

OFFERING MEMORANDUM

Corporate Guarantee | 10-Yr Abs. NNN Lease | Attractive Rent Increases

Will be Renovated Within First Two Years of Lease Extension



ACTUAL PHOTO

 6335 ALLENTOWN RD, TEMPLE HILLS, MD 20748

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this 3,280 square foot Wendy's Hamburger restaurant located at 6335 Allentown Road in Temple Hills, Maryland. Temple Hills is an unincorporated area and census-designated place in Prince George's County, Maryland with a population of 8,350 residents. Temple Hills borders the communities of Hillcrest Heights, Marlow Heights, Camp Springs and Oxon Hill. Within the area are numerous garden apartments, duplexes, and single family communities which were constructed mostly from the 1950's to the 1970's. The adjacent communities of Hillcrest Heights and Marlow Heights are home to The Iverson Mall and Marlow Heights Shopping Center, both of which also serve the community of Temple Hills. The area of Temple Hills is convenient to the Capital Beltway (I-95/I-495), the Metrorail Green Line, Andrews Air Force Base, The U.S. Census Bureau and Capitol Hill.

Many colleges and universities surround this Wendy's Hamburger Restaurant including Prince George's Community College with 10,244 enrolled students, University of Maryland with 40,800 enrolled students and Embry Riddle Aeronautical University with 31,300 enrolled students.

Numerous apartment complexes also surround this Wendy's including Henson Creek Apartments, Tribeca at Camp Springs, Westwood Place Apartments, Brinkley Manor, and Heather Hill Apartments.

The Wendy's Company is an American Holding Company for the major fast food chain Wendy's. The company's principal subsidiary, Wendy's International, is the franchisor of Wendy's Restaurants. It is headquartered in Dublin, Ohio with 7,240 locations (6,030 in the United States and 1,006 International). It has over 14,500 employees and Revenue in 2023 was US \$2.18 Billion.

INVESTMENT HIGHLIGHTS

- Wendy's Restaurant with Drive Thru located at 6335 Allentown Road in Temple Hills, Maryland (Population 8,350 Residents) and Conveniently Located Nearby The Capital Beltway (I-95/I-495), The Metrorail Greenline, Andrews Air Force Base, The U.S. Census Bureau and Capitol Hill
- Corporate Guarantee
- 10 Year Absolute NNN Lease | No Landlord Responsibilities
- Attractive 10% Rent Increases Every 5 Years
- Store Renovation Starting Within First Two Years of Lease Extension
- Incredible Demographics | 235,882 Residents in Immediate Trade Area
- Average Household Income Exceeds \$108,417 in 1-Mile Radius
- Traffic Counts Exceeding 18,694 Vehicles Per Day
- Many Colleges and Universities Surround this Wendy's Including Prince George's Community College (10,244 Enrolled Students), University of Maryland (40,800 Enrolled Students) and Embry Riddle Aeronautical University (31,300 Enrolled Students)
- Numerous Apartment Complexes Surround this Wendy's Including Henson Creek Apartments, Tribeca at Camp Springs, Westwood Place Apartments, Brinkley Manor and Heather Hill Apartments
- The Wendy's Company is the World's Third Largest Quick Service Hamburger Company with 7,240 Restaurants and Over \$2.18+ Billion Annual Sales

THE OFFERING

Wendy's
6335 Allentown Road
Temple Hills, Maryland 20748



PROPERTY DETAILS

Lot Size	50,529 SF (1.16 Acres)
Rentable Square Feet	3,280 SF
Price/SF	\$843.85
Year Built	1997

FINANCIAL OVERVIEW

List Price	\$2,767,857
Down Payment	100% / \$2,767,857
Cap Rate	5.60%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
03/01/2025 - 02/28/2030 (Current)	\$12,917	\$155,000
03/01/2030 - 02/28/2035	\$14,208	\$170,500
03/01/2035 - 02/28/2040 (Option 1)	\$15,629	\$187,550
03/01/2040 - 02/28/2045 (Option 2)	\$17,192	\$206,305
03/01/2045 - 02/28/2050 (Option 3)	\$18,911	\$226,936
03/01/2050 - 02/28/2055 (Option 4)	\$20,802	\$249,629

