

WENDY'S

1509 Brown Trail

Bedford, TX 76022



ON MARKET:
WENDY'S IN BEDFORD, TEXAS



ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ **Wendy's in Bedford, TX**
 DFW METROPLEX | INCOME TAX FREE STATE
- ▶ **More Than Six Years Remaining on a Triple Net (NNN)**
 LEASE WITH ZERO LANDLORD RESPONSIBILITIES
- ▶ **Hedge Against Inflation**
 7.50% BASE RENT INCREASE IN 2021
- ▶ **Experienced Operator**
 KFK GROUP LEASE GUARANTY | 50+ UNITS
- ▶ **Ideally Located Along Brown Trail and Nearby Texas 183**
 MORE THAN 145,000 VPD
- ▶ **Strong Demographics**
 MORE THAN 113,500 RESIDENTS WITHIN 3 MILES | 12% GROWTH FROM 2010 | AHHI: \$93,475 WITHIN 5 MILES
- ▶ **Less Than Half of a Mile from Two Schools**
 LD BELL HIGH SCHOOL & STONEGATE ELEMENTARY SCHOOL | 2,600 STUDENTS

FINANCIAL OVERVIEW

1509 BROWN TRAIL
BEDFORD, TEXAS

PRICE	\$1,850,000
CAP RATE	7.93%
NOI	\$146,740
PRICE PER SQUARE FOOT	\$725.49
RENT PER SQUARE FOOT	\$57.55
YEAR BUILT	1980
APPROXIMATE LOT SIZE	0.74 Acres
GROSS LEASEABLE AREA	2,550 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	KFK Group
GUARANTOR STRENGTH	6 Units
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility

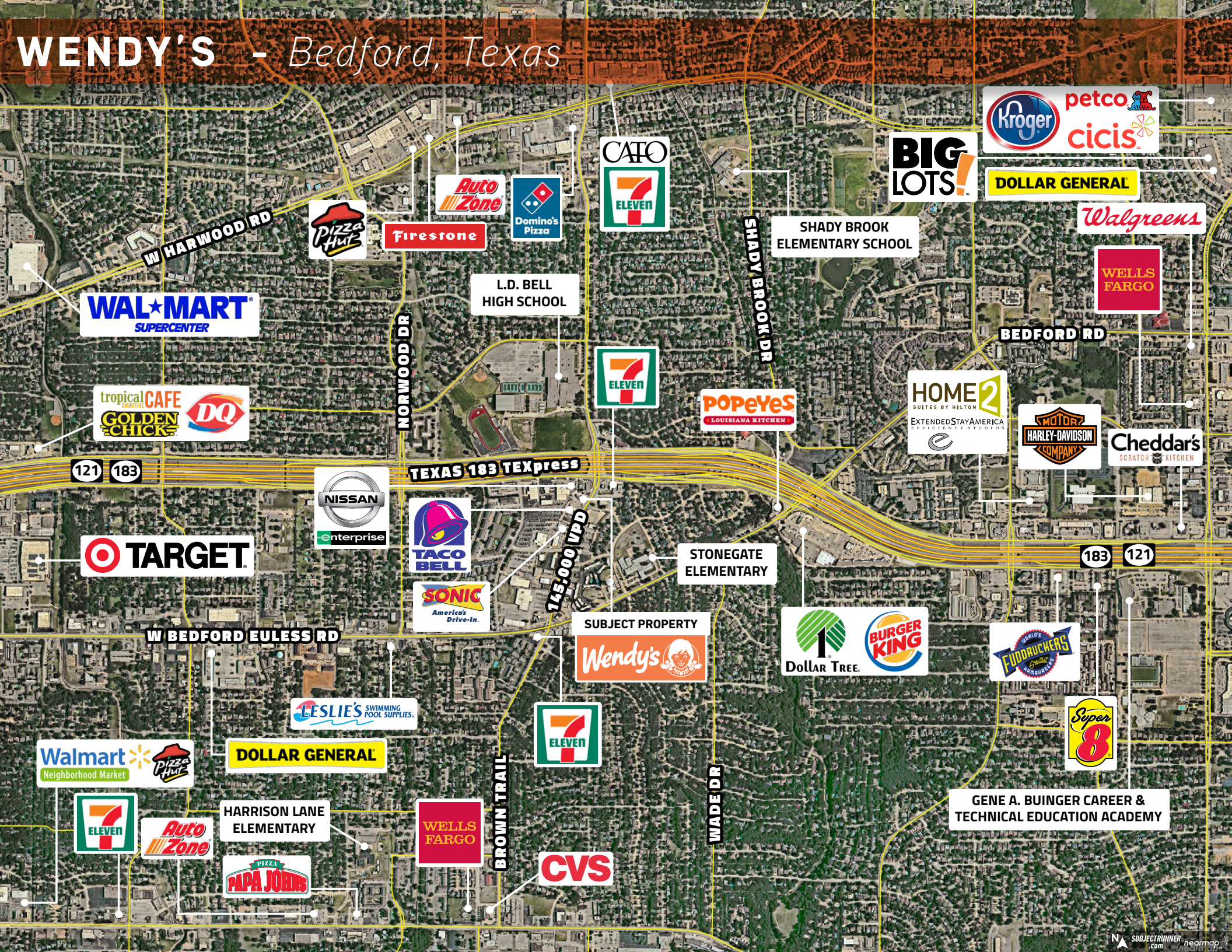


ACTUAL PROPERTY

ANNUALIZED OPERATING DATA

	BASE RENT	ANNUAL RENT	MONTHLY RENT
CURRENT	2/28/2021	\$146,740.00	\$12,228.33
3/1/2021	2/28/2026	\$157,745.50	\$13,145.46

WENDY'S - Bedford, Texas



WALMART
SUPERCENTER

tropical CAFE
SMOOTHIE
GOLDEN CHICK
DQ

TARGET

W BEDFORD EULESS RD

Walmart
Neighborhood Market

7
ELEVEN

Auto Zone

HARRISON LANE
ELEMENTARY

PIZZA
PAPA JOHN'S

WELLS FARGO

CVS

BROWN TRAIL

7
ELEVEN

DOLLAR GENERAL

LESLIE'S SWIMMING
POOL SUPPLIES.

SONIC
America's
Drive-In.

TACO BELL

NISSAN
enterprise

121 183

TEXAS 183 TEXpress

115,000 VPD

SUBJECT PROPERTY
Wendy's

STONEGATE
ELEMENTARY

POPEYES
LOUISIANA KITCHEN

HOME 2
SUITES BY HILTON
EXTENDED STAY AMERICA
HOTEL & SUITES

MOTOR HARLEY-DAVIDSON
COMPANY

Cheddar's
SCRATCH KITCHEN

183 121

Dollar Tree
BURGER KING

WORLD'S BEST FUDRICHERS
ICE CREAM
CANDY

Super 8

GENE A. BUINGER CAREER &
TECHNICAL EDUCATION ACADEMY

WADE DR

SHADY BROOK DR

SHADY BROOK
ELEMENTARY SCHOOL

CATO
7
ELEVEN

Dominos
Pizza

Auto Zone

Firestone

Pizza Hut

W HARWOOD RD

Kroger **petco**
cicis

DOLLAR GENERAL

Walgreens

WELLS FARGO

BEDFORD RD

LEASE SUMMARY

LEASE COMMENCEMENT DATE	11/8/2007
LEASE EXPIRATION DATE	2/28/2026
LEASE TERM	20 Years
TERM REMAINING	6+ Years
INCREASES	1 Remaining
OPTIONS TO RENEW	Two – 10 year Options to Renew



TENANT OVERVIEW

Wendy's is an American international fast food restaurant chain founded by Dave Thomas on November 15, 1969, in Columbus, Ohio. The company moved its headquarters to Dublin, Ohio, on January 29, 2006. As of December 31, 2018, Wendy's was the world's third largest hamburger fast food chain with 6,711 locations, following Burger King and McDonald's. Of the 6,711 locations, 353 are company-owned, 6,358 restaurants are franchised, and 92% of the system-wide restaurants are located in North America.

On April 24, 2008, the company announced a merger with Triarc Companies Inc., a publicly traded company and the parent company of Arby's. When Wendy's International and Arby's parent company, Triarc Companies, merged in September 2008, they created the third-largest US corporate fast-food chain (behind only McDonald's and Yum! Brands).



