

Co-branded Wendy's and Mobile Gas Station/C-store
15295 TX-105
Montgomery, TX 77356



Wendy's and Mobile

Presented By:

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Wendy's/Mobile**Investment Highlights**

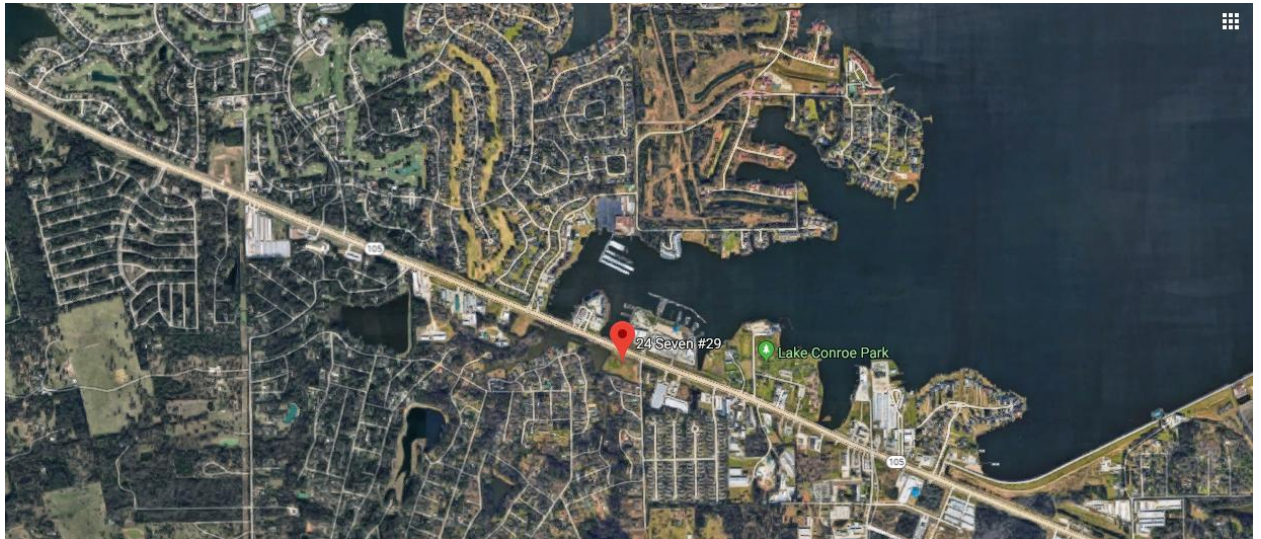
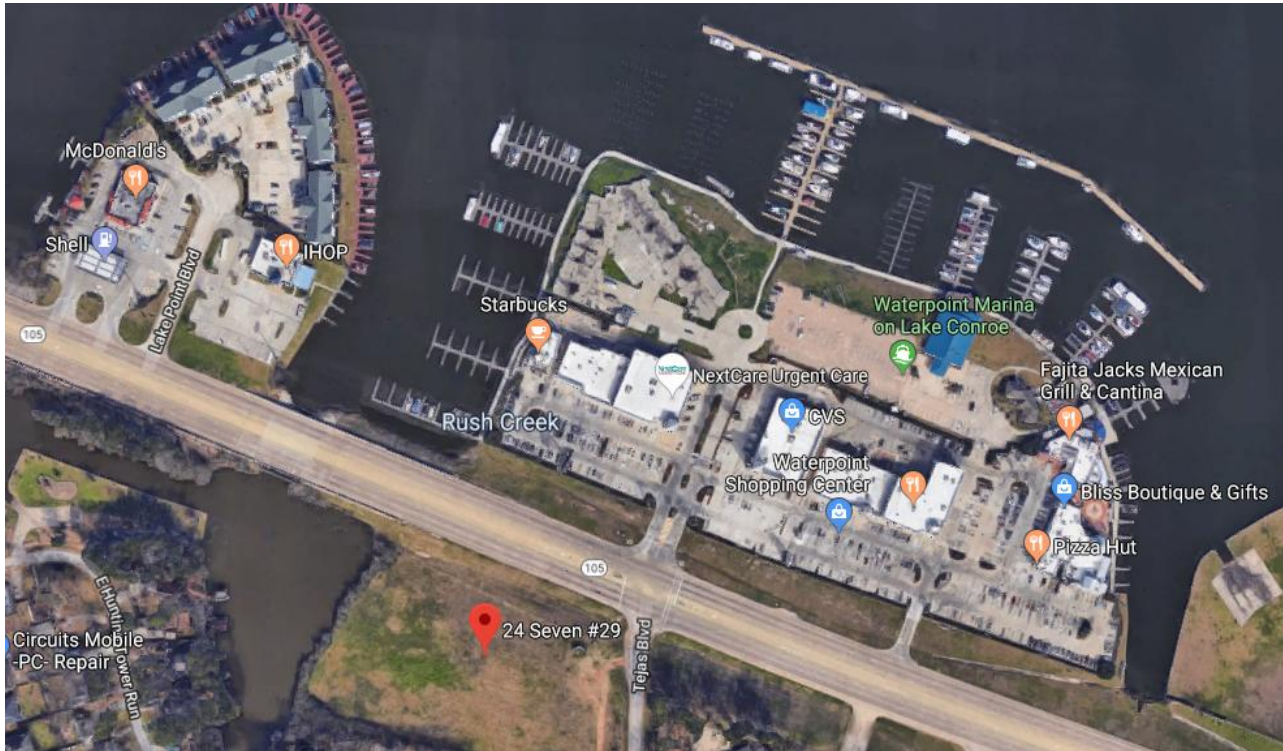
- New Construction
- 10 Year Leases
- NNN
- Over 50,000 VPD
- Situated in Front of a Marina
- Located in a No Income Tax State

