



SANDS INVESTMENT GROUP  
NET INVESTMENTS...NET RESULTS



Wendy's  
2-Unit Portfolio  
Greensboro & Nashville, NC

# EXCLUSIVELY MARKETED BY:



WALTER PARKER  
Lic. # 106557

864.593.0021 | DIRECT  
walter@SIGnnn.com



CLIFTON MCCRORY  
Lic. # 99847

540.255.5496 | DIRECT  
clifton@SIGnnn.com



CHRIS SANDS  
Lic. # 300021

310.870.3282 | DIRECT  
chris@SIGnnn.com

# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale a 2-Unit Wendy's Portfolio. The Properties Are Located in North Carolina With Over 14 Years Remaining on Both Absolute Triple Net (NNN) Leases With Attractive Rent Increases. This Opportunity Provides For a Strategic Investment Opportunity.

## PORTFOLIO OFFERING

PRICE	\$6,631,860
CAP	5.50%
NOI	\$364,752
PRICE PER SF	\$904.02
TOTAL SF	7,336 SF
GUARANTOR	NPC International Inc.



Actual Property Image | Nashville, NC



Actual Property Image | Greensboro, NC



Actual Property Image | Nashville, NC



Actual Property Image | Greensboro, NC

## RENT ROLL

LOCATION	PRICE	CAP	PRICE PER SF	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Greensboro, NC	\$3,400,000	5.50%	\$1,158.04	2,936 SF	\$187,000	\$63.69	10% Every 5 Years	07/14/2014	07/13/2034	4 x 5 Years
Nashville, NC	\$3,231,860	5.50%	\$734.51	4,400 SF	\$177,752	\$40.39	10% Every 5 Years	07/14/2014	07/13/2034	4 x 5 Years
TOTAL	\$6,631,860	5.50%	\$904.02	7,336 SF	\$364,752					



GREENSBORO

NASHVILLE

RALEIGH



CHARLOTTE



## GREENSBORO, NC | LEASE SUMMARY

LEASE COMMENCEMENT	July 14, 2014
LEASE EXPIRATION	July 13, 2034
LEASE TERM	14+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

### OFFERING SUMMARY

PRICE	\$3,400,000
CAP	5.50%
NOI	\$187,000
PRICE PER SF	\$1,158.04
GUARANTOR	NPC International Inc.

### PROPERTY SUMMARY

ADDRESS	3710 Battleground Plaza Greensboro, NC 27410
COUNTY	Guilford
BUILDING AREA	2,936 SF
LAND AREA	0.88 AC
BUILT	1990   Remodeled 2019



Population

1-MILE	3-MILES	5-MILES
8,965	57,331	148,626



Average Household  
Income

1-MILE	3-MILES	5-MILES
\$84,652	\$95,704	\$89,103

# GREENSBORO HIGHLIGHTS

- Long-Term Investment Portfolio With 14+ Years Remaining and Zero Landlord Responsibilities
- Wendy's is the World's Third Largest Hamburger Chain With Approximately 6,500 Locations; In 2019, the Company Produced \$1.71 Billion U.S. Dollars in Revenue
- Wendy's Global System-Wide Sales Growth of Over 2.5%, Along With North American Same-Store Sales Growing of 1% Annually
- NPC International Inc., a Well-Established Tenant With a Strong Reputation, Currently Operates 1,200+ Pizza Huts and 385 Wendy's in 27 States and is Publicly Traded (NASDAQ: NPCI)
- NPC International Inc. is the Largest Wendy's Franchisee and the Fifth-Largest Restaurant Operator in the United States Based on Unit Count
- Shadow Anchored to Walmart Supercenter and Home Depot
- Newly Remodeled in 2019, With Extensive Work Done to Refresh the Exterior, Interior and Technology
- Outparcel to Battleground Plaza - Strategically Located Between Two Large Successful Shopping Centers
- Located on the Main Retail Thoroughfare With Over 39,260 VPD - Excellent Visibility and Access
- Located in an Affluent Neighborhood With Over 148,626 Residents Making an Average Household Income of \$89,103 Within a 5-Mile Radius; 2.71% Growth in the Next 5 Years Within a 5-Mile Radius
- Greensboro is the 3rd Most Populous City in North Carolina With Over 300,000 Residents
- Nearby Tenant's Include: Big Lots, Trader Joes, Gold's Gym, FedEx, Taco Bell, Chick-fil-A, Tropical Smoothie, Goodyear Auto Service, Stein Mart, Cinemark and KidZone



ACTUAL PROPERTY IMAGES



Lakemont  
Apartments

TERRACE  
AT OLDE BATTLEGROUND

Terrace Oaks  
APARTMENT HOMES

Walmart

BIG LOTS!

