



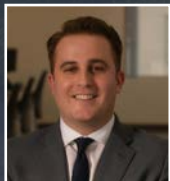
NEWARK | NY

HORVATH & TREMBLAY

SINGLE TENANT
NET LEASED
OPPORTUNITY



LEAD AGENTS



JEREMY BLACK

Direct: (315) 663-1135
jblack@htretail.com



HOBART HARE

Direct: (315) 266-9074
hhare@htretail.com

ETHAN COLE
NY BROKER OF RECORD
LICENSE #: 10491208561

DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.






Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a Wendy's restaurant property located at 510 W. Union Street, in the Village of Newark, in upstate New York (the "Property"). Wendy's has been at the Property since its construction in 1997 and signed a new, twenty-year, lease extension in 2016. The triple-net lease currently has over 17 years of term remaining plus two, 5-year renewal options. Both the initial term and renewal terms include an attractive 10% rent increase every five years. The Wendy's lease is fully guaranteed by Wendy's corporate parent.

- **LONG-TERM LEASE:** The Wendy's lease term has 17+ years remaining plus two, 5-year renewal options.
- **CORPORATE GUARANTY:** The lease is guaranteed by Wendy's corporate parent, a publicly traded company with a market cap of \$3.7 billion. Wendy's is the world's 3rd largest hamburger franchise and includes more than 6,500 restaurants worldwide.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The Wendy's lease is absolute triple net and requires zero management responsibilities, making it an attractive investment for the passive real estate investor.
- **PRIMARY RETAIL DESTINATION:** The Property is located on a pad site with "main street" visibility at the heart of the retail trade area that serves the Village of Newark and the surrounding communities.
- **ATTRACTIVE RENT INCREASES:** The lease calls for attractive 10% rent increases every 5-years during both the current term and at the start of each option period, providing a steady increase in income and an attractive hedge against inflation.
- **RETAIL TRADE AREA:** Additional retailers and entertainment attractions drawing consumers to the trade area include: Wegman's Supermarket, Walgreens, Thompson Health Urgent Care, Family Dollar, Advance Auto Parts, Monro Auto Service, Citizens Bank, LNB Bank, Community Bank, Subway, Tim Hortons, Burger King, McDonald's and the popular Rose Bowl Lanes.



OWNERSHIP:	Fee Simple
LOT SIZE:	0.68 Acres
BUILDING AREA:	3,052 SF
YEAR BUILT:	1997
TENANT:	Wendy's Properties, LLC
GUARANTY:	Corporate
LEASE TYPE:	Absolute Triple Net
ROOF & STRUCTURE:	Tenant Responsibility
RENT COMMENCEMENT DATE:	03/21/2016
RENT INCREASES:	10% Every Five Years
LEASE EXPIRATION DATE:	03/31/2036
LEASE TERM REMAINING:	17+ Years
RENEWAL OPTIONS:	2, 5-Year Options
TENANT PURCHASE OPTION:	None

510 WEST UNION STREET | NEWARK, NY 14513

	LIST PRICE:	\$2,214,020
	CAP RATE:	5.00%
	NOI:	\$110,701

LEASE YEARS	ANNUAL	% INCREASE
CURRENT - 03/31/2021	\$110,701	
04/01/2021 - 03/31/2026	\$121,771	10.0%
04/01/2026 - 03/31/2031	\$133,948	10.0%
04/01/2031 - 03/31/2036	\$147,343	10.0%
04/01/2036 - 03/31/2041 (OPTION 1)	\$162,077	10.0%
04/01/2041 - 03/31/2046 (OPTION 2)	\$178,285	10.0%



ABOUT THE TENANT

The Wendy's Company (NASDAQ: WEN) is one of the world's largest hamburger franchise and has a market cap of \$4.2 Billion. The Wendy's system includes more than 6,600 franchise and Company-owned restaurants in the U.S. and 29 countries worldwide. Wendy's was founded in 1969 by Dave Thomas and is currently headquartered in Dublin, Ohio.

When Wendy's International and Arby's parent company, Triarc Companies, merged in 2008, they created the 3rd largest US fast-food chain (behind only McDonald's and Yum! Brands). This merger formed the Wendy's/Arby's Group, the parent company of Wendy's International, Inc. and Arby's Restaurant Group, Inc. which are the franchisors of the Wendy's and Arby's restaurant systems. Wendy's/Arby's Group creation has altered the perception of both Wendy's and Arby's net lease properties with the introduction of new management and new menu concepts.