Base Rent (\$47.26/ SF) **\$155,000**

Net Operating Income **\$155,000.00**

TOTAL ANNUAL RETURN CAP 5.60% \$155,000

LEASE ABSTRACT

Tenant Trade Name	Wendy's
Tenant	Corporate
Ownership	Private
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	10 Years
Lease Commencement Date	03/01/2025
Rent Commencement Date	03/01/2025
Expiration Date of Base Term	02/28/2035
Increases	10% every 5 Years during Lease Term and Option Periods
Options	Four 5-Year Options
Term Remaining on Lease	10 Years
Property Type	Net Leased Restaurant Fast Food
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A





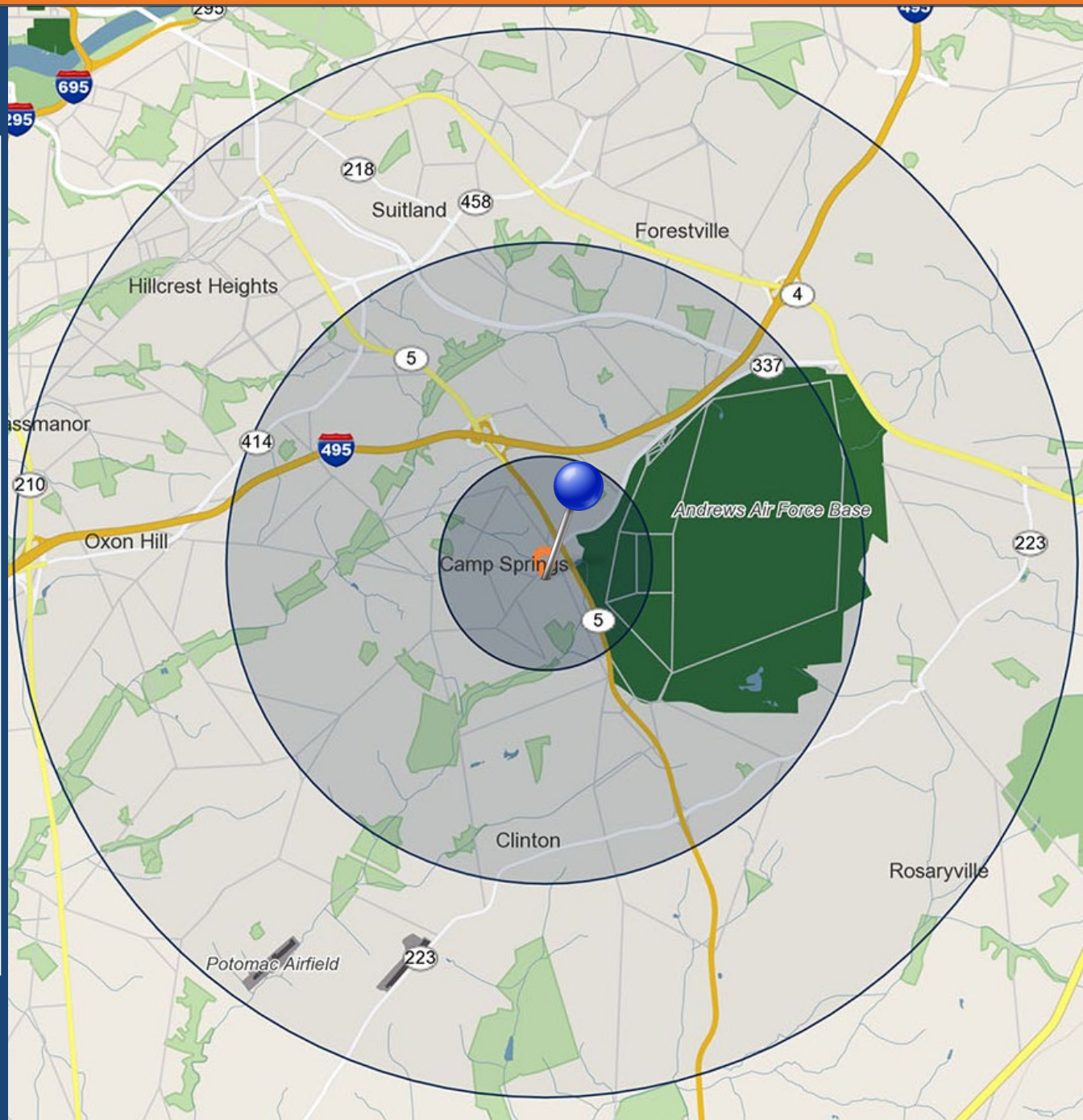
ABOUT WENDY'S

The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 7,240 franchise and Company restaurants in the U.S. and 29 other countries and U.S. territories worldwide.

WENDY'S CORPORATE

Sales Volume	\$2.18+ Billion (2023)
Net Worth	N/A
Credit Rating	B +
Rating Agency	Standard & Poor's
Stock Symbol	WEN
Board	NASDAQ
HQ	DUBLIN, OHIO
Number of Locations	7,240+ (2023)





POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	8,078	70,726	236,329
2022 Estimate			
Total Population	8,204	71,213	235,882
2010 Census			
Total Population	8,073	69,842	228,724
2000 Census			
Total Population	8,921	73,873	228,910
Daytime Population			
2022 Estimate	10,453	64,653	191,151
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	2,905	28,171	94,381
2022 Estimate			
Total Households	2,912	28,029	93,270
Average (Mean) Household Size	2.8	2.5	2.5
2010 Census			
Total Households	2,785	26,602	87,632
2000 Census			
Total Households	2,830	26,608	85,445
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	8.1%	5.5%	5.5%
\$150,000-\$199,999	11.1%	9.6%	7.7%
\$100,000-\$149,999	21.5%	18.6%	17.5%
\$75,000-\$99,999	15.0%	16.4%	14.8%
\$50,000-\$74,999	17.6%	20.4%	19.8%
\$35,000-\$49,999	10.7%	11.1%	12.3%
\$25,000-\$34,999	6.5%	7.1%	7.9%
\$15,000-\$24,999	3.6%	4.8%	5.8%
Under \$15,000	5.9%	6.5%	8.8%
Average Household Income	\$108,417	\$95,686	\$90,687
Median Household Income	\$84,119	\$74,989	\$68,842
Per Capita Income	\$38,686	\$37,764	\$35,978

GEOGRAPHY: 5 MILE



POPULATION

