

WENDY'S SALE LEASEBACK

12890 Booker T Washington Hwy, Hardy, VA



Representative Photo

PRESENTED BY

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PORTFOLIO OVERVIEW



PROPERTY DESCRIPTION

The Wendy's Company is the world's third largest quick-service hamburger company with over 6,700 restaurants in the U.S. and 29 other countries worldwide.

This investment opportunity includes sale leaseback opportunities from one of the strongest Wendy's franchisees, who has operated many Wendy's locations throughout the U.S. East Coast for years.

The Wendy's franchisee at this location was founded in 1988 and has expanded to over 25 Wendy's restaurants across Virginia and North Carolina through acquisition and development.

INVESTMENT HIGHLIGHTS

- Wendy's Sale Leaseback from Top Wendy's Franchisee
- NNN Leases with No Landlord Responsibilities
- Rental Increases Every Five Years
- Above Average and Growing Revenue with Rent to Sales of 7% with Each Property
- Highly Accessible to Major Roadways, Businesses, and Schools
- Close Proximity to Major Retailers Including Walmart, Lowe's Home Improvements, McDonalds, Bojangles, and many others
- Strategic Locations Along State Roadways in Each Location

TENANT OVERVIEW



Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. It has become one of the most recognizable and beloved fast-food chains globally and is the fifth largest QSR brand in the U.S. Known for its commitment to quality ingredients and fresh, never frozen beef, Wendy's has carved a distinct niche in the competitive fast-food industry.

Beyond its menu, Wendy's has garnered attention for its witty and engaging social media presence, with a knack for humor and timely responses that resonate with its audience. The company's commitment to social responsibility is evident through initiatives like the Dave Thomas Foundation for Adoption, reflecting its founder's dedication to supporting adoption and foster care. In 2021, \$22.5 million was raised across the Wendy's System for the foundation.



