



Wendy's - New 10 Year NNN Lease Extension + Billboard Income
5555 Sherwood Way, San Angelo, TX

Price: 2,846,000 | Cap: 5.0 | 8% and 10% Escalations | Double sided digital billboard



- Pad site to Walmart and Lowe's
- Tenant renovated the property and requested a 10-year lease extension
- Tenant supplies a unit level P&L annually
- Sales are \$2.5m which is a 5.4% rent to sales ratio
- 24-year electronic billboard ground lease income with 10% escalations
- Largest Wendy's franchisee with over 329 locations



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This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



PROPERTY OVERVIEW: HMX Realty Advisors exclusively presents a recently renovated and extended Wendy's for sale. The property is a pad site to a Walmart Supercenter, with Lowe's Home Improvement next door. The Wendy's is open until 1:30 AM. Other nearby retailers include Target. There is a prominent ground leased billboard included in the sale. This Wendy's underwent a full renovation funded by the tenant and the tenant extended their lease for an additional 10 years showing their commitment to the location. Tenant provided a property level P&L annually. Reported sales are \$2.5 million. The NNN lease includes 8% rent escalations every five years. HEB Grocery is directly across the street with Chick-Fil-A and Chipotle. Kohl's and Sam's Club are adjacent to the south and the 560,000 sf Sunset Mall is to the north with Marshalls, Ross, HomeGoods and JCPenney. This is a very dense retail corridor which supports two HEB grocery stores.

LOCATION OVERVIEW: San Angelo has a steadily growing population, currently estimated at over 100,000. There is a diverse economy with key industries including healthcare, education and agriculture. The median age is slightly below the national average, and it is characterized as a family friendly city.

TENANT OVERVIEW: Wendy's is leased to Wendab Associates, part of WendPartners Franchise Group, Wendy's largest franchisee with 329 locations.

Wendy's - New 10-year NNN lease (building & land)	Rent	Escalation
Years 1 to 5	136,056.80	
Years 6 to 10	146,941.34	8.0%
Options		
Years 11 to 15	158,696.65	8.0%
Years 16 to 20	171,392.38	8.0%
Years 21 to 25	185,103.77	8.0%
Years 30 to 35	199,912.08	8.0%

WENDY'S SUMMARY

Tenant: Wendy's

Guarantor: WEBDAB ASSOCIATES

Address: 5555 Sherwood Way, San Angelo, TX

Price: 2,846,000 (with billboard)

Cap Rate: 5.0%

NNN Rent: 136,056.80 (Wendy's only)

Building Size: 3,450

Lot Size: 1.34 Acres

Year Built: 1999

Rent Per SF: 39.44

Lease Expiration Date June 30, 2034

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Billboard ground lease				
Ground	1,980	sf		
Term	24.00	years	Lease started January 2019	
Rent	Rent Per Year	From	To	Escalation
Years 1 to 8	5,640	2015	2023	
Years 9 to 16	6,204	2024	2031	10.00%
Years 17 to 24	6,824	2031	2038	10.00%
One 10-year option	7,506	2039	2046	10.00%

Southwest Outdoor Advertising is a leading outdoor advertising company located in Texas and Pennsylvania, specializing in providing eye-catching, persuasive and high-quality billboard advertising. Established in 2005, we are a small, family-owned company with the goal to improve the sales for business owners in the markets that we serve. Before our inception in 2005, our family has owned and operated several billboard companies starting with The Perry Company in Dallas in the 1960's. Since the formation of Southwest Outdoor Advertising, we have grown to become one of the most recognized outdoor advertising companies in the markets we serve, adding to our name over 300 billboard faces from East Texas to West Texas and Western Pennsylvania.

At Southwest Outdoor Advertising, we deliver more opportunities through creative and cost-effective advertising solutions. Our team combines years of experience in the outdoor advertising world and provides personal service to deliver top-of-the-line advertising campaigns and first-class billboards in high growth areas of Texas and Pennsylvania. As a family-owned business focusing on delivering value-added and comprehensive billboard advertising services to our customers, we pride ourselves on taking time to understand your goals and objectives. Whether you are a small, medium or a large business, we guarantee to treat you as our only, and most important customer. As part of our mission to deliver a quality experience to our clients, we aim to maintain our core values by forging a lasting and fruitful relationship with our customers.

