



WENDY'S RESTAURANT | GUARANTEED ABSOLUTE NET LEASE

1010 East Hollywood Ave., Blytheville, AR 72315

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Property Map



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EXCLUSIVELY LISTED BY:

DOUG PASSON

Managing Partner

248.254.3407
dpasson@fnlre.com

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Broker of Record
Jessica Flake Dearnley
Flake & Kelley Northwest
AR License #PB00069947

WENDY'S RESTAURANT

INVESTMENT SUMMARY

List Price: \$704,529
Current NOI: \$59,885
Initial Cap Rate: 8.50%
Year Built: 2005
Lot Size: .74 Acres
Building Size: 2,747 SF
Google Aerial Map: Click [HERE](#)
Google Street View: Click [HERE](#)

LEASE SUMMARY

Lease Type: Absolute Net
Taxes, CAM & Insurance: Tenant Responsibility
Roof & Structure: Tenant Responsibility
Lease Term: 6 Years
Rent Commencement: May 18, 2017
Rent Expiration: January 31, 2023
Term Remaining: 4.75 Years
Rent Bumps: 1.5% Annual Rent Increases
Option Periods: Five, One Year Options
Lease Guarantor: Meritage Hospitality Group, Inc.

INVESTMENT HIGHLIGHTS

- 2,747 SF Wendy’s Restaurant with Drive Thru
- 6 Year Absolute Net Lease | No Landlord Responsibilities
- 1.5% Annual Rent Increases | Five, One Year Options
- Guaranteed Lease | Meritage Hospitality Group, Inc. - 309+ Restaurants in 16 States

LOCATION HIGHLIGHTS

- Blytheville is 70 Miles North of Memphis, TN | Subject Property is Less Than 1 Mile From Interstate 55 (18,000 VPD)
- Situated on East Hollywood Avenue Just East of Downtown Blytheville | 15,000 VPD | Local Retail Corridor | 5 Hotels Within a Mile of the Restaurant
- Less Than 1 Mile From Walmart, Tractor Supply Co. & Lowe’s | 5 Miles From Arkansas Northeastern College (1,425+ Students)
- Approximately 6 Miles From Arkansas International Airport
- 10 Mile Population Exceeds 23,500 Residents
- Average Household Income Exceeds \$52,000 Within 10 Miles
- Median Home Value Exceeds \$79,000 Within 10 Miles
- Located Near National Retail Tenants Including Walmart, Dollar Tree, CATO, O’Reilly Auto Parts, Hibbett Sports, JCP, Family Dollar and Dollar General



RENT SCHEDULE			
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$59,000	\$4,917	\$21.48
Option 1	\$59,885	\$4,990	\$21.80
Option 2	\$60,783	\$5,065	\$22.13
Option 3	\$61,695	\$5,141	\$22.46
Option 4	\$62,620	\$5,218	\$22.80
Option 5	\$63,560	\$5,297	\$23.14

INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a Wendy's Restaurant located at 1010 East Hollywood Avenue in Blytheville, AR. There is a six year absolute net lease in place with no landlord responsibilities. The lease has five, one year options with 1.5 percent annual rent increases. Meritage Hospitality Group, Inc. is the lease guarantor.

The subject property has over 23,500 residents within ten miles and is located in a local retail corridor east of downtown Blytheville. The restaurant is situated on East Hollywood Avenue which is less than one mile from Interstate 55. It is approximately one mile from Walmart, Tractor Supply Company and Lowe's and five miles from Arkansas Northeastern College (1,425 Students). There are five hotels within a mile of the restaurant and it is approximately six miles from the Arkansas International Airport. The median home value within ten miles exceeds \$79,000 and the average household income exceeds \$52,000. The subject property is located near other national retail tenants including Walmart, Dollar Tree, CATO, O'Reilly Auto Parts, Hibbett Sports, JCP, Family Dollar and Dollar General.

