

# OFFERING MEMORANDUM

Wendy's 20 Year NNN Lease | Mississippi College Campus | Very Strong Sales



ACTUAL PHOTO

 310 HWY 80 E, CLINTON, MS 39056

Marcus & Millichap







## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Wendy's Fast Food Restaurant located in Clinton, Mississippi. At closing, the tenant will sign a 20-Year Absolute NNN Lease with 7.5 percent increases in rent every five years. This 3,020 Square Foot Restaurant with Drive Thru is situated on a large .91-Acre parcel of land and is located directly across the street from a busy Kroger Super Market Anchored Shopping Center. This property is a short walk to Mississippi College more than 5,000 students enrolled. This Wendy's is a short 7 Minute drive from Industrial Park which houses Gulf State Cannery, McNeely Plastics, and Taylor Power Systems. Retailers in the immediate area include Kroger, Advance Auto Parts, Aspen Dental, AT&T, Enterprise Rent-A-Car, and Walgreens. Clinton is a city in Hinds County Mississippi situated in the Jackson Metropolitan Area and it is the tenth largest city in Mississippi with a population of 25,216.

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 NNN Lease with 7.5% Increases in Rent Every 5 Years
- Located Walking Distance to Mississippi College Main Campus | More than 5,000 Students Enrolled
- Directly Across the Street from a Busy Kroger Super Market Anchored Shopping Center
- Very Strong Sales | More than 30% Above the National Average | Speak to Listing Agents for Details
- Fee Simple Asset Allowing for Depreciation
- Seven minutes from Industrial Park with Gulf State Cannery, McNeely Plastic Corp. and Taylor Power Systems
- Retailers in the immediate area include Kroger, Advance Auto Parts, Aspen Dental, AT&T, Enterprise Rent-A-Car, and Walgreens
- Wendy's is considered an Essential Tenant

## THE OFFERING



**Wendy's**  
**310 Highway 80 East**  
**Clinton, Mississippi 39056**



## PROPERTY DETAILS

Lot Size	39,640 SF (0.91 Acres)
Rentable Square Feet	3,020 SF
Price/SF	\$1,089.96
Year Built/Renovated	1992/2015

## FINANCIAL OVERVIEW

List Price	<b>\$3,291,694</b>
Down Payment	100% / \$3,291,694
Cap Rate	5.00%
Type of Ownership	Fee Simple

## PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
11/01/2020 - 10/31/2025	\$13,715	\$164,585
11/01/2025 - 10/31/2030	\$14,744	\$176,929
11/01/2030 - 10/31/2035	\$15,850	\$190,198
11/01/2035 - 10/31/2040	\$17,039	\$204,463
11/01/2040 - 10/31/2045 (Option 1)	\$18,316	\$219,798
11/01/2045 - 10/31/2050 (Option 2)	\$19,690	\$236,283
11/01/2050 - 10/31/2055 (Option 3)	\$21,167	\$254,004
11/01/2055 - 10/31/2060 (Option 4)	\$22,755	\$273,054
11/01/2060 - 10/31/2065 (Option 5)	\$24,461	\$293,533
Base Rent (\$54.50 / SF)		\$164,585
Net Operating Income		\$164,585.00
<b>TOTAL ANNUAL RETURN</b>	<b>CAP 5.00%</b>	<b>\$164,585</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.

