

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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JUST SOLD

ARBY'S – SIOUX FALLS & BROOKINGS, SOUTH DAKOTA

December 2023 – 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 two Arby's net lease investment properties in Sioux Falls, South Dakota and Brookings, South Dakota. Both Arby's properties were sold to cash 1031 exchange buyers. Arby's had 20 year, NNN leases 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.

South Dakota is a tax-free state and was ranked #5 on Forbes Best States to Start a Business in 2023. Additionally, South Dakota was ranked #2 for State Business Tax Climate by the Tax Foundation and #2 Best State for Fiscal Stability by US News & World Report.

Upland Real Estate Group currently has two additional Arby's properties for sale in Aberdeen, South Dakota and Worthington, Minnesota. Arby's in Aberdeen is priced at \$2,407,236 at 5.50%, while Arby's in Worthington is priced at \$1,988,800 at 5.50% cap rate.

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 – Sioux Falls, South Dakota)



(Pictured: Arby's – Brookings, South Dakota)

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

Look Upland. Where Properties and People Unite.

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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