



Corporate Lease *Investment Offering*

CITRUS HEIGHTS, CALIFORNIA





Wendy's



6435 Antelope Road, **Citrus Heights**, CA 95621

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Wendy's

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STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Faris Lee Investments ("FLI") has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the property known as Wendy's, City of Citrus Heights, County of Sacramento, State of California. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or FLI. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by FLI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

No representation or warranty, expressed or implied, is made by the Seller, FLI, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site or used in the construction or maintenance of the building at the Property site.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or FLI or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from FLI or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



PRICING:
\$2,277,500

NOI:
\$102,487

CAP RATE:
4.50%

Faris Lee Investments is pleased to offer for sale a single tenant, freestanding, corporate leased Wendy's drive-thru, located within the Raley's-anchored center, SummerHills Plaza, in Citrus Heights, CA. Wendy's has experienced long-term success at this location for over 20 years. They have 14 years remaining and 2 x 5 year options to extend.

The Wendy's Company (NASDAQ:WEN) is a publicly traded company. They have over 6,700 locations, Wendy's has consistently sustained long-term success and is consistently ranked one of the highest performing fastfood chains in the world.

The property is prominently located on the hard corner of Antelope Road and Lichen Drive with a traffic count of 40,200 vehicles per day and has direct access to Interstate 80 that has over 191,400 vehicles per day. With over 150,000 residents and an AHHI of over \$80,000 within a 3-mile radius, Wendy's is poised to continue its 20 year successful run at this site. The excellent positioning of this asset is even further established by being within a grocery anchored center featuring strong anchor tenants Raley's, O'Reilly Auto Parts, Fitness 19, 7-Eleven, and Dollar Tree.

SPECIFICATIONS:

GLA: 4,000 SF

Land Area: 0.66 Acres
28,750 SF

TENANT:



LOCATION:

6435 Antelope Road
Citrus Heights, CA 95621

PROPERTY SPECIFICATIONS

6435 Antelope Road, Citrus Heights, CA 95621



Land Area

0.66 Acres (28,750 SF)



Rentable Area

4,000 SF



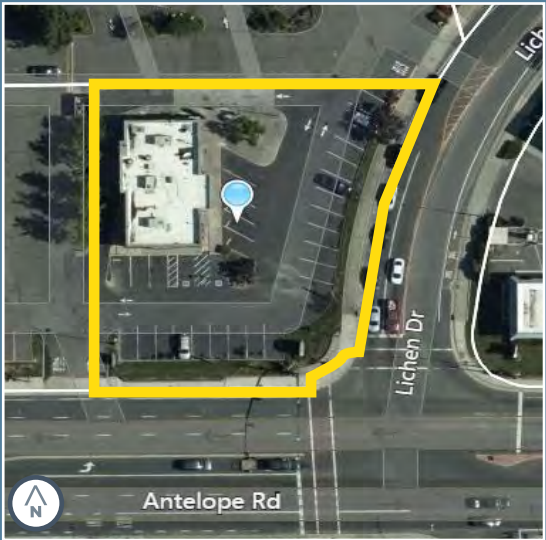
Ownership

Fee Simple (Land & Building)



Access

There are (4) total access points, (2) along Antelope Road, and (2) along Lichen Drive.



PARCEL	ACRES	SQ. FT
209-0680-012	0.66	29,750



Parking

There are approximately 30 dedicated parking stalls on the owned parcel. The parking ratio is approximately 7.5 parking stalls per 1,000 SF of leasable area.



Traffic Counts (Regis 2019)

Antelope Rd/Lichen Dr: 40,200 VPD
Interstate 80: 191,400 VPD



Year Built

1985

PROPERTY HIGHLIGHTS



Corporate Executed Lease / Strong National Tenant

- Corporate Lease from The Wendy's Company, providing the investor both security and stability
- Over 6,700 restaurants with over 12,500 full-time employees
- National brand with strong media presence



Located within Raley's Grocery Anchored Center

- National credit tenants at SummerHills Plaza include Raley's, O'Reilly Auto Parts, Dollar Tree, Fitness 19 draw more customers to the subject property
- Raley's recently renewed for a 10 year term showing consumer draw to this location is strong



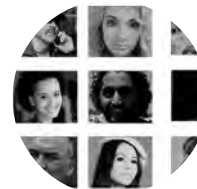
Wendy's Has Enjoyed a Long and Successful History at this Particular Location

- Wendy's has operated at SummerHills Plaza for over 20 years showing their dedication to this location
- Strong annual sales that are approximately 20% above the average store
- **Wendy's corporate upgrade by end of current term**
- "Health Ratio" rent to sales only 5% which is far below typical 8% to 10%



