

Dave Baltar
407-421-0777
www.garitoco.com
dave@garitoco.com

Timothy Garito
Principal
D: 407.777.9660 x100
tim@garitoco.com

Garito  Co

ABSOLUTE NNN LEASED OFFERING

Wendy's Investment Offering

Greater Indianapolis Area, Indiana



DISCLOSURE

This confidential Offering Memorandum was prepared by Garito and Company, LLC . It contains selected information pertaining to the Property and does not purport to be all-inclusive, nor to contain all the information that a prospective investor may desire. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject; to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return on this investment.

Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein.

Sources of information contained within this Offering Memorandum came from: CoStar, Integrated Realty Resources, Google, Esri and the US Census Bureau.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any investor or Broker reviewing this Offering Memorandum or making an offer to invest in the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum is the property of Garito and Company, LLC and may only be used by parties approved by Garito and Company, LLC. The Property is being privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Garito and Company, LLC and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

Closing Costs: Closing costs will be divided as customary and included in the contract.

PURCHASE CONTRACT:

Seller will prepare the purchase and sale agreement.

TRANSACTION:

- "As-Is, Where-Is" sale; Representations and Warranties Shall not survive closing
- Due Diligence period : 30 days or less
- Closing Period: 30 days or less
- Seller will provide draft of lease after fully executed LOI



OFFERED EXCLUSIVELY BY:

Timothy Garito
Principal
407.777.9660 x100
tim@garitoco.com

14 E Washington St, Ste 402
Orlando, FL 32801
United States

Garito & Company LLC
www.garitoco.com

OFFERING SUMMARY

INTRODUCTION

Garito and Company is pleased to offer for sale a 100% fee simple interest in the newly constructed, free-standing Wendy's with drive-thru located in Johnson County, Indiana. The location will be open will be sold with a 20-year NNN lease term, no landlord responsibilities and rent steps every 5 years.

INVESTMENT HIGHLIGHTS

Strategic Location

- The Property is located in a strong retail corridor with excellent demographics

Strong Operator

- Strong operator

Brand New Construction

- Building is brand new

Great Lease Terms

- A 20-year primary term with 8% rental increases every 5 years. An absolute NNN lease ideal for the passive investor

SITE SPECIFICATIONS

Address:	Greater Indianapolis Area
Building Size:	2,800 SF
Lease Expiration:	2040
Increases:	8.00% every five years
Options:	Four (five year options)

PRICING

Tenant Name:	Wendy's
Grantor:	Personal Guarantee
Ownership Type/Lease Type:	Fee Simple/NNN
Landlord Responsibilities:	None
Lease Term:	20 Years
Price:	\$2,181,818
Year-One NOI:	\$120,000
Cap Rate:	5.5%



