

# OFFERING MEMORANDUM

Wendy's 20 Year NNN Lease | \$100,000+ Average Household Income



ACTUAL PHOTO

 3191 GULF BREEZE PKWY, GULF BREEZE, FL 32563

Marcus & Millichap



### INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Wendy's Fast Food Restaurant located at 3191 Gulf Breeze Parkway in Gulf Breeze, Florida. At closing, the tenant will sign a 20-Year Absolute NNN Lease with 7.5 percent increases in rent every five years. This Wendy's with a drive thru is located on busy Gulf Breeze Parkway only a short drive from Gulf Breeze Hospital with 65 Beds and Baptist Health Hospital with 326 Beds. This Wendy's is located minutes from Gulf Breeze Zoo with 50 acres of 900 exotic animals and thousands of visitors each year. Retailers in the immediate area include CVS, Wal Mart, Lowe's, Winn-Dixie, Beall's, Dollar Tree and Walgreens.

Gulf Breeze is a city in Santa Rosa County Florida and a suburb of Pensacola and the Pensacola Metropolitan Area. Its population is 6,716 and it is an affluent bedroom community with the highest Household Income in the Metropolitan Pensacola Area. It is located North of Pensacola Beach and south of Pensacola.

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
- Fee Simple Lease Allowing for Depreciation
- Complete Store Remodel Scheduled for 2022
- Gulf Breeze has the Highest Household Income in the Metropolitan Area | Average Household Income Exceeds \$113,000 in a 3 Mile Radius
- Located Eight minutes from Baptist Hospital in operation since 1951 with 326 Beds and Nine minutes from Pensacola State College with 9,643 Students
- Wendy's is considered an Essential Tenant
- Florida is a No Income Tax State

## THE OFFERING



**Wendy's**  
**3191 Gulf Breeze Parkway**  
**Gulf Breeze, Florida 32563**



## PROPERTY DETAILS

Lot Size	42,689 SF (0.98 Acres)
Rentable Square Feet	3,105 SF
Price/SF	\$756.79
Year Built / Renovated	1997 / 2022

## FINANCIAL OVERVIEW

List Price	<b>\$2,349,845</b>
Down Payment	100% / \$2,349,845
Cap Rate	4.65%
Type of Ownership	Fee Simple

## PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
11/01/2020 - 10/31/2025	\$9,106	\$109,268
11/01/2025 - 10/31/2030	\$9,789	\$117,463
11/01/2030 - 10/31/2035	\$10,523	\$126,273
11/01/2035 - 10/31/2040	\$11,312	\$135,743
11/01/2040 - 10/31/2045 (Option 1)	\$12,160	\$145,924
11/01/2045 - 10/31/2050 (Option 2)	\$13,072	\$156,868
11/01/2050 - 10/31/2055 (Option 3)	\$14,053	\$168,633
11/01/2055 - 10/31/2060 (Option 4)	\$15,107	\$181,281
11/01/2060 - 10/31/2065 (Option 4)	\$16,240	\$194,877
Base Rent (\$35.19 / SF)		\$109,268
Net Operating Income		\$109,268.00
<b>TOTAL ANNUAL RETURN</b>	<b>CAP 4.65%</b>	<b>\$109,268</b>