Highly Trafficked Corridor / Easy Access to Interstate 80

- The property is situated on the hard corner of Antelope Road and Lichen Drive featuring 40,200 VPD



- Easy on/off ramp access to Interstate 80 (191,400 VPD) from Antelope Road
- Excellent frontage on the signalized hard corner Antelope Road and Lichen Drive

Dense Demographics

- Over 150,000 residents within a 3-mile radius
- AHHI within a 3-mile radius exceeds \$80,000
- More than 30,000 employees and 4,000 businesses within a 3-mile radius of the subject property
- Strong demographics and highly populated neighborhoods surrounding the subject property



Highly Visible / Excellent Drive-Thru Location

- Highly visible monument sign on Antelope Road
- Excellent frontage on the signalized hard corner Antelope Road and Lichen Drive
- The property features a drive-thru increasing customer draw and providing easy and efficient access for travelers on Interstate 80



Open to New Financing

- Open to new financing at historically low interest rates
- Rare opportunity to take advantage of today's low interest rates and favorable loan terms
- Several attractive financing options are available to a new owner

SITE PLAN



SUMMERHILLS PLAZA



LICHEN DRIVE



VPD
40,200

ANTELOPE ROAD



HOLLYWOOD ROCK



(191,400 VPD)

Public Storage



DEMOGRAPHICS
(REGIS 2019)



Population



Average HHI



Employees

1 MILE	16,362	\$84,388	2,310
3 MILES	153,481	\$81,756	32,404
5 MILES	371,235	\$87,057	103,748

SACRAMENTO
(12 MILES FROM WENDY'S)

MCCLELLAN AIRPORT
(5 MILES FROM WENDY'S)

Foothill Golf Center



WAL★MART
SUPERCENTER



VPD
40,200

Raley's

(191,400 VPD)

ANTELOPE ROAD



LICHEN DR





RENT SCHEDULE

PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	CAP RATE
Current to 11/7/2024		\$102,487	\$8,540.58	-	4.50%
11/7/2024 - 11/7/2029		\$112,736	\$9,394.67	10%	4.95%
11/8/2029 - 11/7/2034		\$124,009	\$10,334.08	10%	5.45%
11/8/2034 - 11/7/2039	1st Option	\$136,410	\$11,367.50	10%	5.99%
11/8/2039 - 11/7/2044	2nd Option	\$150,051	\$12,504.25	10%	6.59%



RENT ROLL & TENANT SYNOPSIS

Tenant	Size (SF)	% of Total (SF)	Date	Increase	Rental Rates		Annual Rent	Annual \$/SF	% of Total (Rent)	Recovery Type	Lease Start	Lease Expiration	Lease Options
					Monthly Rent	Monthly \$/SF							
Wendy's	4,000	100%	Current		\$8,541	\$2.14	\$102,487	\$25.62	100%	NNN	11/9/1999	11/8/2034	2 (5-Year)
			Nov-2024	10%	\$9,395	\$2.35	\$112,736	\$28.18					
			Nov-2029	10%	\$10,334	\$2.58	\$124,009	\$31.00					
Total Occupied	4,000	100%	Total Occupied		\$8,541	\$2.14	\$102,487	\$25.62	100%				
Total Vacant	0	0%	Total Vacant		\$0		\$0		0%				
Total / Wtd. Avg	4,000	100%	Total / Wtd. Avg:		\$8,541	\$2.14	\$102,487	\$25.62	100%				



Wendy's

www.wendys.com

Wendy's is an American international fast food restaurant chain founded by Dave Thomas on November 15, 1969, in Columbus, Ohio. The company moved its headquarters to Dublin, Ohio, on January 29, 2006. The chain is known for its square hamburgers, sea salt fries, and their signature Frosty, a form of soft serve ice cream mixed with frozen starches. Wendy's menu consists primarily of hamburgers, chicken sandwiches, French fries, and beverages such as the Frosty. Since phasing out their famous "Big Classic".