FINANCIAL SUMMARY

WENDY'S | ABSOLUTE NNN LEASE OFFERING

Greater Indianapolis Area, Johnson County, Indiana

\$2,181,818

5.5% CAP

Fee Simple Ownership

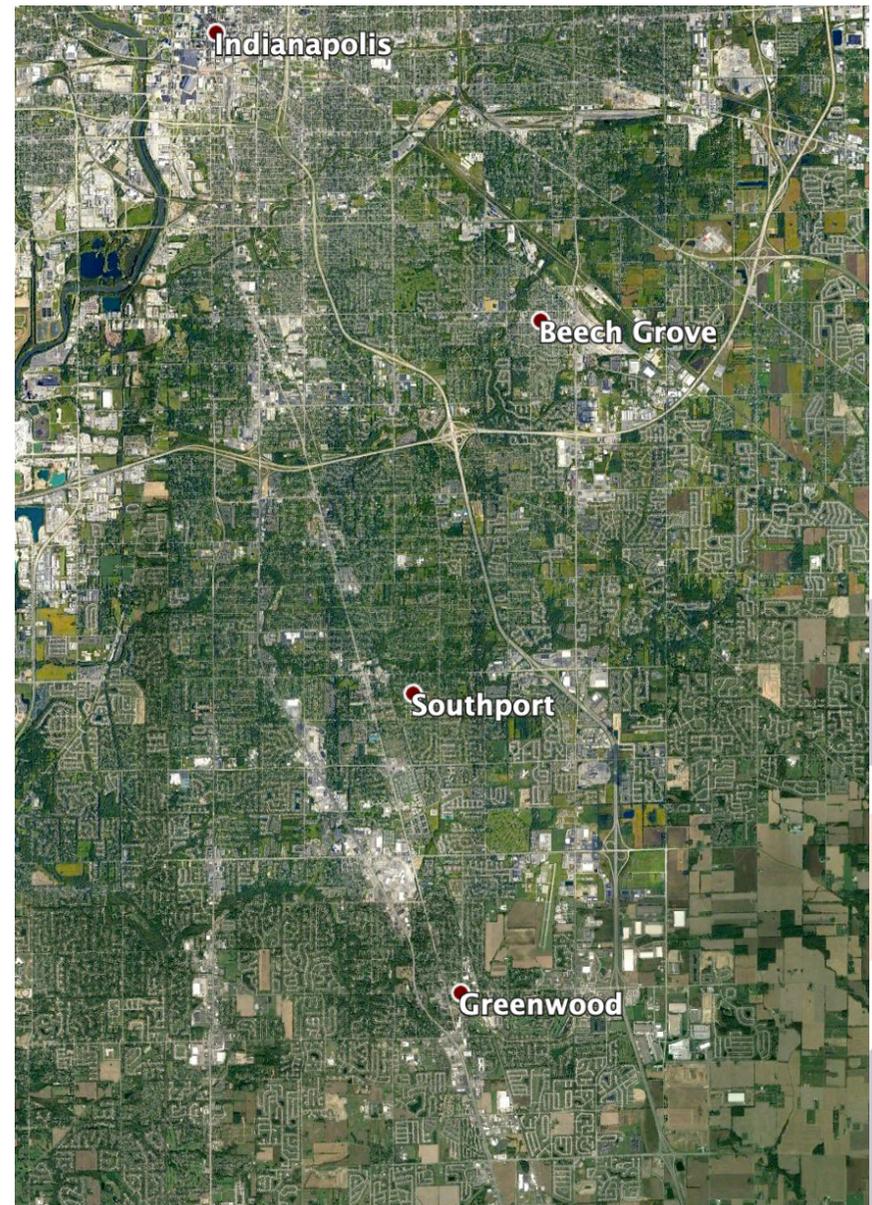


SUMMARY

Tenant Name:	Wendy's
Lease Term Remaining:	20 Years
Rent Commencement:	Close of escrow
Annual Rent:	\$120,000
Options:	Four (5 year)
Increases:	8.00% every 5 years
Lease Expiration:	2040

OPERATING SUMMARY

	Net Operating Income	CAP Rate
Years 1-5	\$120,000	5.5%
Years 6-10	\$129,600	5.94%
Years 11-15	\$139,968	6.41%
Years 16-20	\$151,165	6.92%
Option 1	\$163,259	7.48%
Option 2	\$176,319	8.08%
Option 3	\$190,424	8.72%
Option 4	\$205,659	9.42%



PEOPLE & DEMOGRAPHICS JOHNSON COUNTY

POPULATION	1 MILE	3 MILE	5 MILE	JOHNSON	INDIANA
Est. Population (2018)	6,363	56,016	133,721	158,167	6,692,000
Est. Households (2018)	3,194	22,549	50,965	55,777	2,336,306
Average Home Value	\$151,259	\$159,793	\$171,048	\$271,100	\$195,840
Median Age	41.6	36.5	36.1	37.3	37.4

HOUSEHOLD INCOME

Est. Avg. Household Income (2018)	\$59,274	\$68,089	\$75,919	n/a	n/a
Est. Median Household Income (2018)	\$53,359	\$58,337	\$62,610	\$84,635	\$68,712

EDUCATION

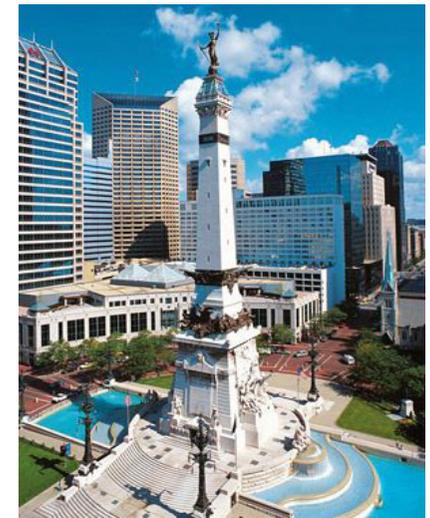
Some College	1,808	7,759	17,881	n/a	n/a
College Degree + (Bachelor Degree or Higher)	775	7,264	19,222	109,087	31.8%

WORKFORCE

Civilian Employed	3,247	27,861	66,992	n/a	67.7%
Civilian Unemployed	195	1,457	2,855	n/a	3.4%
Civilian Not In Labor Force	21	13,754	32,694	n/a	n/a

HOUSING

Owner-Occupied Median Home Value	\$151,259	\$159,793	\$152,899	n/a	\$158,200
Housing Units Owner-Occupied	1,494	9,193	32,184	n/a	71.8%
Housing Units Renter-Occupied	1,700	10,265	18,287	n/a	n/a



* Source: 2018 US Census Report

TENANT OVERVIEW

WENDY'S

Founded: 1950

No. of Stores: 11,300

Headquarters: Dublin, OH

Website: <https://www.wendys.com>

Founded in 1969, Wendy's is all about serving up fresh food, even if it means going the extra mile. Wendy's was the world's third largest hamburger fast food chain with 6,711 locations including 353 that are company-owned and 6,358 that are franchised; 92% of the system-wide locations are in North America.



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Principal
D: 321.848.8269
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