Wendy's is an attractive Single Tenant Net Lease investment due to the underlying asset location. Restaurants are typically in a 3,000-4,000 square foot building with a drive-thru window, and situated on 0.5 - 1.5 acre of land. It is important to note that while Wendy's franchises the majority of its locations, the subject Property at 7515 Niagara Falls Boulevard in Niagara Falls New York is a corporate owned and operated restaurant. As a result, the lease is fully backed and guaranteed by the corporate parent, The Wendy's Company.





AREA TENANT PHOTOGRAPHS

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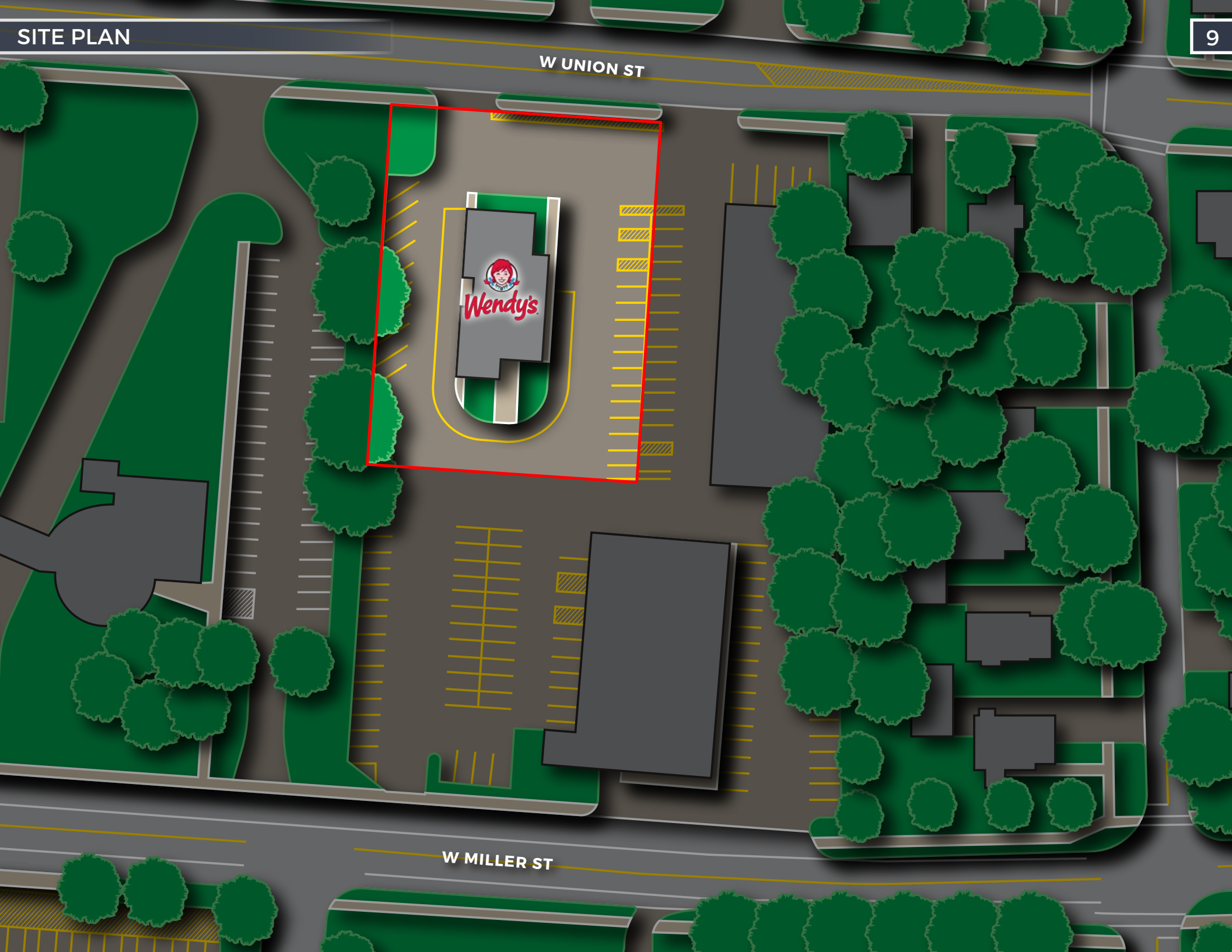


