



ACTUAL PHOTO

1400 N. TRENTON ST, RUSTON, LA 71270

Marcus & Millichap

### INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Wendy's Fast Food Restaurant located at 1400 North Trenton Street in Ruston, Louisiana. At closing, the tenant will sign a 20-Year Absolute NNN Lease with 7.5 percent increases in rent every five years. This high volume Wendy's features a double drive thru and boasts sales that exceed the national average by 44 percent. Situated at the signalized intersection of Trenton Street and Reynolds Avenue, this property has direct visibility to more than 19,000 Vehicles per day. This Wendy's is located only a few minutes from Louisiana Tech University with more than 12,000 students. Also in close vicinity are major industrial producers in the area including Hunt Forest products, LLC which produces quality wood products for 40 years, Price Lumber Company and Motion Industries. Retailers in the immediate area include Super 1 Foods, Walgreens, Hampton Inn, Marriott, Lowe's and Celebrity Theaters.

Ruston is a city and parish seat of Lincoln Parish Louisiana. It is the largest city in Eastern Ark- with a population of 21,859 and the population has increased in recent years by over 6.4 percent.

Wendy's is an international fast food restaurant chain founded by Dave Thomas on November 15, 1969, in Columbus, Ohio, United States. As of January 2019, there were a total of 6,711 locations, including 353 that are company-owned. 6,358 restaurants are franchised, and 77 percent of them are located in North America. (In 2016, Wendy's was the world's third largest hamburger fast-food chain, following Burger King's 12,000 plus locations and McDonald's with over 31,000 plus locations.)

### INVESTMENT HIGHLIGHTS

- Wendy's 20-Year Absolute NNN Lease with 7.5% Increases every 5 Years in Rent
- Recently Remodeled Store with Double Drive Thru | Located at a Signalized Intersection
- Very Strong Sales | More than 40 Percent Above National Average
- Located a few parcels away from I-20 (43,000 VPD) Exit | Direct Visibility to More than 19,000 Vehicles Per Day
- Minutes from Louisiana Tech University with more than 12,000 Students
- Minutes from Northern Louisiana Medical Center: A 130 Bed Acute Care Hospital
- Wendy's is considered an Essential Tenant



## THE OFFERING



**Wendy's**  
**1400 North Trenton Street**  
**Ruston, Louisiana, 71270**



## PROPERTY DETAILS

Lot Size	35,284 SF (0.81 Acres)
Rentable Square Feet	3,097 SF
Price/SF	\$1,153.38
Year Built/Renovated	1995/2017

## FINANCIAL OVERVIEW

List Price	<b>\$3,572,003</b>
Down Payment	100% / \$3,572,003
Cap Rate	5.00%
Type of Ownership	Fee Simple

## PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
11/01/2020 - 10/31/2025	\$14,883	\$178,600
11/01/2025 - 10/31/2030	\$16,000	\$191,995
11/01/2030 - 10/31/2035	\$17,200	\$206,395
11/01/2035 - 10/31/2040	\$18,490	\$221,874
11/01/2040 - 10/31/2045 (Option 1)	\$19,876	\$238,515
11/01/2045 - 10/31/2050 (Option 2)	\$21,367	\$256,404
11/01/2050 - 10/31/2055 (Option 3)	\$22,969	\$275,634
11/01/2055 - 10/31/2060 (Option 4)	\$24,692	\$296,306
11/01/2060 - 10/31/2065 (Option 5)	\$26,544	\$318,529
Base Rent (\$46.62 / SF)		\$178,600
Net Operating Income		\$178,600.00
<b>TOTAL ANNUAL RETURN</b>	<b>CAP 5.00%</b>	<b>\$178,600</b>

## LEASE ABSTRACT

Tenant Trade Name	Wendy's
Tenant	Franchisee
Ownership	Private
Guarantor	150+ Unit Holding Company
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	11/01/2020
Rent Commencement Date	11/01/2020
Expiration Date of Base Term	10/31/2040
Increases	7.5% Increases every 5 Years during Lease Term and Option Periods
Options	Five Five-Year Options
Term Remaining on Lease	20 Years
Property Type	Net Leased Restaurant Fast Food
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	Yes









## ABOUT WENDY'S

The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 6,500 franchise and Company restaurants in the U.S. and 29 other countries and U.S. territories worldwide.

