



4 MILES FROM CAMP ROBINSON THE HOME OF THE ARKANSAS NATIONAL GUARD, AND A DAYTIME POPULATION OF 50,000

ZAXBY'S

208 Brookwood Road
Sherwood (Little Rock MSA), AR

- » Conveniently Situated Off of E Highway 67, Experiencing Heavy Traffic with Over 69,000 Vehicles Passing Daily with a Highway Exit Bridge Connecting to Brookwood Road, Right in Front of Zaxby's.
- » Brand New 25 Year Absolute-Net Lease Commencing at the Close of Escrow with 2% Annual Increases a Dependable Safeguard Against Inflation.
- » Positioned Strategically within the Thriving Little Rock Metropolitan Statistical Area (MSA), Zaxby's is Just 10 Miles Away from Downtown Little Rock, Utilizing Arkansas 167 & Interstate 40 for Accessibility.

ZAXBY'S®



Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

LEAD LISTING BROKER:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com
License CA 01797033

ANDRE THOMPSON

Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com
License CA 02086459

SHEILA ALIMADADIAN

First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.com
License CA 01266188

BRYCE DUNKS

Director of Operations
P. (949) 419-3225
E. bdunks@marcusmillichap.com
License CA 02218171

BROKER OF RECORD

Anne Williams
Lic. PB00066390



Camp Joseph T. Robinson
 Arkansas National Guard
 32,000 Acres & Average
 Daily Population of 50,000

**North Little Rock
 Municipal Airport**

William Jefferson Clinton School
 530 Students

ZAXBY'S

**SUBJECT
 PROPERTY**

JACKSONVILLE










Baptist Health
 Baptist Health
 Medical Center -
 North Little Rock
 225 Beds

NORTH
 LITTLE ROCK

40

30

167

167

40

440



The Links at Sherwood
456 Apartment Units



Sherwood Self Storage

BROOKWOOD RD (14,000 VPD)

E KIEHL AVE (21,400+ VPD)

ZAXBY'S





RED DOT STORAGE

DOLLAR GENERAL



MCDONALDS



The Retreat at Sherwood
216 Apartment Units

E KIEHL AVE (21,400+ VPD)

E HIGHWAY 67 (69,000+ VPD)

Sherwood Self Storage



E HIGHWAY 67 (69,000+ VPD)

**RIVER CITY
MATTRESS**

KOHL'S

**BW
Best Western
Hotels & Resorts**

**William Jefferson Clinton School
530 Students**

**The Links at Sherwood
456 Apartment Units**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	5,598	40,086	83,835
Daytime Population:	4,792	39,160	82,656
Household Income:	\$58,530	\$76,524	\$74,691

BROOKWOOD RD (14,000 VPD)

ZAXBY'S



ZAXBY'S

Address:	208 Brookwood Rd Sherwood (Little Rock MSA), AR
Price:	\$2,225,639
CAP:	6.65%
NOI:	\$150,000

INVESTMENT SUMMARY

APN:	23S-003-00-018-00
Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2007
Building Area:	3,430 SF
Land Area:	1.06 Acres



HIGHLIGHTS

- » 4 Miles from Camp Robinson the Home of the Arkansas National Guard, And A Daytime Population of 50,000.
- » Conveniently Situated Off of E Highway 67, Experiencing Heavy Traffic with Over 69,000 Vehicles Passing Daily with a Highway Exit Bridge Connecting to Brookwood Road, Right in Front of Zaxby's.
- » Brand New 25 Year Absolute-Net Lease Commencing at the Close of Escrow with 2% Annual Increases a Dependable Safeguard Against Inflation.
- » Positioned Strategically within the Thriving Little Rock Metropolitan Statistical Area (MSA), Zaxby's is Just 10 Miles Away from Downtown Little Rock, Utilizing Arkansas 167 & Interstate 40 for Accessibility.
- » Excellent Demographics, with a Population Exceeding 83,835 within a 5-Mile Radius and an Average Household Income of \$74,691.



ANNUALIZED OPERATING DATA

Year	Annually
Year 1	\$150,000
Year 2	\$153,000
Year 3	\$156,060
Year 4	\$159,181
Year 5	\$162,365
Year 6	\$165,612
Year 7	\$168,924
Year 8	\$172,303
Year 9	\$175,749
Year 10	\$179,264

Year	Annually
Year 11	\$182,849
Year 12	\$186,506
Year 13	\$190,236
Year 14	\$194,041
Year 15	\$197,922
Year 16	\$201,880
Year 17	\$205,918
Year 18	\$210,036
Year 19	\$214,237
Year 20	\$218,522

Year	Annually
Year 21	\$222,892
Year 22	\$227,350
Year 23	\$231,897
Year 24	\$236,535
Year 25	\$241,266

TENANT SUMMARY

Tenant:	Zaxby's
Guaranty:	31 Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	25 Years from COE
Term Remaining:	25 Years
Increases:	2% Annually
Options:	Four, 5 Year



ZAXBY'S



ZAXBY'S

Established in 1990 by childhood buddies Zach McLeroy and Tony Townley, Zaxby's opened its inaugural branch near Georgia Southern University Campus in Statesboro, Georgia. Since then, Zaxby's has expanded its footprint, boasting a presence in 17 Southeastern United States with more than 900 locations.

Zaxby's is a chain of fast-casual restaurants operating under a franchise model. Its menu includes a delectable array of items such as chicken wings, chicken fingers, sandwiches, and salads. The restaurant distinguishes itself with a selection of signature dipping sauces, ranging from mild options to the moderately spicy "Zax Sauce," and even the scorching "Nuclear" and "Insane."

Each Zaxby's location offers a unique dining experience, characterized by distinctive interior decor. Themes can vary across different locations and regions, adding an extra layer of charm to the dining atmosphere.

COMPANY OVERVIEW

Trade Name:	Zaxby's
Type:	Private
Founded:	1990
Headquarters:	Athens, GA
Number of Locations:	940+
Website:	www.zaxbys.com

DND GROUPS, INC.

DND Groups, Inc. was founded in 1995 and is currently headquartered in Orange County, CA. They currently operate 36 Dairy Queens, 14 Taco Johns, 2 Paris Baguettes, and 6 Zaxby's. They rank 187th in the Top 200 Franchisee List Nationally as well as ranked #3 as fastest growing franchisee Year-Over-Year.

REGIONAL MAP



Subject Property

Little Rock, Arkansas

137 Miles Memphis, TN

215 Miles Shreveport, LA

262 Miles Jackson, MS

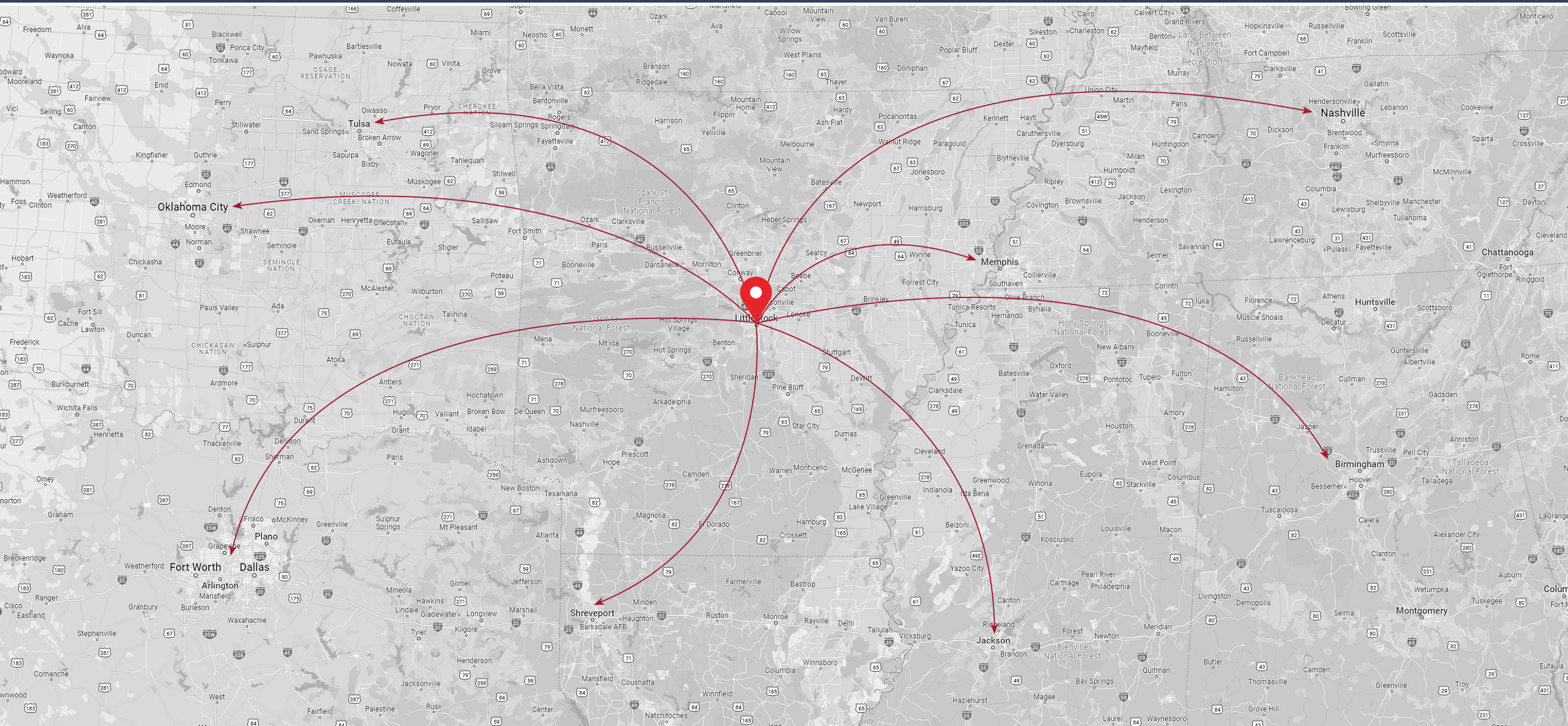
274 Miles Tulsa, OK

319 Miles Dallas / Fort Worth, TX

339 Miles Oklahoma City, OK

348 Miles Nashville, TN

373 Miles Birmingham, AL





LITTLE ROCK, AR (MSA)

Little Rock is situated in central Arkansas and is the state’s capital city, as well as the cultural and economic center. The region is known as a hub for government jobs, yet it also boasts a sizable medical services sector. The metro is composed of six counties, and its population is expected to swell by nearly 30,000 people in the next five years, with Pulaski and Faulkner counties being epicenters of the growth. Cultural amenities in the region include the Arkansas Symphony Orchestra, Arkansas Museum of Fine Arts and the Arkansas Repertory Theatre.

ECONOMY

Government jobs are widespread in the metro, totaling roughly 67,000. State and local positions are most prevalent. The region is also host to Little Rock Air Force Base.

Skippy Foods manufactures most of its Skippy Peanut Butter at its Little Rock port facility. The port is host to 40 existing manufacturers.

Dillard’s and the American Taekwondo Association are headquartered in the metro.

The University of Arkansas for Medical Sciences leads the metro’s medical field. Baptist Health Medical Center and Arkansas Children’s Hospital represent additional health care employers.



DIVERSE ECONOMY

Local employment is diversifying from its government base into advanced manufacturing, corporate operations, distribution and logistics, and technology.



CULTURAL CENTER

Little Rock is a cultural and performing arts hub, housing the Arkansas Arts Center, the Arkansas Repertory Theatre and the Arkansas Symphony Orchestra.



HIGHER EDUCATION

The University of Arkansas at Little Rock and the University of Central Arkansas in Conway represent pillars of the metro’s education sector, with a combined enrollment of around 18,300 students.

CONFIDENTIALITY AGREEMENT

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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. 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 Marcus & Millichap.

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. Marcus & Millichap 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

LEAD LISTING BROKER:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com
License CA 01797033

NET LEASED DISCLAIMER

Marcus & Millichap 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, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap 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. Marcus & Millichap 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 Marcus & Millichap 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.

ANDRE THOMPSON

Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com
License CA 02086459

SHEILA ALIMADADIAN

First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.com
License CA 01266188

BRYCE DUNKS

Director of Operations
P. (949) 419-3225
E. bdunks@marcusmillichap.com
License CA 02218171

MANUEL SLEEM

Associate
P. (949) 419-3251
E. m sleem@marcusmillichap.com
License CA 02109537

BROKER OF RECORD

Anne Williams
Lic. PB00066390