AREA TENANT PHOTOGRAPHS

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SITE PLAN



AREA TENANT MAP



DOLLAR GENERAL



metroPCS



W UNION ST



FAMILY DOLLAR



Citizens Bank



H&R BLOCK

Peebles

SECOR
HOME & HARDWARE

Wegmans

Walgreens



Tim Hortons

SUBWAY

enterprise

NEWARK | NY



51,000+
PEOPLE WITHIN 10 MILES

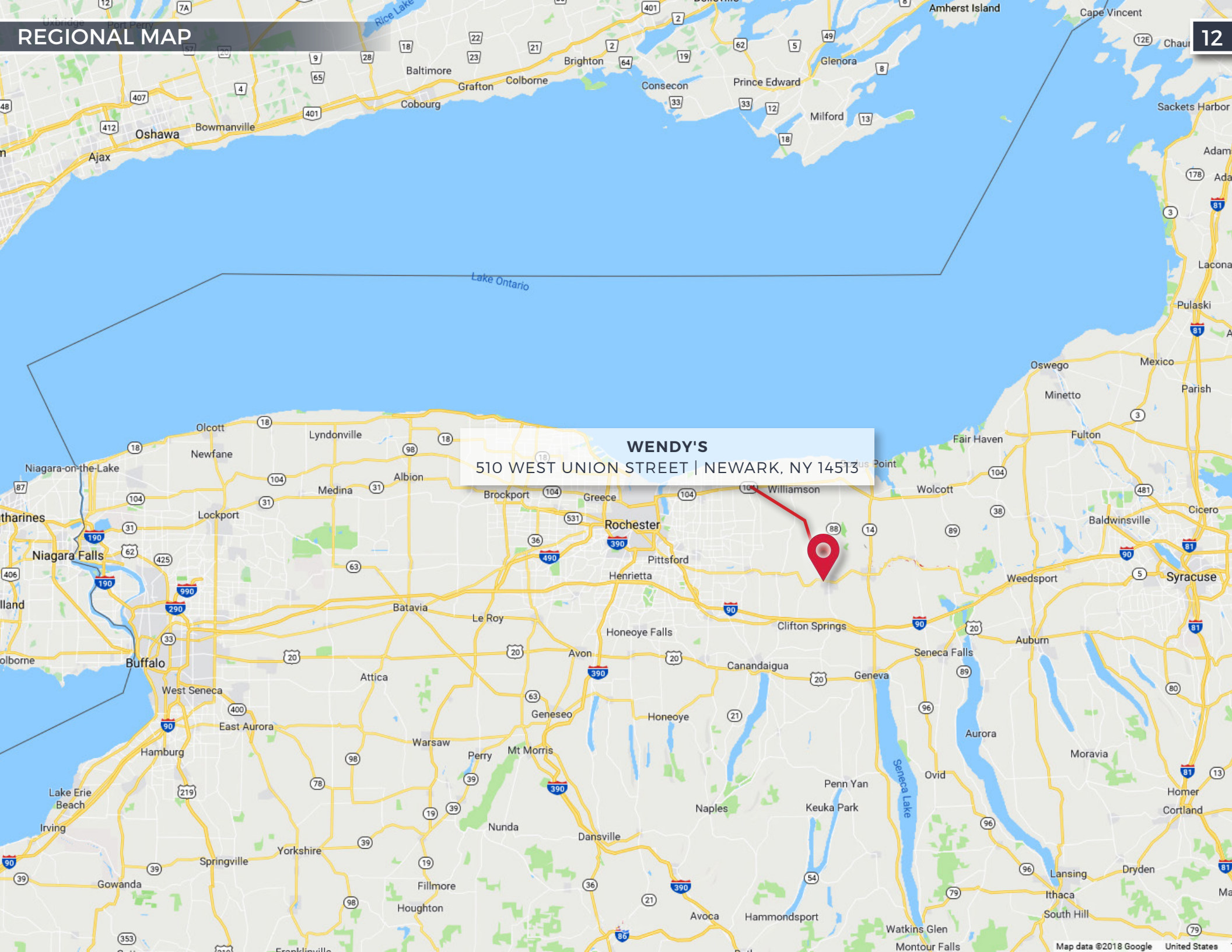


\$68,500+
AVERAGE HOUSEHOLD INCOME
WITHIN 10 MILES

Newark is the most populated community in Wayne County of Upstate New York. The Village of Newark is located within the larger Town of Arcadia, approximately 35 miles east of Rochester and 45 mile west of Syracuse. The center of the village is located at the intersection of Main Street (State Route 88) and Union Street (State Route 31). Union Street/Route 31, on which the Subject Property is located, is an east-west State

Highway that runs parallel to the southern bank of the Erie Canal connecting Rochester to Syracuse, and serves as a secondary highway to Interstate 90.

