



*ACTUAL SITE PHOTOS



OFFERING
MEMORANDUM

WENDY'S

ABSOLUTE NNN LEASED OFFERING

7111 WILLIAMSON RD ROANOKE, VA 24019

OFFERING MEMORANDUM
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TABLE OF CONTENTS



| | |
|----|----------------------------|
| 04 | INVESTMENT OVERVIEW |
| 05 | FINANCIAL SUMMARY |
| 06 | TENANT OVERVIEW |
| 07 | LOCATION AERIAL |
| 08 | REGIONAL OVERVIEW |
| 09 | DEMOGRAPHICS |
| 10 | AREA OVERVIEW |

INVESTMENT OVERVIEW



This is the rare opportunity to purchase an absolute NNN leased Wendy's in Roanoke, Virginia. The tenant, a 14-unit operator, recently extended their lease five years, and have one, five-year option at the end of the five years with a 10% increase in rent. The tenant has been operating at this location since 1984, and current rent to sales ratio is 5.9%. The asset is well situated on a major commercial thoroughfare near Kroger Supermarket, and across from a retail strip center anchored by Dollar Tree.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

100% FEE SIMPLE INTEREST

SCHEDULED INCREASES IN RENT AT OPTION

STRONG STORE SALES - 5.9% RENT TO SALES RATIO

LONG OPERATING HISTORY AT THIS LOCATION SINCE 1984

TENANT RECENTLY EXTENDED LEASE, SHOWING FURTHER COMMITMENT TO THE LOCATION

OFFERING SPECIFICATIONS

PRICE

\$1,030,615

CAP RATE

6.50%

NET OPERATING INCOME

\$66,990

SQUARE FOOTAGE

2,512

LOT SIZE

1.07 AC

YEAR BUILT

1984

FINANCIAL SUMMARY

WENDY'S • ABSOLUTE NNN LEASE OFFERING

7111 WILLIAMSON RD ROANOKE, VA 24019

\$1,030,615 • 6.50%

SUMMARY

| | |
|----------------|--------------------------------|
| TENANT NAME | Wendy's of West Virginia, Inc. |
| SQUARE FOOTAGE | 2,512 |
| LEASE BEGINS | June 1, 2019 |
| LEASE ENDS | May 31, 2024 |
| ANNUAL RENT | \$66,990 |
| OPTIONS | One, 5-Year |
| INCREASES | 10% at Option |

OFFERING SUMMARY

| | NET OPERATING INCOME | CAP RATE |
|----------|----------------------|----------|
| CURRENT | \$66,990.00 | 6.50% |
| OPTION 1 | \$73,698.00 | 7.15% |

TENANT OVERVIEW



WENDY'S

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 2016, Wendy's was the world's third largest hamburger fast food chain with 6,500+ locations, following Burger King and McDonald's. On April 24, 2008, the company announced a merger with Triarc Companies Inc., a publicly traded company and the parent company of Arby's. Despite the new ownership, Wendy's headquarters remained in Dublin.

As of January 2, 2017, there were a total of 6,537 locations, including 330 that are company-owned. 6,207 restaurants are franchised, and 77% of them are located in North America. While Wendy's sets standards for exterior store appearance, food quality, and menu, individual owners have control over hours of operations, interior decor, pricing, staff uniforms, and wages.

The chain is known for its square hamburgers, sea salt fries, and the Frosty, a form of soft serve ice cream mixed with frozen starches. Wendy's menu consists primarily of hamburgers, chicken sandwiches, French fries, and beverages, including the signature Frosty, which is a soft-serve frozen dairy dessert. Since phasing out their famous "Big Classic", the company does not have a signature sandwich, such as the Burger King Whopper or the McDonald's Big Mac - although, by default, the "signature sandwich" spot seems to have been filled by Dave's 1/4 lb Single (introduced in 2011 as Dave's Hot 'N Juicy as a reworking of the longstanding Wendy's Single, shortened to simply Dave's in 2016), a square-pattied burger made with fresh ground beef rather than round frozen patties. Wendy's uses square hamburger patties - which hang over the edge of a circular bun - as its signature item.