OVERVIEW

TENANT TRADE NAME Wendy's

LEASE GUARANTOR KFK Group

NUMBER OF LOCATIONS 50+ Locations

HEADQUARTERED Edison, NJ

WEB SITE <http://www.kfkgroup.com>



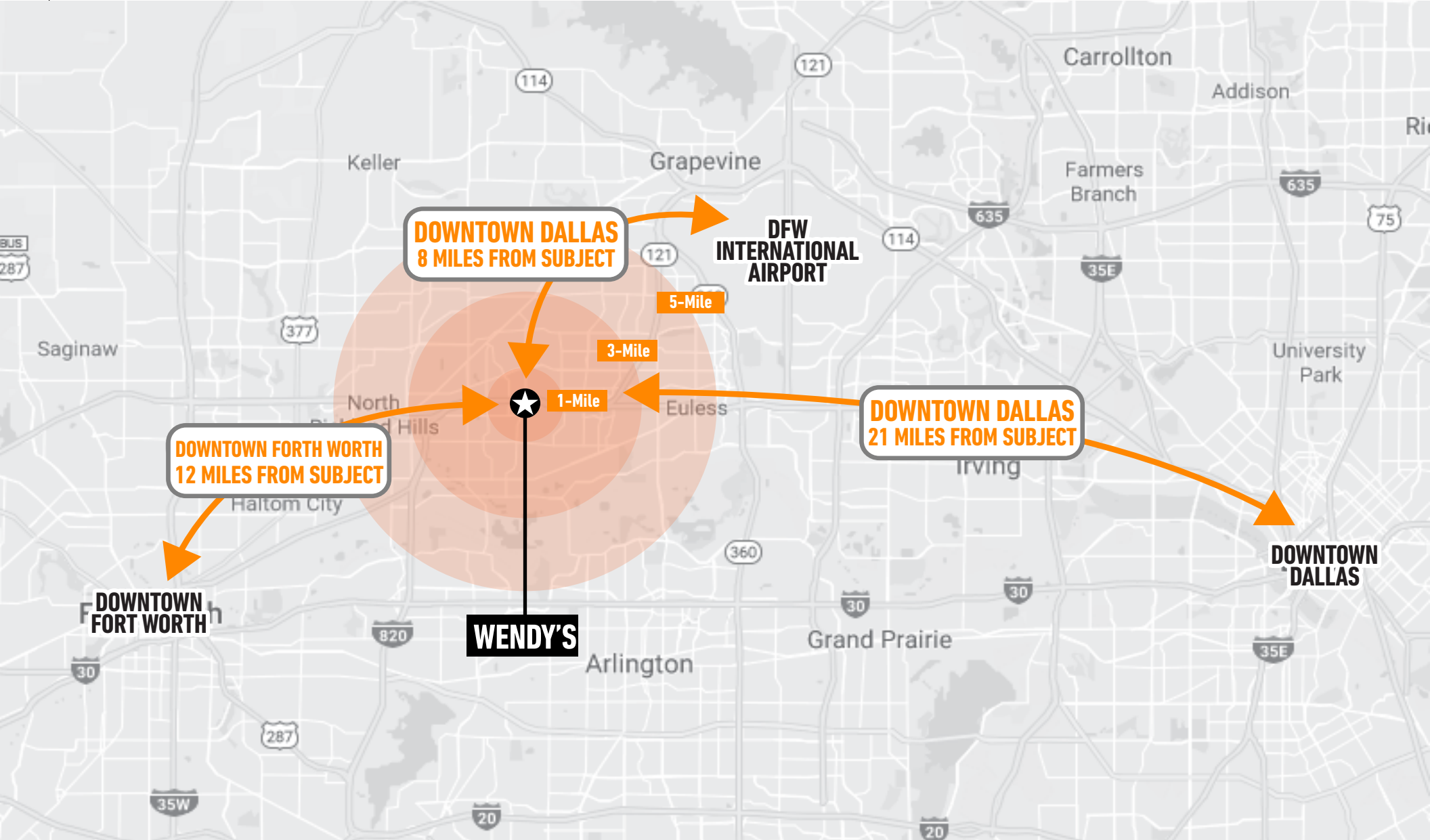
ACTUAL PROPERTY

ABOUT BEDFORD

Bedford is in northeast Tarrant county in the "Mid-cities" area between downtown Dallas and Fort Worth. The subject property is within 20 miles of Downtown Dallas and Fort Worth, Texas. It is also in close proximity by 8 miles to DFW Airport - the fourth busiest airport in the US by boarding 32,800,721 passengers annually. Additionally, with direct access from Texas 121 TEXpress Highway and Brown Trail this Wendy's location will see over 145,000 vehicles per day.

New population estimates show that the Dallas-Fort Worth area was a leading city across the U.S. in new residents from 2018 to 2019. U.S. Census Bureau numbers show that the cities of Dallas, Fort Worth and Arlington grew by nearly 131,700 residents and have gained more than a million residents since 2010.





	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2000 Population	14,538	99,323	205,776	2000 Households	6,210	40,510	80,426	2019 Average HH Income	\$75,902	\$83,137	\$93,478
2010 Population	14,349	101,740	224,064	2010 Households	6,323	42,373	89,377	2019 Median HH Income	\$62,520	\$62,311	\$70,449
2019 Population	14,496	113,701	250,665	2019 Households	6,329	46,789	98,595	2019 Per Capita Income	\$33,139	\$34,212	\$36,768
2024 Population	15,315	121,952	268,887	2024 Households	6,669	50,052	105,460				

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Wendy's
Quality is our Recipe

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ACTUAL PROPERTY