WENDY'S

Dave Thomas founded Wendy's with a vision of serving up a quick meal without cutting any corners. As we continue to grow, we'll always be sure to keep Dave's traditions and legacy in mind. By partnering with the best suppliers in the business, we're able to serve up fresh, Deliciously Different® food every day. The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 6,500 franchise and company restaurants in the U.S. and 28 other countries and U.S. territories worldwide.



At A Glance

Restaurants Worldwide (As of 4/1/2018)	2017 Annual Dividend (Per Share)
6,633	\$0.28
2017 Company Revenue	Dividend Yield (As of 06/01/2018)
\$1.2 Billion	2.07%
2017 Average Annual Sales Per North America Restaurant (System)	Market Cap (As of 05/25/2018)
\$1.61 Million	\$3.9 Billion
2017 North America Company-Operated Restaurant Margin	
17.6%	

MERITAGE HOSPITALITY GROUP

Meritage Hospitality Group is the nation's only publicly-traded "Wendy's Old Fashioned Hamburgers" restaurant franchisee (OTCQX:MHGU). There are 250+ Meritage Hospitality Group Wendy's locations. Meritage Hospitality Group is one of the nation's premier restaurant operators, with operation located in Florida, Georgia, Michigan, North Carolina, South Carolina, Ohio, Oklahoma, Missouri, Mississippi, Pennsylvania, Tennessee, Arkansas and Virginia. Meritage is headquartered in Grand Rapids, Michigan, operating with a work force of ~ 9,400 employees.



REIMAGE & ACQUISITIONS

By March 2018, the Company has reimaged 26 Wendy's restaurants. Each remodel features bold, sleek, ultra-modern designs that enhance the guest experience. In addition to reimagining and growth, the Company completed four acquisitions in Q1 2018 consisting of 56 Wendy's restaurants.

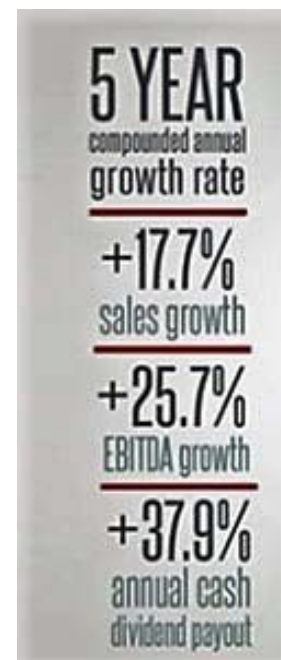


Meet Your Executive Officers

Robert E. Schermer, Jr.
Chief Executive Officer

Gary A. Rose
President & Chief Operating Officer

Tracey Smith
Vice President & Chief Financial Officer



Blytheville, AR

Blytheville is the largest city in Mississippi County, Arkansas. Blytheville is approximately 60 miles north of West Memphis. The population was 18,272 at the 2000 census.

Blytheville was founded by Methodist clergyman Henry T. Blythe in 1879. It received a post office in 1879, was incorporated in 1889, and became the county seat for the northern half of Mississippi County (Chickasawba District) in 1901.

Forestry was an early industry, spurred by the massive harvesting of lumber needed to rebuild Chicago following the Great Fire of 1871. The lumber industry brought sawmills and a rowdy crowd, and the area was known for its disreputable saloon culture during the 1880s and 1890s.

The cleared forests enabled cotton farming to take hold, encouraged by ongoing levee building and waterway management; the population grew significantly after 1900. On Blytheville’s western edge lies one of the largest cotton gins in North America, and soybeans and rice have also become important crops. The area around Blytheville continues to be farmed, though family farms have given way to large factory operations.

In the 1980s, Blytheville began to develop an industrial base, much of which centered on the steel industry.

Until 1991, Blytheville was home to Blytheville Air Force Base (later renamed Eaker Air Force Base), a major airfield that was part of the Strategic Air Command.





