



ACTUAL SITE

WENDY'S
20960 EAST MAIN STREET
HUNTINGDON, TENNESSEE 38344

OFFERING MEMORANDUM

Represented by:
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In Association with Tennessee Local Broker:
Terry Lynch | Southland Realty Corporation | TN License # 15798



INVESTMENT OVERVIEW

WENDY'S
HUNTINGDON, TENNESSEE

NAME	WENDY'S
LOCATION	20960 East Main Street Huntingdon, Tennessee 38344
MAJOR CROSS STREETS	E Main St & Buena Vista Rd
TENANT	WENDHUNT CORP.
PURCHASE PRICE	\$1,590,000
CAP RATE	6.00%
ANNUAL RENT	\$95,386
GROSS LEASEABLE AREA	2,094 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	1989
LOT SIZE	±0.25 Acre
LEASE EXPIRATION	December 31, 2032
OPTIONS	Four 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT

Pad site to Tractor Supply Co., & Dollar General; nearby retailers include Walmart Supercenter, Dollar Tree, Save-A-Lot, Advance Auto Parts NAPA Auto Parts, etc.

HEALTH CARE

2.5 miles from Baptist Memorial Hospital (a general medical & surgical hospital with 70 beds)

INVESTMENT HIGHLIGHTS

LEASE

14+ Years Remaining on 20-Year Absolute NNN Lease with 7% Rental Escalations every 5 Years with Four 5-Year Renewal Options

TENANT

Wendhunt Corp. is an Experienced Three-Unit Wendy's Franchisee

SEASONED LOCATION

Successfully Open & Operating for Decades with an Attractive **6.90% Rent-to-Sales Ratio!**

TRAFFIC COUNTS

Hard Corner Location on E Main St & Buena Vista Rd with Great Drive-By Visibility where Traffic Counts Exceed 12,220 CPD!

DEMOGRAPHICS (5-MI)

Total Population: 6,151 | Average Household Income: \$50,549



FINANCIAL ANALYSIS

SUMMARY

TENANT	Wendhunt Corp.	LOT SIZE	±0.25 Acre
PURCHASE PRICE	\$1,590,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	6.00%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	2,094 SF		
YEAR BUILT	1989		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Wendhunt Corp.	2,094	01/01/18 to 12/31/22	Current	\$95,386	6.00%
		01/01/23 to 12/31/27	7%	\$102,063	6.42%
		01/01/28 to 12/31/32	7%	\$109,207	6.87%
		6.46% AVG ANNUAL RETURN			

RENEWAL OPTIONS	1 st Option: 01/01/32 to 12/31/37	7%	\$116,852
	2 nd Option: 01/01/38 to 12/31/42	7%	\$125,032
	3 rd Option: 01/01/43 to 12/31/47	7%	\$133,784
	4 th Option: 01/01/48 to 12/31/52	7%	\$143,149

TENANT OVERVIEW

WENDY'S
HUNTINGDON, TENNESSEE



TYPE

TRADED AS

INDUSTRY

S&P CREDIT RATING

MOODY'S RATING

MARKET CAP

OF LOCATIONS

PUBLIC

NASDAQ: WEN – THE WENDY'S COMPANY

RESTAURANTS – FAST FOOD

B (STABLE) May 7 2015

B2 (STABLE) Aug 25 2015

\$4.09 BILLION

6,600+ RESTAURANTS WORLDWIDE

<https://www.wendys.com/home>

Wendy's® was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, "Quality is our Recipe®," which remains the guidepost of the Wendy's system.

Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads with hand-chopped lettuce, and other signature items like chili, baked potatoes and the Frosty® dessert.

The Wendy's Company (NASDAQ: WEN) is committed to doing the right thing and making a positive difference in the lives of others. This is most visible through the Company's support of the Dave Thomas Foundation for Adoption® and its signature Wendy's Wonderful Kids® program, which seeks to find every child in the North American foster care system a loving, forever home.

Today, Wendy's and its franchisees employ hundreds of thousands of people across **more than 6,600 restaurants worldwide** with a vision of becoming the world's most thriving and beloved restaurant brand.

ABOUT THE TENANT WENDHUNT CORP.