EXECUTIVE SUMMARY



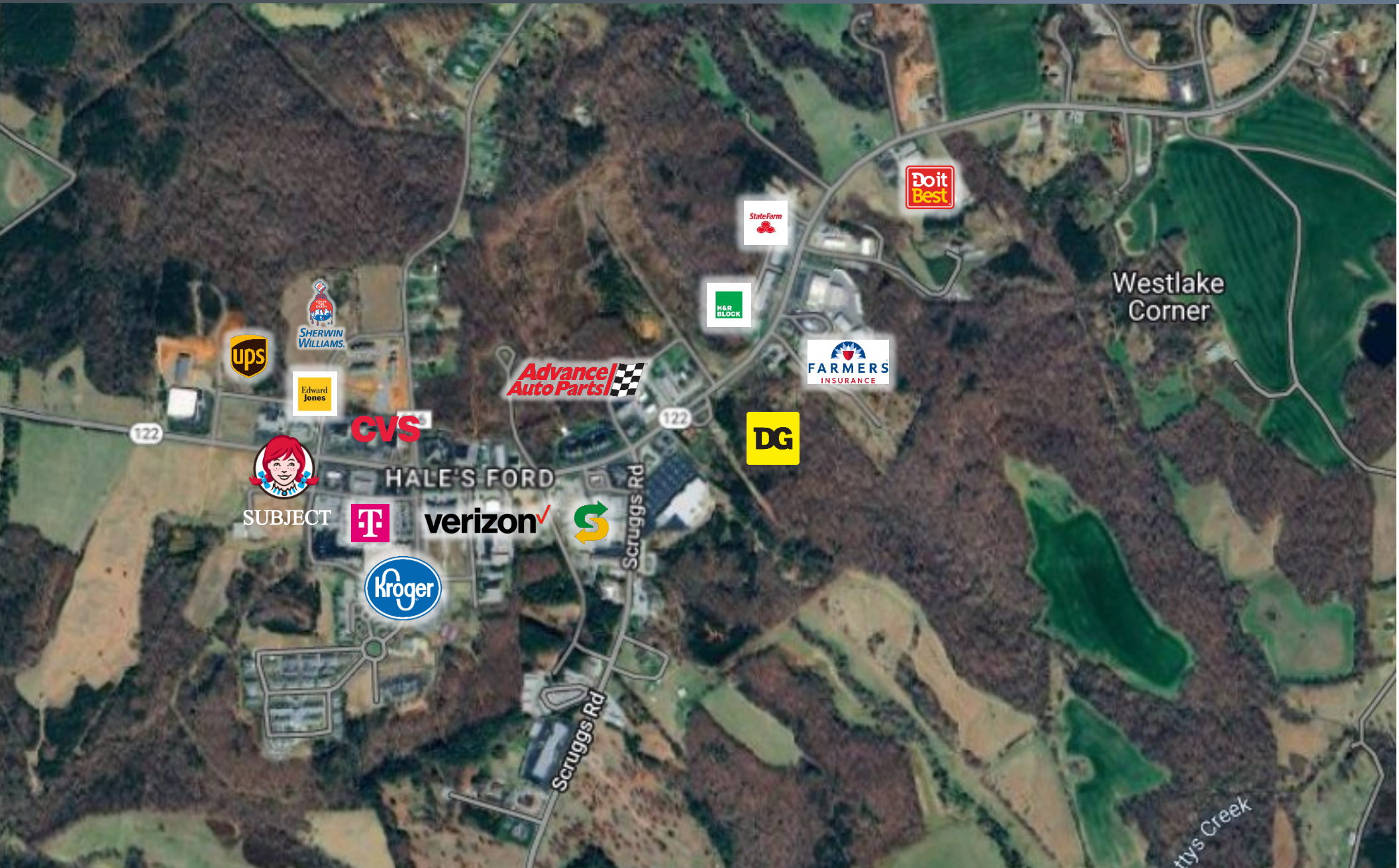
Property Name	WENDY'S SALE LEASEBACK
Location	12890 Booker T. Washington Hwy Hardy, Virginia 24101 (Smith Mountain Lake)
Price	\$2,450,000
Cap Rate	5.65%
Property Type	Fee Simple
Tenant	Wendy's
Guarantor	Franchisee
Ownership	Private
Lease Commencement	Close of Escrow
Lease Expiration*	2039
Lease Type	NNN Lease
Square Footage	2,677
Options to Renew	Four, Five-Year Options
Rental Increases	5% Every Five Years

*To be determined at closing.

ANNUALIZED OPERATING DATA

Rental Increases	Annual Rent	Monthly Rent
Years 1 - 5	\$138,425	\$11,535
Years 6 - 10	\$145,346	\$12,112
Years 11 - 15	\$152,614	\$12,718
Years 16 - 20	\$160,244	\$13,354
Years 21 - 25	\$168,256	\$14,021
Years 26 - 30	\$176,669	\$14,722
Years 31 - 35	\$185,503	\$15,459





