

SINGLE TENANT NNN LEASED

Ground Lease Investment Opportunity



1845 VAUGHN RD

WOOD RIVER ILLINOIS (ST. LOUIS MSA)

ACTUAL SITE





EXCLUSIVELY MARKETING BY

Broker of Record: Ken Galvin – IL License #471006635

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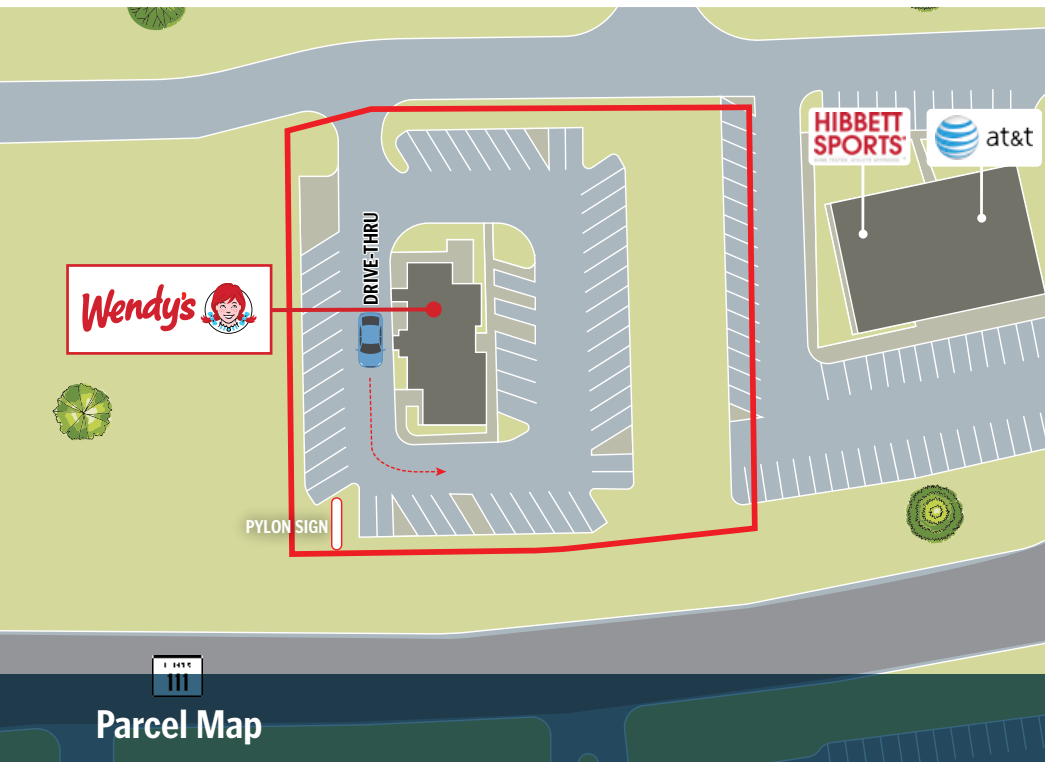
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OFFERING SUMMARY



Parcel Map

Offering

ASKING PRICE	\$1,210,000
CAP RATE	6.00%
NET OPERATING INCOME	\$72,600

Property Specifications

PROPERTY ADDRESS	1845 Vaughn Rd, Wood River, IL 62095
RENTABLE AREA	2,915 SF
LAND AREA	1.34 Acres
YEAR BUILT	2009
OWNERSHIP	Leased Fee (Land Ownership)
TENANT	Wendy's Old Fashioned Hamburgers Of New York, INC.
GUARANTY	Corporate
LEASE TYPE	NNN (Ground Lease)
LEASE TERM REMAINING	4 Years
INCREASES	10% Rental Increases at the Beginning of Each Option Period
OPTIONS	3 (5-Year)
RENT COMMENCEMENT	1/1/2009
LEASE EXPIRATION	12/31/2023



RENT ROLL & INVESTMENT HIGHLIGHTS

For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

TENANT NAME	SQUARE FEET	Lease Term				Rental Rates		
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Wendy's Old Fashioned Hamburgers Of New York, INC. (Corporate Guaranteed Ground Lease)	2,915	Jan 2009	Dec 2023	Jan 2019	-	\$6,050	\$72,600	3 (5-Year) 10% rental increases at the beginning of each option



Over 4 Years Remaining | Corporate Guaranteed Ground Lease

- The ground lease is corporate guaranteed by Wendy's Old Fashioned Hamburgers of New York, Inc.
- Over 4 years remaining with 3 (5-year) option periods to extend

NNN Leased | Land Ownership | Limited Landlord Responsibilities

- Tenant pays the annual sum of \$3,500 (CAM Charge) as tenant's contribution to costs and expenses for the repair, maintenance, restoration and improvement of the common areas of the Shopping Center. The CAM Charges shall be increased by 10% every 5 lease years
- Tenant pays their own Taxes and Insurance.