Don Stringham is proud to represent this co-branded qsr, gas station/c-store opportunity. Wendy's and Mobile are two internationally recognized brands with over 12,000 Mobile branded gas stations and 6500 Wendy's outlets worldwide. There are 10% increases at each five-year interval including during the option periods.

The location of this property is very strong. The location has highway frontage and is located in front of a marina and a new shopping center that is going to open the beginning of 2020 with Denny's located on the end cap nearest the subject property. The local area has a lot of retail around it and the property has great access and great visibility.

Annual Fuel sales for the gas station are projected to top 2,000,000 gallons with inside sales in excess of \$1,500,000 annually. Traffic counts for State Highway 105 are greater than 50,000 VPD which provides sales that originate from outside of the immediate trade area.

Wendy's/Mobile





Wendy's/Mobile



10319 North Fwy

Property Size	58,800sf
Building Size	6750sf

Annual Revenue	\$ 258,000	Price	\$3,415,384
Annual Expenses	<u>0</u>	Cap Rate	7.55%
NOI	<u><u>\$ 258,000</u></u>		

Rents Wendy's		Mobile	
1/20 - 12/24	\$ 96,000	10/19 - 5/24	\$ 162,000
1/25 - 12/29	\$ 105,600	6/24 - 5/29	\$ 178,200

Options			
1/30 - 12/34	\$ 116,160	6/29 - 5/34	\$ 196,020
1/35 - 12/39	\$ 127,776	6/34 - 5/39	\$ 215,622
1/40 - 12/44	\$ 140,554	6/39 - 5/44	\$ 237,184

Wendy's lease guaranteed by Houston Foods Inc.

Mobile lease guaranteed by Tejas Mart Express Inc. and Shazad Ali

Houston Foods Inc.

Houston Foods Inc. is a subsidiary of Dhanani Group Inc. and has a Moody's B3 rating with a stable outlook. Houston foods Inc has over 500 fast food outlets under various brands and recently ventured out to the fast casual arena with their purchase of Applebee's and La Madeleine restaurants.

Contact

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