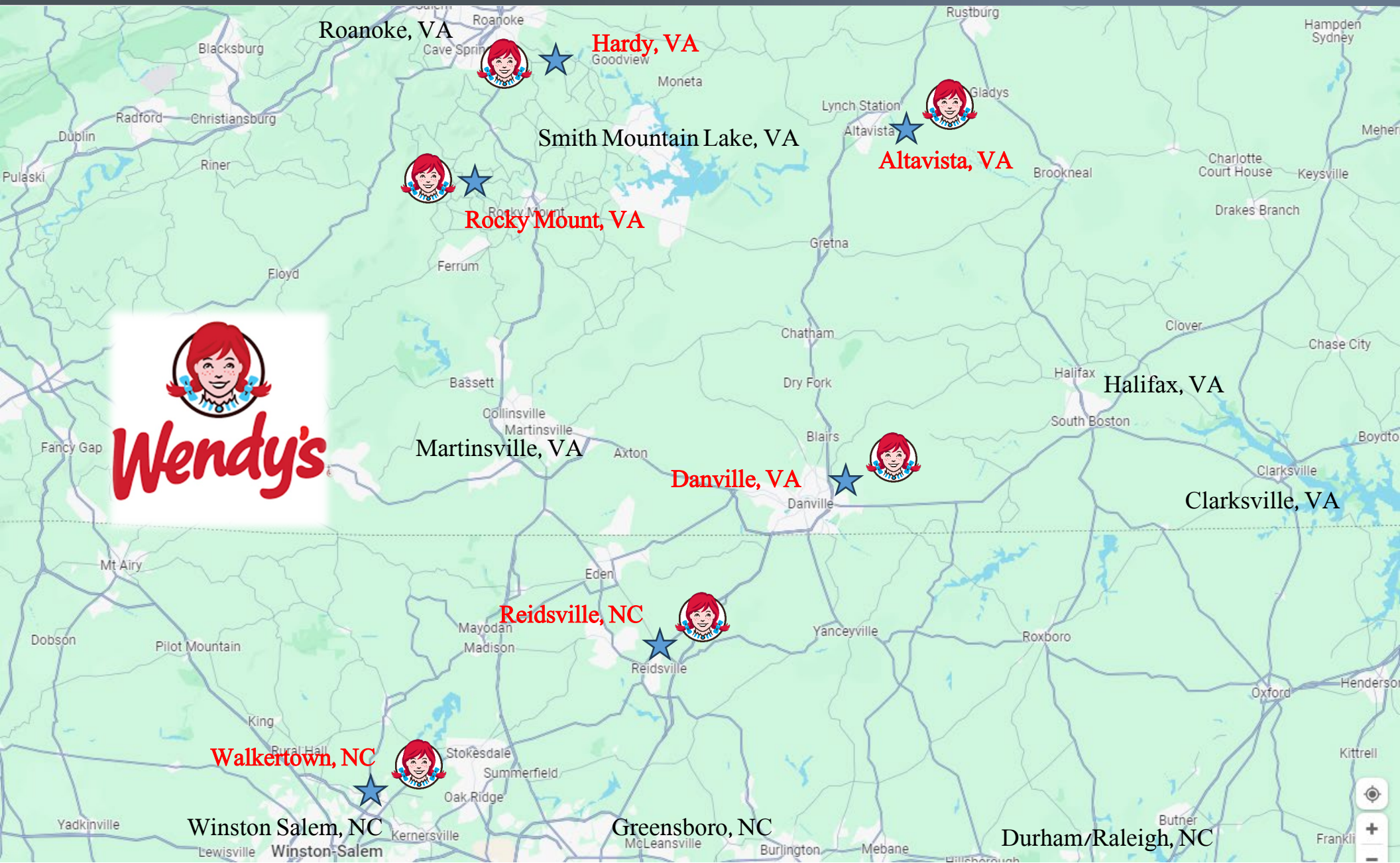




PORTFOLIO SUMMARY

Location	City	State	Price	Cap Rate	Annual Rent	Term	Lease Type	Tenant
1533 Freeway Dr	Reidsville	NC	\$2,750,000	5.65%	\$155,375	15 Years	NNN	Catie Food Systems
5170 Reidsville Rd	Walkertown	NC	\$1,450,000	5.65%	\$82,000	15 Years	NNN	Catie Food Systems
12890 Booker T Washington Hwy	Hardy	VA	\$2,450,000	5.65%	\$138,425	15 Years	NNN	Catie Food Systems
400 Old Franklin Turnpike	Rocky Mount	VA	\$2,550,000	5.65%	\$144,075	15 Years	NNN	Catie Food Systems
167 Clarion Rd	Altavista	VA	\$1,700,000	5.65%	\$96,000	15 Years	NNN	Catie Food Systems
1251 S Boston Rd	Danville	VA	\$1,700,000	5.65%	\$96,000	15 Years	NNN	Catie Food Systems
TOTAL			\$12,600,000		\$711,875			





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Broker of Record
Brian Hosey
State of Virginia

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
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