



Wendy's®



ACTUAL PHOTO

6410 SARGENT RD, HYATTSVILLE, MD 20782

Marcus & Millichap



## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale this absolute net leased Wendy's located at 6410 Sargent Road in Hyattsville, Maryland. The subject property is located in just a short six mile drive from The White House in the DC Metro Area with more than 700,000 people located in a five mile radius.

There are numerous National and Regional retailers in the immediate area including Pizza Hut, CVS Pharmacy, 7 Eleven, Save a Lot, Home Depot, Giant Food, Dunkin Donuts, Staples, Aldi, Starbucks, Regal Cinemas and LA Fitness among others.

Wendy's is an international fast food restaurant chain founded by Dave Thomas on November 15, 1969 in Columbus, Ohio, United States. As of January 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. (In 2016, Wendy's was the world's third largest hamburger fast food chain, following Burger King's 12,000 plus locations and McDonald's with over 31,000 plus locations.)

## INVESTMENT HIGHLIGHTS

- 8 Minutes from University of Maryland at College Park – 41,200 Students on a 1,340 Acre Campus
- Rare Freestanding Single Tenant Wendy's in the DC Metro Market – 6 Miles from The White House
- Affluent Demographics: Average Household Income Exceeds \$108,000 in the Market Area
- Dense Population: More than 31,000 People in a One Mile Radius and more than 700,000 People in a Five Mile Radius
- Absolute NNN Lease with No Landlord Responsibilities
- 17+ Years Remaining on the Base Term of the Lease
- NPC (Tenant) Operates more than 386 Wendy's Units in 8 States and 1,213 Pizza Hut Units in 27 States
- NPC is the 5th Largest Restaurant Operator in the United States (based on unit count)



## THE OFFERING



**Wendy's**  
**6410 SARGENT ROAD**  
**HYATTSVILLE, MARYLAND, 20782**



## PROPERTY DETAILS

Lot Size	20,038 SF (0.46 Acres)
Rentable Square Feet	3,164 SF
Price/SF	\$811.56
Year Built	1986

## FINANCIAL OVERVIEW

List Price	<b>\$2,567,767</b>
Down Payment	100% / \$2,567,767
Cap Rate	5.15%
Type of Ownership	Fee Simple

## PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
<b>04/27/16 - 04/26/21</b> (Current)	<b>\$11,020</b>	<b>\$132,240</b>
<b>04/27/21 - 04/26/26</b>	<b>\$11,436.67</b>	<b>\$137,240</b>
<b>04/27/26 - 04/26/31</b>	<b>\$11,853.33</b>	<b>\$142,240</b>
<b>04/27/31 - 12/31/35</b>	<b>\$12,270</b>	<b>\$147,240</b>
<b>01/01/36 - 04/26/36</b> (Option 1)	<b>\$12,270</b>	<b>\$147,240</b>
<b>04/27/36 - 12/31/40</b> (Option 1)	<b>\$12,686.67</b>	<b>\$152,240</b>
<b>01/01/41 - 04/26/41</b> (Option 2)	<b>\$12,686.67</b>	<b>\$152,240</b>
<b>04/27/41 - 12/31/45</b> (Option 2)	<b>\$13,103.33</b>	<b>\$157,240</b>
Base Rent (\$41.80 / SF)		<b>\$132,240</b>
Net Operating Income		<b>\$132,240.00</b>
<b>TOTAL ANNUAL RETURN</b>	<b>CAP 5.15%</b>	<b>\$132,240</b>

## LEASE ABSTRACT

Tenant Trade Name	Wendy's
Tenant	NPC Quality Burgers, Inc.
Ownership	Private
Guarantor	Franchisee Guarantee
Lease Type	NNN
Lease Term	49 Years
Lease Commencement Date	04/25/1986
Rent Commencement Date	04/25/1986
Expiration Date of Base Term	12/31/2035
Increases	\$5,000 Every Five Years
Options	Two Five-Year Options
Term Remaining on Lease	18+ Years
Property Type	Net Leased Restaurant Fast Food
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	No







Cesar Chavez Elementary School  
students enrolled: 289



12,713 Daily  
(2017)

