

# WENDY'S

EXCLUSIVE NET LEASED OFFERING



# OFFERING MEMORANDUM



1845 Old Fort Pkwy  
Murfreesboro, TN 37129

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locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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# Investment Highlights



## Optimal Lease Structure

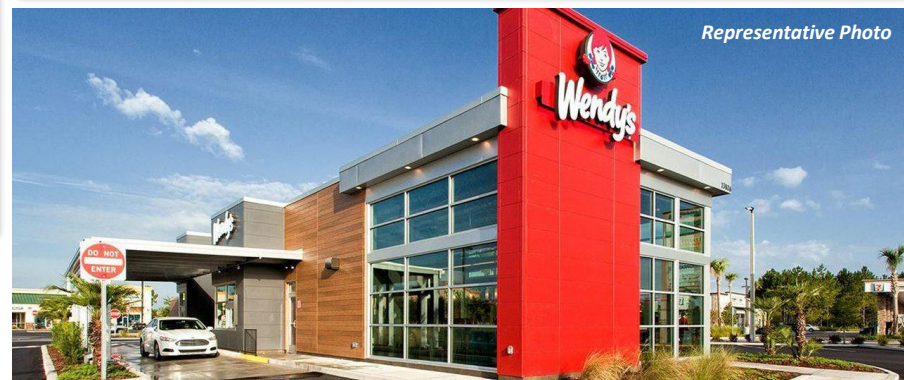
- ✓ 20-Year Triple Net (NNN) Lease with Zero Landlord Responsibilities
- ✓ Attractive Rental Increases | 10.00% Every Five (5) Years
- ✓ Four (4) Tenant Renewal Periods of Five (5) Years Each

## Compelling Location Fundamentals

- ✓ Dense Retail Corridor | Surrounding Tenants Include: Walmart, Target, The Home Depot, AMC Theaters, Chuck E. Cheese's, TJ Maxx, Lowe's, McDonald's, Panera Bread, Buffalo Wild Wings, Chick-fil-A, Steak 'N Shake, Arby's, KFC, and Many More
- ✓ Strong Demographics | Population Counts Exceed 56,000 in a Three-Mile Radius and 142,000 within a Five-Mile Radius
- ✓ Located Less Than 30-Miles Outside of Downtown Nashville
- ✓ Located in the Center of Murfreesboro's Main Retail Corridor | Directly Across from the Stones River Town Centre
- ✓ Benefits from Excellent Footage Along Old Fort Parkway

## Strong Brand, Exceptional Operator

- ✓ Wendy's is the World's Number Three Hamburger Chain in Terms of Locations
- ✓ There are Approximately 6,600 Franchise and Company-Operated Wendy's Restaurants in the United States and 30 Countries and U.S. Territories Worldwide
- ✓ Wendy's of Bowling Green ("WBG") is a Premier Franchisee of the Wendy's Family with 101 Locations Spread Across Kentucky, Indiana, Tennessee and Alabama
- ✓ WBG is Currently Among the Top 15 Franchisees within the Wendy's System in Terms of Locations







# Financial Analysis & Investment Summary Wendy's

PRICE: \$3,090,909 | CAP RATE: 5.50% | RENT: \$170,000

## PROPERTY DESCRIPTION

Property	Wendy's
Property Address	1845 Old Fort Pkwy
City, State ZIP	Murfreesboro, TN 37129
Year Built	1994
Building Size (SF)	3,355
Lot Size (Acres)	1.15
Type of Ownership	Fee Simple

## THE OFFERING

Purchase Price	\$3,090,909
CAP Rate	5.50%
Annual Rent	\$170,000

## LEASE SUMMARY

Tenant / Guarantor	Wendy's of Bowling Green, Inc.
Original Lease Term	20 Years
Lease Commencement	June 17, 2019
Lease Expiration	June 16, 2039
Lease Term Remaining	19.8 Years
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Options to Renew	Four, Five-Year Option Periods
Rental Increases	10% Every Five Years

## RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation
Year 1	\$170,000	\$14,167	-
Year 2	\$170,000	\$14,167	-
Year 3	\$170,000	\$14,167	-
Year 4	\$170,000	\$14,167	-
Year 5	\$170,000	\$14,167	-
Year 6	\$187,000	\$15,583	10.00%
Year 7	\$187,000	\$15,583	-
Year 8	\$187,000	\$15,583	-
Year 9	\$187,000	\$15,583	-
Year 10	\$187,000	\$15,583	-
Year 11	\$205,700	\$17,142	10.00%
Year 12	\$205,700	\$17,142	-
Year 13	\$205,700	\$17,142	-
Year 14	\$205,700	\$17,142	-
Year 15	\$205,700	\$17,142	-
Year 16	\$226,270	\$18,856	10.00%
Year 17	\$226,270	\$18,856	-
Year 18	\$226,270	\$18,856	-
Year 19	\$226,270	\$18,856	-
Year 20	\$226,270	\$18,856	-



# Concept & Tenant Overview

Wendy's

## About Wendy's

**Wendy's** is an American international fast food chain restaurant founded by Dave Thomas on November 15, 1969, in Columbus, Ohio. The company moved its headquarters to Dublin, Ohio on January 29, 2006. The Wendy's chain offers made-to-order burgers and fries as well as such alternative menu items as baked potatoes, chili, and salads. The chain is known for its square hamburgers, sea salt fries and the Frosty, a form of soft serve ice cream mixed with frozen starches. As of 2018, Wendy's is the world's