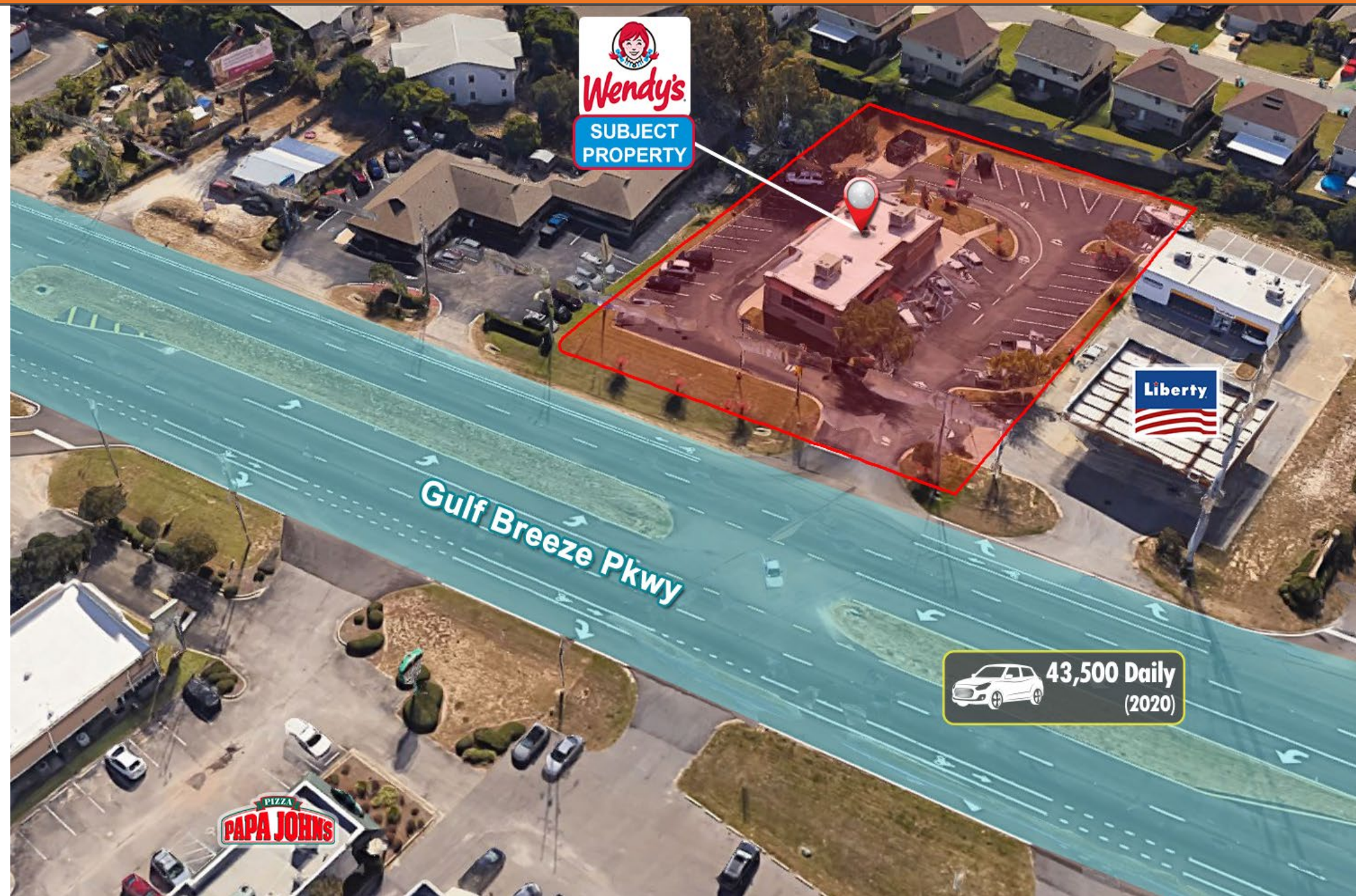
## LEASE ABSTRACT

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+ (2018)</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.

