



REPRESENTATIVE SITE

value.

In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California | A Licensed Virginia Broker #0226032019 | Licensed in AR, CA, CO, CT, DC, FL, GA, HI, ID, IL, IA, IN, KS, KY, ME, MD, MA, MI, MN, MO, MT, NC, ND, NE, NJ, NM, NY, NV, NM, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WY
In Association with ParaSell, Inc. | A Licensed Kentucky Broker #260997

LEAD CONTACT

James Courtney

Value Net Lease

D: (949) 996-5469

JCourtney@valuenetlease.com

CA License # 01154926

Neil Naran

Value Net Lease

D: (949) 332-2068

Neil@valuenetlease.com

CA License # 02025512

BROKER OF RECORD

Scott Reid

ParaSell Inc.

D: (949) 942-6585

Broker@parasellinc.com

VA License # 0225246142

KY License # 260934

REPRESENTATIVE SITE



value.

PRICE SUMMARY

SUMMARY

TENANT	Arby's
PRICE	\$2,702,780
YEARS REMAINING	11 Years
GROSS SALES (2025)	\$2,932,867
NET INCOME (2025)	\$538,395
TOTAL INCOME (2025)	\$1,472,317
OWNER NET INCOME (2025)	\$364,513
RENT-TO-SALES RATIO	Below 4%



INVESTMENT HIGHLIGHTS



REPRESENTATIVE SITE

STRONG MULTI-UNIT ARBY'S PORTFOLIO WITH PROVEN SALES

- Two established Arby's locations generating over \$2.93M in combined gross sales (2025) with consistent traffic and strong operational performance.
- Both stores rank competitively within the national system, placing 52% and 65% nationally out of 3,200+ locations, demonstrating solid unit-level productivity.
- Locations are ranked #1 within a 15-mile radius, reinforcing strong local brand presence and limited direct competition.

ATTRACTIVE CASH FLOW WITH LOW OCCUPANCY COSTS

- Portfolio generates approximately \$538,395 in annual owner's income, offering strong cash flow for an owner-operator.
- Rent-to-sales ratio below 4%, providing favorable occupancy costs and supporting long-term profitability.
- Healthy financial structure with \$364K net income and strong operational margins based on 2025 performance.

TURNKEY OPPORTUNITY WITH STABLE OPERATIONS

- 11 years remaining on the ground lease, providing long-term operational stability.
- Stores have maintained stable traffic, positive customer reviews, and increasing year-over-year visits, reflecting durable demand.
- Current owner is retiring, creating an opportunity for a savvy operator or existing Arby's franchisee to expand with two established, high-performing units.



KENTUCKY



VIRGINIA

value.

LOCAL MARKET

STRATEGIC EASTERN U.S. LOCATION & REGIONAL CONNECTIVITY

Kentucky and Virginia are strategically positioned within the eastern United States, providing strong connectivity to major population centers throughout the Midwest, Southeast, and Mid-Atlantic regions. Both states benefit from extensive transportation infrastructure, including major interstate highways, rail systems, and international airports that support efficient movement of goods and people. This connectivity allows businesses and residents to access major markets such as Washington, D.C., Nashville, Charlotte, and Cincinnati while maintaining lower operating costs than many larger metropolitan areas.

DIVERSIFIED ECONOMICS SUPPORTED BY GOVERNMENT, MANUFACTURING & SERVICES

The economies of Kentucky and Virginia are highly diversified and supported by a combination of government operations, manufacturing, logistics, healthcare, technology, and professional services. Virginia's economy is strongly influenced by federal government activity, defense contracting, and technology firms concentrated near Washington, D.C., while Kentucky maintains a significant manufacturing and logistics presence with strong automotive, distribution, and industrial sectors. Together, these industries provide a stable employment base and consistent economic activity throughout both states.

STABLE POPULATION BASE & ESSENTIAL RETAIL DEMAND

Communities throughout Kentucky and Virginia are supported by stable population bases and economies driven by everyday consumer needs. Retail demand in these markets is largely centered around necessity-based businesses including grocery, healthcare, quick-service dining, and discount retail. Limited new development in many smaller markets, combined with steady population trends and local employment drivers, helps support long-term tenant stability and consistent demand for essential retail and service-oriented properties.



REPRESENTATIVE PHOTOS

value.

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 Value Net Lease and ParaSell, Inc. and it should not be made available to any other person or entity without the written consent of Value Net Lease and ParaSell, Inc. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Value Net Lease and ParaSell, Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Value Net Lease and ParaSell, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Value Net Lease and ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Value Net Lease and ParaSell, Inc. 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Value Net Lease and ParaSell, Inc. hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Value Net Lease and ParaSell, Inc. has not and will not verify any of this information, nor has Value Net Lease and ParaSell, Inc. conducted any investigation regarding these matters. Value Net Lease and ParaSell, 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 Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Value Net Lease and ParaSell, 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 Brochure 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 and legal 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 and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's 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. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. Real Estate Investment Services 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. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE VALUE NET LEASE AND PARASELL, INC. AGENT FOR MORE DETAILS.

In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California | A Licensed Virginia Broker #0226032019 | Licensed in AR, CA, CO, CT, DC, FL, GA, HI, ID, IL, IA, IN, KS, KY, ME, MD, MA, MI, MN, MO, MT, NC, ND, NE, NJ, NM, NY, NV, NM, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WY

In Association with ParaSell, Inc. | A Licensed Kentucky Broker #260997

LEAD CONTACT

James Courtney

Value Net Lease

D: (949) 996-5469

JCourtney@valuenetlease.com

CA License # 01154926

Neil Naran

Value Net Lease

D: (949) 332-2068

Neil@valuenetlease.com

CA License # 02025512

BROKER OF RECORD

Scott Reid

ParaSell Inc.

D: (949) 942-6585

Broker@parasellinc.com

VA License # 0225246142

KY License # 260934

REPRESENTATIVE SITE



value.