



Wendy's Restaurant

3001 South Dixie Drive | Moraine, Ohio | 45439

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In cooperation with Robert Solganik, an Ohio real estate broker with Terra National Real Estate Group and Dave Delatorre with Single Net Properties

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While 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.

All information, including price change and withdrawal from the market, is subject to change without notice.

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Wendy's

- Wendy's Restaurant is a NNN 20 year lease with 10% increases every 5 years and four 5-year renewal options.
- Wendy's Restaurant is ideally located in the heart of a dense retail trade area along South Dixie Drive, traffic counts average around 17,000 vehicles per day.
- Daytime employee population is 24,703 within a 2-mile radius which creates strong lunchtime business from employees.
- Kettering Medical Center is a flagship medical center with state-of-the-art technology like cardiac stereotaxis and a compassionate cancer center is located less than 2 miles away. The center accommodates over 30 specialty physician offices for consultation and clinical review. The largest pharmacy in the state is houses in the cancer center along with the most private infusion bays in the area. In 2018, it was awarded "IBM Watson Health—100 Top Hospitals".
- MUY Hamburger Partners, LLC owns and operates 320 Wendy's restaurants in Texas, New York, Kentucky and Ohio.
- Major retailers in the surrounding area include: Walmart Supercenter, Starbucks, McDonalds, Taco Bell, DaVita Dialysis, Tim Hortons Arby's and more.
- The Moraine, Ohio is part of the Dayton Metropolitan Statistical Area. Moraine, as part of the Dayton area, is situated within the Miami Valley region of Ohio, just north of the Cincinnati metropolitan area.

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INVESTMENT SUMMARY

PRICE	\$1,730,000
CAP	5.50%
NOI	\$95,000
RENT/SF	\$34.88
PRICE/SF	\$635.10
RENT ADJUSTMENTS: 10% increases every 5 years	
YEARS 1-5:	\$95,000.00
YEARS 6-10:	\$104,500.00
YEARS 11-15:	\$114,950.00
YEARS 16-20:	\$126,445.00

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	20 Years
RENEWAL OPTIONS	Four 5-year
RENT COMMENCEMENT	Commencing upon close of escrow
LEASE EXPIRATION	20 years after close of escrow

LEASE NOTES:

Net, Net, Net. No Landlord responsibilities.



PROPERTY INFORMATION

ADDRESS	3001 S Dixie Drive, Moraine OH 45439
BUILDING SIZE	2,724 SQ FT.
LOT SIZE	0.87 Acres
COUNTY	Montgomery
YEAR BUILT	1978

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2020 POPULATION	5,270	65,859	204,948
2025 POPULATION	5,259	65,405	203,185
2020 MEDIAN HOUSEHOLD INCOME	\$59,907	\$54,103	\$46,258
2020 AVERAGE HOUSEHOLD INCOME	\$80,124	\$78,849	\$65,806

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2020 and 2025.

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PROPERTY	Wendy's Restaurant
TENANT	MUY Hamburger Partners LLC.
REVENUES	Private
NET WORTH	Private
S&P RATING	Not Rated
WEBSITE	https://muycompanies.com/



Tenant on the lease is MUY Hamburger Partners LLC.

MUY Hamburger Partners, LLC owns and operates 320 Wendy's restaurants in Texas, New York, Kentucky, and Ohio. The company was established in 2012 and is currently the third largest Wendy's franchisee in America with over 40 years of successful operations in this location. MUY Hamburger Partners, LLC (MHP) currently operates 38 Wendy's restaurants in the Cleveland-Akron-Canton MSA, as well as 31 Wendy's near Dayton and another 40 Wendy's in the Cincinnati area, for a total of 109 Wendy's restaurants in Ohio.

MUY Hamburger Partners, LLC is part of the MUY Companies which own and operate 369 Pizza Hut restaurants in Texas, 6 southeast states, and Minnesota and who are the second largest Pizza Hut franchisees in America. The MUY Companies also own and operate 81 Taco Bell restaurants in six northeast states. The collective MUY Companies own and operate 770 restaurants and were recently recognized by Nation's Restaurant News 2019 industry survey as the 6th largest franchisee in America with revenues approaching \$1 billion. Please visit the company website at www.muycompanies.com for additional information on the company.



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MORaine, OHIO



This Wendy's triple-net-lease property is located in the heart of a dense retail trade area along South Dixie Drive, traffic counts average over 17,000 vehicles per day. Daytime employee population is 24,703 within a 2-mile radius which creates strong lunchtime business from employees. Major retailers in the surrounding area include; Walmart Supercenter, McDonalds, Taco Bell, DaVita Dialysis, Long Horn Steakhouse and Tim Hortons among many others. This property is located on a corner lot to a 3 way signalized intersection. This Wendy's has successfully been at this location for over 40 years.

This property is located to several medical facilities including the nationally known Charles E. Kettering Cancer and Medical Center, Medical Sciences, Greater Dayton Cancer Center and Dorothy Lane Dental. Along with medical facilities there are also numerous schools and collages surrounding the Wendy's including the University of Dayton, Kettering College, Fairmont High School, and Southdale Elementary School. All of these facilities and schools offer a high amount of traffic from both employees and students. This property is along located near some major hotels within a five-mile radius which creates a large component to the trade area and a strong dinner business.

