



**WENDY'S RESTAURANT | GUARANTEED ABSOLUTE NET LEASE**

3302 N Washington St., Forrest City, AR 72335

Click Image For Online  
Property Map



## DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as "FNL"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

**DOUG PASSON**

Managing Partner

248.254.3407  
dpasson@fnlre.com

Fortis Agents Cooperate  
Click Here To Meet  
The Team



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

**WENDY'S RESTAURANT**



INVESTMENT SUMMARY

List Price: \$938,875  
Current NOI: \$75,110  
Initial Cap Rate: 8.0%  
Year Built: 1986  
Lot Size: 1.16 Acres  
Building Size: 2,582 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

- 2,582 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

- Forrest City is 45 Miles West of Memphis and 85 Miles East of Little Rock | Subject Property is Less Than 1 Mile From Interstate 40 (27,000 VPD)
- Situated on N Washington Street Just North of Downtown Forrest City | 16,000+ VPD | Local Retail Corridor | 5 Hotels Within a Mile of the Restaurant
- Approximately 1 Mile From Walmart, Fred’s Pharmacy & Edwards Food Giant | 2 Miles From East Arkansas Community College (1,500+ Students)
- Approximately 8 Miles From Delta Regional Airport
- 10 Mile Population Exceeds 23,800 Residents
- Average Household Income Exceeds \$46,000 Within 3 Miles
- Median Home Value Exceeds \$78,000 Within 3 Miles
- Located Near National Retail Tenants Including Walmart, Dollar Tree, CATO, Taco Bell, O’Reilly Auto Parts, Hibbett Sports, AutoZone and Walgreens



RENT SCHEDULE			
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$74,000	\$6,167	\$28.66
Option 1	\$75,110	\$6,259	\$29.09
Option 2	\$76,237	\$6,353	\$29.53
Option 3	\$77,380	\$6,448	\$29.97
Option 4	\$78,541	\$6,545	\$30.42
Option 5	\$79,719	\$6,643	\$30.87

INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a Wendy's Restaurant located at 3302 N Washington Street in Forrest City, 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 23,800 residents within ten miles and is located in a local retail corridor north of downtown Forrest City. The restaurant is situated on N Washington Street which is less than one mile from Interstate 40. It is approximately one mile from Walmart, Fred's Pharmacy & Edwards Food Giant and two miles from East Arkansas Community College (1,500+ Students). There are five hotels within a mile of the restaurant and it is approximately eight miles from the Delta Regional Airport. The median home value within three miles exceeds \$78,000 and the average household income exceeds \$46,000. The subject property is located near other national retail tenants including Walmart, Dollar Tree, CATO, Taco Bell, O'Reilly Auto Parts, Hibbett Sports, AutoZone and Walgreens.

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

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

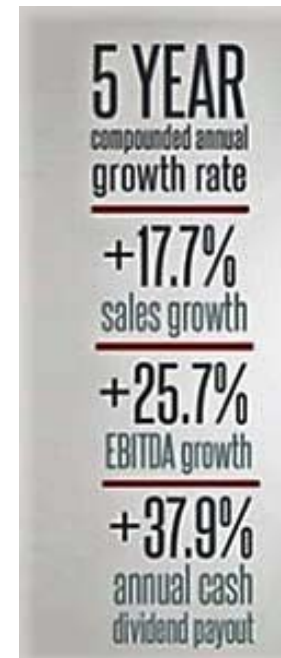


### Meet Your Executive Officers

**Robert E. Schermer, Jr.**  
Chief Executive Officer

**Gary A. Rose**  
President & Chief Operating Officer

**Tracey Smith**  
Vice President & Chief Financial Officer



## Forrest City, AR

Forrest City is a city in St. Francis County, Arkansas, United States, and the county seat. It was named for General Nathan Bedford Forrest, who used the location as a campsite for a construction crew completing a railroad between Memphis and Little Rock, shortly after the Civil War. The population was 15,371 at the 2010 census, an increase from 14,774 in 2000. The city refers to itself as the "Jewel of the Delta".