Sargent Rd



**SUBJECT PROPERTY**



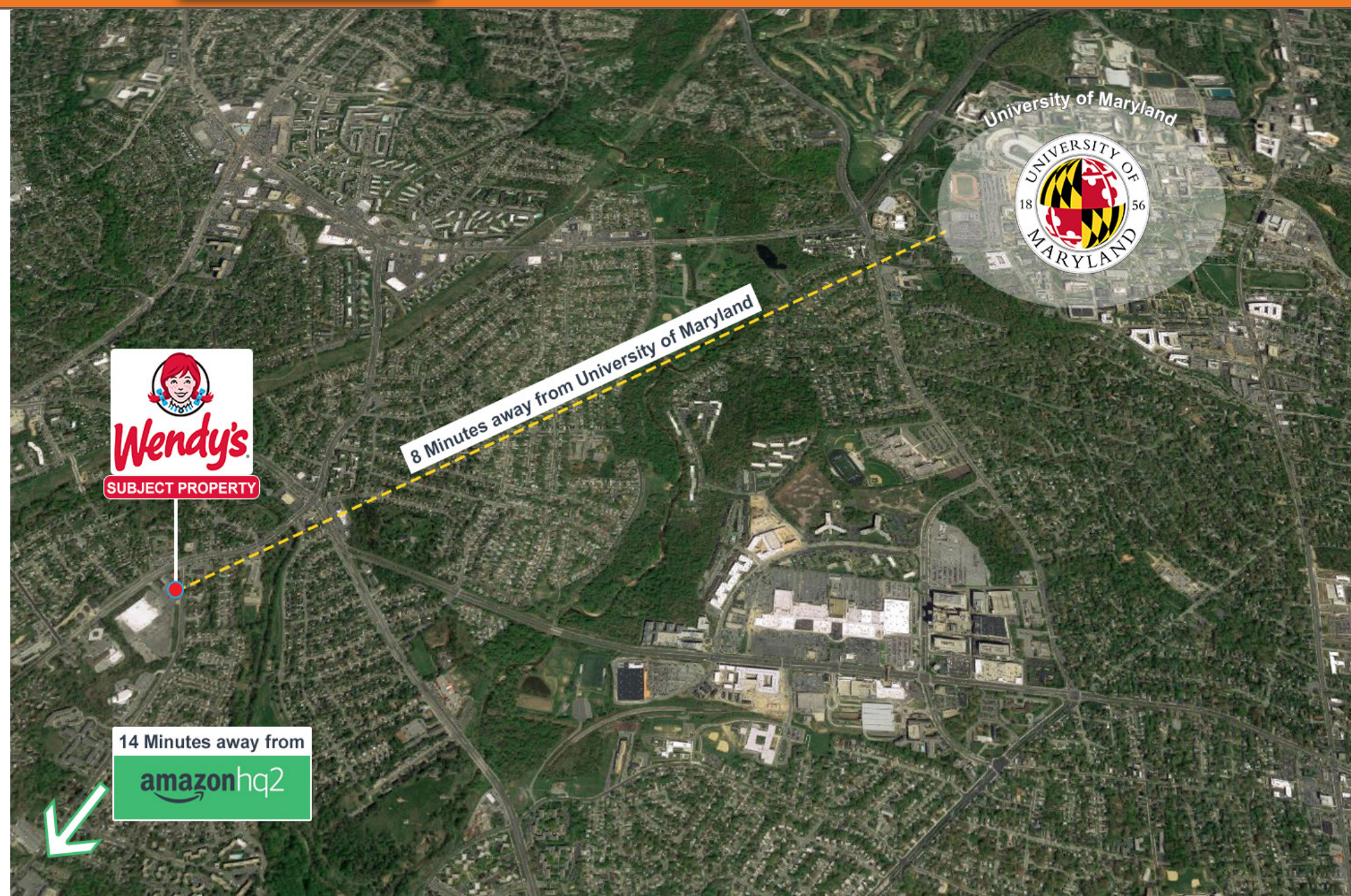
Riggs Rd



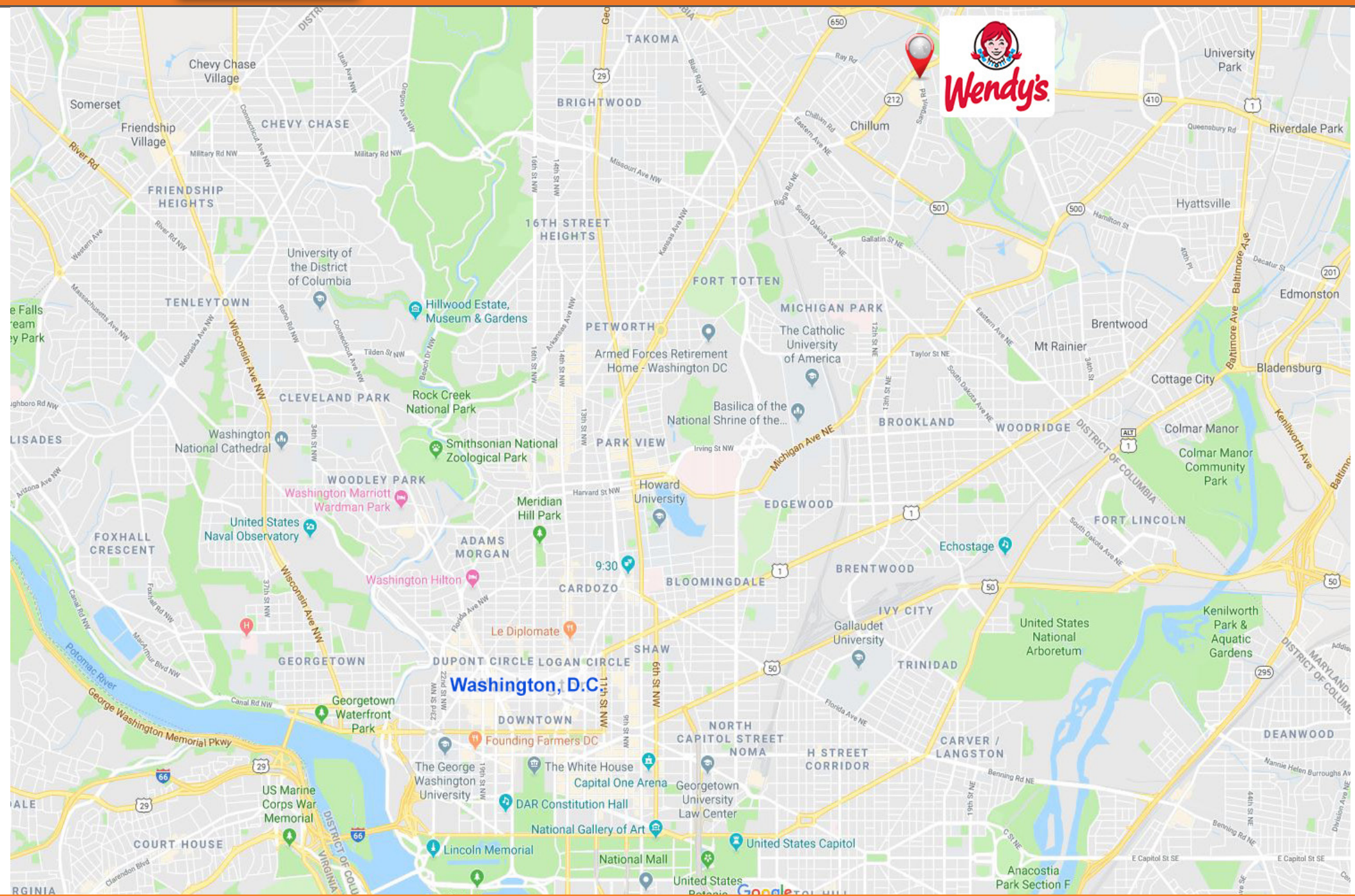
31,681 Daily  
(2017)













## ACTUAL PROPERTY







## Welcome to NPC International - the largest Pizza Hut and Wendy's franchisee!

In 2013, we diversified our holdings and NPC's wholly owned subsidiary, NPC Quality Burgers, Inc. became a franchisee of the Wendy's brand.

Pizza Hut has a more than 60-year history, beginning in 1958 in Wichita, Kansas. NPC opened its first Pizza Hut restaurant shortly after in 1962. Today, Pizza Hut is an iconic global brand that delivers more pizza, pasta and wings than any other restaurant in the world.

