

WENDY'S

HC 64 BOX 231 | WELCH, WEST VIRGINIA 24801



ACTUAL SITE

OFFERING MEMORANDUM

Represented by:
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COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY

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In Association with West Virginia Local Broker:
Gillian Greenfield, CCIM | Greenfield & Craun Commercial | WV License # 225064152

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

WENDY'S
WELCH, WEST VIRGINIA

NAME	WENDY'S
LOCATION	HC 64 Box 231 Welch, West Virginia 24801
MAJOR CROSS STREETS	On Coal Heritage Rd, West of Tennessee Ave
TENANT	WENDWISE CORP.
PURCHASE PRICE	\$2,246,000
CAP RATE	6.00%
ANNUAL RENT	\$134,766
GROSS LEASEABLE AREA	2,773 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	1984
LOT SIZE	±1.51 Acres
LEASE EXPIRATION	December 31, 2032
OPTIONS	Four 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT

3.5 miles from Family Dollar, Save-A-Lot, Rite Aid, Advance Auto Parts, etc.

Welch is the county seat of West Virginia's McDowell County.

The economy of Welch is specialized in mining, quarrying, oil, gas extraction; public admin; and retail trade.

The largest industries are retail trade, healthcare & social assistance, and educational services.

The highest paying industries are mining, quarrying, oil, gas extraction; transportation & warehousing; and educational services.

INVESTMENT HIGHLIGHTS

LEASE

14+ Years Remaining on 20-Year Absolute NNN Lease with 7% Rental Escalations every 5 Years (Next Increase: January 1, 2023)