The city of Moraine also has an excellent parks department that includes an indoor recreational center—Payne Recreation Center, a civic center—Gerhardt, bike trails and system of small neighborhood parks. The Deer Meadow Park has a skate park and pond that is stocked with bluegill, catfish, bass & perch. The park entrance connects to the city's three-mile bike trail that follows Pinnacle Road to Mina Street, the connects to the Great Miami Recreational Trail. Three of Moraine's neighborhood parks have recently been renovated with new playground equipment. The Interstate 75 allows motorists to more easily enter I-75 North from Moraine and also allows neighbor city, West Carrollton to enter I-75 without having to first enter the Moraine. Living in Moraine offers residents a sparse suburban feel.



ORA EVERETT PARK



KETTERING COLLEGE



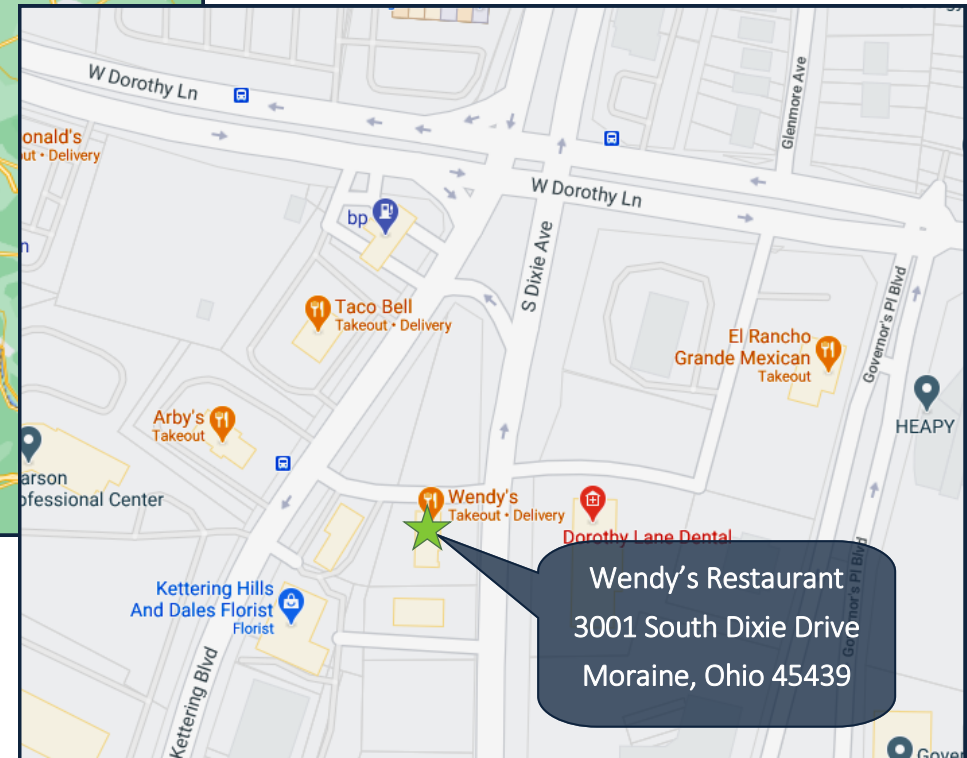
THE PINNACLES

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Kettering Medical Center is the flagship hospital of Kettering Health Network. Located on the property where its namesake Charles F. Kettering once lived, Kettering Medical Center is a full-service hospital. On March 3, 1964, the hospital admitted its first patients. In 1967, Kettering College opened adjacent to the hospital, offering degrees in health science fields. Today, there are more than 800 enrolled students. The Kettering Cancer Center was designed by patients, survivors, families, physicians and clinicians utilizing their collective experience and knowledge to develop the future of cancer care in the community. The center accommodates 30 specialty physician offices for consultation and clinical review. The cancer center features the Renew Boutique and Spa on the first floor of its Pavilion. The Schuster Heart Hospital and Kettering College are located on the Kettering Campus. The Neuroscience Institute is located inside Kettering Medical Center, offering the most advanced treatments for complex conditions of the brain and spine, like the Gamma Knife Perfexion and NeuroBlate. Kettering Emergency is a Level II Trauma Center, meaning the staff is always ready to handle an emergency. Stroke patients have access to advanced stroke care thanks to the most advanced neurointervention techniques. New parents welcome their babies into the world in the comforts of Kettering Medical Center's Maternity Department. The tiniest babes are cared for in the Level IIIB Neonatal Intensive Care Unit (NICU).

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven
Advance Auto
Applebee's
Arby's
BJ's Wholesale
Bridgestone/Firestone
Buffalo Wild Wings
Burger King
Camping World
CVS Pharmacy

Dollar General
Family Dollar
Gander Mountain
Goodwill
Jack in the Box
Jiffy Lube
KinderCare Learning Center
Kohl's
McDonald's
National Tire & Battery

O'Reilly Auto Parts
Petco
Sherwin Williams
Starbucks
Taco Bell
Tires Plus
Tractor Supply
Trader Joe's
Valvoline
Walgreens



L to R: Emily Marsh; Larissa Jackson; Amanda Leathers; Keith Sturm, CCIM; & Deb Vannelli, CCIM