Forrest City is located on Crowley's Ridge, a geological phenomenon that rises above the flat Mississippi Delta terrain that surrounds it. This north-south running highland is some three miles wide and 300 feet above sea level. Several species of trees not indigenous to Arkansas are found here, including beech, butternut, sugar maple, and cucumber trees.

It is located in Northeast Arkansas off of Interstate 40, between Little Rock and Memphis (45 miles west of Memphis and 85 miles east of Little Rock). We are strategically located on I-40, which runs East and West (over 28,000 vehicles travel I-40 daily) and Arkansas Highway 1, which is the major thoroughfare running north and south. We also have two railways that serve in all directions, with America's #1 transportation hub, Memphis, being less than 50 miles away.



Jewel  
of the  
Delta

City of Forrest City













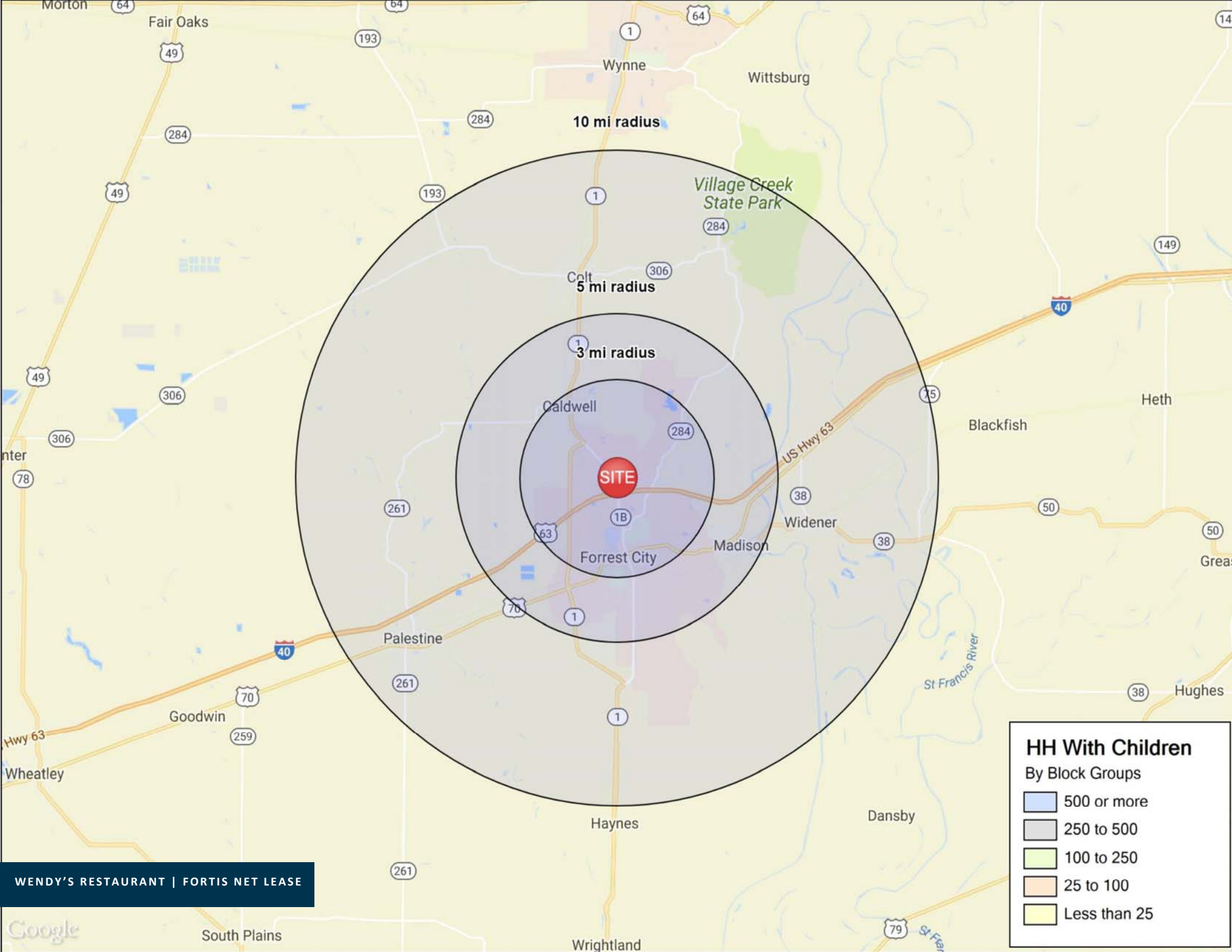












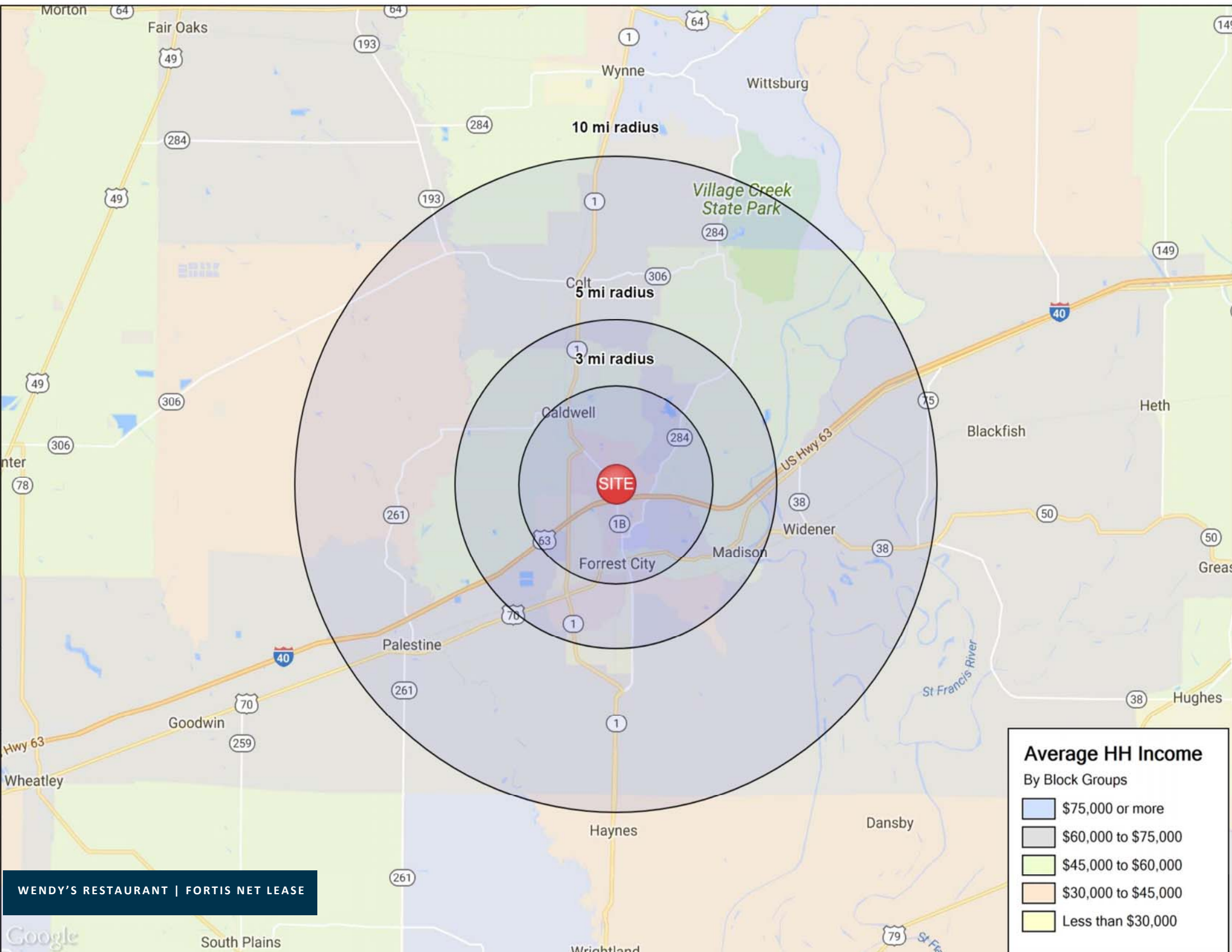
### HH With Children

By Block Groups

- 500 or more
- 250 to 500
- 100 to 250
- 25 to 100
- Less than 25

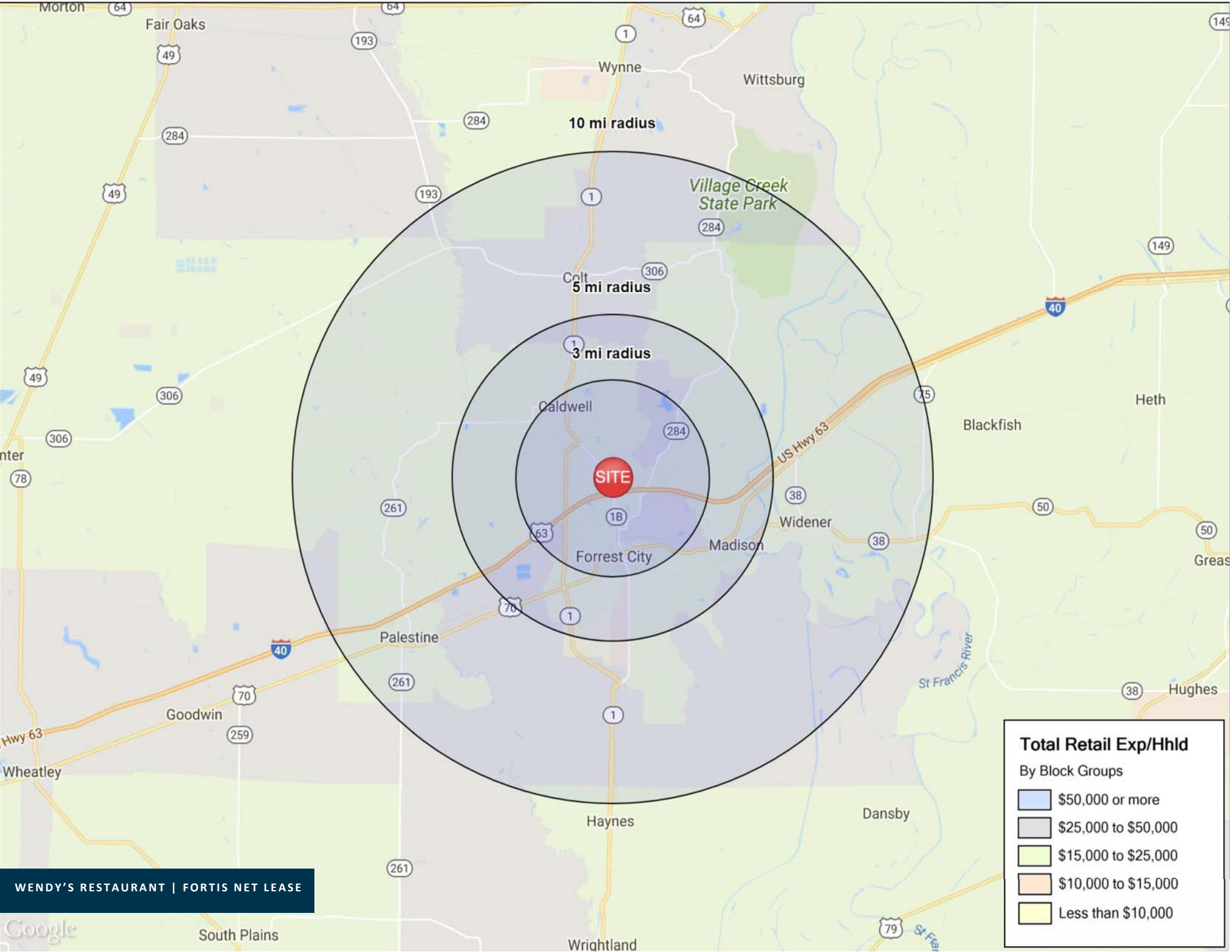
