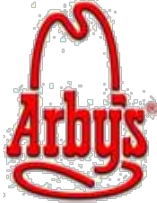


EXCLUSIVE SINGLE-TENANT OFFERING

Paul Kott Realtors, Inc.
RETAIL • OFFICE • INDUSTRIAL • INVESTMENT

ARBY'S
3846 Lafayette Road
Indianapolis, IN



INVESTMENT OPPORTUNITY

- ◆ PRICE: \$1,150,000
- ◆ RENTABLE SQUARE FEET: 2,892
- ◆ PRICE PER SQUARE FOOT: \$397.65
- ◆ YEAR BUILT: 1985/2001
- ◆ CAP RATE: 9.03%

INVESTMENT HIGHLIGHTS

- ◆ Absolute Net Lease (No Management Requirements)
- ◆ Greater than 11 Years Remaining on Original 20-Year Term
- ◆ Rents Increase 10 Percent in September 2011
- ◆ Scheduled Rent Increases Every Five Years Including Options
- ◆ Three Five-Year Options to Renew
- ◆ Corporate Guaranty
- ◆ Located in Dense Retail Trade Area with Combined Traffic Count Over 100,000
- ◆ Population of 227,136 Within Five Miles



1. Lafayette Place 380K S.F. Staples, Hobby Lobby
2. Georgetown Plaza 110K S.F.
3. Lafayette Shoppes 150K S.F.
4. Walmart Supercenter, Garden Ridge, Dollar Tree
5. Lafayette Plaza 136K S.F.
6. Pike Plaza 186K S.F.
7. Paul Harvey Ford, Ray Skillman Used Cars, JD Byrider,
8. Meijer
9. Town West Plaza 80K S.F.
10. Home Depot
11. Menard's
12. Target

Sold By:

BRETT CERVANTES

Senior Investment Associate

National Retail, Office, & Industrial Properties Group

Tel: (714) 707-4959

Cell: (714) 345-5848

Fax: (714) 772-3372

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Listing Office: 1225 West Lincoln Avenue, Anaheim, CA 92805 • Tel: (714) 707-4959 Fax: (714) 772-3372

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