Near Signalized Hard Corner Intersection | Drive-Thru Equipped | Excellent Visibility & Access

- The subject property is located near the signalized, hard corner intersection of Vaughn Rd and Wesley Dr (combined 17,500 VPD)
- Just 0.8 miles west of State Highway 255 (18,000 VPD) and 0.9 miles south of State Highway 143 (15,000 VPD)
- The building is equipped with a drive-thru, providing ease and convenience for consumers
- The site has easy access as well as excellent visibility due to its large pylon sign

Adjacent To Walmart Supercenter | Nearby National/Credit Tenants | St. Louis Regional Airport

- Nearby national/credit tenants include Walmart Supercenter, ALDI, Walgreens, CVS, Marshalls, and more
- Located within close proximity to St. Louis Regional Airport, most recently reporting more than 41,000 aircraft operations in 2018

Local Demographics In 5-mile Trade Area

- More than 52,300 residents and 17,500 employees support the trade area
- \$62,000 average household income



BRAND PROFILE



COMPANY TYPE

Public (Nasdaq: WEN)

LOCATIONS

6,700

2018 REVENUE

\$1.26 B

2018 NET INCOME

\$460.12 M

2018 ASSETS

\$4.29 B

2018 EQUITY

\$648.45 M

CREDIT RATING

S&P: B

Wendys | wendys.com

The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 6,700 restaurants in 30 countries and U.S. territories. The company was formerly known as Wendy's/Arby's Group, Inc. and changed its name to The Wendys Company in July 2011. The Wendy's Company was founded in 1969 and is headquartered in Dublin, Ohio. Besides burgers and fries, the restaurants serve chicken sandwiches, wraps, and a variety of salads. Instead of milkshakes, Wendy's serves its famously thick Frosty.





PROPERTY OVERVIEW



Location

Located in
Madison County



Access

Wesley Drive
1 Access Point



Traffic Counts

Vaughn Road/ State Highway 111
12,300 Cars Per Day

State Highway 255
18,000 Cars Per Day



Improvements

There is approximately 2,915 SF
of existing building area



Parking

There are approximately
49 parking spaces on the
owned parcel.

The parking ratio is
approximately 16.8 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
19-2-08-23-00-000-032
Acres: 1.34
Square Feet: 58,301 SF



