

WENDY'S

1990 *Enterprise Place*

Kingsport, TN 37660



SAB

ON MARKET: WENDY'S



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- ▶ **Wendy's in Kingsport, TN**
THE LARGEST CITY IN THE KINGSFORT-BRISTOL-BRISTOL MSA (POPULATION: 305,914)
- ▶ **Brand New 20 Years Left on Triple-Net (NNN) Lease with Zero Landlord Responsibilities**
HEDGE AGAINST INFLATION WITH 7.50 PERCENT RENT INCREASES EVERY 5 YEARS | FOUR, FIVE-YEAR OPTIONS
- ▶ **Experienced Operator**
17 LOCATIONS
- ▶ **Ideally Located Directly off of Interstate 26 Off Ramp with Excellent Visibility | 19,500 VPD**
- ▶ **Significant Capital Commitment to the Market**
MORE THAN \$165 MILLION IN DEVELOPMENT PERMITS
- ▶ **Nearby the Tri-City Regional Airport**
PROVIDES REGIONAL FLIGHTS TO AND FROM ATLANTA, DALLAS/FORT-WORTH, AND CHARLOTTE.
- ▶ **Directly Surrounded by Three Flagged Hotels**
HAMPTON INN, QUALITY INN, AND COMFORT SUITES
- ▶ **Adjacent to Meadowview Resort and Convention Center**
MAJOR REGIONAL RESORT AND CONFERENCE FACILITY WITH PRIVATE 18-HOLE GOLF COURSE LOCATED ACROSS THE STREET | RECENTLY NAMED THE SECOND BEST FOR GOLFING IN AMERICA BY GOLF DIGEST MAGAZINE
- ▶ **Additional Tenants in the Immediate Vicinity Include:**
HARDEE'S, MCDONALD'S, PIZZA HUT, DOLLAR GENERAL, BP GAS, MOBIL GAS, BURGER KING.

FINANCIAL OVERVIEW

1990 ENTERPRISE PLACE
KINGSFORT, TENNESSEE

PRICE	\$1,694,971
CAP RATE	5.25%
NOI	\$89,000
PRICE PER SQUARE FOOT	\$706.24
RENT PER SQUARE FOOT	\$37.08
YEAR BUILT	2004
APPROXIMATE LOT SIZE	1.05 Acres
GROSS LEASEABLE AREA	2,400
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Tri-Cities Restaurant Group, LLC
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



REPRESENTATIVE PHOTO

ANNUALIZED OPERATING DATA

BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	12/31/2025	\$89,000.00	\$7,416.67
1/1/2025	12/31/2029	\$95,675.00	\$7,972.92
1/1/2030	12/31/2034	\$102,850.63	\$8,570.89
1/1/2035	12/31/2039	\$110,564.42	\$9,213.70

WENDY'S - Kingsport, Tennessee



MEADOWVIEW PKWY

126

23



JAMES H QUILLEN PKWY

OLD WILCOX DR

126

93

S WILCOX DR



93

S JOHN B DENNIS HWY



LEASE SUMMARY

LEASE COMMENCEMENT DATE	1/1/2020
LEASE EXPIRATION DATE	12/31/2039
LEASE TERM	20 Years
TERM REMAINING	20 Years
INCREASES	7.50% Every 5 Years
OPTIONS TO RENEW	Four, 5 Year Options



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TENANT OVERVIEW

Wendy's is an American international fast food restaurant chain founded by Dave Thomas on November 15, 1969, in Columbus, Ohio. The company moved its headquarters to Dublin, Ohio, on January 29, 2006. As of December 31, 2018, Wendy's was the world's third largest hamburger fast food chain with 6,711 locations, following Burger King and McDonald's. Of the 6,711 locations, 353 are company-owned, 6,358 restaurants are franchised, and 92% of the system-wide restaurants are located in North America..

On April 24, 2008, the company announced a merger with Triarc Companies Inc., a publicly traded company and the parent company of Arby's. When Wendy's International and Arby's parent company, Triarc Companies, merged in September 2008, they created the third-largest US corporate fast-food chain (behind only McDonald's and Yum! Brands).

The company has engaged in heavy advertising to improve its brand and market penetration. In 2017, the company sold 540 of its restaurants, which was the second step in a three-step action plan to improve the brand. Other steps include new openings and remodeling of existing stores. In 2015, the brand opened 80 new restaurants and remodeled 450 of its existing locations. The brand's goal is to remodel at least 60% of its North American locations by year-end 2020.



OVERVIEW

TENANT TRADE NAME Wendy's

TENANT Tri-Cities Restaurant Group, LLC

LEASE GUARANTOR Tri-Cities Restaurant Group, LLC

NUMBER OF LOCATIONS 17

HEADQUARTERED Kingsport, TN

WEB SITE www.wendys.com



ABOUT KINGSFORT

Kingsport is a city located on the Tennessee / Virginia border featuring easy access to Knoxville, TN (via I-81), and Ashville, NC (via I-26).