WENDY'S RESTAURANT | FORTIS NET LEASE





WENDY'S RESTAURANT | FORTIS NET LEASE

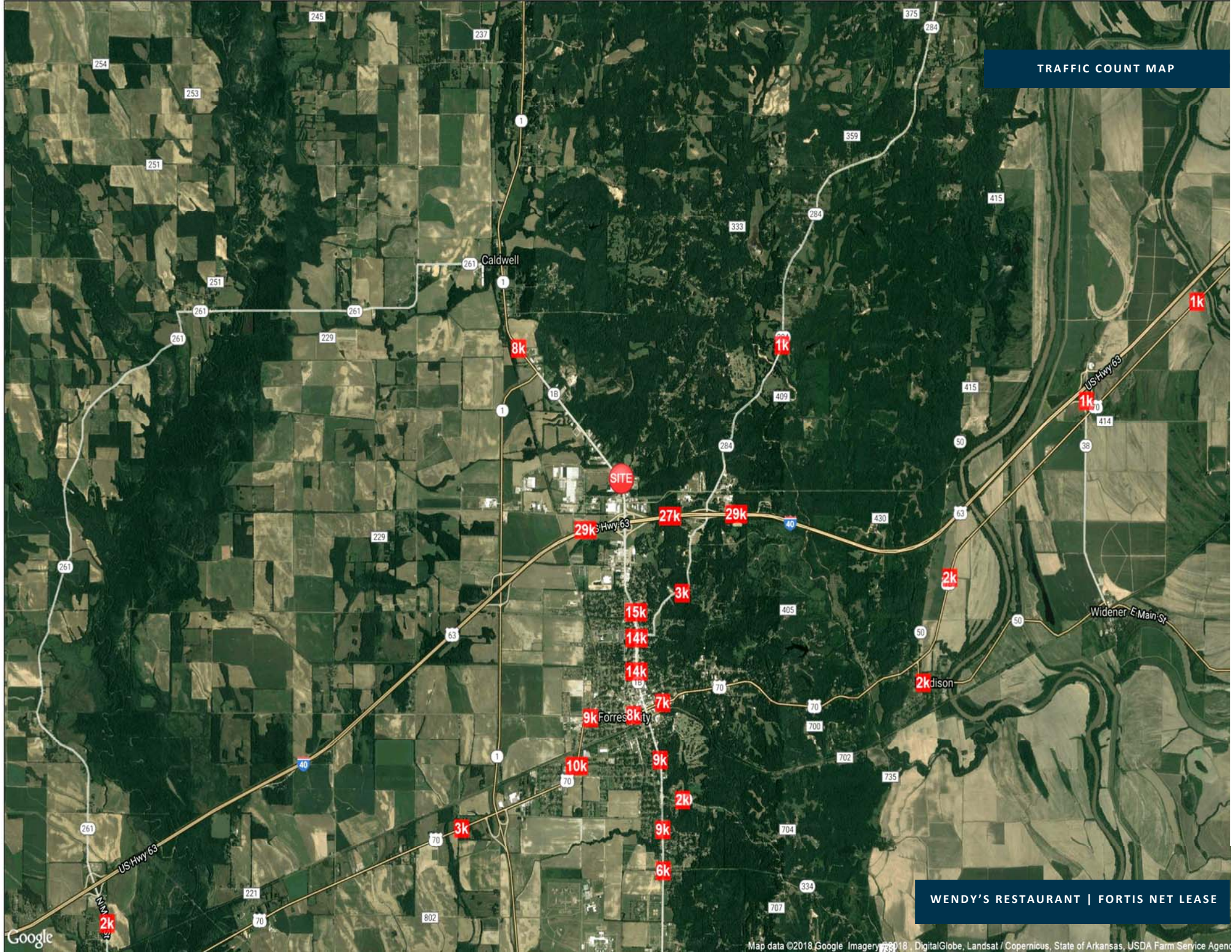




WENDY'S RESTAURANT | FORTIS NET LEASE



## TRAFFIC COUNT MAP



WENDY'S RESTAURANT | FORTIS NET LEASE



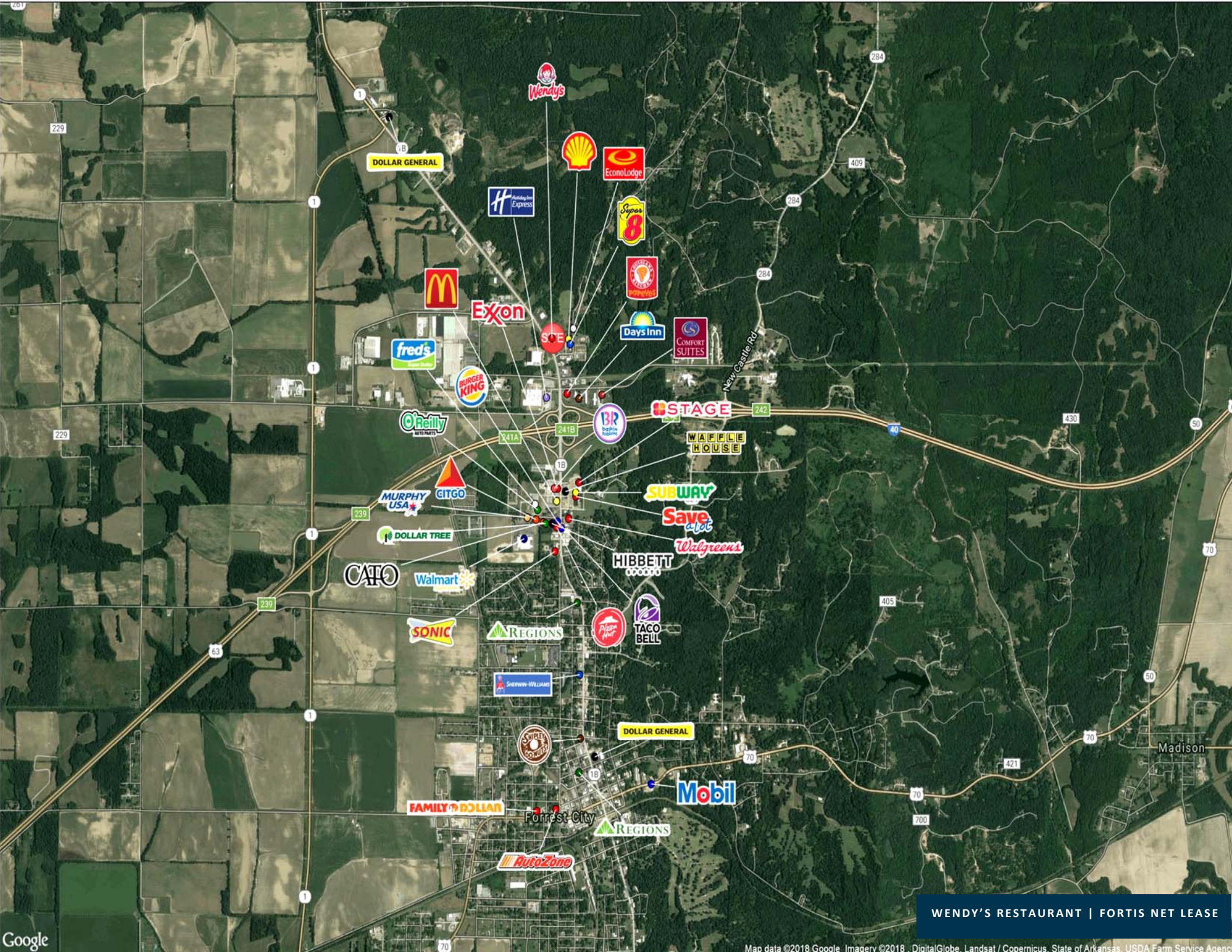