TENANT

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

SEASONED LOCATION

Successfully Open & Operating for Decades with an 8.76% Rent-to-Sales Ratio

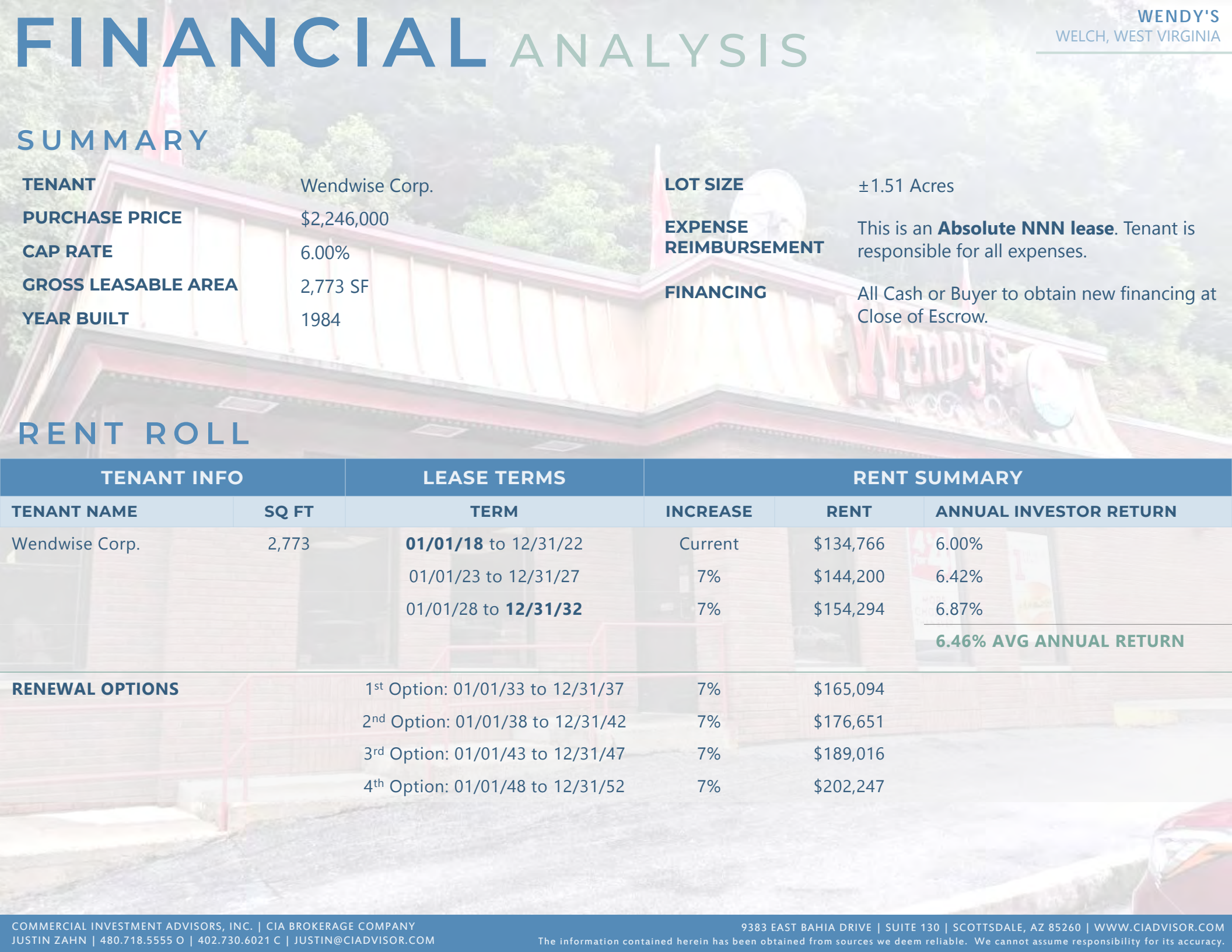
TRAFFIC COUNTS

Pad Site to a Goodson's Supermarket on a **Large ±1.51-Acre Lot**, Just off the Hard Corner of Coal Heritage Rd & Tennessee Ave where Traffic Counts Exceed 7,700 CPD!

DEMOGRAPHICS

Total Population (10-MI): 9,107 | Average Household Income (3-MI): \$42,714





FINANCIAL ANALYSIS

SUMMARY

TENANT	Wendwise Corp.	LOT SIZE	±1.51 Acres
PURCHASE PRICE	\$2,246,000	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	2,773 SF		
YEAR BUILT	1984		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Wendwise Corp.	2,773	01/01/18 to 12/31/22	Current	\$134,766	6.00%
		01/01/23 to 12/31/27	7%	\$144,200	6.42%
		01/01/28 to 12/31/32	7%	\$154,294	6.87%
		6.46% AVG ANNUAL RETURN			
RENEWAL OPTIONS		1 st Option: 01/01/33 to 12/31/37	7%	\$165,094	
		2 nd Option: 01/01/38 to 12/31/42	7%	\$176,651	
		3 rd Option: 01/01/43 to 12/31/47	7%	\$189,016	
		4 th Option: 01/01/48 to 12/31/52	7%	\$202,247	

TENANT OVERVIEW

WENDY'S
WELCH, WEST VIRGINIA



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 WENDWISE CORP.