number three hamburger chain in terms of locations (only behind McDonald's and Burger King), with approximately 6,600 franchise and Company-operated restaurants in the United States and 30 countries and U.S. territories worldwide.



## About Wendy's of Bowling Green

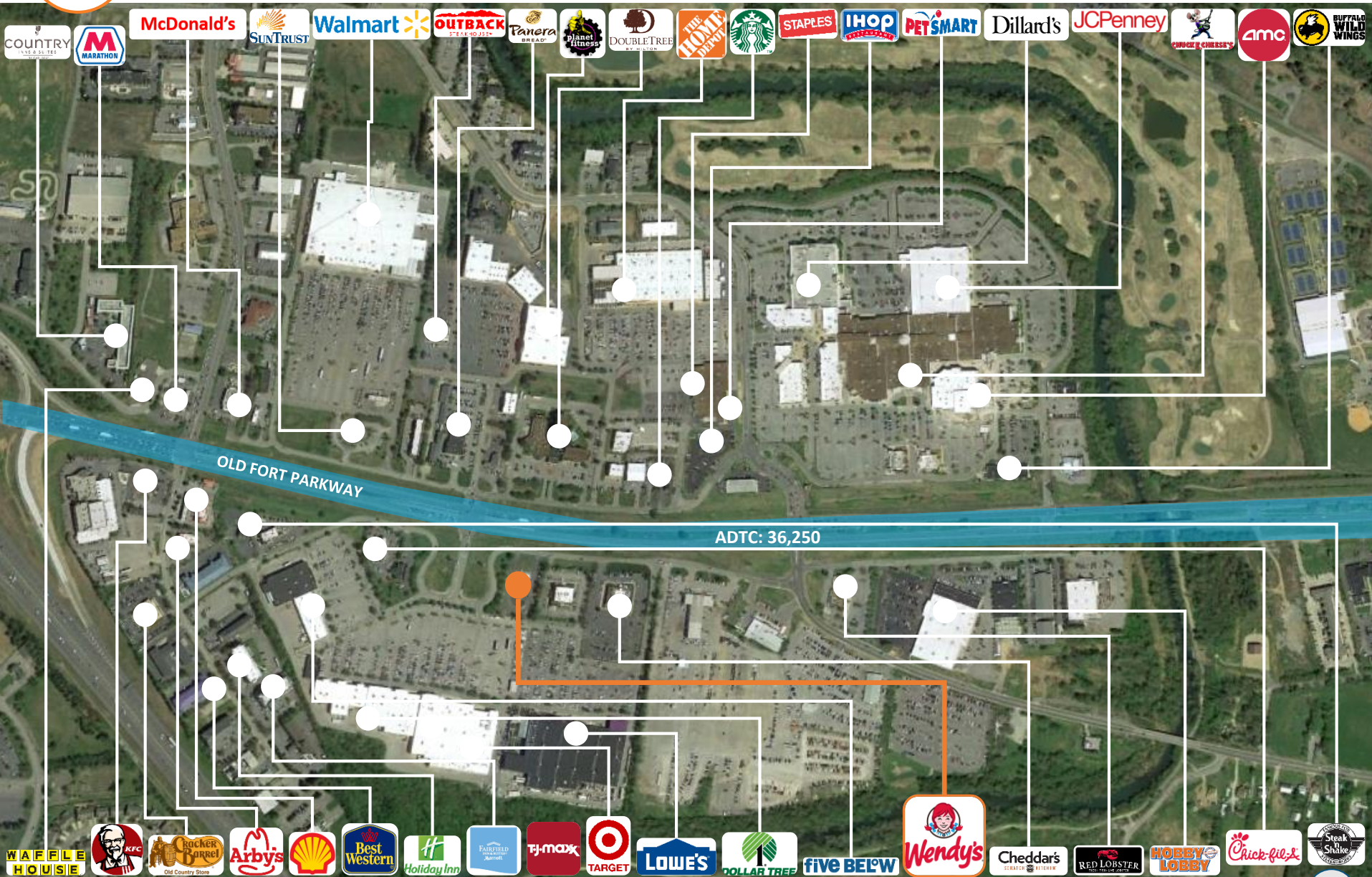
**Wendy's of Bowling Green ("WBG")** is a premier franchisee of the Wendy's family. WBG currently operates 101 restaurants in four different states: Kentucky, Indiana, Tennessee and Alabama. In June of 2019, WBG almost doubled the number of stores under its umbrella with the acquisition of 44 Wendy's restaurants in the Nashville market from Manna Inc. These stores are well positioned within WBG's footprint as they are located comfortably between the Bowling Green market, where the franchise is based, and its interests in the Huntsville, Alabama, market. With the acquisition, WBG has solidified itself as a top 15 franchisee within the Wendy's system. The Company started in 1975 and is owned by Mike O'Malley of Clarksville, Tennessee and John Hughes of Bowling Green, Kentucky. WBG has been and continues to be a leader in the Hospitality Industry within the Wendy's International Organization.