DOLLAR GENERAL

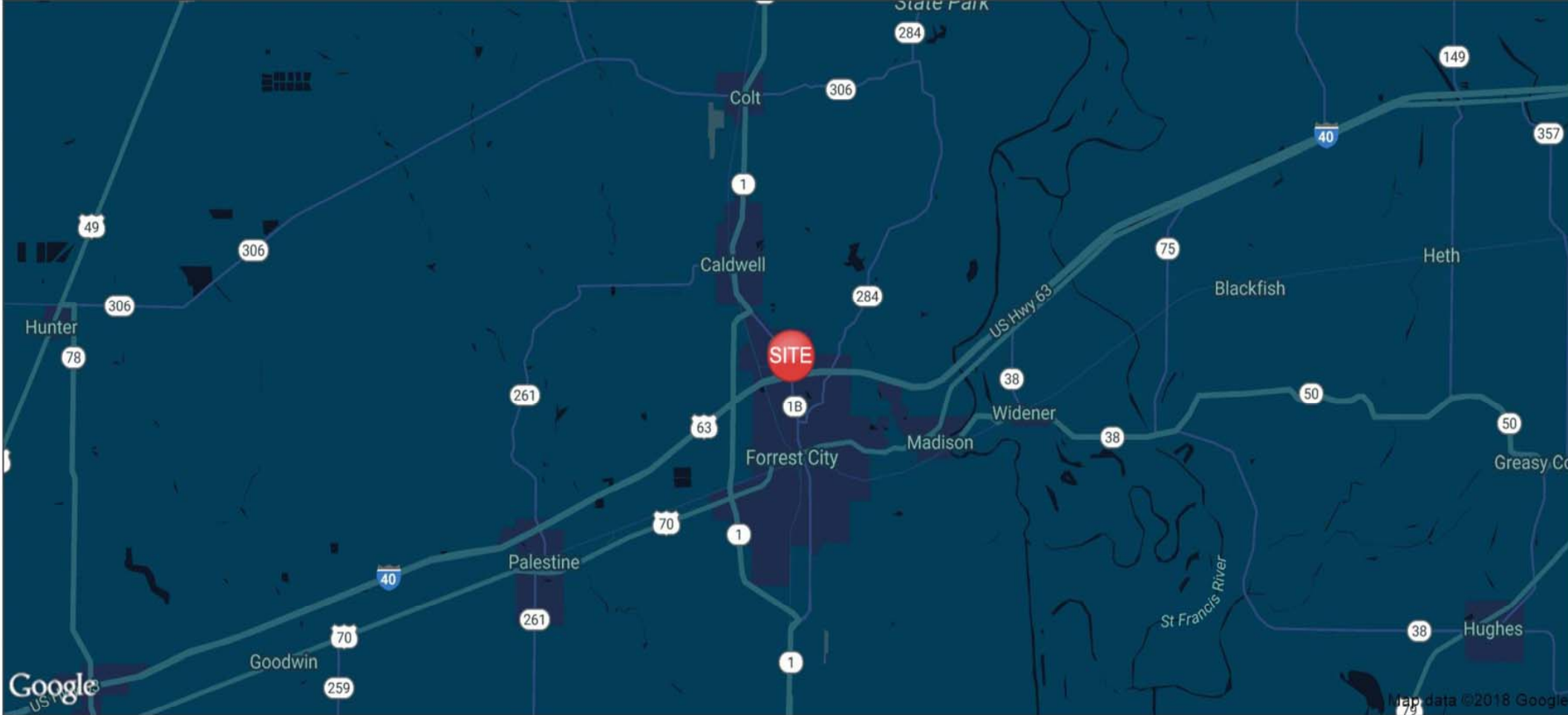


WENDY'S RESTAURANT | FORTIS NET LEASE











### Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	423	9,110	18,317
Households	180	3,781	5,958
Population Median Age	28.6	34.1	35.5
5 Yr Pop Growth (Total%)	-9.4%	-9.6%	-7.0%