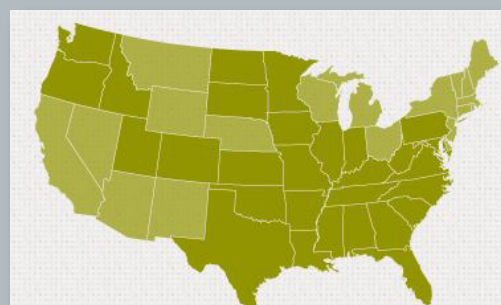
NPC currently operates more than 1,213 Pizza Hut units in 27 states and more than 386 Wendy's units in 7 states, plus Washington D.C. Just use the restaurant finder to locate the NPC location nearest you.

WEBSITE	<a href="http://www.npcinternational.com">www.npcinternational.com</a>
INDUSTRY	Restaurants
TYPE	Privately Held
HEADQUARTERS	Overland Park, KS
EMPLOYEES	36,500



NPC International is the largest  
Pizza Hut franchisee in the world

operating approximately **20%**  
of the domestic Pizza Hut system



Operates more than

**1,213**

Pizza Hut units in 27 states



Operates more than

**386**

Wendy's units in 8 states

**5th** largest  
Restaurant unit operator in  
the United States  
(based on unit count)





## ABOUT WENDY'S

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 29 other countries and U.S. territories worldwide.

## WENDY'S CORPORATE

Sales Volume	<b>\$2.06+ Billion</b>
Net Worth	<b>N/A</b>
Credit Rating	<b>B +</b>
Rating Agency	<b>Standard &amp; Poor's</b>
Stock Symbol	<b>WEN</b>
Board	<b>NASDAQ</b>
HQ	<b>DUBLIN, OHIO</b>
Number of Locations	<b>6,487+ (2015)</b>





POPULATION

	1 Miles	3 Miles	5 Miles
2022 Projection	30,829	281,705	705,446
2017 Estimate	31,660	283,138	701,569
2010 Census	29,431	257,710	630,787
2000 Census	28,243	245,638	600,859

INCOME

Average	\$79,141	\$89,902	\$108,929
Median	\$60,886	\$62,703	\$72,716
Per Capita	\$25,347	\$32,136	\$43,942

HOUSEHOLDS

2022 Projection	10,056	99,969	288,085
2017 Estimate	10,096	98,086	279,074
2010 Census	9,559	89,489	250,295
2000 Census	10,028	88,331	238,826