## WENDY'S CORPORATE

Sales Volume	<b>\$2.06+ Billion</b>
Net Worth	<b>N/A</b>
Credit Rating	<b>B +</b>
Rating Agency	<b>Standard &amp; Poor's</b>
Stock Symbol	<b>WEN</b>
Board	<b>NASDAQ</b>
HQ	<b>DUBLIN, OHIO</b>
Number of Locations	<b>6,711+ (2019)</b>





CARLISLE CORPORATION

## WENDELTA



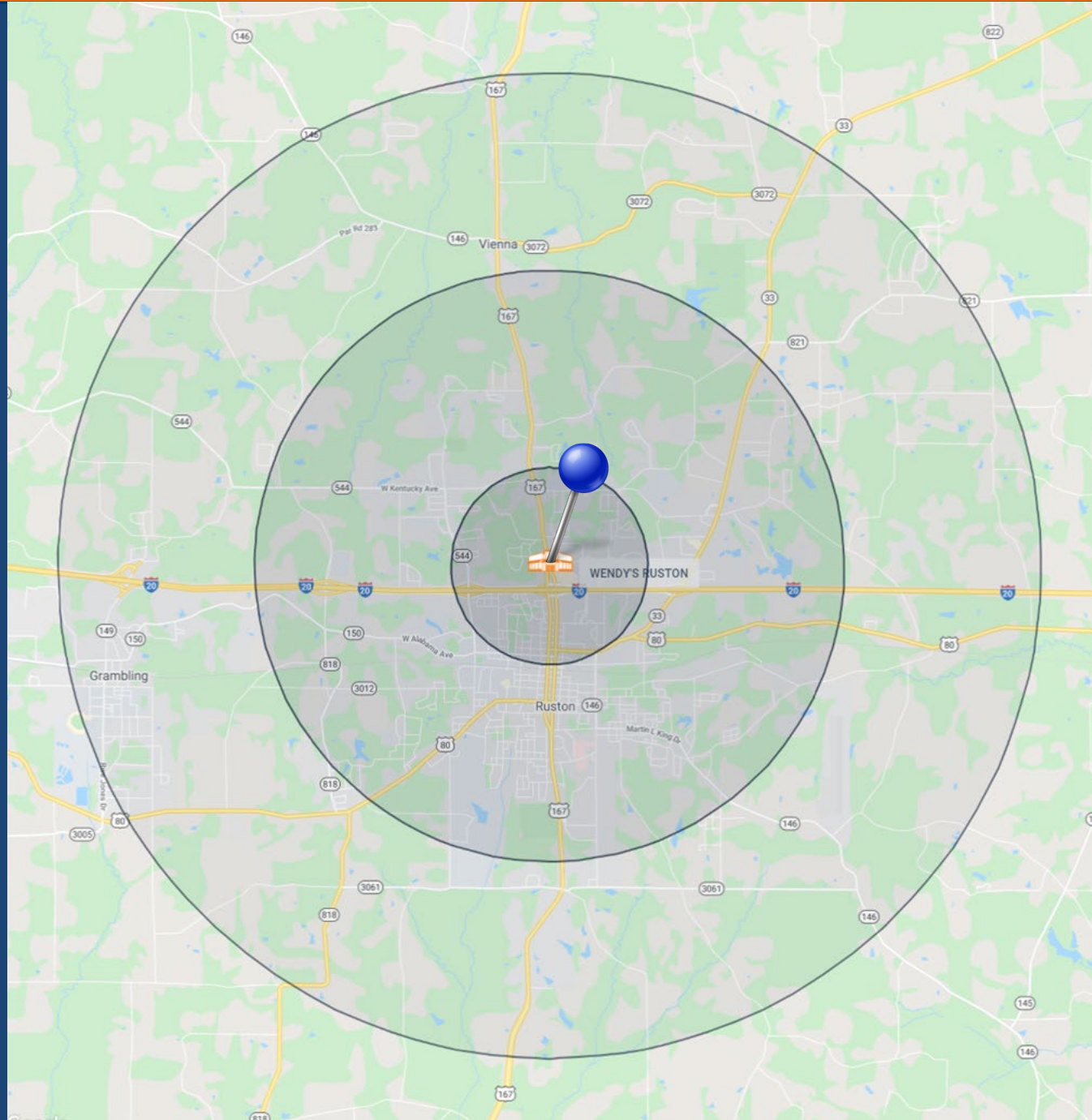
As a leading Wendy's franchisee company, our commitment to our customers is a simple pledge to do the right thing. We will please our customers by exceeding their expectations with our product quality and flawless execution of service. We will constantly upgrade our facilities, use state of the art technology, and employ a highly trained work force that is focused on delivering world class service. When everyday people sort through all the 'spin', there is one quick-service restaurant that is 'A Cut Above.' And that's Wendy's. We stand for honest and higher-quality food. Every day, we honor Dave Thomas and his legacy by using select, premium ingredients and serving food that's made fresh with every order.

