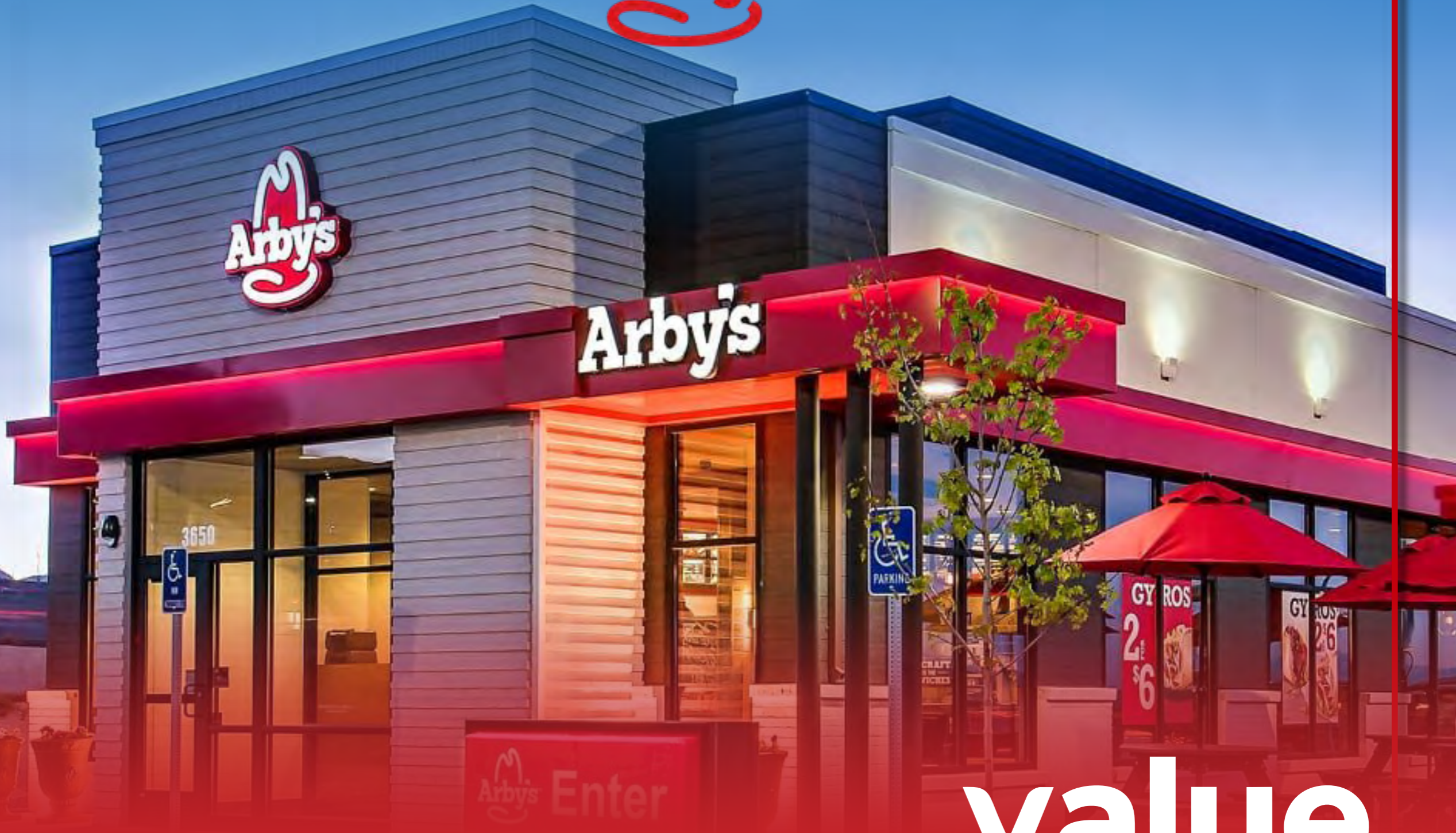


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PRICE SUMMARY

SUMMARY

TENANT	Arby's
PRICE	\$1,142,000
NOI	
YEARS REMAINING	11 Years
GROSS SALES (2025)	\$1,600,837
NET INCOME (2025)	\$198,759
TOTAL INCOME (2025)	\$830,992
OWNER NET INCOME (2025)	\$285,700



INVESTMENT HIGHLIGHTS



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PROVEN HIGH-PERFORMING ARBY'S LOCATION

- \$1.6M+ in 2025 Gross Sales demonstrating strong and consistent customer demand with solid unit-level performance.
- Top Ranked Store in the Immediate Market, ranked #1 within a 15-mile radius and outperforming nearby competitors.
- Positive Customer Reviews and Growing Activity supported by strong management and a well-established team.

EFFICIENT OPERATING STRUCTURE & STRONG PROFITABILITY

- Low Rent-to-Sales Ratio Below 6%, providing a favorable occupancy cost and long-term operational sustainability.
- Balanced Expense Structure with strong revenue relative to operating costs, supporting stable net income performance.
- Optimized Restaurant Operations benefiting from an experienced owner-operator and established systems already in place.

TURNKEY FRANCHISE OPPORTUNITY WITH STABLE LEASE

- 11 Years Remaining on the Lease, providing operational stability and long-term visibility for investors or operators.
- Ideal Expansion Opportunity for Existing Arby's Operators seeking a proven, profitable location to add to their portfolio.
- Seller Retirement Creates Rare Acquisition Opportunity for a well-performing store with an established customer base and workforce.



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LOCAL MARKET

STRATEGIC EAST COAST LOCATION & ECONOMIC CONNECTIVITY

Virginia benefits from a highly strategic location along the U.S. East Coast, positioned between major population centers including Washington, D.C., North Carolina, and the Mid-Atlantic region. The state is supported by a robust transportation network of interstate highways, ports, rail infrastructure, and international airports, enabling strong regional connectivity and facilitating both commuter and commercial activity. Proximity to the nation's capital also drives consistent economic activity tied to government operations, defense contracting, and professional services.

DIVERSIFIED AND RESILIENT ECONOMIC BASE

Virginia maintains one of the most diverse economies in the United States, supported by sectors including government, defense, technology, professional services, healthcare, agriculture, and manufacturing. The service sector accounts for more than two-thirds of the state's economic output, while professional and business services represent the largest contributor to statewide GDP. Major employers and industries include defense contractors, cybersecurity firms, financial institutions, and advanced technology companies, many concentrated in Northern Virginia near Washington, D.C.

STRONG POPULATION BASE & ESSENTIAL RETAIL DEMAND

With a large and growing population, Virginia supports strong demand for retail, healthcare, and service-oriented businesses throughout its markets. Retail alone supports approximately 25% of all jobs in the state, highlighting the importance of consumer-driven sectors within local economies. Agriculture and forestry also remain major economic drivers, generating over \$100 billion in economic impact and supporting hundreds of thousands of jobs statewide.



REPRESENTATIVE PHOTOS

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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.

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