\$1.2B REVENUE



6,656+ LOCATIONS



12,100+ EMPLOYEES

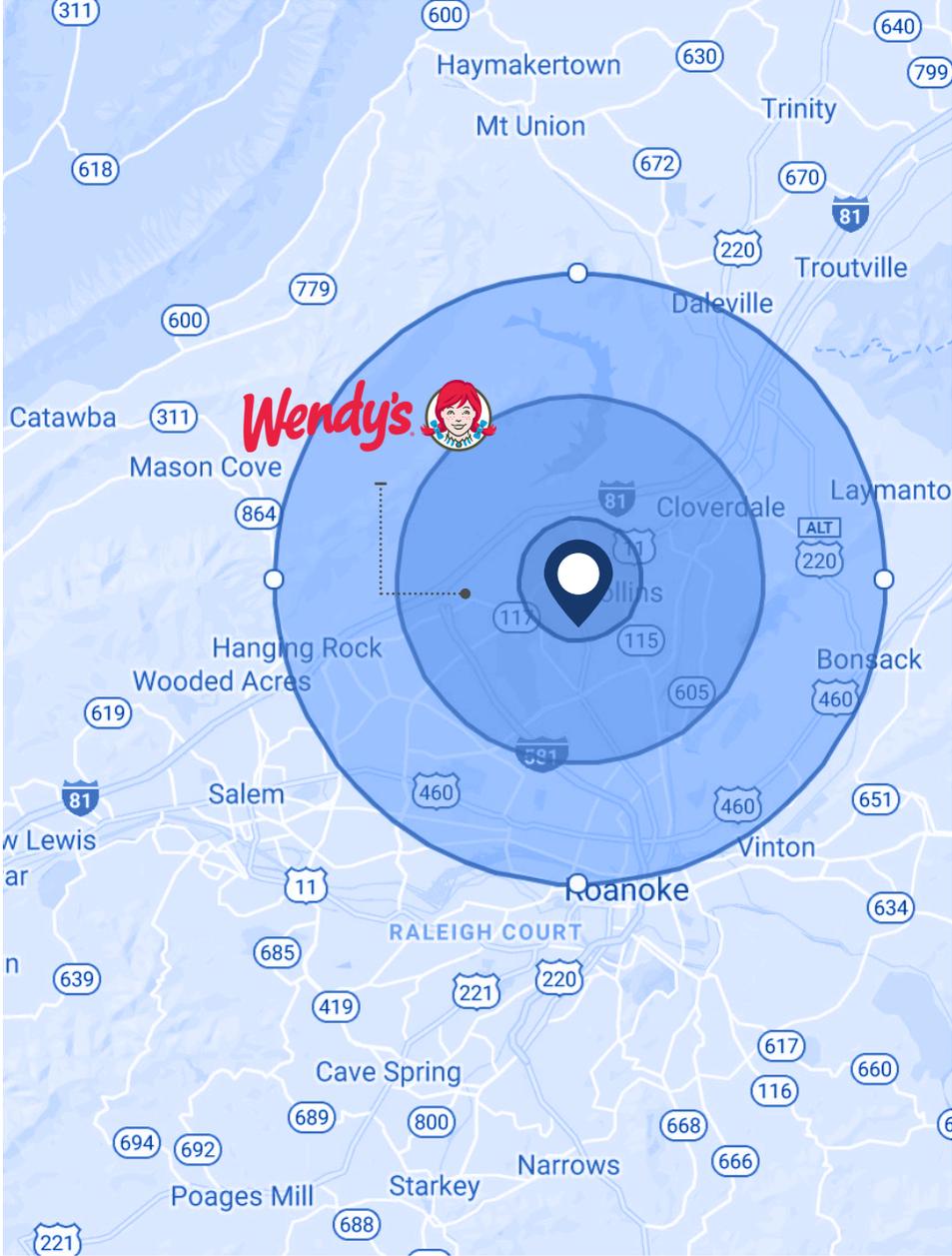
LOCATION AERIAL



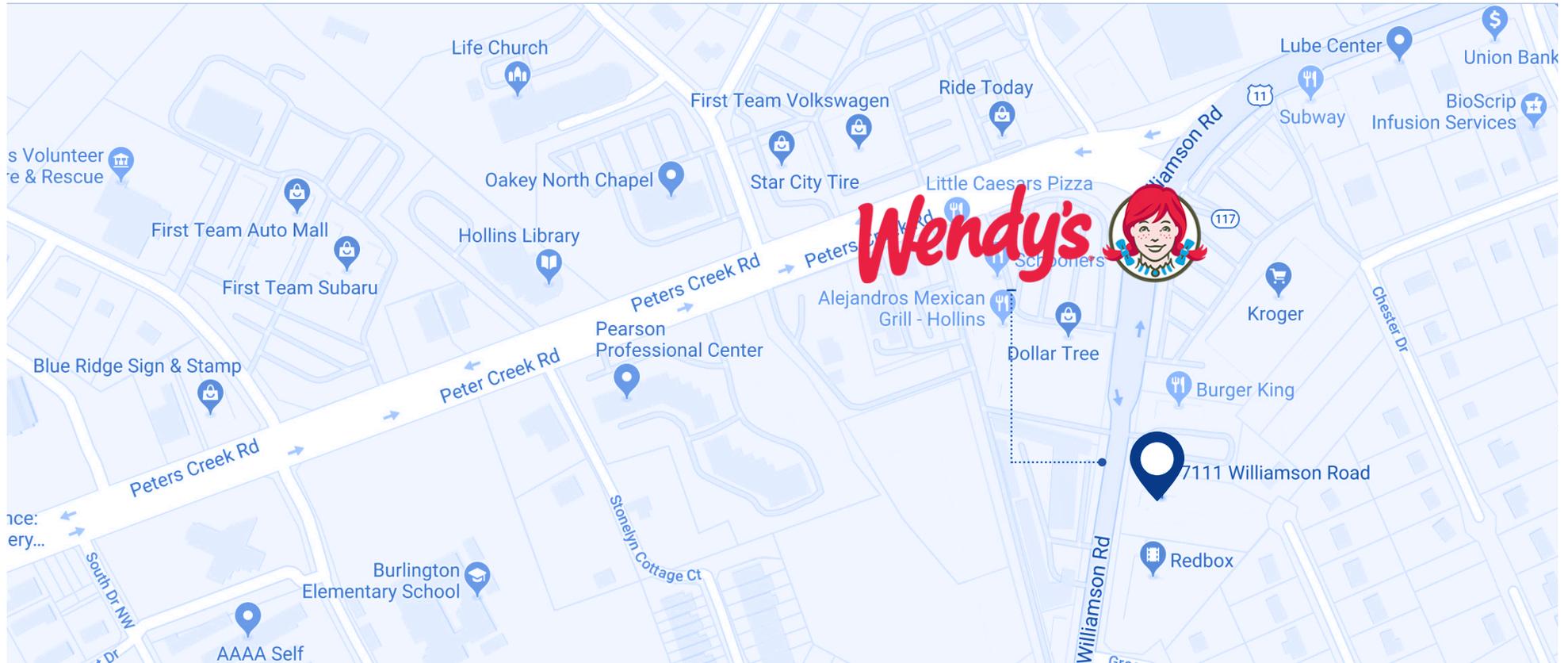
PROPERTY PHOTOS



REGIONAL OVERVIEW



DEMOGRAPHICS



| | 1 MILES | 3 MILES | 5 MILES |
|---------------------------------|----------|----------|----------|
| TOTAL POPULATION | 7,659 | 33,639 | 86,254 |
| TOTAL HOUSEHOLDS | 3,163 | 14,187 | 35,713 |
| AVERAGE HOUSEHOLD INCOME | \$63,730 | \$61,062 | \$55,931 |
| AVERAGE AGE | 41.00 | 41.10 | 39.60 |

AREA OVERVIEW

| DEMOGRAPHICS | 1 MILES | 3 MILES | 5 MILES |
|---|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 7,659 | 33,639 | 86,254 |
| TOTAL POPULATION | 3,163 | 14,187 | 35,713 |
| PERSONS PER HOUSEHOLD | 2.20 | 2.30 | 2.40 |
| AVERAGE HOUSEHOLD INCOME | \$63,730 | \$61,062 | \$55,931 |
| AVERAGE HOUSE VALUE | \$176,913 | \$161,401 | \$151,969 |
| AVERAGE AGE | 41.00 | 41.10 | 39.60 |
| POPULATION WHITE | 6,479 | 26,298 | 54,149 |
| POPULATION BLACK | 754 | 4,896 | 26,658 |
| POPULATION AM, INDIAN, & ALASKAN | 12 | 131 | 305 |
| POPULATION ASIAN | 258 | 1,558 | 2,835 |
| POPULATION HAWAIIAN & PACIFIC ISLANDER | 9 | 32 | 70 |
| POPULATION OTHER | 148 | 724 | 2,238 |

ROANOKE, VIRGINIA

Roanoke is an independent city in the state of Virginia. At the 2010 census, the population was 97,032. It is located in the Roanoke Valley of the Roanoke Region of Virginia.

Roanoke is the largest municipality in Southwest Virginia, and is the principal municipality of the Roanoke Metropolitan Statistical Area (MSA), which had a 2010 population of 308,707. It is composed of the independent cities of Roanoke and Salem, and Botetourt, Craig, Franklin, and Roanoke counties. Bisected by the Roanoke River, Roanoke is the commercial and cultural hub of much of Southwest Virginia and portions of Southern West Virginia.



ROANOKE, VIRGINIA



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