Company Type:	Public (NASDAQ: WEN)
Locations:	6,788
2019 Employees:	13,300
2019 Operating Profit:	\$262.6 Million
2019 Revenue:	\$1.709 Billion

TRANSACTION SUMMARY

Financial Information

Price: \$2,277,500

Price/SF: \$569

Property Specifications

Rentable Area: 4,000 SF

Land Area: 0.66 AC; 28,750 SF

Year Built: 1985

Address: 6435 Antelope Road
Citrus Heights, CA 95621

APN: 209-0680-012

Ownership: Fee Simple (Land & Building)

Tenant: Wendy's

Operating Information

	In-Place
Gross Potential Rent	\$102,487
Plus Recapture	NNN
Effective Gross Income	\$102,487
Less Expenses	(NNN)
Net Operating Income	\$102,487
Cap Rate	4.50%

LEASE ABSTRACT

Tenant Name:	Wendy's International Inc.
Rentable Square Feet:	4,000 SF
Lease Execution Date:	June 30, 1989
Rent Commencement Date:	November 9, 1999
Lease Expiration Date:	November 8, 2034
Lease Term:	14 Years
Current Rent:	\$102,487/yr \$8,540.58/mo.
Nov-2024 Increase:	\$112,736/yr \$9,394.67/mo.
Nov-2029 Increase:	\$124,009/yr \$10,334.08/mo.
Lease Options:	2 (5-Year)
Option 1 Rent:	\$136,410/yr \$11,367.50/mo.
Option 2 Rent:	\$136,410 /yr \$12,504.25/mo.
Property Taxes:	Separately assessed and passed through to tenant
Property Tax Cap:	None
Insurance:	Billed separately and passed through to tenant
Utilities:	Tenant Responsible
CAM:	Pro Rata Share - Passed through to tenant
Admin Fees:	15% of CAM
Expense Caps:	None
Landlord Obligation:	Foundation and Structural only
Tenant Obligation:	All other expenses including Roof, HVAC, doors and walls



CITY OVERVIEW

CITRUS HEIGHTS

Citrus Heights voters approved the measure to incorporate the City on November 5, 1996, effective January 1, 1997.

BUSINESS AND SHOPPING

Located 14 miles from the State capital, Citrus Heights is home to a bustling retail and service industry. Sunrise Mall, newly remodeled with over 100 stores, including major department and specialty stores. The mall is located in the center of the city, along with the Sunrise Market Place a growing retail community offering a wide variety of retail, dining, and service establishments (Barnes & Noble, Target Greatland, Best Buy, Lowe's Home Improvement, etc.). Citrus Heights also features major discount retail stores such as Costco, Sam's Club, and Wal-Mart.

TRANSPORTATION/ACCESS

Citrus Heights is centrally located between the region's major freeways and highways. Interstate 80 passes through the west side of the city, and Interstate 5, U.S. Highway 50 and California State Route 99 are all located between three and eleven miles from the city. The Business 80 freeway otherwise known as the Capital City Freeway begins near Citrus Heights and ends in Downtown Sacramento. Sacramento International Airport is located approximately 20 miles (32 km) from the city, while rail transportation provided by Amtrak is accessible in Roseville (about 10 miles from the city). A public bus transportation is provided by the Sacramento Regional Transit District.

EDUCATION

Citrus Heights is primarily served by the San Juan Unified School District. San Juan is the ninth largest school district in California and serves a 75-square-mile area in northeast Sacramento County. Within the city of Citrus Heights there are ten elementary schools, one middle school, and two high schools. These schools serve over 10,000 students from the city of Citrus Heights.



MAJOR EMPLOYERS

Company	Employment
State of California	75,801
UC Davis Health	12,840
Sacramento County	12,208
Kaiser Permanente	11,005

DEMOGRAPHICS



Population

Citrus Heights, CA (REGis 2019)	1 Mile	3 Mile	5 Mile
2019 Estimated Population	16,362	153,481	371,235
2024 Projected Population	17,073	161,962	392,908
2010 Census Population	15,634	145,107	349,782
2000 Census Population	16,142	137,293	331,510
Projected Annual Growth 2019 to 2024	0.9%	1.1%	1.2%
Historical Annual Growth 2000 to 2019		0.6%	0.6%
2019 Median Age	37.7	36.8	37.8



Income

2019 Estimated Households	5,919	56,335	138,271
2024 Projected Households	6,055	58,266	143,435
2010 Census Households	5,696	53,263	129,976
2000 Census Households	5,815	51,654	124,063
Projected Annual Growth 2019 to 2024	0.5%	0.7%	0.7%
Historical Annual Growth 2000 to 2019		0.5%	0.6%

Households



2019 Estimated Average Household Income	\$84,388	\$81,756	\$87,057
2019 Estimated White	75.7%	71.1%	71.5%
2019 Estimated Black or African American	3.7%	6.0%	6.3%
2019 Estimated Asian or Pacific Islander	5.7%	8.0%	7.9%
2019 Estimated American Indian or Native Alaskan	1.0%	0.9%	1.0%
2019 Estimated Other Races	13.9%	14.0%	13.4%