### 5 Mile Information



**6,726**  
Employees



**\$38,174**  
Median HH Income



**707**  
Businesses



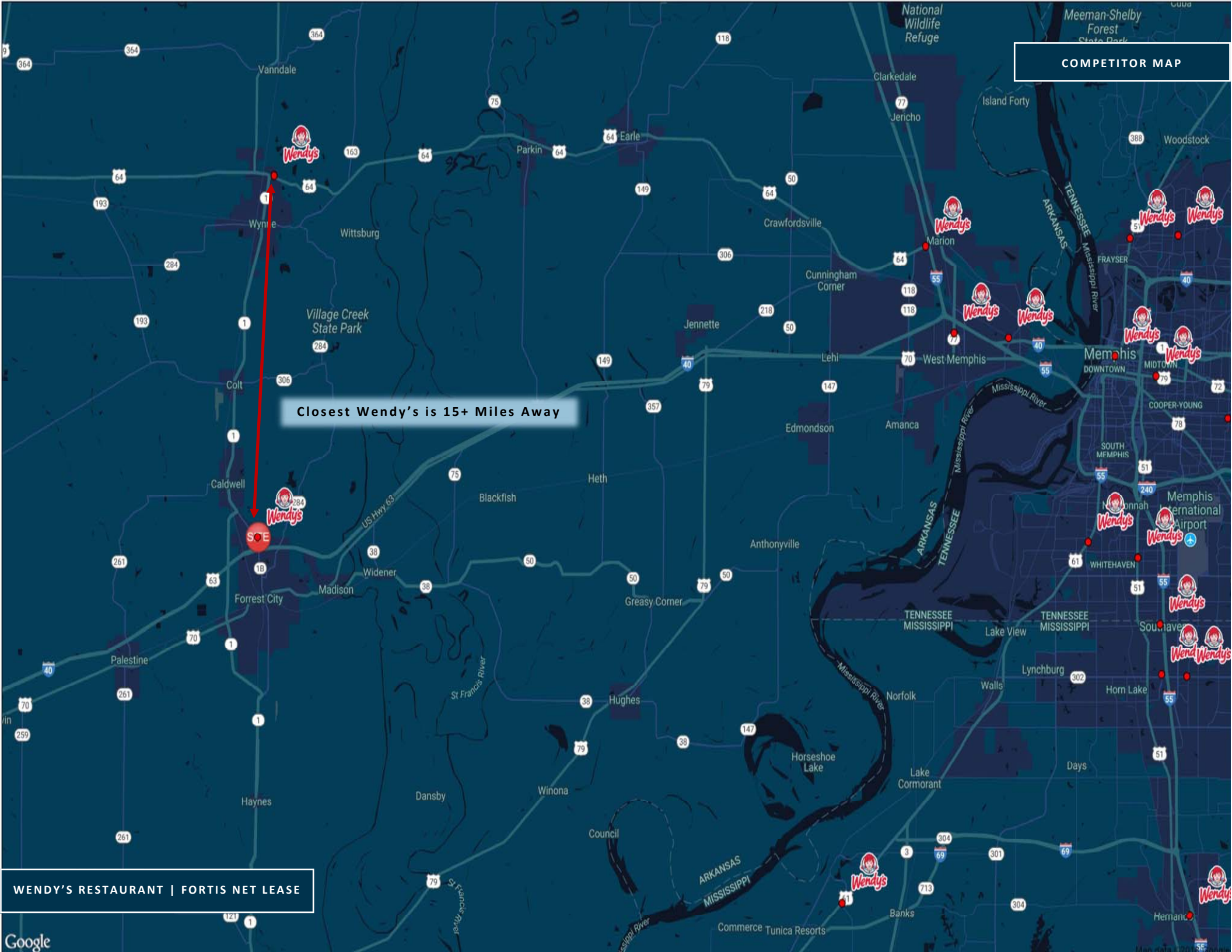
WENDY'S RESTAURANT | FORTIS NET LEASE



COMPETITOR MAP

Closest Wendy's is 15+ Miles Away

WENDY'S RESTAURANT | FORTIS NET LEASE











## 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](mailto:dpasson@fnlre.com)

WENDY'S RESTAURANT

[www.fortisnetlease.com](http://www.fortisnetlease.com)