



ARBY'S

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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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- Arby's is on a NNN lease with approximately 8 1/2 years remaining on the lease and 10% increases every 5 years.
- **Interior & exterior remodel completed in June 2026.** For the exterior: roof repair, removal of the awnings and signage, and install a new awning over the DT window, and paint the building. As for the interior, removing all finishes in the lobby and restrooms, install all new finishes in the lobby and restrooms, and install all new furniture and seating.
- The lease is signed by Franchise Associates with guaranty by RTM Restaurant Group Inc., a subsidiary of its parent company, Arby's Restaurant Group, a subsidiary of Inspire Brands.
- Inspire Brands is a multi-brand restaurant company that owns and operates a diverse portfolio of well-known dining concepts, including Arby's, Buffalo Wild Wings, Dunkin', Jimmy John's, and Sonic.
- Arby's is located in Albert Lea, MN, a city located in southern Minnesota, approximately 100 miles south of Minneapolis and approximately 15 miles to the Minnesota-Iowa border.
- This property is located off of I-90 with traffic counts of 15,638 vehicles per day.
- Albert Lea sits at the intersection of Interstates 35 and 90, making it a regional transportation hub for travelers.
- 5-mile population of 20,035 and 1-mile average household income of \$93,130.
- Nearby tenants include Hy-Vee, Harbor Freight, Applebee's, McDonald's, Kwik Trip, Caribou Coffee, Fast & Fresh, and more.
- Located near Hammer Sports Complex, a 40-acre sports campus featuring multiple athletic fields and facilities that host high school sports, community recreation, and regional sporting events.



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INVESTMENT SUMMARY

PRICE	\$1,903,384
CAP	6.50%
NOI	\$123,720
RENT/SF	\$35.35
PRICE/SF	\$543.82
RENT ADJUSTMENTS: 10% Every 5 Years	
YEARS 1-5:	\$123,720.00
YEARS 6-10:	\$136,092.00

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	8 1/2 Years
RENT COMMENCEMENT	5/1/2025
LEASE EXPIRATION	4/30/2035
RENEWAL OPTIONS	Four 5-Year w/ 10% Inc.



LEASE NOTES:

Tenant has operated at this location for 20+ years and recently extended the lease term by 10 years.

Interior & exterior remodel completed June 2026. For the exterior: roof repair, removal of the awnings and signage, and install a new awning over the DT window, and paint the building. As for the interior, removing all finishes in the lobby and restrooms, install all new finishes in the lobby and restrooms, and install all new furniture and seating.

PROPERTY INFORMATION

ADDRESS	2707 Bridge Ave, Albert Lea, MN 55607
BUILDING SIZE	3,500 SQ. FT.
LOT SIZE	38,775 SQ. FT.
COUNTY	Freeborn
YEAR BUILT	2004

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	579	13,072	20,035
2031 POPULATION	573	13,036	19,934
2026 MEDIAN HOUSEHOLD INCOME	\$75,695	\$67,852	\$66,529
2026 AVERAGE HOUSEHOLD INCOME	\$93,130	\$96,793	\$91,386

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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PROPERTY	Arby's
TENANT	Franchise Associates, LLC
GUARANTOR	RTM Restaurant Group, Inc.
PARENT	Inspire Brands
REVENUES	Private
NET WORTH	Private
S&P RATING	B+
WEBSITE	arbys.com
UNIT #	7590



Arby's is a well-known American fast-food chain famous for its slogan, "We have the meats." Founded in 1964, Arby's carved out a niche by focusing on slow-roasted roast beef sandwiches rather than traditional burgers. Over the years, the brand has expanded its offerings while maintaining a reputation for hearty, meat-centric meals. Customers can expect sandwiches made with freshly sliced roast beef, smoked brisket, and other premium meats, all served on soft buns or wraps with signature sauces like Arby's Sauce and Horsey Sauce.

The menu features a wide array of options beyond roast beef. Popular sandwiches include the Beef 'N Cheddar, Classic Roast Beef, French Dip, and Smokehouse Brisket. Arby's also serves crispy chicken sandwiches, turkey gyros, and deli-style Market Fresh wraps and sandwiches. Seasonal limited-time items, such as steak sandwiches or beer-braised beef creations, frequently rotate through the menu, offering variety and bold new flavors.