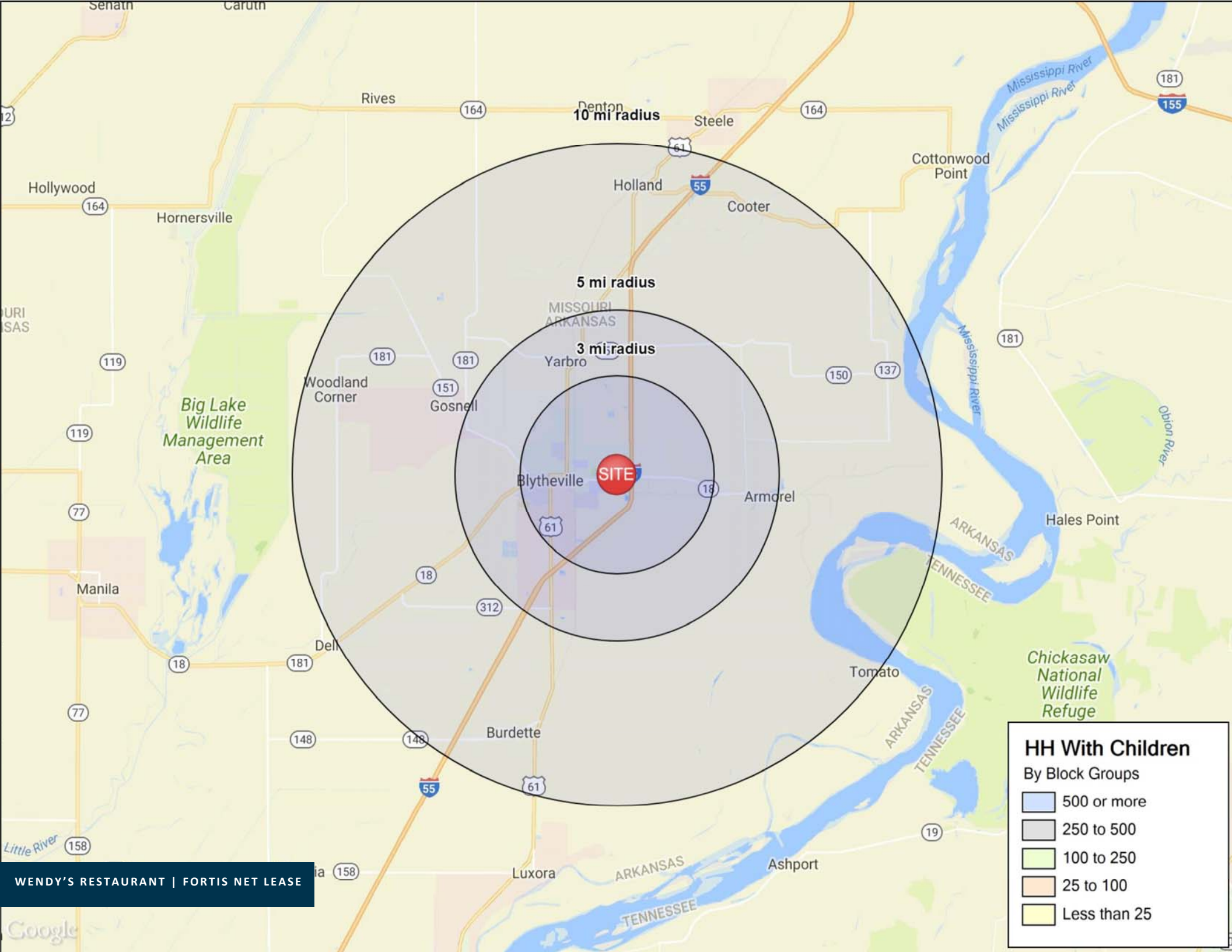








WENDY'S RESTAURANT | FORTIS NET LEASE

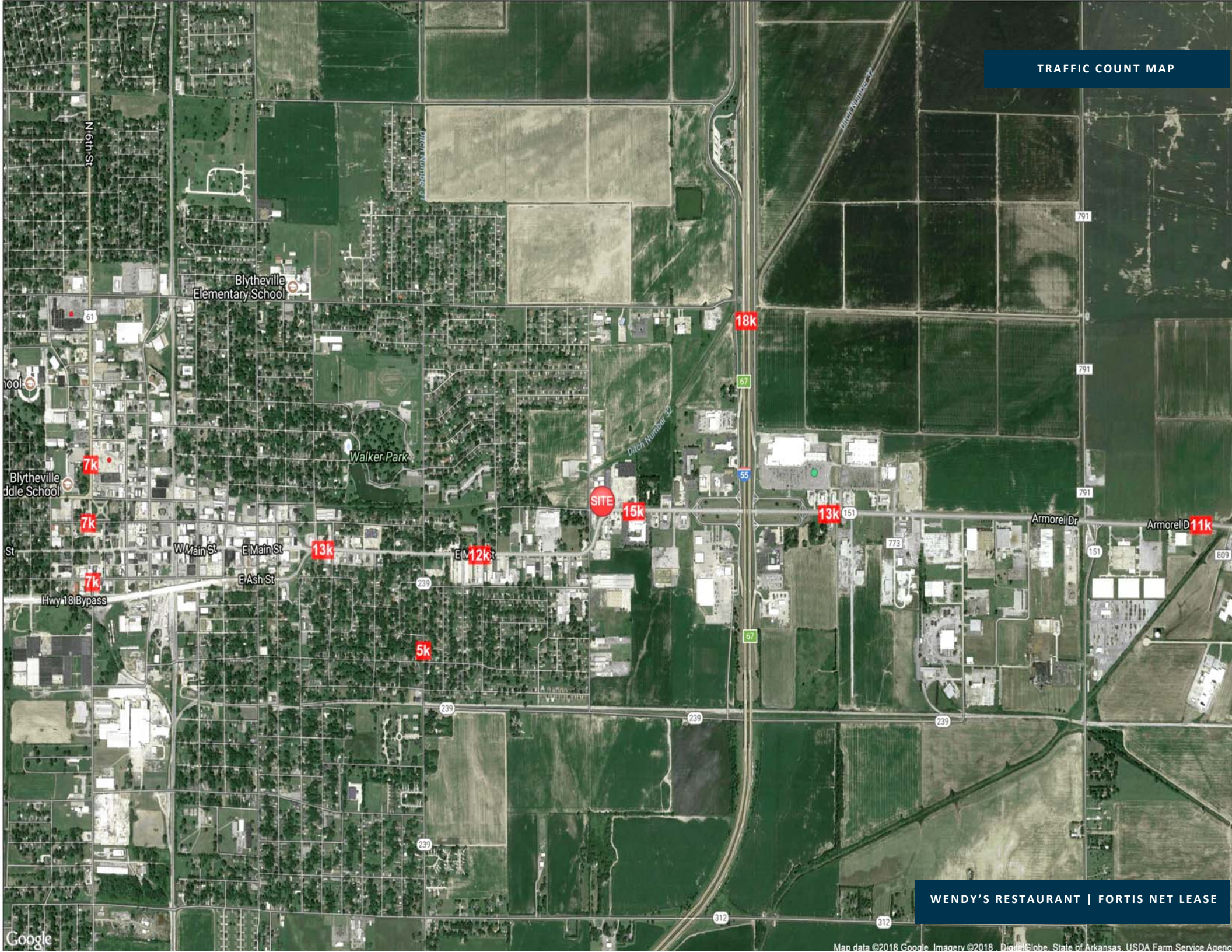


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TRAFFIC COUNT MAP



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Blytheville Elementary School