HOUSING

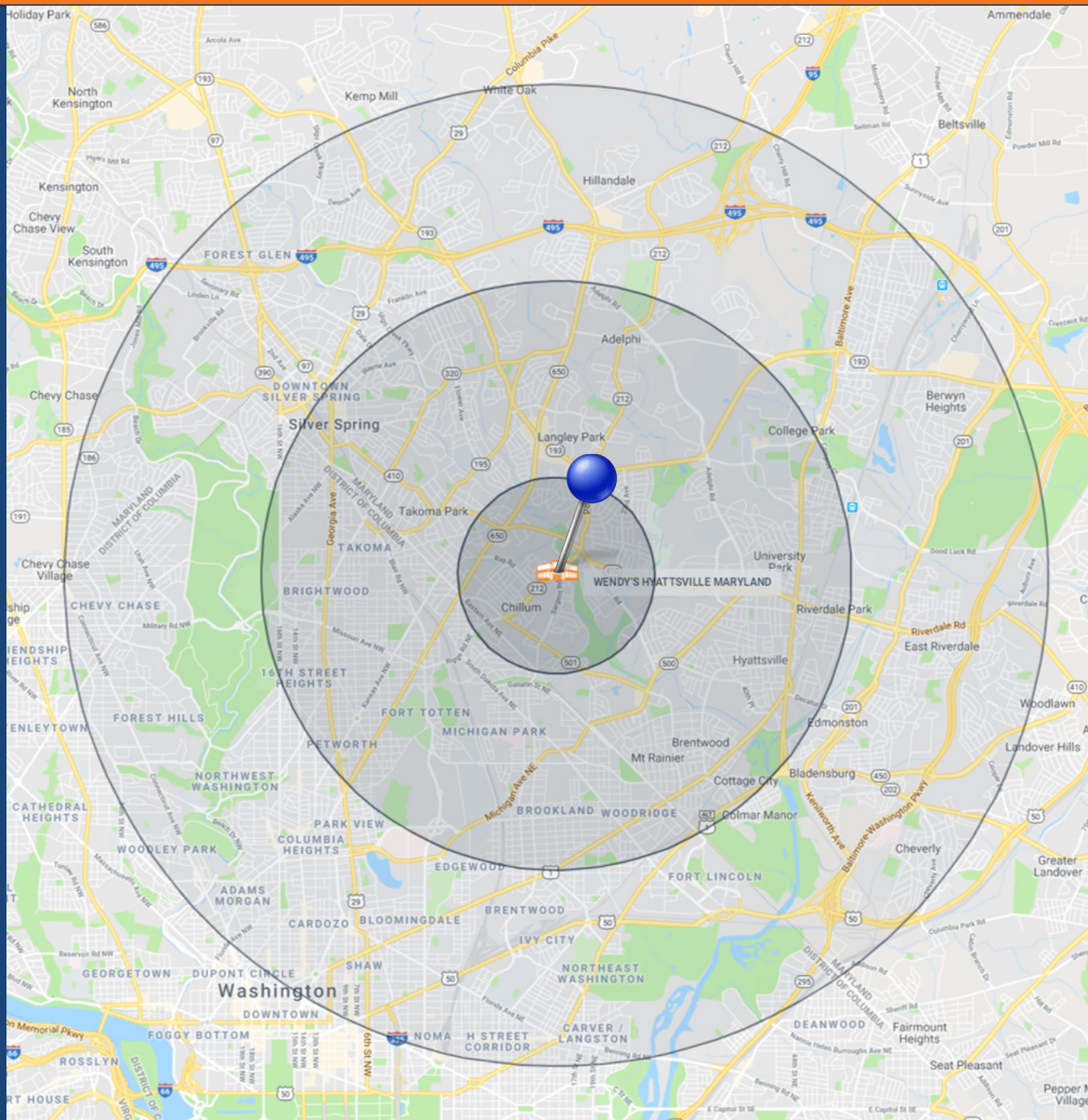
2017	\$331,991	\$397,860	\$453,638
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EMPLOYMENT

2017 Daytime Population	16,927	286,060	707,625
2017 Unemployment	4.93%	6.19%	5.40%
2017 Median Time Traveled	40	38	35

RACE & ETHNICITY

White	16.45%	29.29%	38.84%
Native American	0.17%	0.12%	0.10%
African American	45.72%	41.73%	36.70%
Asian/Pacific Islander	2.14%	4.30%	5.30%





## GEOGRAPHY: 5 MILE



### POPULATION

In 2017, the population in your selected geography is 701,569. The population has changed by 16.76% since 2000. It is estimated that the population in your area will be 705,446.00 five years from now, which represents a change of 0.55% from the current year. The current population is 49.47% male and 50.53% female. The median age of the population in your area is 33.90, compare this to the US average which is 37.83. The population density in your area is 8,921.50 people per square mile.



### HOUSEHOLDS

There are currently 279,074 households in your selected geography. The number of households has changed by 16.85% since 2000. It is estimated that the number of households in your area will be 288,085 five years from now, which represents a change of 3.23% from the current year. The average household size in your area is 2.36 persons.



### INCOME

In 2017, the median household income for your selected geography is \$72,716, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 64.08% since 2000. It is estimated that the median household income in your area will be \$85,710 five years from now, which represents a change of 17.87% from the current year.

The current year per capita income in your area is \$43,942, compare this to the US average, which is \$30,982. The current year average household income in your area is \$108,929, compare this to the US average which is \$81,217.



### RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 38.84% White, 36.70% Black, 0.10% Native American and 5.30% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 25.71% of the current year population in your selected area. Compare this to the US average of 17.88%.



### HOUSING

The median housing value in your area was \$453,638 in 2017, compare this to the US average of \$193,953. In 2000, there were 106,603 owner occupied housing units in your area and there were 132,223 renter occupied housing units in your area. The median rent at the time was \$659.



### EMPLOYMENT

In 2017, there are 328,414 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 68.28% of employees are employed in white-collar occupations in this geography, and 31.83% are employed in blue-collar occupations. In 2017, unemployment in this area is 5.40%. In 2000, the average time traveled to work was 35.00 minutes.



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