### CARLISLE CARES

In 1990, Dave Thomas (who was himself adopted as a child) became a spokesperson for the White House initiative on adoption, called "Adoption Works... For Everyone." Wendy's has embraced adoption as its national charitable cause, committing time, energy and financial support to raise adoption awareness. The Dave Thomas Foundation for Adoption is based on the philosophy that every child deserves a permanent home and loving family. The Foundation focuses its efforts on raising public awareness for the thousands of children needing adoption and offering educational programs to help prospective parents better understand the adoption process.



	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2025 Projection	4,293	23,921	33,602
2020 Estimate	4,212	23,458	32,897
2010 Census	4,181	23,129	32,388
2000 Census	3,761	21,809	31,307
<b>INCOME</b>			
Average	\$76,306	\$60,086	\$60,863
Median	\$49,975	\$34,949	\$35,939
Per Capita	\$34,708	\$24,331	\$24,856
<b>HOUSEHOLDS</b>			
2025 Projection	1,959	9,355	13,153
2020 Estimate	1,907	9,058	12,733
2010 Census	1,903	8,956	12,578
2000 Census	1,698	7,927	10,994
<b>HOUSING</b>			
2020	\$202,142	\$164,607	\$162,784
<b>EMPLOYMENT</b>			
2020 Daytime Population	8,169	36,408	47,310
2020 Unemployment	2.29%	4.66%	5.47%
2020 Median Time Traveled	14	16	18
<b>RACE &amp; ETHNICITY</b>			
White	69.34%	52.25%	50.29%
Native American	0.02%	0.04%	0.11%
African American	22.54%	41.43%	44.07%
Asian/Pacific Islander	3.39%	2.86%	2.20%



## GEOGRAPHY: 5 MILE



### POPULATION

In 2019, the population in your selected geography is 32,897. The population has changed by 5.08% since 2000. It is estimated that the population in your area will be 33,602.00 five years from now, which represents a change of 2.14% from the current year. The current population is 48.99% male and 51.01% female. The median age of the population in your area is 26.23, compare this to the US average which is 38.21. The population density in your area is 418.93 people per square mile.



### HOUSEHOLDS

There are currently 12,733 households in your selected geography. The number of households has changed by 15.82% since 2000. It is estimated that the number of households in your area will be 13,153 five years from now, which represents a change of 3.30% from the current year. The average household size in your area is 2.34 persons.



### INCOME

In 2019, the median household income for your selected geography is \$35,939, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 48.32% since 2000. It is estimated that the median household income in your area will be \$45,520 five years from now, which represents a change of 26.66% from the current year.

The current year per capita income in your area is \$24,856, compare this to the US average, which is \$34,935. The current year average household income in your area is \$60,863, compare this to the US average which is \$90,941.



### RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 50.29% White, 44.07% Black, 0.11% Native American and 2.20% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 3.06% of the current year population in your selected area. Compare this to the US average of 18.38%.



### HOUSING

The median housing value in your area was \$162,784 in 2019, compare this to the US average of \$221,068. In 2000, there were 5,776 owner occupied housing units in your area and there were 5,218 renter occupied housing units in your area. The median rent at the time was \$349.



### EMPLOYMENT

In 2019, there are 18,056 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 64.43% of employees are employed in white-collar occupations in this geography, and 35.49% are employed in blue-collar occupations. In 2019, unemployment in this area is 5.47%. In 2000, the average time traveled to work was 18.00 minutes.

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