

FOR IMMEDIATE RELEASE

January 2024

FOR MORE INFORMATION

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JUST SOLD
ARBY'S – GRIMES, IOWA - \$1,800,000

January 2024 – Upland Real Estate Group's Net Lease Team of Deborah Vannelli, CCIM, Keith Sturm, CCIM, and Amanda Leathers represented the seller in the sale of an Arby's net lease investment property in Grimes, Iowa. Arby's has a 20 year, NNN lease with 5% rent increases every 5 years. The tenant on the lease, DRM, Inc., is one of the largest Arby's franchisees and operates 109 Arby's in 7 Midwest states. DRM has been in business for 46 years, is a great credit tenant that keeps up on facilities and has never missed a payment.

Arby's is located in Grimes, Iowa, a suburb of Des Moines and is located near the new GrimesPlex/Hope District Development. GrimesPlex, recently completed, is a 50-acre synthetic turf complex that will be the largest facility of its kind in the Midwest with 16 baseball & softball fields and 13 soccer & football fields. The facility expects to bring in approximately 1 million visitors each year and an estimated \$11 million.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: Arby's – Grimes, Iowa)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. 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.

Since its inception in 1995, Upland has completed more than 900 net lease sales transactions totaling over \$2.8 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

www.nnnsales.com

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Certain matters discussed within this press release may be deemed to be forward-looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

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