# Surrounding Area

Wendy's



Wendy's

Marcus & Millichap

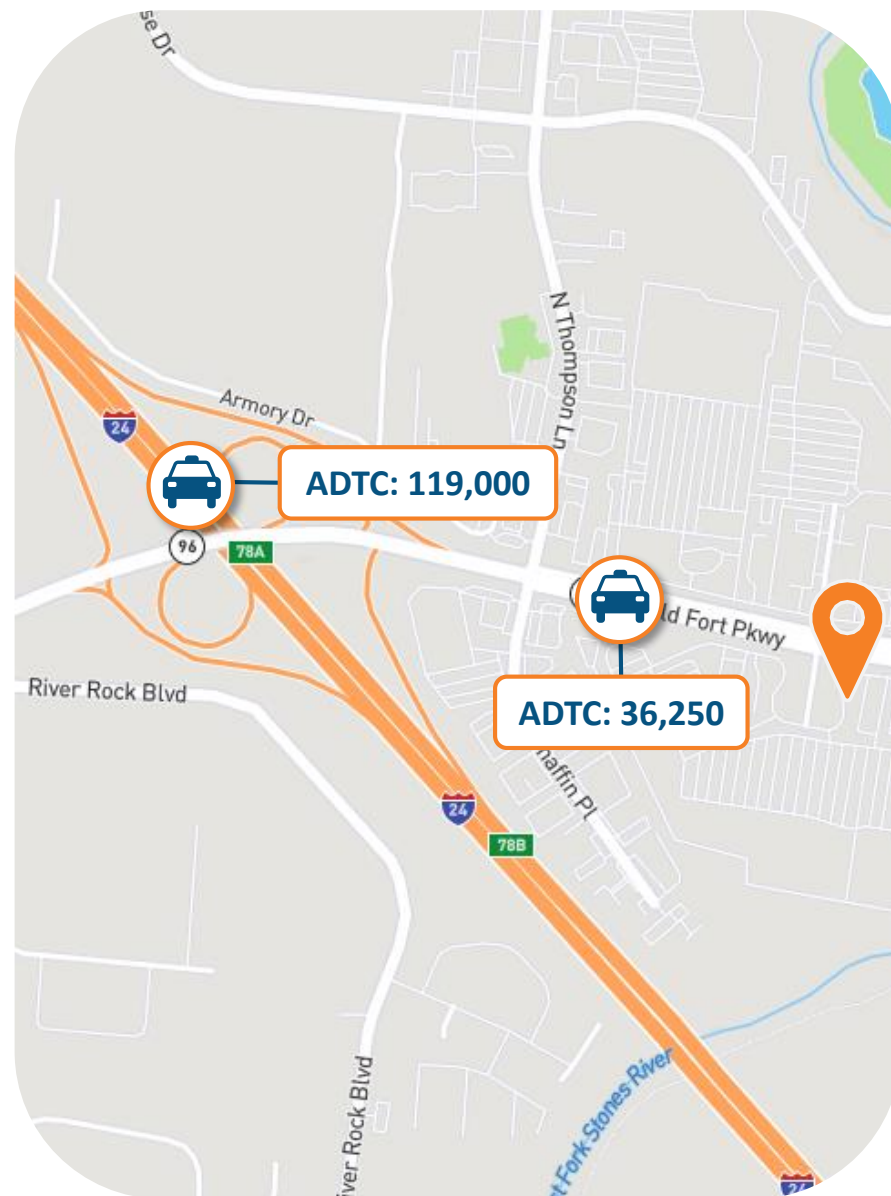


# Location Overview

The subject property is situated along Old Fort Parkway, which has direct access to Interstate-24. Old Fort Parkway boasts average daily traffic counts of 36,250 and Interstate-24 brings an additional 119,000 vehicles through the immediate area on average daily. There are 56,759 individuals residing within a three-mile radius of the subject property and 142,125 individuals within a five-mile radius.

This property benefits from being well-positioned in a highly dense retail corridor consisting of national and local tenants, shopping centers, sports complexes, and hospitality accommodations all within a close proximity to this property. Major national tenants include: Walmart, Target, The Home Depot, AMC Theaters, Chuck E. Cheese's, TJ Maxx, Lowes, McDonalds, Panera Bread, Buffalo Wild Wings, Chick-fil-A, Steak 'N Shake, Arby's, KFC, Cracker Barrel, and many more. Additionally, several hospitality accommodations are within immediate proximity to the subject property. These include but are not limited to: Best Western, Holiday Inn, Fairfield Inn & Suites, and the Country Inn & Suites. This property also benefits from being within close proximity to many primary and secondary schools, as well as a major public university. Blackman Elementary, Middle, and High School, and Central Magnet School, are within five miles of the subject property and have a total enrollment exceeding 5,000 students. Middle Tennessee State University, a public university, is also within a short distance from the property, and has an enrollment of approximately 22,000 students. Saint Thomas Rutherford Hospital, a 287-bed medical center, is also a mile away from the subject property.

Murfreesboro is a city in, and the county seat of, Rutherford County. Murfreesboro is located just under 30 miles southeast of downtown Nashville. The city is home to Middle Tennessee State University, the second largest undergraduate university in the state of Tennessee. Murfreesboro has consistently been ranked by Money as a "Top 100 Places to Live" in the United States. The city is served by Nashville International Airport, and also benefits from several highways running through the city, including: Interstate-24 and Interstate-840. Murfreesboro has also grown to become a cultural hub in recent years featuring music, arts, shopping, and a wide range of museums.