DIGITAL BILLBOARD GROUND LEASE

Tenant: Southwest Outdoor Advertising

Escalations: 10% in base term and options

Price: 2,846,000 (with Wendy's)

Cap Rate: 5.0%

NNN Ground

Rent: 6,204

Land Size: 1,980 sf

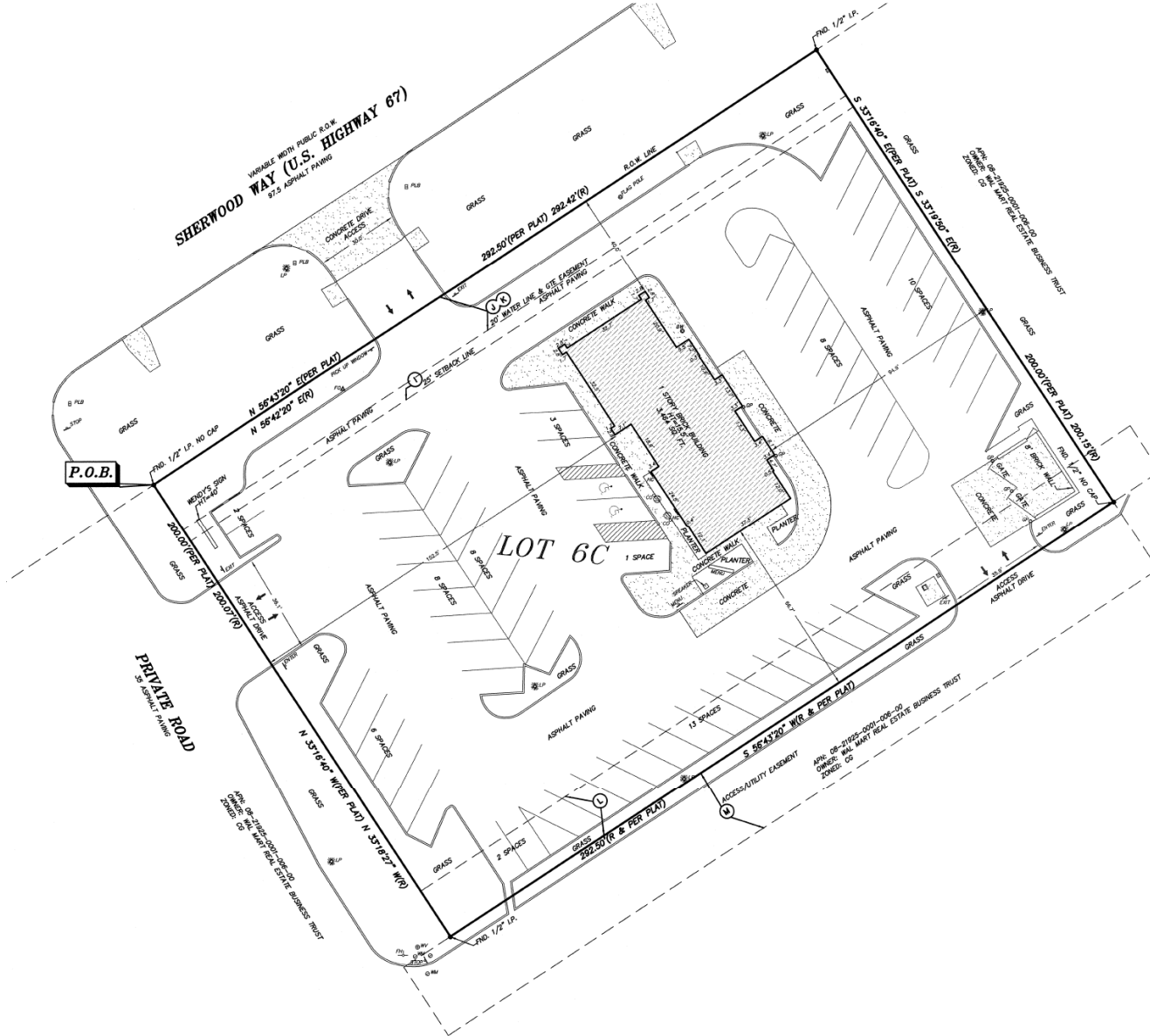
Year Built: 2015

Lease Expiration

Date: January 2038



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2023 Summary	1 Mile	3 Miles	5 Miles
Population	7,508	37,938	67,588
Households	3,522	16,248	28,129
Families	2,053	9,712	16,627
Average Household Size	2.1	2.31	2.35
Owner Occupied Housing Units	2,094	10,146	17,320
Renter Occupied Housing Units	1,428	6,102	10,809
Median Age	42	39.1	37.4
Median Household Income	\$74,059	\$68,727	\$62,328
Average Household Income	\$91,455	\$88,334	\$83,399

2028 Summary	1 Mile	3 Miles	5 Miles
Population	7,652	38,776	68,761
Households	3,608	16,726	28,889
Families	2,104	10,012	17,074
Average Household Size	2.09	2.3	2.33
Owner Occupied Housing Units	2,154	10,545	17,912
Renter Occupied Housing Units	1,454	6,181	10,977
Median Age	43	40.6	38.9
Median Household Income	\$80,950	\$76,044	\$68,235
Average Household Income	\$102,816	\$98,557	\$92,940

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