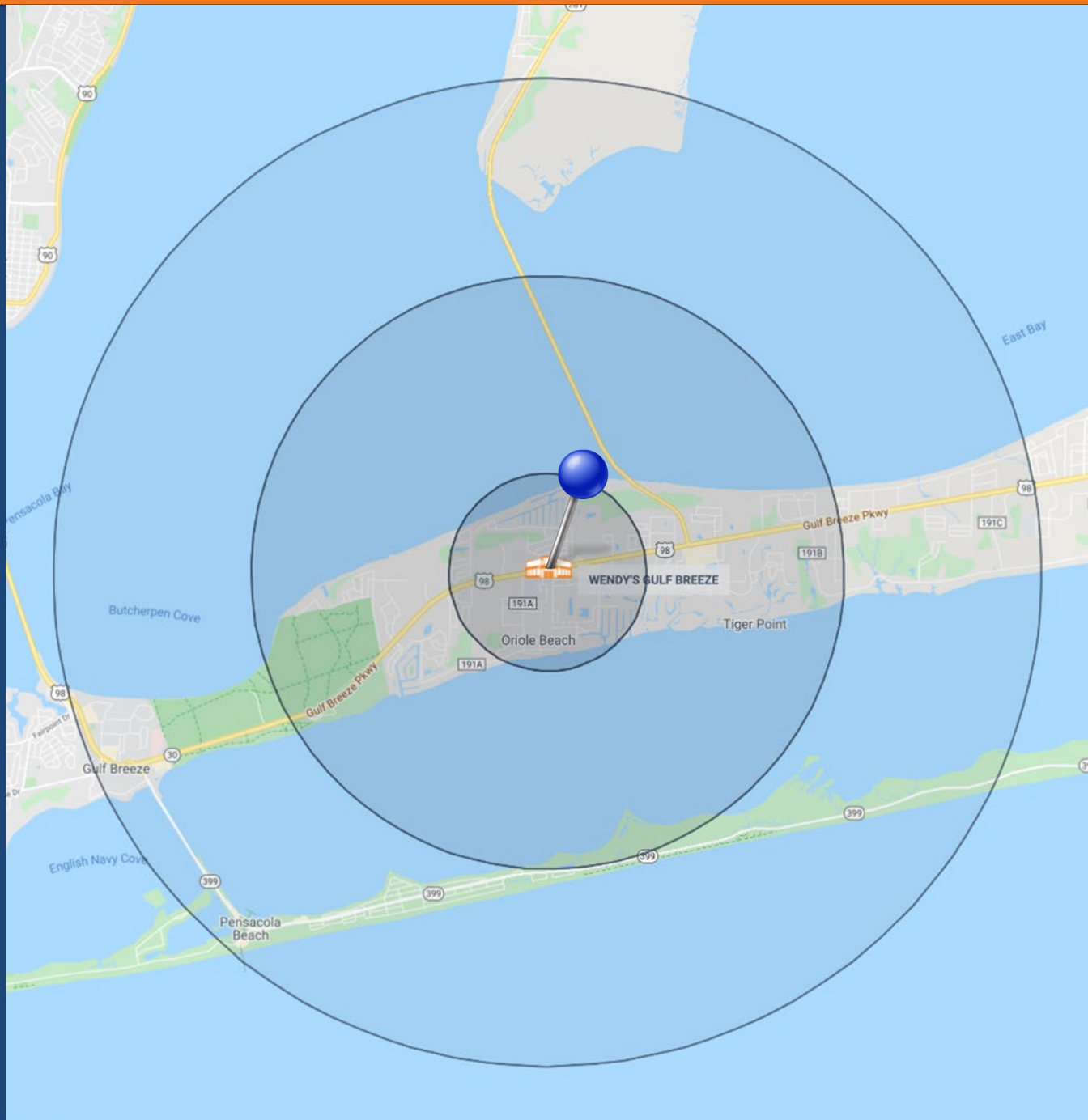
### CARLISLE CARES

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>			
2024 Projection	7,045	16,257	21,356
2019 Estimate	6,903	15,761	20,673
2010 Census	6,449	14,640	19,122
2000 Census	5,996	13,058	17,098
<b>INCOME</b>			
Average	\$96,349	\$103,830	\$108,019
Median	\$72,738	\$78,112	\$79,685
Per Capita	\$40,165	\$42,760	\$44,308
<b>HOUSEHOLDS</b>			
2024 Projection	2,947	6,723	8,774
2019 Estimate	2,854	6,466	8,449
2010 Census	2,641	5,947	7,781
2000 Census	2,404	5,175	6,876
<b>HOUSING</b>			
2019	\$281,017	\$280,643	\$285,318
<b>EMPLOYMENT</b>			
2019 Daytime Population	4,704	10,300	17,331
2019 Unemployment	2.63%	2.41%	2.54%
2019 Median Time Traveled	27	28	28
<b>RACE &amp; ETHNICITY</b>			
White	92.13%	92.71%	92.76%
Native American	0.18%	0.27%	0.22%
African American	1.48%	1.36%	1.45%
Asian/Pacific Islander	1.78%	1.95%	1.84%





## GEOGRAPHY: 5 MILE



### POPULATION

In 2019, the population in your selected geography is 20,673. The population has changed by 20.91% since 2000. It is estimated that the population in your area will be 21,356.00 five years from now, which represents a change of 3.30% from the current year. The current population is 49.34% male and 50.66% female. The median age of the population in your area is 46.09, compare this to the US average which is 38.08. The population density in your area is 263.38 people per square mile.



### HOUSEHOLDS

There are currently 8,449 households in your selected geography. The number of households has changed by 22.88% since 2000. It is estimated that the number of households in your area will be 8,774 five years from now, which represents a change of 3.85% from the current year. The average household size in your area is 2.41 persons.



### INCOME

In 2019, the median household income for your selected geography is \$79,685, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 39.10% since 2000. It is estimated that the median household income in your area will be \$90,116 five years from now, which represents a change of 13.09% from the current year.

The current year per capita income in your area is \$44,308, compare this to the US average, which is \$33,623. The current year average household income in your area is \$108,019, compare this to the US average which is \$87,636.



### RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 92.76% White, 1.45% Black, 0.22% Native American and 1.84% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 5.40% of the current year population in your selected area. Compare this to the US average of 18.17%.



### HOUSING

The median housing value in your area was \$285,318 in 2019, compare this to the US average of \$212,058. In 2000, there were 5,359 owner occupied housing units in your area and there were 1,517 renter occupied housing units in your area. The median rent at the time was \$515.



### EMPLOYMENT

In 2019, there are 11,096 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 74.17% of employees are employed in white-collar occupations in this geography, and 25.77% are employed in blue-collar occupations. In 2019, unemployment in this area is 2.54%. In 2000, the average time traveled to work was 28.00 minutes.



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Marcus & Millichap

The Retail Real Estate Investment Leader

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