Monterrey

GNC  
LIVE WELL

Tuesday Morning

GSD  
CROSSFIT

KIDZONE

Precision  
Tune  
Auto Care

TACO  
BELL

BIG BURGER SPOT

Libby Hill  
SEAFOOD RESTAURANTS

INTERSTATE  
840

Battleground Plaza

ABC  
ASPIRES

GOODYEAR  
AUTO SERVICE

Wendy's

220

The Fields  
Lincoln Green



The Fields  
Lincoln Green



Battleground Plaza





Walmart Supercenter

Public Storage

TACO BELL

SUBWAY

BIG LOTS! Tuesday Morning

Precision Tune Auto Care

GOODYEAR

GNC LIVE WELL

Wendy's



KOHL'S

Bank of America

cicis pizza

Applebees

COOK OUT

BB&T

planet fitness

WELLS FARGO

McDonald's

SUNTRUST

Firestone

THE FRESH MARKET

Walgreens

DUNKIN'

GREASE MONKEY

CUBE SMART self storage

Speedway

SportClips

Marshalls

Lowes

ALDI

HomeGoods

McDonald's

DOLLAR TREE

Office DEPOT

OfficeMax

Shell

Pinnacle FINANCIAL PARTNERS

Chili's

Harris Teeter

ZAXBY'S

SHEETZ

Great Clips

PAPA JOHN'S

THE HOME DEPOT

CINEMARK

Stearns Mart

TRADER JOE'S

Chick-fil-A

WELLS FARGO

9ROUND 30 MIN KICKBOX FITNESS

1 FIRST NATIONAL BANK

CIRCLE K

Joseph M Bryan Blvd

Battleground Plaza

New Garden Rd

TARGET

Starbucks

BED BATH & BEYOND

Bath & Body Works

Michael's

Justice

Tanaka

THE FRESH MARKET

McALISTER'S

Red Robin

pure barre

JOJO'S PIZZA

COLD STONE

CVS pharmacy

WAXING THE CITY

First Citizens Bank

BACK ROOM SHOES

FIREHOUSE SUBS

FIRST BANK

SportClips

FIRST TENNESSEE

MATTRESS FIRM

Pizza Hut

LOWE'S

ROSS DRESS FOR LESS

Total Wine & More

Starbucks

DOLLAR TREE

TJ-maxx

LONGHORN STEAKHOUSE

CVS pharmacy

Wendy's

Jacky MEX

BACK ROOM SHOES

PAPA JOHN'S

PLAY IT AGAIN SPORTS

Bojangles

AT&T

Speedway

MEN'S WEARHOUSE

# AREA OVERVIEW

Greensboro | Guilford County | North Carolina



GREENSBORO, NC

## Greensboro, NC

Greensboro is a city in the U.S. state of North Carolina. It is the 3rd-most populous city in North Carolina and the 68th-most populous city in the United States. It is the county seat and largest city in Guilford County and the surrounding Piedmont Triad metropolitan region. As of the 2018 the estimated population was 294,722 residents Three major interstate highways (Interstate 40, Interstate 85, and Interstate 73) in the Piedmont region of central North Carolina were built to intersect at this city. Downtown Greensboro has an active nightlife with numerous nightclubs, bars and restaurants. The city is home to the Atlantic Coast Conference.



ATLANTIC COAST CONFERENCE HEADQUARTERS

## Economy

The Greensboro economy and the surrounding Piedmont Triad area center around textiles, tobacco, and furniture. Greensboro's central proximity in the state has made it a popular place for families and businesses, as well as becoming more of a logistics hub, with FedEx having regional operations based in the city. Notable companies headquartered in Greensboro include the Honda Aircraft, ITG Brands Kayser-Roth, VF, Mack Trucks, The Biscuitville, TIMCO, and Wrangler. The University of North Carolina at Greensboro and North Carolina A&T State University opened a joint research park called Gateway University Research Park.



GREENSBORO SCIENCE CENTER

## Contemporary Life

The Greensboro Science Center houses red pandas, sharks and a hands-on museum. Nearby, Guilford Courthouse National Military Park has displays on the American Revolution. Video re-enactments and interactive exhibits trace the civil rights struggle at the International Civil Rights Center & Museum. The Bog Garden is a wetlands area with flowers, birds and an elevated boardwalk. Among Greensboro's many attractions, some of the most popular include the Wet 'n Wild water park, International Civil Rights Center & Museum, the Weatherspoon Art Museum, the Greensboro Symphony, the Greensboro Roller Derby, and the National Folk Festival.