	3 MILES	5 MILES	10 MILES
POPULATION			
2018 Estimate	11,818	16,942	51,422
HOUSEHOLDS			
2018 Estimate	5,156	7,261	21,978
INCOME			
Average Household Income	\$58,786	\$64,742	\$68,587
Median Household Income	\$45,308	\$49,421	\$53,882



RETAIL TEAM



BOB HORVATH
Direct: (781) 776-4003
rhorvath@htretail.com



TODD TREMBLAY
Direct: (781) 776-4001
ttremblay@htretail.com



MARK BROCKWELL
Direct: (305) 749-5212
mbrockwell@htretail.com



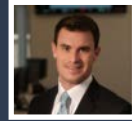
JEREMY BLACK
Direct: (315) 663-1135
jblack@htretail.com



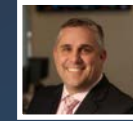
AARON HUNTLEY
Direct: (781) 776-4012
ahuntley@htretail.com



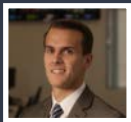
MATTHEW NADLER
Direct: (781) 776-4006
mnadler@htretail.com



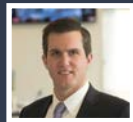
PETER BUTLER
Direct: (704) 585-8005
pbutler@htretail.com



BRIAN AHRENS
Direct: (781) 776-4010
bahrens@htretail.com



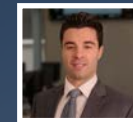
KYLE DANIELSON
Direct: (202) 847-4200
kdanielson@htretail.com



RJ TULLER
Direct: (781) 776-4013
rtuller@htretail.com



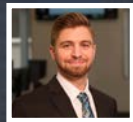
BRAD CANOVA
Direct: (781) 776-4017
bcanova@htretail.com



ROBERT DIFRANCO
Direct: (201) 777-5002
rdifranco@htretail.com



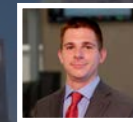
CHRIS KING
Direct: (404) 260-0486
cking@htretail.com



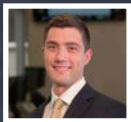
LOGAN FITE
Direct: (614) 310-4893
lfite@htretail.com



MATTHEW PATRICK
Direct: (312) 281-6994
mpatrick@htretail.com



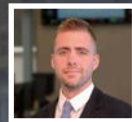
ANDREW JENKELUNAS
Direct: (313) 254-4475
ajenkelunas@htretail.com



JOSEPH DESALVO
Direct: (317) 973-0207
jdesalvo@htretail.com



JUSTIN SPILLANE
Direct: (214) 269-0622
jspillane@htretail.com



LUKE THOMSON
Direct: (704)-233-3092
lthomson@htretail.com



BRENDAN CONWAY
Direct: (502)-324-1483
bconway@htretail.com



HOBART HARE
Direct: (315) 266-9047
hhare@htretail.com



MARC WEYL
Direct: (312) 436-1019
mweyl@htretail.com



GEORGE TOURKAKIS
Direct: (781) 484-8166
gtourkakis@horvathremblay.com



MIKE MCCARTHY
Direct: (781) 776-4520
mmccarthy@horvathremblay.com



KEVIN DARLING
Direct: (781) 776-4015
kdarling@horvathremblay.com



LEIGH BARCAMONTE
Direct: (781) 776-4008
lbarcamonte@horvathremblay.com



JOSHUA VELEZ
Direct: (781) 776-4009
jvelez@horvathremblay.com



MATTHEW BROCKMAN
Direct: (860) 463-1000
mbrockman@horvathremblay.com



1000+ TRANSACTIONS
IN 36 STATES



OVER \$4 BILLION CLOSED



RANKED #1
INDUSTRY LEADING TEAM

HORVATH & TREMBLAY