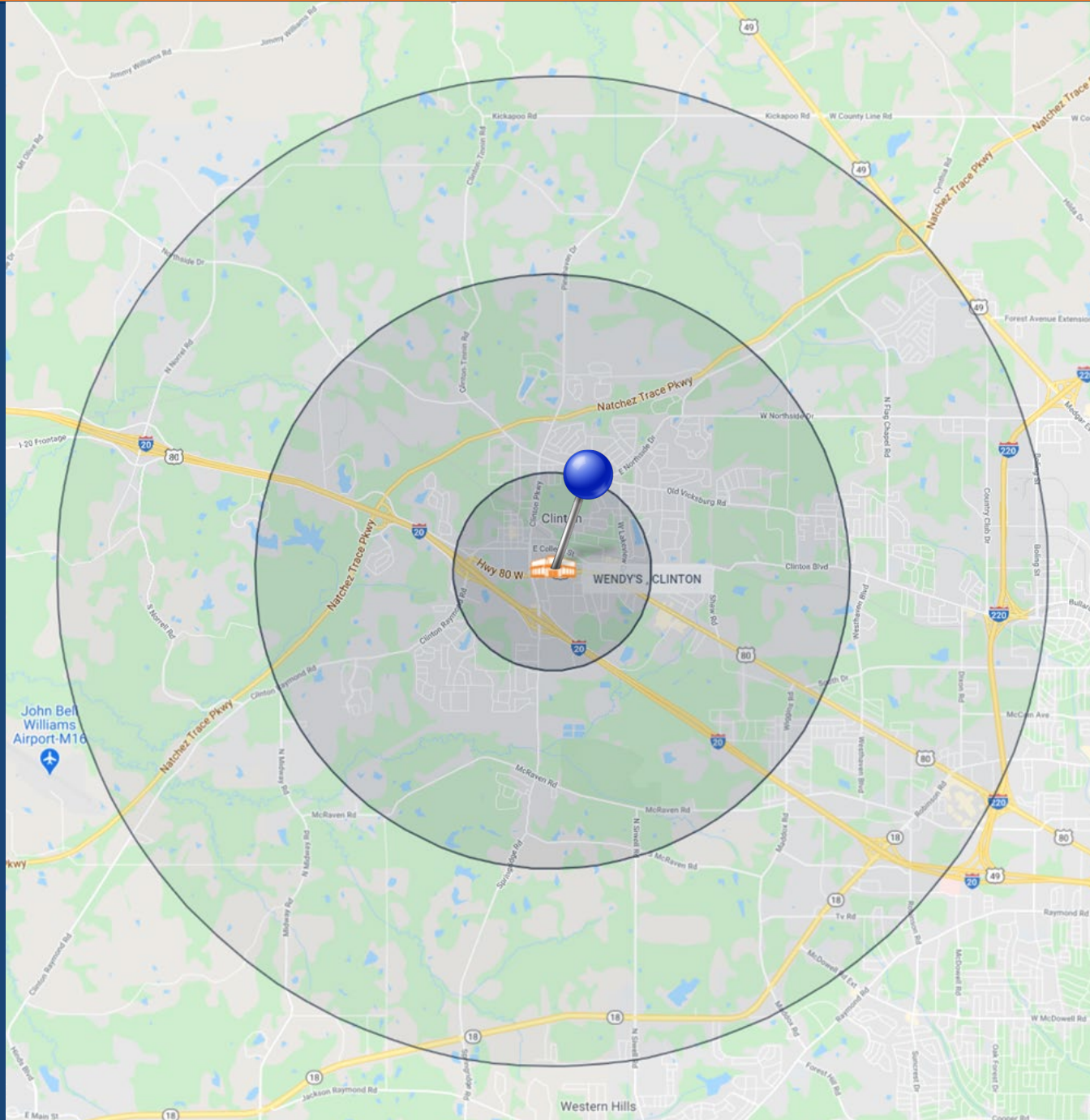
### CARLISLE CARES

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	4,643	25,161	45,136
2020 Estimate	4,668	25,250	45,464
2010 Census	4,783	25,998	46,872
2000 Census	6,619	26,155	49,337
<b>INCOME</b>			
Average	\$64,653	\$73,268	\$66,018
Median	\$53,577	\$58,455	\$52,564
Per Capita	\$26,754	\$28,284	\$24,299
<b>HOUSEHOLDS</b>			
2025 Projection	1,924	9,748	16,679
2020 Estimate	1,909	9,697	16,633
2010 Census	1,972	10,035	17,219
2000 Census	2,294	9,320	16,719
<b>HOUSING</b>			
2020	\$133,494	\$146,517	\$122,523
<b>EMPLOYMENT</b>			
2020 Daytime Population	10,882	27,399	45,254
2020 Unemployment	3.10%	2.97%	4.18%
2020 Median Time Traveled	21	24	24
<b>RACE &amp; ETHNICITY</b>			
White	55.52%	46.70%	31.83%
Native American	0.00%	0.03%	0.02%
African American	35.43%	47.19%	63.78%
Asian/Pacific Islander	6.62%	3.83%	2.32%





## GEOGRAPHY: 5 MILE



### POPULATION

In 2019, the population in your selected geography is 45,464. The population has changed by -7.85% since 2000. It is estimated that the population in your area will be 45,136.00 five years from now, which represents a change of -0.72% from the current year. The current population is 45.66% male and 54.34% female. The median age of the population in your area is 36.41, compare this to the US average which is 38.21. The population density in your area is 579.00 people per square mile.



### HOUSEHOLDS

There are currently 16,633 households in your selected geography. The number of households has changed by -0.51% since 2000. It is estimated that the number of households in your area will be 16,679 five years from now, which represents a change of 0.28% from the current year. The average household size in your area is 2.68 persons.



### INCOME

In 2019, the median household income for your selected geography is \$52,564, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 38.69% since 2000. It is estimated that the median household income in your area will be \$57,993 five years from now, which represents a change of 10.33% from the current year.

The current year per capita income in your area is \$24,299, compare this to the US average, which is \$34,935. The current year average household income in your area is \$66,018, 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: 31.83% White, 63.78% Black, 0.02% Native American and 2.32% 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 1.84% 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 \$122,523 in 2019, compare this to the US average of \$221,068. In 2000, there were 11,386 owner occupied housing units in your area and there were 5,333 renter occupied housing units in your area. The median rent at the time was \$468.



### EMPLOYMENT

In 2019, there are 17,469 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 63.82% of employees are employed in white-collar occupations in this geography, and 36.37% are employed in blue-collar occupations. In 2019, unemployment in this area is 4.18%. In 2000, the average time traveled to work was 24.00 minutes.



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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or 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, Buyer is responsible for conducting his/her own 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 Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Marcus & Millichap

The Retail Real Estate Investment Leader

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