Actual Property Image

# NASHVILLE, NC | LEASE SUMMARY

LEASE COMMENCEMENT	July 14, 2014
LEASE EXPIRATION	July 13, 2034
LEASE TERM	14+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PROPERTY TAXES	Tenant's Responsibility
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HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

## OFFERING SUMMARY

PRICE	\$3,231,860
CAP	5.50%
NOI	\$177,752
PRICE PER SF	\$734.51
GUARANTOR	NPC International Inc.

## PROPERTY SUMMARY

ADDRESS	1200 Eastern Avenue Nashville, NC 27856
COUNTY	Nash
BUILDING AREA	4,400 SF
LAND AREA	1.10 AC
BUILT	2009



Population

3-MILES	5-MILES	10-MILES
12,532	25,887	88,697



Average Household Income

3-MILES	5-MILES	10-MILES
\$81,783	\$86,494	\$67,576

# NASHVILLE HIGHLIGHTS

- Long-Term Investment Portfolio With 14+ Years Remaining and Zero Landlord Responsibilities
- Wendy's is the World's Third Largest Hamburger Chain With Approximately 6,500 Locations; In 2019, the Company Produced \$1.71 Billion U.S. Dollars in Revenue
- Wendy's Global System-Wide Sales Growth of Over 2.5%, Along With North American Same-Store Sales Growing of 1% Annually
- NPC International Inc., a Well-Established Tenant With a Strong Reputation, Currently Operates 1,200+ Pizza Huts and 385 Wendy's in 27 States and is Publicly Traded (NASDAQ: NPCI)
- NPC International Inc. is the Largest Wendy's Franchisee and the Fifth-Largest Restaurant Operator in the United States Based on Unit Count
- Located on a Hard-Signalized Corner Along the Main Retail Corridor in Nashville, NC
- Across the Street From a Walmart Supercenter and Food Lion Anchored Shopping Plaza
- Directly Off Highway 64 With Over 31,100 VPD – Excellent Visibility and Access
- 5-Minute Drive From Nash Central High School Which is the Primary Public High School in Nash-Rocky Mount North Carolina With Over 1,200 Students
- Nashville, NC is Part of the Rocky Mount, NC Metro Statistical Area With Over 90,000 Residents Within a 10-Mile Radius
- Nearby Tenant's Include: AutoZone, Domino's, Walgreens, Piggly Wiggly, Dollar General, Subway, Taco Bell and Burger King



**FOOD LION**

**GREAT WALL** CHINESE RESTAURANT *Hwy 55*

**Auto Zone** *Smithfield's* Chicken 'N Bar-B-Q

**Walmart**

Eastpointe Avenue

Eastern Avenue

**Saber**  
HEALTHCARE GROUP

**ABC**  
COMMISSION  
NORTH CAROLINA

State Employees' Credit Union

  
**Wendy's**

**Domino's**



**FOOD LION**

**GREAT WALL** *Hwy 55*  
CHINESE RESTAURANT

**Auto Zone** *Smithfield's*  
Chicken 'N Bar-B-Q

**Nashville**

Nash-Rocky Mount  
Schools Administration



**Four Seasons**  
CONTRACTORS

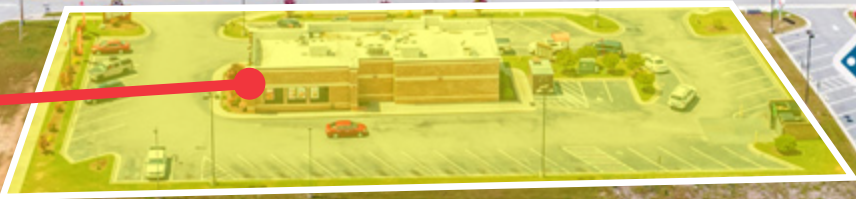
State Employees' Credit Union

**Farm Bureau Insurance**

S Eastpointe Avenue

Eastern Avenue

  
**Wendy's**



**Domino's**

**ABC**  
COMMISSION  
NORTH CAROLINA

CVS pharmacy  
PNC



Exxon  
bp

Wendy's



Eastern Avenue

ZAXBY'S  
McDonald's  
TACO BELL  
BURGER KING  
Hardee's  
SUBWAY  
Waffle House  
Pizza Hut  
Kangaroo  
Bojangles  
SHEETZ

piggly wiggly  
DOLLAR GENERAL  
DOLLAR TREE  
O'Reilly AUTO PARTS  
Little Caesars  
ACE  
Advance Auto Parts  
Walgreens