In 2022, the population in your selected geography is 235,882. The population has changed by 3.0 percent since 2000. It is estimated that the population in your area will be 236,329 five years from now, which represents a change of 0.2 percent from the current year. The current population is 45.9 percent male and 54.1 percent female. The median age of the population in your area is 38.8, compared with the U.S. average, which is 38.6. The population density in your area is 3,000 people per square mile.



HOUSEHOLDS

There are currently 93,270 households in your selected geography. The number of households has changed by 9.2 percent since 2000. It is estimated that the number of households in your area will be 94,381 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2022, the median household income for your selected geography is \$68,842, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 40.8 percent since 2000. It is estimated that the median household income in your area will be \$73,662 five years from now, which represents a change of 7.0 percent from the current year.

The current year per capita income in your area is \$35,978, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$90,687, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 117,369 people in your selected area were employed. The 2000 Census revealed that 68.3 percent of employees are in white-collar occupations in this geography, and 31.7 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 33.7 minutes.



HOUSING

The median housing value in your area was \$335,736 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 46,251 owner-occupied housing units and 39,195 renter-occupied housing units in your area. The median rent at the time was \$656.



EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 8.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 14.4 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 6.5 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 33.9 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 25.7 percent in the selected area compared with the 20.4 percent in the U.S.

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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.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Marcus & Millichap

Real Estate Investment Sales + Financing

The Retail Real Estate Investment Leader

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