



Linville | Team Partners  
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

WENDY'S

5713 UNIVERSITY PARKWAY  
WINSTON-SALEM, NC 27105



# AERIAL

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# MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	8,441	66,716	150,790
2019 Population	10,229	69,870	159,607
2024 Population	11,549	72,276	165,362
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	3,717	25,827	60,775
2019 Households	4,725	27,301	64,199
2024 Households	5,572	28,588	66,783
INCOME	1 MILE	3 MILES	5 MILES
2019 Median HH Income	\$22,234	\$30,599	\$38,443
2019 Average HH Income	\$48,909	\$60,412	\$62,822

## WINSTON-SALEM, NORTH CAROLINA

Winston-Salem is located in the Piedmont Triad region of North Carolina about 100 miles west of Raleigh and 80 miles northeast of Charlotte. It is Forsyth County's largest city and currently the fifth largest city in the state. Called the "Twin City" for its dual heritage and "City of Arts and Innovation" for its dedication to fine arts and research, Winston-Salem, is home to multiple reputable employers in the financial industry. Although the city has traditionally been associated with the textile and tobacco industries, Winston-Salem has recently transformed into a leader in the nanotech, high-tech and bio-tech fields. Notable growth in the technology and research industries have occurred due to the development of the highly coveted Wake Forest Innovation Quarter. Winston-Salem is home to a number of colleges and universities including Wake Forest University, Winston-Salem State University, UNC School of the Arts, Salem College, and Forsyth Tech Community College.





# PROPERTY SUMMARY

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## PROPERTY OVERVIEW

Address	5713 University Parkway Winston-Salem, NC 27103
Purchase Price	\$1,867,925
NOI	\$99,000
Cap Rate	5.30%
Building SF	2,963
Acres	1.24
Year Renovated	2017
Tenants	NPC Quality Burgers, Inc. (Wendy's)

## LEASE SUMMARY

Annual Rent	\$99,000
Rent/sf	\$33.41
Initial Term	20 Years
Lease Commencement	8/7/2014
Renewal Options	Four 5-Year Options
Rent Increases	10% Every Five Years





# TENANT PROFILE

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In August of 2014, NPC Quality Burgers Inc., the nation's largest Wendy's franchisee, entered into a brand new 20-year NNN lease. The lease includes 10 percent rent increase every five years, with 4 five-year renewal options. The NNN structure of the lease assures no landlord responsibilities.

NPC Quality Burgers Inc. currently operates 385 Wendy's Stores.



# DISCLAIMERS

**Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:**

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, 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, the Buyer is responsible for conducting an 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 the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

**By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.**

All showings of this property are by appointment only. Please contact your broker for more details.

## PRESENTED BY:

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