# Property Photos

Wendy's







# Surrounding Area Photos

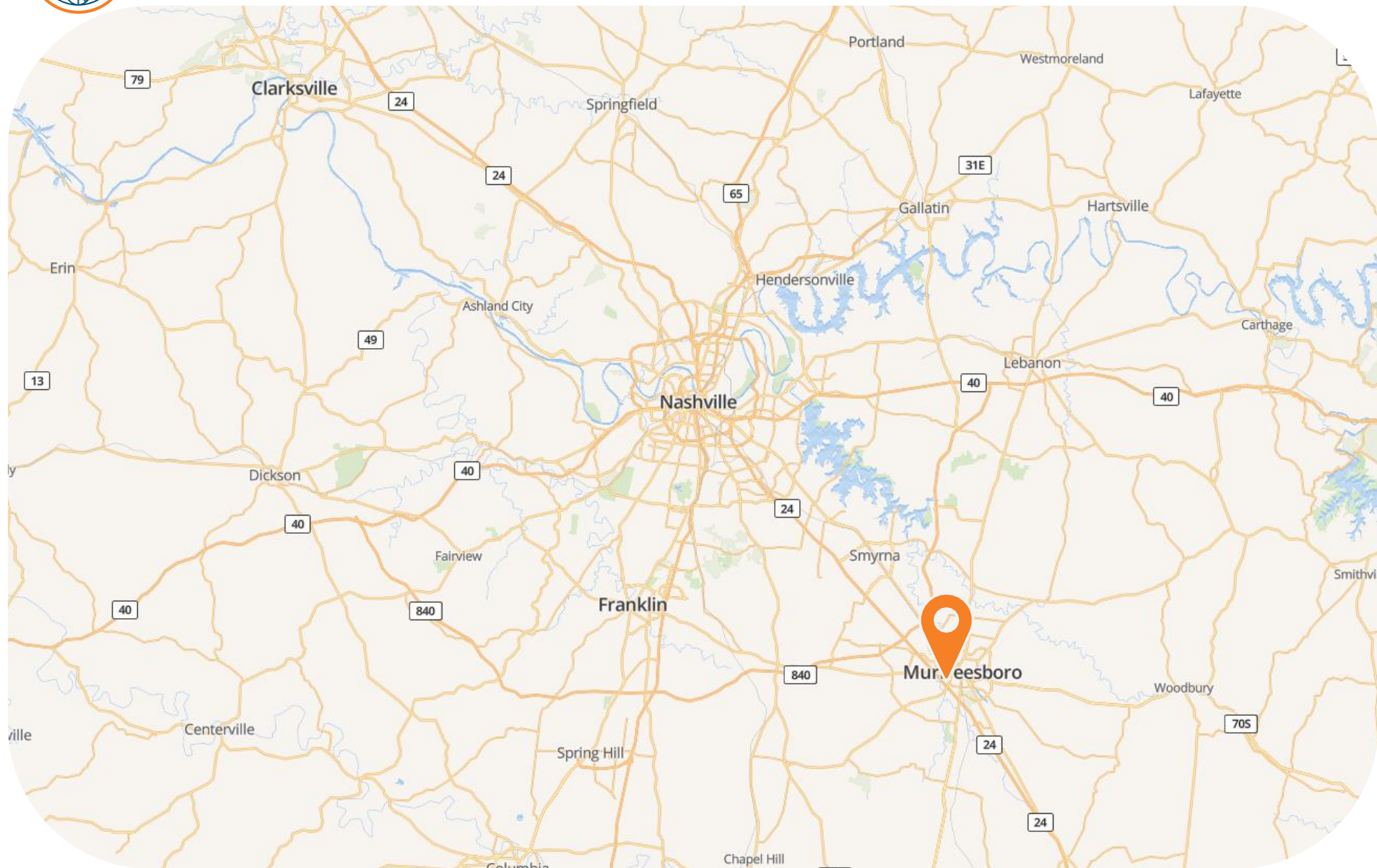






# Local Map

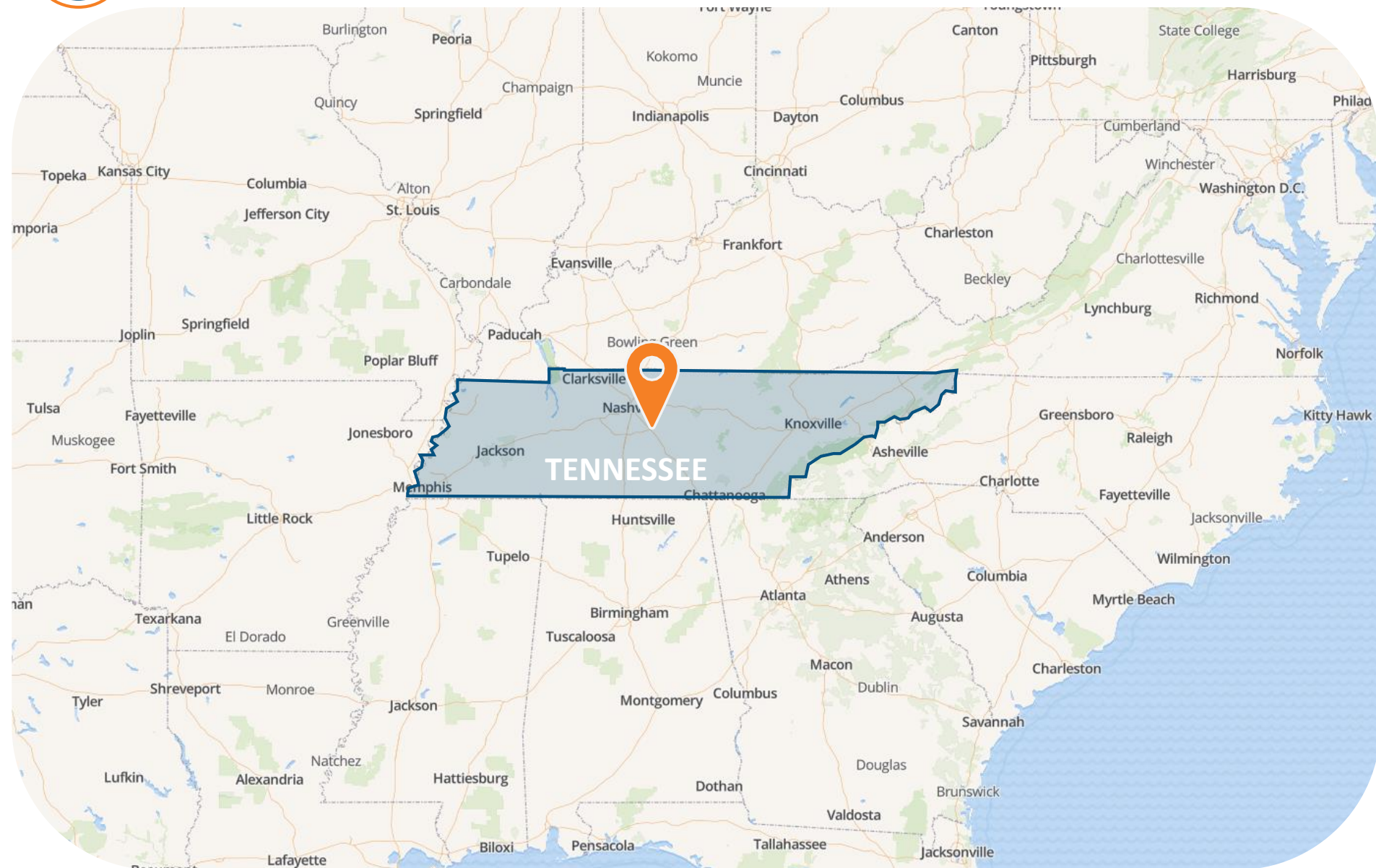
Wendy's





# Regional Map

Wendy's

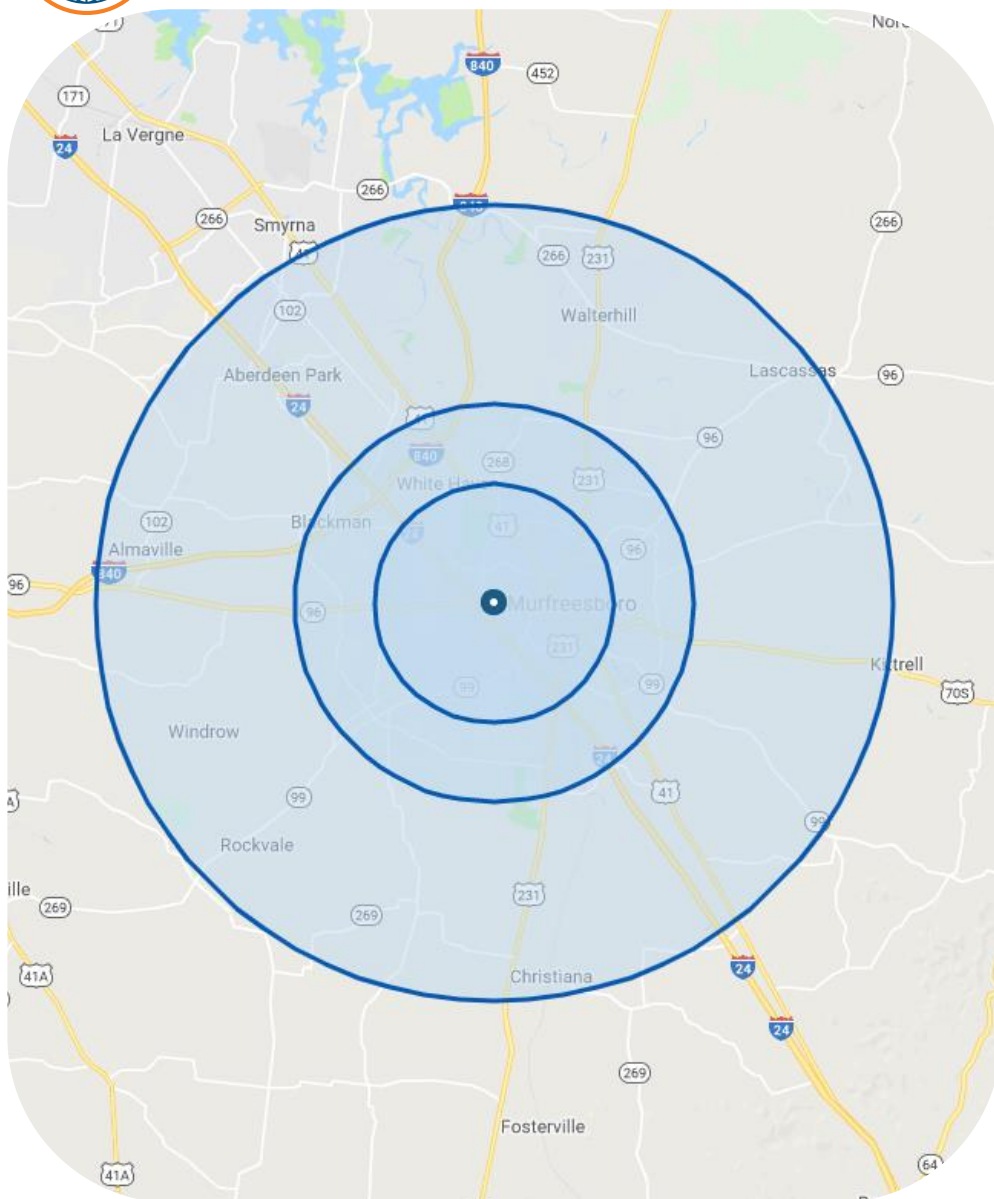






# Demographics

**Wendy's**



## POPULATION

	3 Miles	5 Miles	10 Miles
2023 Projection	62,525	156,817	253,889
2018 Estimate	56,759	142,125	231,076
2010 Census	46,422	115,912	189,338
2000 Census	35,903	80,587	130,608

## INCOME

Average	\$67,492	\$75,514	\$78,068
Median	\$54,296	\$57,708	\$61,800
Per Capita	\$27,748	\$29,516	\$29,292

## HOUSEHOLDS

2023 Projection	25,944	61,581	95,982
2018 Estimate	23,149	54,904	86,029
2010 Census	18,905	44,538	70,193
2000 Census	14,406	30,623	47,936

## HOUSING

2018	\$197,810	\$217,647	\$216,000
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## EMPLOYMENT

2018 Daytime Population	84,907	163,274	220,917
2018 Unemployment	3.07%	3.93%	3.44%
2018 Median Time Traveled	27 Mins	28 Mins	29 Mins

## RACE & ETHNICITY

White	73.01%	73.53%	77.10%
Native American	0.04%	0.07%	0.06%
