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INVESTMENT HIGHLIGHTS



The Property is leased to RTM Indianapolis, Inc. and guaranteed by Arby's Restaurant Group, Inc. ("ARG") a wholly owned subsidiary of Triarc Companies, Inc. (NYSE Try, Try.B). Triarc is the franchisor of Arby's restaurant system, and through its subsidiaries and franchisees, owns and operates over 3,700 Arby's restaurants in the system (including approximately 1,170 company-owned and approximately 2,550 franchised locations) throughout the United States and 21 other countries. On September 29, 2008, Triarc Companies, Inc., the franchisor of the Arby's restaurant system, completed its previously announced merger with Wendy's International, Inc. The combined company was re-named Wendy's/Arby's Group, Inc. and on September 30, 2008 began trading on the New York Stock Exchange under the ticker "WEN." Prior to this merger and during the 2007 fiscal year, Triarc Companies achieved \$1.2B in total revenue.

This Arby's is notably the #1 in sales for Indiana and at the top of the chain with annual gross sales of \$1.9M. Arby's with its guarantor, Arby's Restaurant Group and ultimately Triarc, are under a remaining primary lease term of 10+ years, which provides a prospective purchaser with a stable income stream and zero maintenance responsibilities. The property purchase price is estimated to be to be just 51% of comparable values as the downtown market is eclipsing \$120 per square foot of property and anticipated to experience greater increase in the next few years

Surrounding area land prices continue to soar to \$120 and above for new retail development so a free standing facility with a drive thru lacks feasibility and/or has limited options for any relocation of this Arby's, as well as new entries to the market by competitors.

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