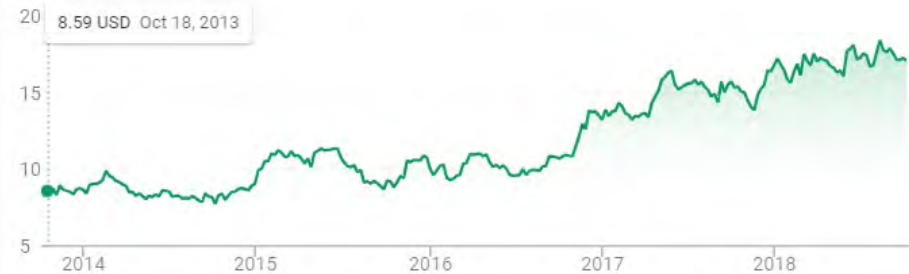
Wendhunt Corp. is an experienced three-unit Wendy's franchisee. The company is owned by Lewis Topper & Jeff Coghlans.

Market Summary > Wendys Co NASDAQ: WEN

17.26 USD **+0.14 (0.82%)** ↑

Closed: Oct 15, 4:00 PM EDT · Disclaimer
After hours 17.26 0.00 (0.00%)

1 day 5 days 1 month 6 months YTD 1 year **5 years** Max



Open	17.10	Div yield	1.97%
High	17.42	Prev close	17.12
Low	17.09	52-wk high	18.68
Mkt cap	4.09B	52-wk low	13.57
P/E ratio	19.24		