Inspire Brands is a multi-brand restaurant company headquartered in Atlanta, Georgia. Formed in 2018, Inspire Brands owns and operates a diverse portfolio of well-known restaurant chains, including Arby's, Buffalo Wild Wings, Sonic Drive-In, Dunkin', Baskin-Robbins, and Jimmy John's. The company was created with the goal of building a family of distinct and scalable restaurant brands, each with strong customer loyalty and broad market appeal. Through strategic growth, innovation, and operational efficiency, Inspire Brands has become one of the largest restaurant companies in the United States, serving millions of guests each day across its network of thousands of locations worldwide.

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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



\$32.6B+
in Global
System Sales



\$10B+
in U.S.
Digital Sales



33,000+
Restaurants



2,800+
Franchisees



650,000
Company & Franchise
Team Members



3,500+
Restaurants

6
Global
Markets

\$4.5B
System
Sales

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



BASKIN-ROBBINS

7,800+
Restaurants

36
Global
Markets

\$2.2B
System
Sales

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



1,300+
Restaurants

9
Global
Markets

\$4.1B
System
Sales

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



14,000+
Restaurants

39
Global
Markets

\$13.8B
System
Sales

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



2,600+
Restaurants

4
Global
Markets

\$2.6B
System
Sales

Leading Owned Delivery Sandwich Brand in the U.S.

Jimmy John's fuels your life by serving kick-
ass sandwiches on your terms



3,400+
Restaurants

47
States

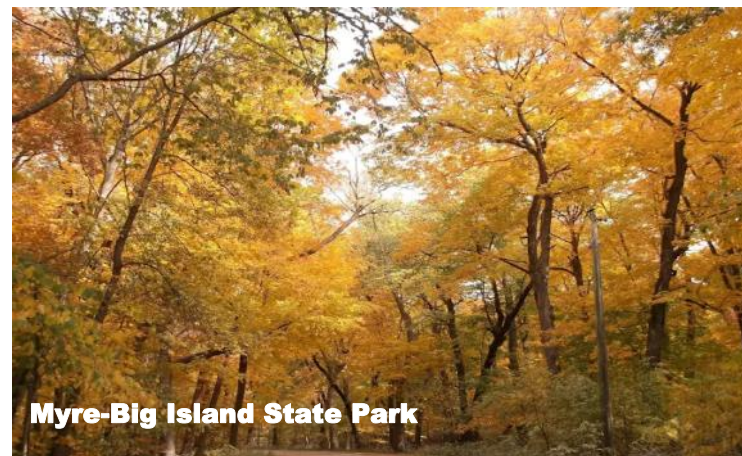
\$5.4B
System
Sales

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

Arby's is located in Albert Lea, MN, a central commercial corridor in the "Land Between the Lakes." The property is situated in a high-traffic retail area with demographics including an average household income of approximately \$89,787 within a 3 mile radius and a population of 20,197 within a 5 mile radius. Nearby tenants include Hy-Vee Grocery, Applebee's Grill + Bar, Caribou Coffee, McDonald's, Pizza Ranch, and Kwik Trip, making it a primary destination for dining and daily services in Freeborn County.

Arby's is strategically positioned to capture significant traffic from the intersection of Interstate 35 and Interstate 90, two of the nation's most vital travel and freight corridors. Albert Lea serves as a primary "stop-and-stay" destination for regional travelers moving between the Twin Cities and Des Moines, or east-west across southern Minnesota. As a certified Blue Zones Community, the city has invested heavily in its "Life Radius," creating a walkable, vibrant environment that encourages visitors to step out of their cars and explore. Travelers often stop for a meal at the Bridge Avenue retail hub and stay to enjoy the Blue Zones Promenade, a scenic five-mile loop around Fountain Lake, or to experience the unique "Up North" feel of Myre-Big Island State Park just minutes away.

