Association with ParaSell, Inc. | A Licensed Minnesota Broker #40685007

## LEAD CONTACT

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## BROKER OF RECORD

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Actual Site

# INVESTMENT HIGHLIGHTS

ARBY'S | ABSOLUTE NNN | MINNETONKA, MN



## PRIME MINNETONKA LOCATION | AFFLUENT SUBURB | HIGH DEMAND RETAIL MARKET

- Freestanding Arby's positioned in Minnetonka, one of the most affluent and established suburbs within the Minneapolis metro.
- Situated along a well traveled commercial corridor offering strong daily traffic and convenient regional access.
- Located in a dense retail trade area supported by high household incomes and steady consumer demand.

## STRONG NATIONAL TENANT | CORPORATE GUARANTEE | LONG TERM STABILITY

- Leased to Arby's, part of Inspire Brands, a leading global restaurant operator with over 3,600 Arby's locations.
- Corporate guarantee from Franchise Associates Inc. provides strong credit stability and dependable income.
- NNN structure with minimal landlord responsibilities ensures passive and predictable investment performance.

## RETAIL SYNERGY | SURROUNDED BY MAJOR QSR BRANDS | ESTABLISHED TRADE AREA

- Neighboring national QSR and retail brands including Chipotle, Culver's, The Original Pancake House, and Caribou Coffee.
- Positioned within a complementary restaurant cluster that drives cross traffic and supports consistent customer flow.
- Located in a mature trade area with long standing retail occupancy and strong operator performance.

# FINANCIAL SUMMARY

ARBY'S | ABSOLUTE NNN | MINNETONKA, MN



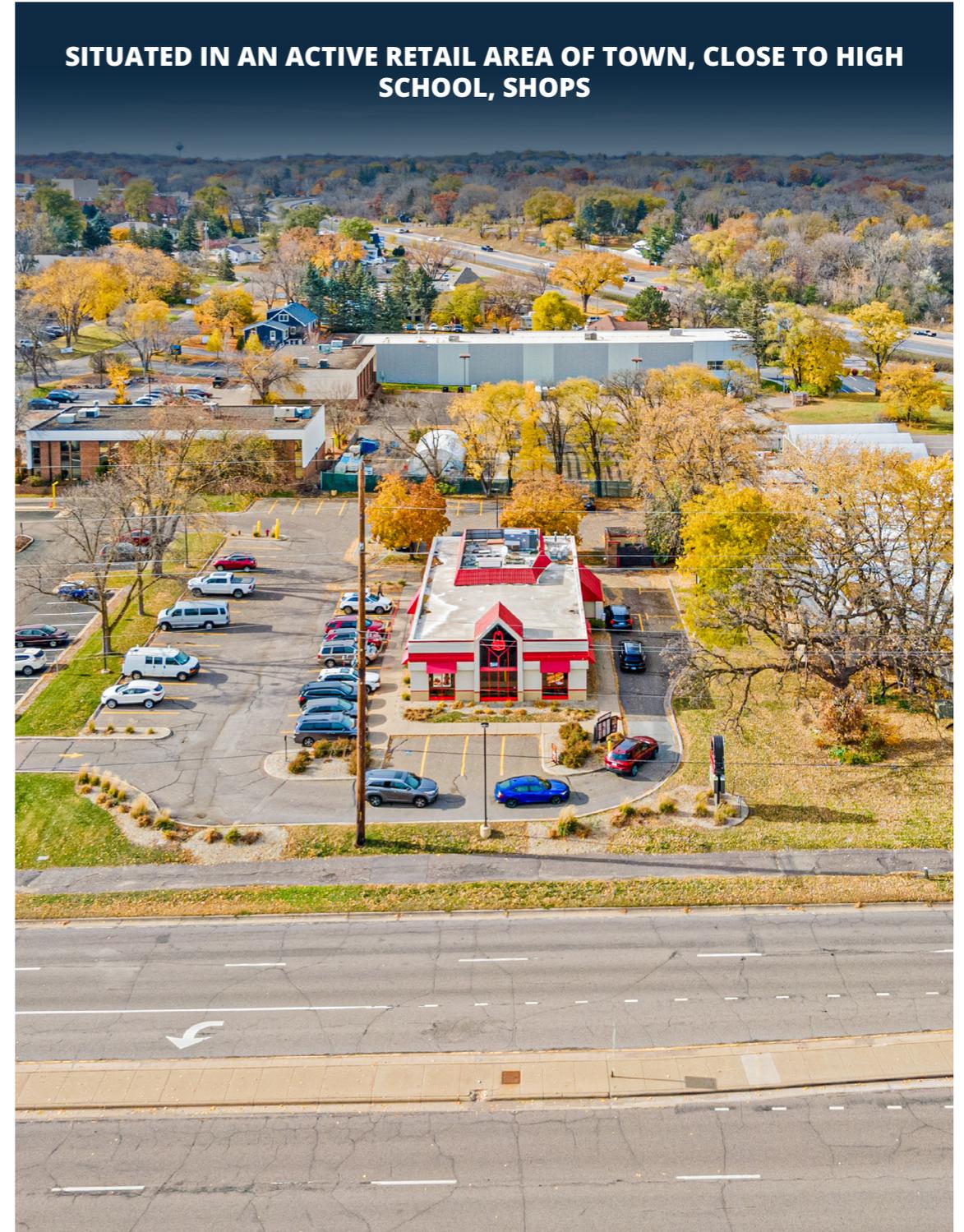
## PRICING SUMMARY

PROPERTY NAME	Arby's
PROPERTY ADDRESS	5100 County Rd 101, Minnetonka, MN 55345
PRICE	\$1,474,074
CAP RATE	6.77%
INITIAL NOI/RENT	\$99,869
APPROX. BUILDING SIZE	3,252 SF
APPROX. LOT SIZE	1.06 AC
YEAR BUILT	1986

## LEASE SUMMARY

TENANT	Arby's
GUARANTOR	Corporate
LEASE TYPE	NNN
LEASE COMMENCEMENT	Feb 2021
LEASE EXPIRATION	Feb 2029
ORIGINAL TERM	25 years
OPTION TERM	3 year extension - 4/5 year options
INCREASES	10% every 5 years
LANDLORD RESPONSIBILITIES	None
TENANT RESPONSIBILITIES	Taxes, Insurance, Maintenance & Repairs, Utilities
LEASE TERM REMAINING	3 Years

SITUATED IN AN ACTIVE RETAIL AREA OF TOWN, CLOSE TO HIGH SCHOOL, SHOPS



**Arbys<sup>®</sup>**

# TENANT AND GUARANTEE SUMMARY

ARBY'S | ABSOLUTE NNN | MINNETONKA, MN



## 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)

### 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](#)

# PROPERTY PHOTO

ARBY'S | ABSOLUTE NNN | MINNETONKA, MN



# PROPERTY PHOTO

ARBY'S | ABSOLUTE NNN | MINNETONKA, MN



# AERIAL PHOTO

ARBY'S | ABSOLUTE NNN | MINNETONKA, MN



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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