Year Built

2009



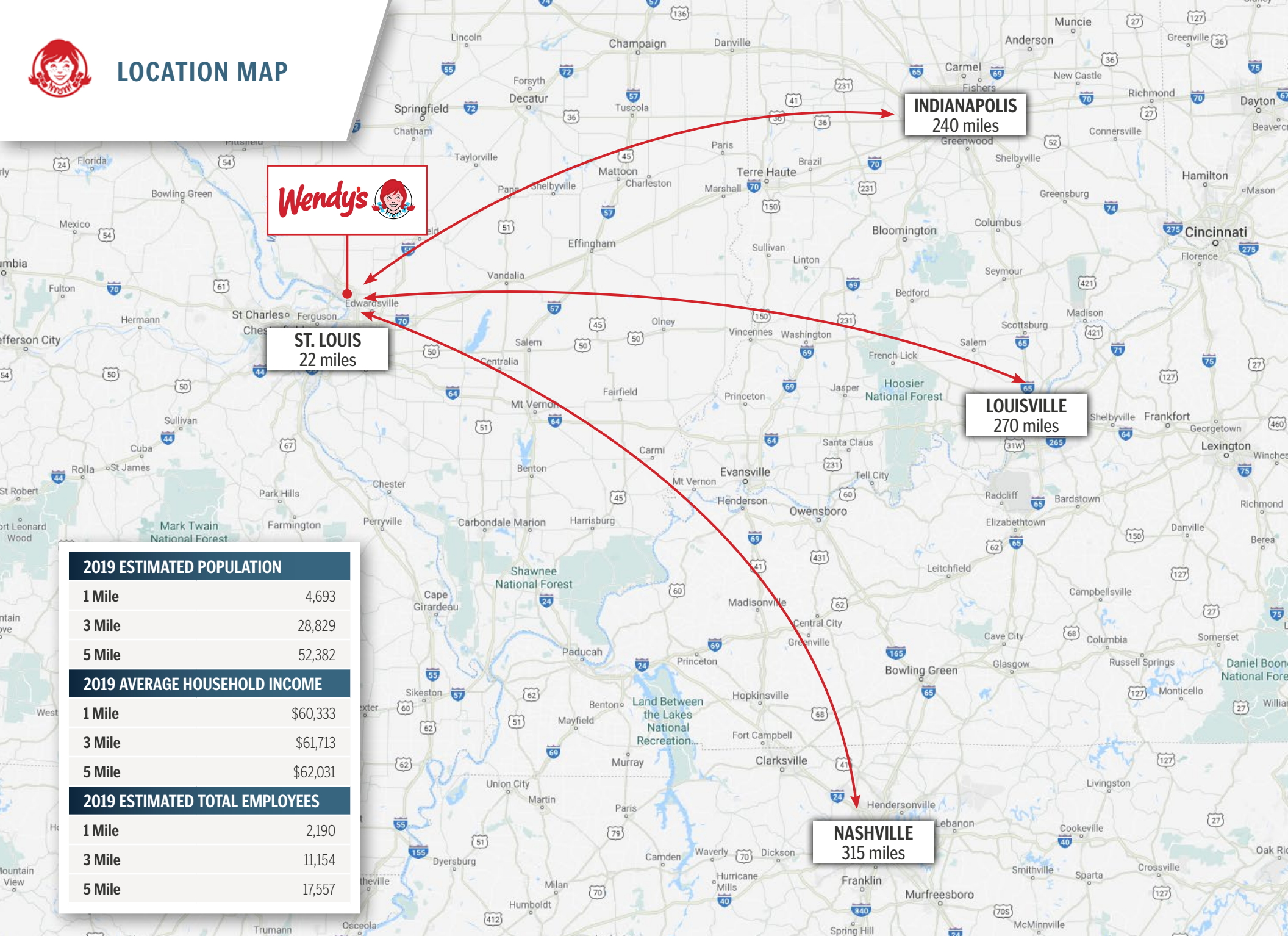
Zoning

Commercial





LOCATION MAP



Wendy's

ST. LOUIS
22 miles

INDIANAPOLIS
240 miles

LOUISVILLE
270 miles

NASHVILLE
315 miles

2019 ESTIMATED POPULATION

1 Mile	4,693
3 Mile	28,829
5 Mile	52,382

2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$60,333
3 Mile	\$61,713
5 Mile	\$62,031

2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	2,190
3 Mile	11,154
5 Mile	17,557



Walmart
Supercenter

5,200
CARS PER DAY

WESLEY DR.