Beyond its role as a convenient travel hub, Albert Lea is a cultural destination that draws thousands of visitors annually for major regional events. The city is home to the Freeborn County Fair, often called "the 6-Day Vacation," and the world-renowned Big Island Rendezvous & Festival, one of the Midwest's largest living history celebrations. History enthusiasts are drawn to the Freeborn County Historical Museum & Village, while fans of classic television visit the Marion Ross Performing Arts Center in the historic downtown district. Whether it's the summer Thursdays on Fountain concert series, a scenic cruise on the Pelican Breeze II, or a quick trip to the nearby Spam Museum, Albert Lea offers a compelling mix of natural beauty and small-town hospitality that transforms a quick pit stop into a memorable stay.



Myre-Big Island State Park

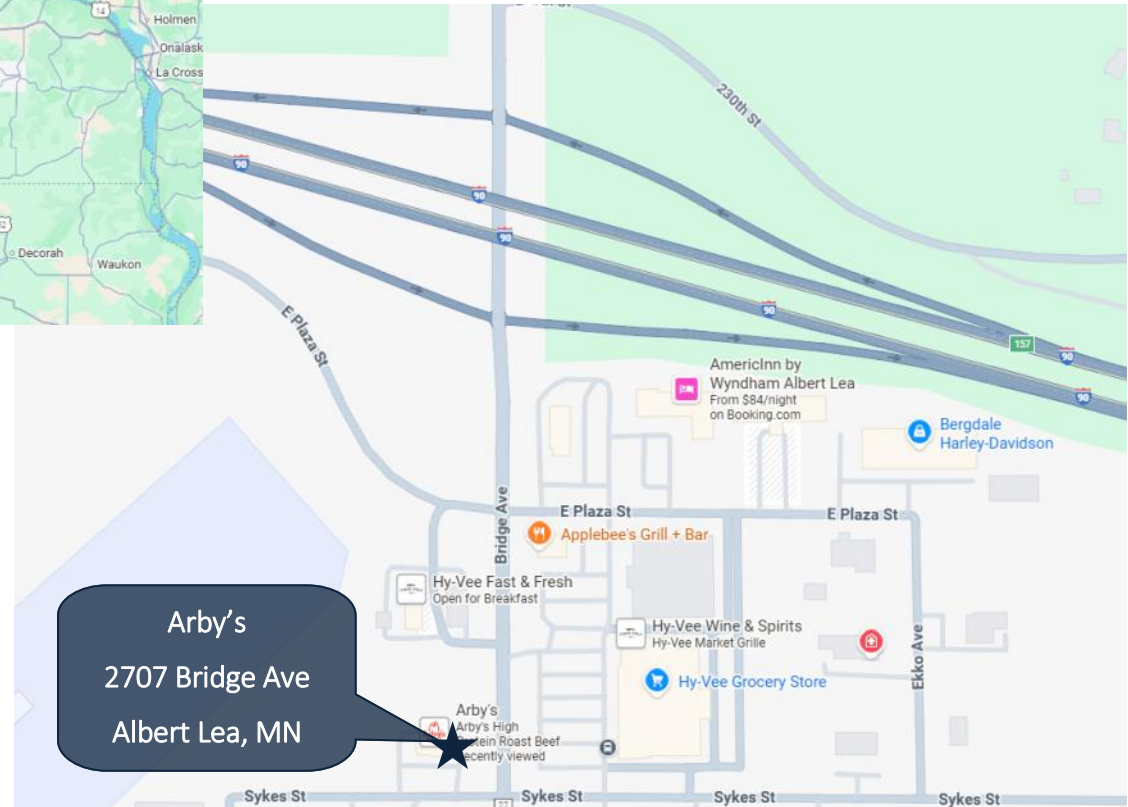
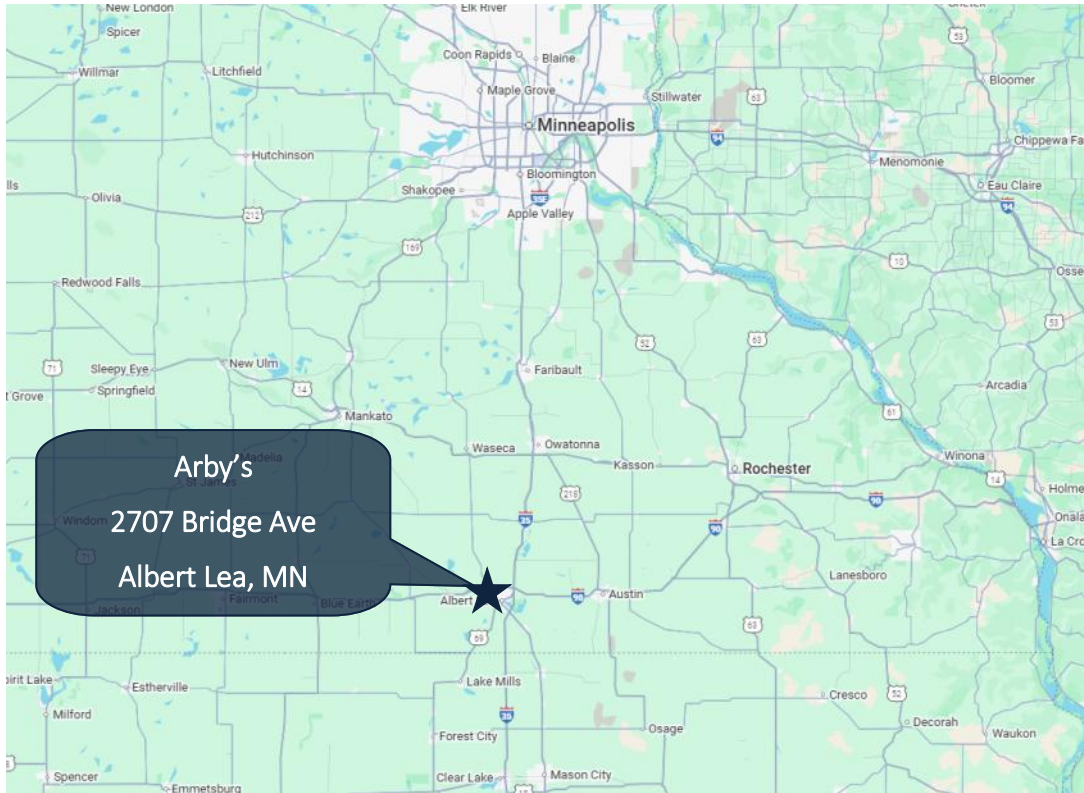