Ethnicity



Business

2019 Estimated Hispanic	19.4%	19.0%	18.4%
2019 Estimated Total Businesses	277	4,376	13,372
2019 Estimated Total Employees	2,310	32,404	103,748

AREA OVERVIEW

DISTANCE FROM CITRUS HEIGHTS



12 Miles

Sacramento



75 Miles

Lake Tahoe



90 Miles

San Francisco



95 Miles

Reno



2.7%

Population growth since 2010



3.7%

Unemployment Rate



1.4%

Recent job growth



5.6%

Home appreciation in the last 10 years



86,618

Estimated population



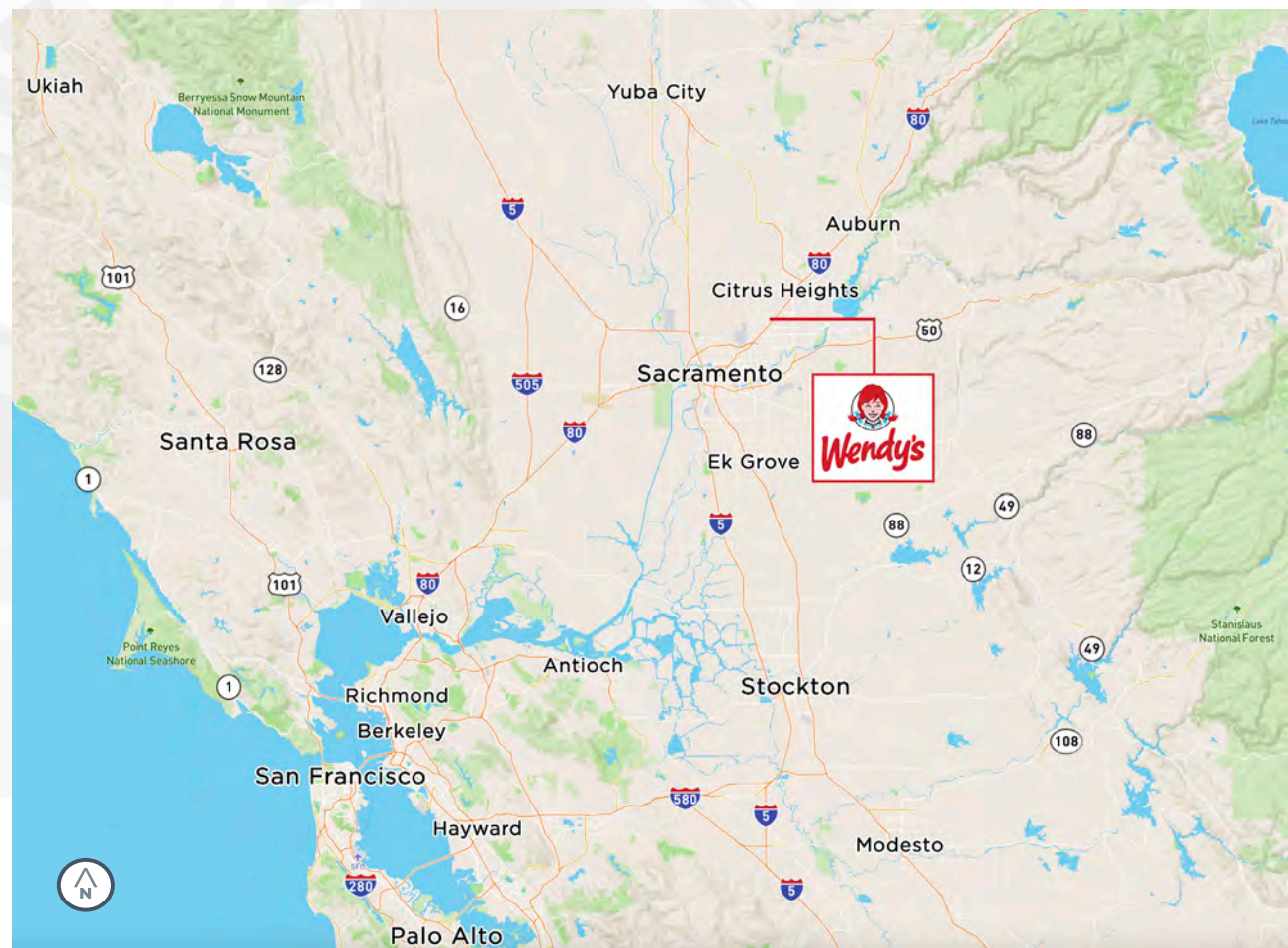
\$87,057

Average household income in 5 mile radius



27 Minutes

Average commute time





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