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

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

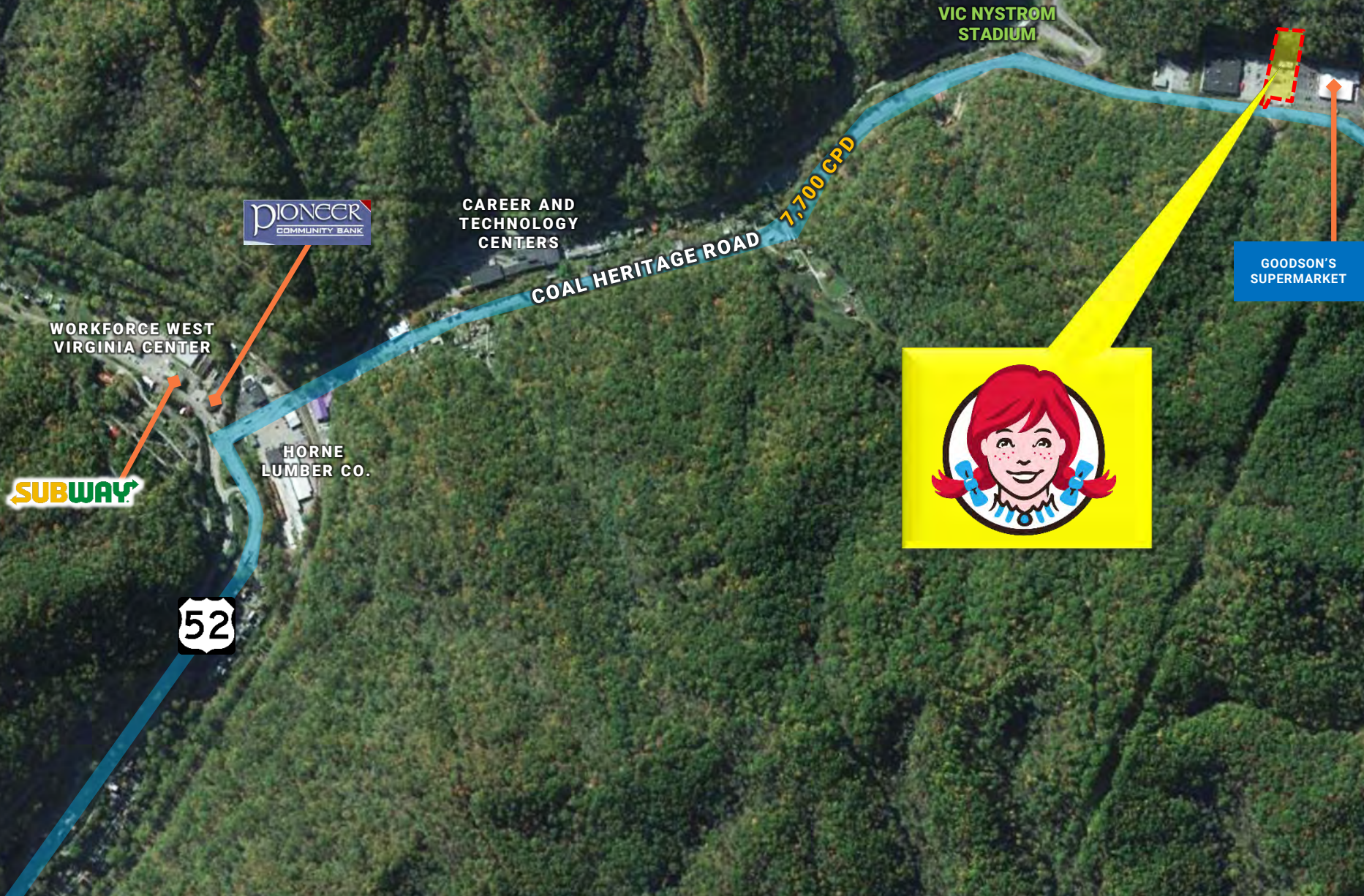


LOT SIZE
±1.51 Acres

GLA
2,773 SF

WENDY'S | WELCH, WEST VIRGINIA

AERIAL



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AERIAL CITY VIEW



VIC NYSTROM
STADIUM

INDIAN GAP

CAREER AND
TECHNOLOGY
CENTER

WORKFORCE WEST
VIRGINIA CENTER

HORNE
LUMBER CO.



WELCH

MARTHA MOORE
RIVERFRONT PARK



MCDOWELL
COUNTY SCHOOLS

EXXON

NATIONAL
GUARD

DOLLAR GENERAL

SHOE SHOW

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LOCATION OVERVIEW

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Welch is a city residing in McDowell County, located at the forks of Tug River and Elkhorn Creek. The total area is 6.04 square miles with a population of over 2,406. Welch was known as one of the top coal mining cities in the US. The population began to decline in the 60's with the invention of machines to replace human labor and following WWII the use increased use of oil rather than coal for domestic fuel supply.

Welch is a city of firsts. The first public childrens playground in West Virginia was build in 1913 and is now the site of the united States Post Office. As a result of John F. Kennedy's "War on Poverty", two Welch residents recieved the first modern era food stamps valued at \$95 for a household of 15 people. Welch was the location of the first memorial building in the US dedicated to the memory of Americans who gave their lives for their county in WWI, and to honor the veterans of that war. In 1928, a Welch resident became the first black woman legislator in the United States. Welch also built the first municipally owned parking building in the US, which opened in 1941.

The town is a railway station on the Norfolk Southern Railway network. In recent years, the city has been able to begin restoration of their historic downtown area. This has been possible with the construction of new state and federal prisons, which are creating sources of economic renewal for Welch.

Welch Community Hospital is the only acute care hospital in McDowell. It is a crucial health care provider for the citizens of McDowell and many surrounding rural counties. This hospital provides a wide scope of care and services, which includes a 65-bed acute care hospital, a 24/7, 365 days per year physician-staffed Emergency Room, a seven-bed ICU, diverse OB-GYN services (i.e., Family Planning services, Clinics, a full service Respiratory Therapy Cardiopulmonary Service, Laboratory, Radiology (with a spiral CT Scanner with a Bone Density scanning unit and digital Mammography services) and Clinical Inpatient Pharmacy. The hospital also operates an outpatient Rural Health Clinic, a Surgery Clinic and CPR/ACLS Training Center. In addition to the acute care and outpatient services, the hospital also supports a 59-bed Long Term Care unit.

Career And Technology Center operates within the McDowell County's School District. The teacher population of 13 teachers has grown by 18% over five school years. The school district of Career And Technology Center is McDowell County's School District, which is ranked within the bottom 50% of all 57 school districts in West Virginia (based off of combined Math and Reading proficiency testing data) for the 2015-2016 school year. McDowell County School District's student population of 3,296 students has decreased by 6% over five school years.

	2018 DEMOGRAPHICS		
	1-MI	3-MI	10-MI
TOTAL POPULATION	677	3,266	9,107
DAYTIME POPULATION	333	1,631	4,489
AVERAGE HOUSEHOLD INCOME	\$38,973	\$42,714	\$39,038

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