DOLLAR TREE

Applebee's
GRILL & BAR

DOLLAR GENERAL

TACO BELL

SCOTT CREDIT UNION

Wendy's

HIBBETT SPORTS

REGIONS

at&t

Help at Home
Care to Live Your Life

ALDI

cricket

FANTASTIC SAM'S
CUT & COLOR

FIRE & SMOKE

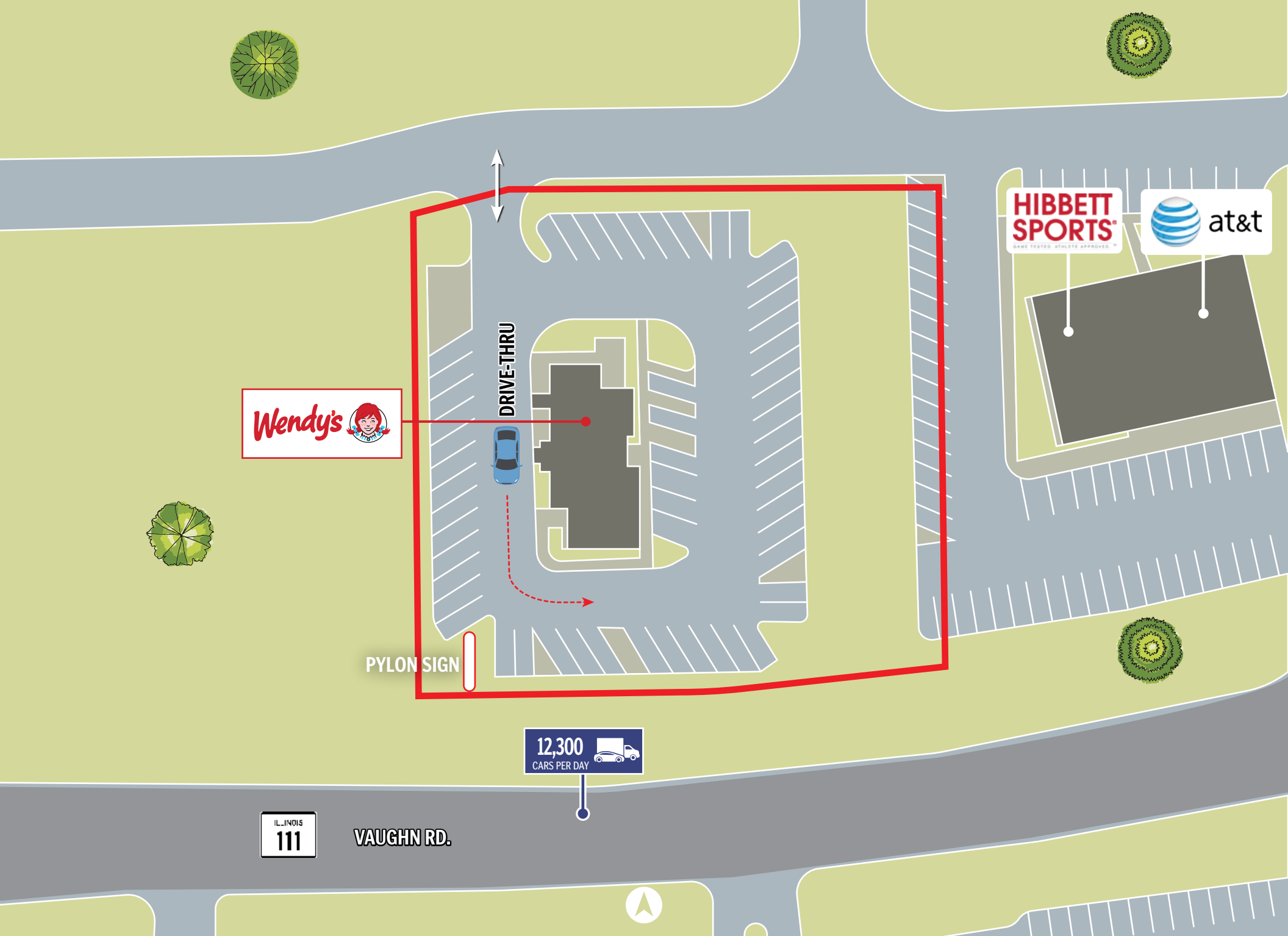
byrider

Valvoline

VAUGHN RD. / STATE HIGHWAY 111









AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	4,693	28,829	52,382
2024 Projected Population	4,650	28,414	51,717
2019 Estimated Households	1,956	12,178	21,730
2024 Projected Households	1,942	12,023	21,485
2019 Estimated Average Household Income	\$60,333	\$61,713	\$62,031
2019 Estimated Median Household Income	\$51,245	\$50,144	\$50,103
2019 Estimated Per Capita Income	\$25,261	\$25,932	\$25,760
2019 Estimated Total Businesses	171	1,004	1,564
2019 Estimated Total Employees	2,190	11,154	17,557





AREA OVERVIEW



Wood River, Illinois

Wood River, Illinois, in Madison County, is 13 miles E of Florissant, Missouri and 18 miles NE of St. Louis, Missouri. The people of the city are in the Saint Louis metropolitan area. The City of Wood River had a population of 10,386 as of July 1, 2019.

The largest industries in Wood River, IL are Health Care & Social Assistance, Manufacturing, and Retail Trade, and the highest paying industries are Utilities, Wholesale Trade, and Transportation & Warehousing, & Utilities.

C & H Amusements is a popular amusement and theme park. Gvillo Pond is a beautiful, crystal blue lake with facilities for fishing. Belk Park Golf Course allows tourists to indulge in a relaxing game of golf. Wood River and nearby Attractions are C & H Amusements, Wood River Plaza Shopping Center, Gvillo Pond, Saint John United Church of Christ, Belk Park Golf Course and Wood River Public Library.

Lewis and Clark Community College and Southern Illinois University-Edwardsville provide higher educational facilities to the people of Wood River.

The nearest major airport is Lambert-St. Louis International Airport. This airport has international and domestic flights from Saint Louis, Missouri and is 25 miles from the center of Wood River, IL.

Madison County, Illinois was established and named for President James Madison in September 1812. The county seat and third oldest city in Illinois is Edwardsville. Present day one will find 100s of miles of developed biking and hiking trails for their enjoyment. The nationally recognized university, Southern Illinois University - Edwardsville prepares nearly 14,000 students a year for thriving careers in many fields including dentistry and pharmacy.

The County is bordered on the west by the Mississippi River which makes for a scenic backdrop for those living and traveling the area. Just a short drive across the Mississippi River with major interstate and highway accessibility sits St. Louis, Missouri. County had a population of 264,461 as of July 1, 2018.

The Wood River Refinery is an oil refinery located in Roxana, Illinois. It's situated on a 2,200 acre parcel with more than 1,100 employees (including on-site contractors). The refinery is currently owned by Phillips 66 and Cenovus Energy and operated by the joint-venture company WRB Refining, LLC (WRB). The facility produces 165,000 barrels per day (26,200 m3/d) of gasoline, 90,000 barrels per day (14,000 m3/d) of diesel and jet fuels, as well as other products including asphalt, propane, and chemical feedstocks.



SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

**TRANSACTION
VALUE**
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2018

SRSRE.COM/NNLG