FOOD LION  
MURPHY USA  
Smithfield's CHICKEN 'N BAR-B-Q  
AutoZone

Walmart Supercenter  
WOODFOREST NATIONAL BANK  
SUBWAY

# AREA OVERVIEW

Nashville | Nash County | North Carolina



## Nashville, NC

Nashville is the county seat of Nash County in North Carolina. The town was founded in 1780 and features a rare collection of Victorian and Queen Anne style homes. It is part of the Rocky Mount, North Carolina Metropolitan Statistical Area. The city's 2018 estimate population was about 5,531 residents. Like Nashville, Tennessee, the town and its county were named for Francis Nash, an officer of the North Carolina militia who died in the American Revolutionary War. The town sits in East Central region of North Carolina, between the Research Triangle and the Coastal Plain. The town is about 35 minutes east of Raleigh.



## Economy

Due to the city's close proximity, Raleigh's economy affects Nashville's. Raleigh's industrial base includes financial services, electrical, medical, electronic and telecommunications, equipment, food processing and pharmaceuticals. Raleigh is part of N.C.'s Research Triangle, one of the country's largest and most successful research parks, and a major center in the U.S. for high-tech and biotech research and advanced textile development. Companies based in Raleigh include BB&T Insurance Services, Capitol Broadcasting Company, Carquest, First Citizens, Golden Corral, Martin Marietta Materials, Red Hat and Waste Industrials.



## Contemporary Life

Nashville is less than a 40 minute drive to Raleigh, Raleigh is home to the N.C. State Fair, which is the state's largest annual event. Raleigh has an exceptionally diverse art scene. Visitors can see a touring Broadway show, view original plays in theaters and outside in the parks, listen to the North Carolina Opera or North Carolina Symphony or watch the Carolina Ballet. The city is also home to numerous museums including the N.C. Museum of Natural Sciences and N.C. Museum of Art. The museums exhibit on N.C.'s geology, fossil collections, 3D films, live-animal programs, traveling online exhibits, and a permanent collection of art spanning over 5,000 years.

# TENANT PROFILE



Wendy's® was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, "Quality is our Recipe®," which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef\*, freshly-prepared salads with hand-chopped lettuce, and other signature items like chili, baked potatoes and the Frosty® dessert.

The Wendy's Company (NASDAQ: WEN) is committed to doing the right thing and making a positive difference in the lives of others. This is most visible through the Company's support of the Dave Thomas Foundation for Adoption® and its signature Wendy's Wonderful Kids® program, which seeks to find every child in the North American foster care system a loving, forever home. Today, Wendy's and its franchisees employ hundreds of thousands of people across more than 6,700 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.



COMPANY TYPE  
NASDAQ: WEN



FOUNDED  
1969



# OF LOCATIONS  
6,700+



HEADQUARTERS  
Dublin, OH



WEBSITE  
wendy's.com

# FRANCHISEE PROFILE

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NPC International Inc. is the largest Wendy's franchisee and the fifth-largest restaurant operator in the United States based on unit count. NPC International Inc. is the world's largest franchisee of Pizza Hut restaurants. NPC owns and operates more than 1,225 pizza restaurants and delivery kitchens in about 27 states and nearly 385 Wendy's in 7 states and growing. The company employs 37,000 people and is audited by KPMG LLP.

NPC was founded and operated as a private company from 1962-1984, when the company went public and was traded using the stock symbol NPCI. In 2006, NPC was acquired by Merrill Lynch Global private Equity and then in 2012, was acquired by Olympus Partners. NPC currently reports as a voluntary filer and follows all public filing requirements of the SEC. It was founded in 1962 by former chairman Gene Bicknell, who was one of the first Pizza Hut franchisees. NPC is one of the largest restaurant companies in America.



COMPANY TYPE  
NASDAQ: NPCI



FOUNDED  
1962



# OF WENDY'S LOCATIONS  
385



HEADQUARTERS  
Pittsburg, KS



WEBSITE  
[npcinternational.com](http://npcinternational.com)

# CONFIDENTIALITY AGREEMENT



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Actual Property Image | Greensboro, NC

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