Freeborn County Fair



Thursdays on The Lawn Concert Series

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MINNESOTA MARKET HIGHLIGHTS

- The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by Airports Council International (ACI). It serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- Home to the largest continuous system of enclosed, sky ways 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 "2023 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.
- Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).

5.7 Million

MINNESOTA POPULATION

3.0 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



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RANKINGS

#1

Friendliest State

(2024 World Population Review)

#2

Best State for Economic Opportunity

(2023 U.S. News & World Report)

#3

Best State to Raise A Family

(2024 WalletHub)

#3

Fortune 500 Companies Per Capita

(MN.Gov)

#5

Overall Best State in America

(2023 U.S. News & World Report)

#10

Best State to Live In

(2023 WalletHub)

HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS



Xcel Energy



UNITEDHEALTH GROUP



POLARIS



securian
FINANCIAL



THRIVENT
FINANCIAL

FASTENAL

ECOLAB

PATTERSON
COMPANIES, INC.

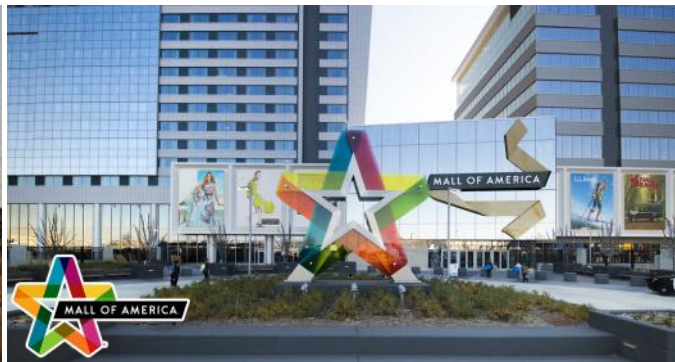


C.H. ROBINSON

Ameriprise
Financial



Minneapolis



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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 1,000 net leased sales transactions totaling over \$3 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: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers