

PACE

PROPERTIES

Exclusively Listed by:

Pace Properties

1401 South Brentwood Boulevard
Suite 900 - St. Louis, Missouri 63144
Phone: 314.968.9898
Fax: 314.968.5050
www.paceproperties.com

ARBY'S GROUND LEASE

8720 Manchester Road
St. Louis, Missouri 63144

SINGLE TENANT NET LEASE



PRICE: \$950,000

CAP RATE: 7.26%

NOI: \$69,000 with 10% rent increase every 5 years

LEASE TERM: 15 years with 4 5-year options

NET LEASE: No landlord obligations

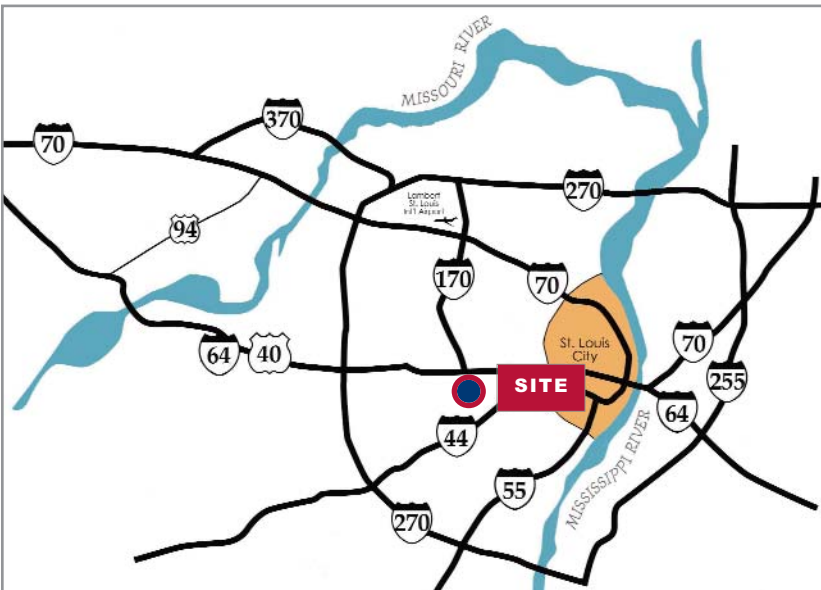
EXCELLENT LOCATION: A new outlet to Office Depot and Westlake Ace Hardware near Brentwood Boulevard. Over 25,000 employees within two miles.

OUTSTANDING DEMOGRAPHICS: Average household income \$88,253 with population of 111,076 (3-mile), and over 49,000 households.

STRONG TENANT: U.S. Beef Corp, the largest Arby's franchise in the world with over 260 locations, represents Arby's, the #3 sandwich chain, with over 3,600 locations in the U.S. and Canada.

NEW CONSTRUCTION: Tenant to construct a new Arby's prototype with drive-thru in Spring of 2010.

15-YEAR LEASE WITH 10% RENT INC. EVERY 5 YEARS: Rent commenced November 15th, 2009.



ST. LOUIS, MISSOURI

CONTACT:

Scott Seyfried, sseyfried@paceproperties.com
314-968-9898

DEMOGRAPHICS 3-MILE (2000 Census, 2009 Estimates)

Population	111,076
Households	49,483
No. of Employees	25,165

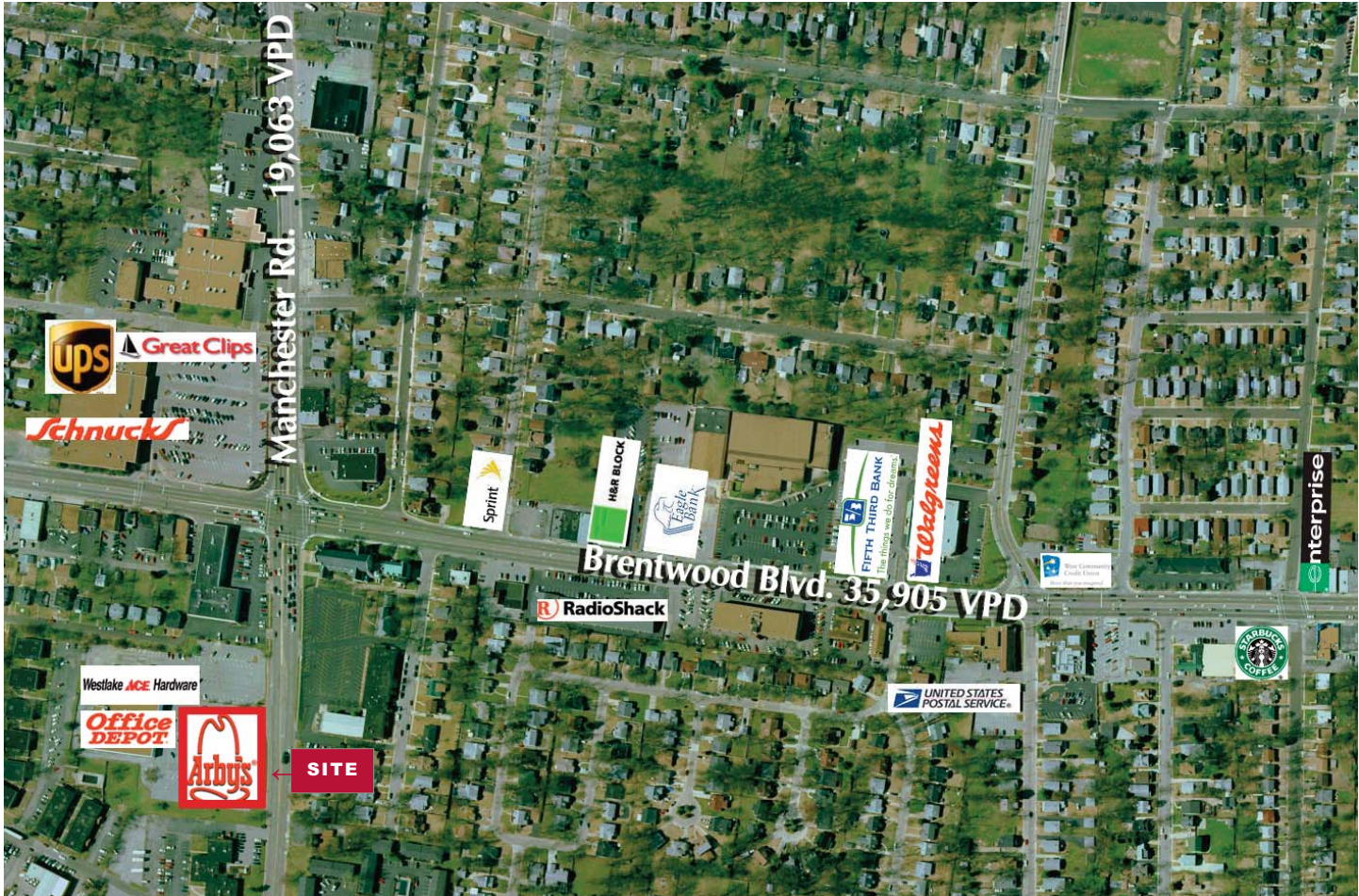
HOUSEHOLDS BY INCOME (2000 Census, 2009 Estimates)

Average Household Income	\$88,253
Per Capita Income	\$40,058

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

ARBY'S GROUND LEASE
8720 Manchester Road
St. Louis, Missouri 63144
SINGLE TENANT NET LEASE



PROPERTY INFORMATION:

The Arby's is located on a one acre outlot on the south side of Manchester Road in Brentwood, Missouri. Arby's has shared access to a new Office Depot and Westlake Ace Hardware, off Manchester Road, less than 1/2 block south of Brentwood Boulevard. This mature commercial area is among the steadiest in Brentwood with traffic counts over 19,000 on Manchester Road and over 35,000 on Brentwood Boulevard. Manchester Road is a major secondary thoroughfare moving over 25,000 employees within 2 miles, servicing the Brentwood/Richmond Heights commercial areas.

GROUND LEASE INFORMATION:

LESSEE: United States Beef Corp., Tulsa, OK

TERM: 15 years; November 15th, 2009 - November 30, 2024

OPTIONS: 4-5 year options, 10% rent increase/each option

RENT: Years 1-5: \$69,000; Years 6-10: \$75,900; Years 11-15: \$83,496

NET LEASE: Landlord has no obligations - Lessee pays all taxes, utilities, insurance, repairs & maintenance.

TENANT IMPROVEMENTS: Tenant shall construct a 2,500 SF Arby's restaurant building at Tenant's expense.