African American	16.71%	16.33%	13.47%
Asian/Pacific Islander	3.43%	3.53%	3.31%



# Market Overview

*Nashville, Tennessee*

## Nashville

Nashville is the capital of the state of Tennessee and the county seat of Davidson County. Located in northern middle Tennessee, Nashville is the core of the largest metropolitan area in Tennessee and ranks as the 24th largest city by population in the United States. The city is a center for music, healthcare, publishing, banking, and transportation industries. As the "home of country music", Nashville has become a major music recording and production center. Since the 1960s, Nashville has been the second-largest music production center (after New York) in the US. Nashville's music industry is estimated to have a total economic impact of \$6.4 billion per year and to contribute 19,000 jobs to the Nashville area. Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Nashville is home to more than 300 health care companies. As of 2012, it is estimated the health care industry contributes U.S. \$30 billion per year and 200,000 jobs to the Nashville-area economy.

In recent times Nashville has been described as a "southern boomtown" as evidenced by the city having the third fastest growing economy in the United States. It has been stated by the US Census bureau that Nashville "adds an average of 100 people a day to its net population increase". The Nashville region was also stated to be the "Number One" Metro Area for Professional and Business Service Jobs in America, as well as having the "Hottest Housing Market in America", as stated by Zillow.

## Major Employers

Employer	Estimated # of Employees
Middle Tennessee State University	2,375
Val DOr	1,500
Rutherford Board of Education	1,399
Kasai	1,317
Walmart	1,317
Saint Thomas Rutherford Hospital	1,100
Recreation Department	1,000
Tennessee Army National Guard	1,000
Yates Services LLC	1,000
US Dept of Air Force	762
Javelin Boats	750
Kroger	726

# of Employees based on 10-mile radius



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## EXCLUSIVE NET LEASE OFFERING



**TN BROKER OF RECORD:**

Jody McKibben  
Marcus & Millichap  
Lic.# 307629