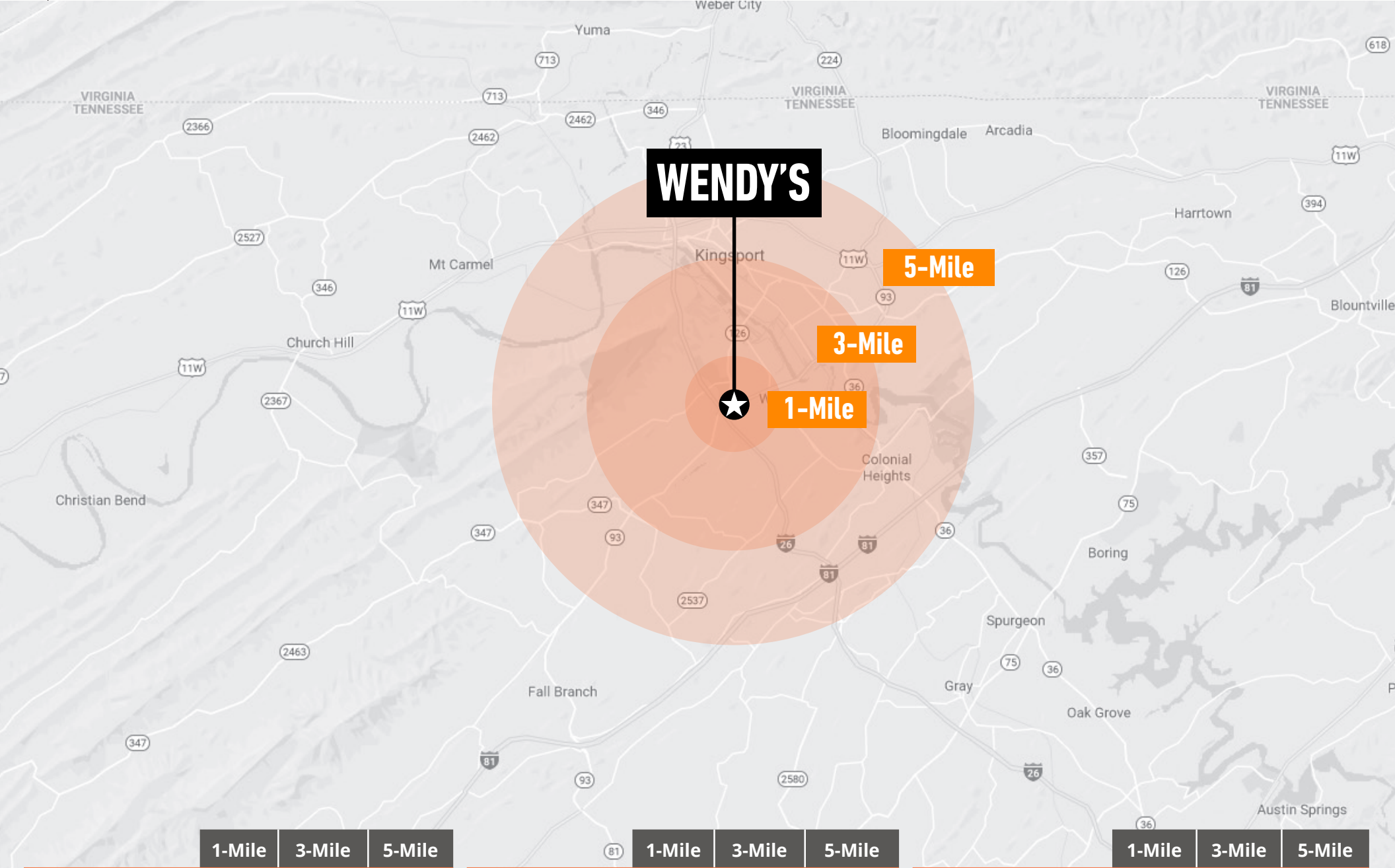
Kingsport is the largest city in the Kingsport–Bristol–Bristol, TN-VA Metropolitan Statistical Area (MSA), which has a population of 305,914. The Metropolitan Statistical Area is a component of the Johnson City–Kingsport–Bristol, TN-VA Combined Statistical Area – commonly known as the “Tri-Cities” region. The Tri-Cities region is anchored by Johnson City, TN, which is located less than 30 minutes south of Kingsport and features a population of 505,538 people. The area can also be accessed by the Tri-City Regional Airport, which provides flights to cities throughout the Southeast, including Atlanta, Orlando, Charlotte, Dallas/Fort-Worth, and St. Petersburg-Clearwater.

The city’s main employers include Eastman Chemical Company (NYSE: EMN), an S&P 500 company which is headquartered in Kingsport, and Domtar (NYSE: UFS), which operates the Kingsport Mill. Holston Army Ammunition Plant, which manufactures a wide range of secondary detonating explosives for the Department of Defense, is also located in Kingsport. The city is home to the Kingsport Mets, a rookie-level affiliate of the New York Mets since 1969. The city also features two hospitals: Holston Valley Medical Center and Indian Path Community Hospital.

Kingsport is home to several branches of nearby universities and colleges, located within the Kingsport Academic Village. The Village consists of six buildings administered by Northeast State Community College: Kingsport Center for Higher Education (KCHE), Regional Center for Applied Manufacturing (RCAM), Regional Center for Health Professions (RCHP), Regional Center for Automotive Programs (RCAP), and Blazier-Wilson Hall. The KCHE combines the resources of East Tennessee State University, Lincoln Memorial University, and Northeast State Community College all under one roof. Students are able to earn selected baccalaureate and graduate degrees from participating colleges and universities as well as associate degrees from Northeast State.



REPRESENTATIVE PHOTO



	1-Mile	3-Mile	5-Mile
2000 Population	1,114	16,926	56,726
2010 Population	1,040	16,697	58,126
2019 Population	1,008	18,179	61,541
2024 Population	1,007	18,556	62,509

	1-Mile	3-Mile	5-Mile
2000 Households	476	7,564	24,238
2010 Households	457	7,509	25,307
2019 Households	443	8,290	26,770
2024 Households	443	8,483	27,188

	1-Mile	3-Mile	5-Mile
2019 Average HH Income	\$53,248	\$55,083	\$61,848
2019 Median HH Income	\$44,582	\$40,893	\$43,020
2019 Per Capita Income	\$23,402	\$25,119	\$26,904

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