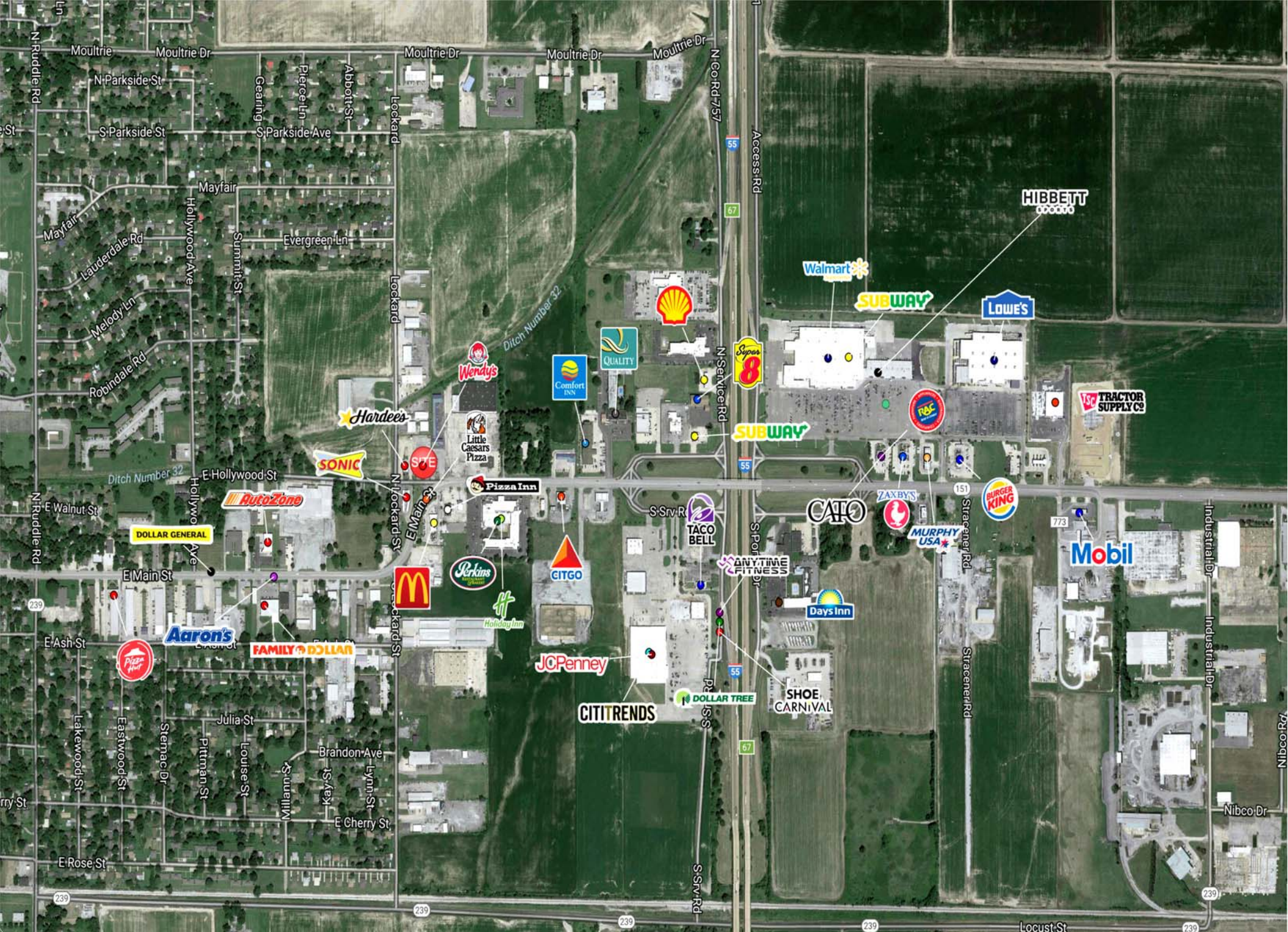
Blytheville High School

Blytheville Middle School

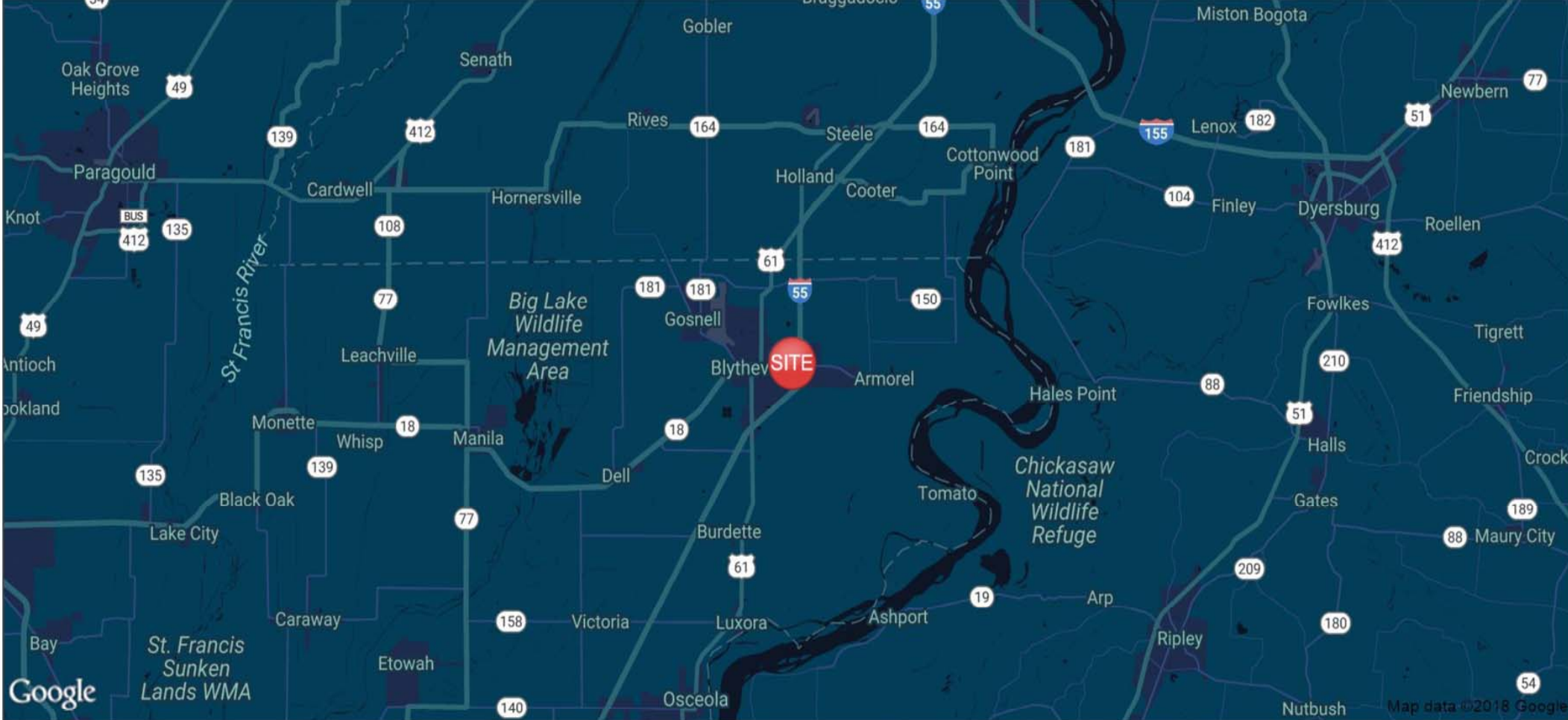
Walker Park



WENDY'S RESTAURANT | FORTIS NET LEASE



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Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	4,364	13,623	16,566
Households	1,728	5,739	6,974
Population Median Age	31.9	34.7	35.3
5 Yr Pop Growth (Total%)	-13.0%	-8.4%	-8.4%