SURVEY



LOT SIZE

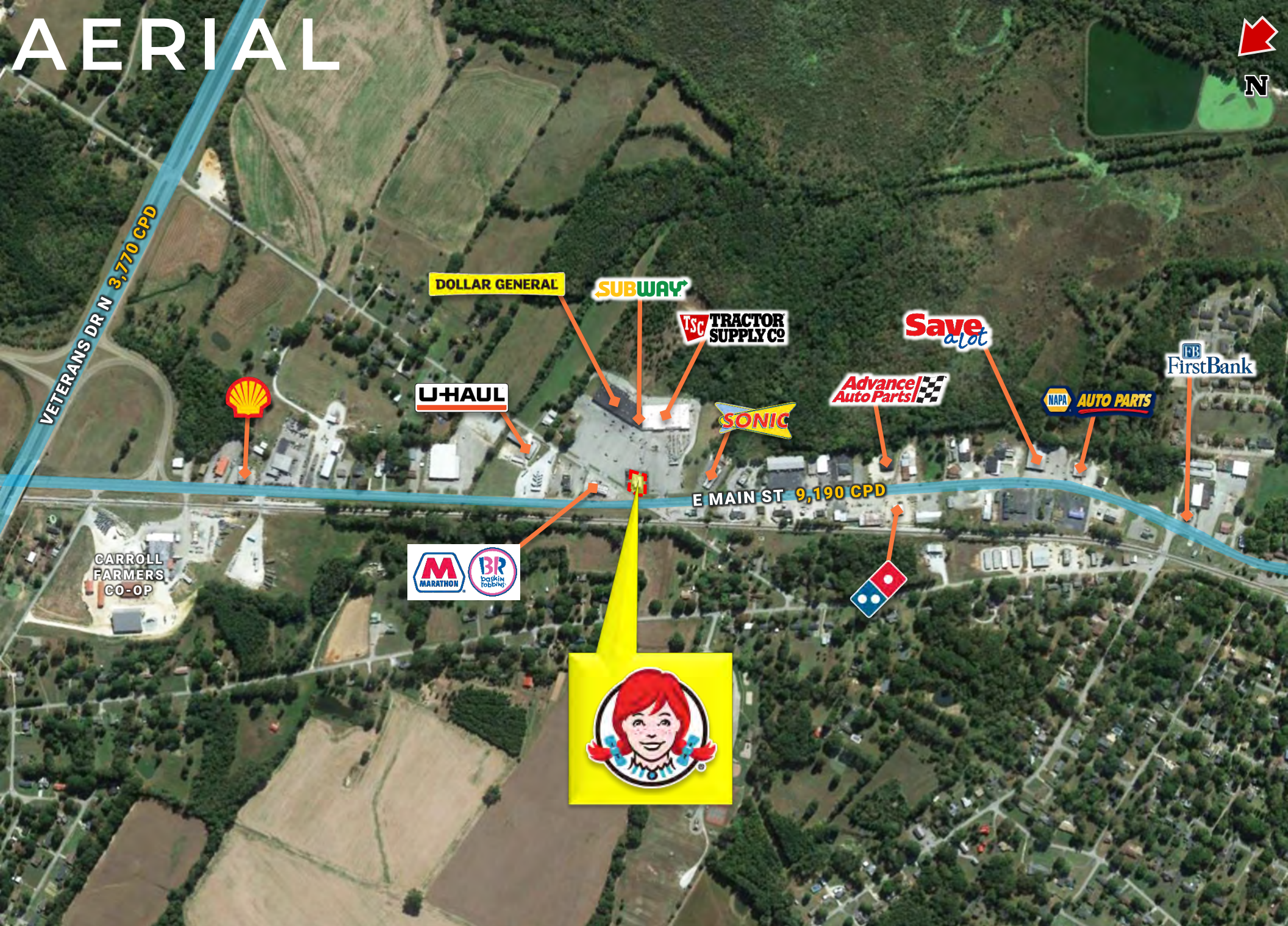
±0.25 Acre

GLA

2,094 SF

WENDY'S | HUNTINGDON, TENNESSEE

AERIAL



WENDY'S | HUNTINGDON, TENNESSEE

AERIAL CITY VIEW



KELLEY SPORTS COMPLEX



CARROLL FARMERS CO-OP

VETERANS PARK



EDWARDS PARK

DOWNTOWN HUNTINGDON



DOLLAR TREE



WENDY'S | HUNTINGDON, TENNESSEE

LOCATION OVERVIEW



Huntingdon is the county seat of Carroll County, Tennessee. It has a total area of 11.9 square miles and the population is 3,985. It is the home to the Dixie Carter Performing Arts and Academic Enrichment Center, which serves as a premiere venue for the performing, literary, visual and media arts and named for Carroll County native, Dixie Carter. Mudslinger's Studio, an annex of "The Dixie," is a place where students of all ages can hone their pottery skills and exhibit their work. Just down the road is the recently opened Carroll County 1,000-Acre Recreational Lake which offers boating, skiing and fishing!

Granges is the largest manufacturer of rolled aluminum for aluminum heat exchangers. Their end-customers are in the automotive industry, the stationary heat exchanger industry and niche markets such as transformers and food packaging. They are a global group and have approximately 1,600 employees and net sales of more than \$11 billion. They acquired their 120-acre facility in Huntingdon after Norandal USA filed Chapter 11. The facility name has changed, however the same 440 employees will be keeping their jobs.

Baptist Memorial Hospital-Carroll County offers internal medicine, family practice, general surgery, pediatrics, urology, pathology, cardiology, gynecology, pain management and radiology services. It has 70 beds and recently began offering access to cardiac specialists through Stern Cardiovascular Foundation, the largest cardiovascular research and health care group in the tristate region. Patients also can access stroke and critical care specialists 24 hours a day through TeleStroke and TeleGuardian eICU. They are one of the largest employers in the area with 6,070 employees in the Metro-Memphis area, and over 15,000 system-wide!

Huntingdon Special School District is an above average, public school district located in rural western Tennessee. It is situated approximately half way between Nashville and Memphis just fifteen minutes north of Interstate 40. It has 1,285 students in grades PK, K-12 and approximately 110 teachers and professional staff.

Bethel University is a Christian institute of higher education, accredited to bestow degrees to the master's level. Bethel University's main campus is located in McKenzie, with satellite campuses located in Memphis, Nashville, Chattanooga, Jackson, Paris and Clarksville. It consists of three colleges: the College of Arts & Sciences, the College of Professional Studies, and the College of Health Sciences. Bethel University student enrollment is at 5,878 students. In conjunction with the Henry County Medical Center, in November 2012, Bethel University opened its new satellite campus for the Physician Assistant Program along with the medical centers' new Diagnostic Center.



2018 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	1,256	4,476	6,151
DAYTIME POPULATION	790	2,901	4,047
AVERAGE HOUSEHOLD INCOME	\$40,941	\$47,947	\$50,549

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