5 Mile Information



8,655

Employees



\$41,354

Median HH
Income



844

Businesses

Photo



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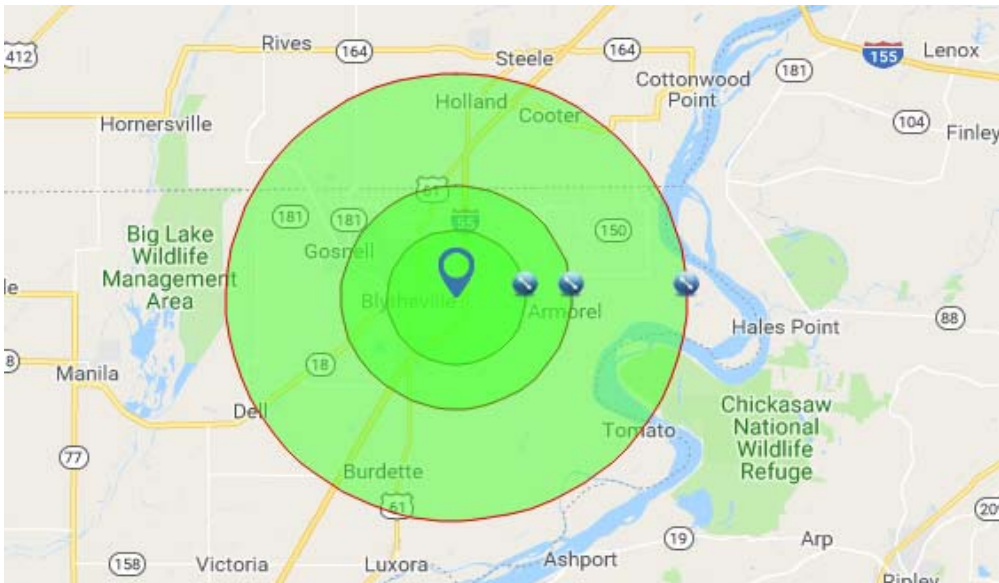
COMPETITOR MAP

Closest Wendy's is 40+ Miles Away

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Population	3 Miles	5 Miles	10 Miles
2018 Total Population:	14,069	17,188	23,541
2023 Population:	13,557	16,593	22,706
Average Age:	36.80	37.10	37.10
Households			
2018 Total Households:	5,547	6,734	9,054
Median Household Inc:	\$35,830	\$37,515	\$39,007
Avg Household Size:	2.50	2.50	2.60
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$73,813	\$77,371	\$79,550
Median Year Built:	1966	1967	1969

Population:	3 Miles	5 Miles	10 Miles
2023 Projection	3,929	13,557	16,593
2018 Estimate	4,112	14,069	17,188
2010 Census	4,631	15,295	18,542
2018 Population Hispanic Origin	142	428	556
2018 Population by Race:			
White	1,353	5,646	7,940
Black	2,628	8,058	8,786
Am. Indian & Alaskan	22	53	64
Asian	28	97	127
Hawaiian & Pacific Island	0	0	3
Other	81	214	268
Households:			
2023 Projection	1,453	5,349	6,500
2018 Estimate	1,519	5,547	6,734
2010 Census	1,705	6,009	7,261
Owner Occupied	828	3,112	3,816
Renter Occupied	691	2,435	2,918
2018 Avg Household Income	\$48,106	\$51,175	\$52,458
2018 Med Household Income	\$35,431	\$35,830	\$37,515
2018 Households by Household Inc:			
<\$25,000	614	2,100	2,423
\$25,000 - \$50,000	264	1,376	1,675
\$50,000 - \$75,000	285	823	1,021
\$75,000 - \$100,000	188	608	762
\$100,000 - \$125,000	85	308	413
\$125,000 - \$150,000	52	108	174
\$150,000 - \$200,000	27	100	137
\$200,000+	5	123	128





REAL EXPERIENCE *Real* RESULTS

TOTAL SALES VOLUME

\$5.0 B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

150K

STATES SOLD IN

40

EXCLUSIVELY LISTED BY:

DOUG PASSON

Managing Partner

248.254.3407

dpasson@fnlre.com

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www.fortisnetlease.com