

NNN Investment -

Wendy's - \$1,365,000, 6.5% Cap

108 E Main St , Toledo, OH 43605



SALE PRICE: \$1,365,000

CAP RATE: 6.5%

LOT SIZE: 0.54 Acres

BUILDING SIZE: 2,438 SF

YEAR BUILT: 1981

ZONING: CS

Property Overview

Absolute Net Wendy's Restaurant. Tenant is Wen Ohio LLC, a subsidiary of Meritage Hospitality Group (OTC: MHGU), with 333 restaurants in 16 states, over different brands. Over six years remaining on the original 20-year lease, with two 10 year options. Annual rent bumps of 1.75% Corner location. Annual rent of \$88,876 at March 1 bump.

Location Overview

The subject is located at the intersection of Main and Front Street in East Toledo, across the river from the downtown Central Business District. International Park and The Docks restaurant venue, both riverfront, are across the street from the subject. McDonalds is on the corner to the north, and Taco Bell and Burger King are to the east on Front ST. The \$45 million Marina District development, including 360 loft apartments with a restaurant and retail, is being built to the north. Nine minutes to the Hollywood Casino.

Complete Highlights

Property Highlights

- Absolute Net Lease- No Landlord Responsibilities
- Six Years Remaining with Two 10 Year Options
- Annual Rent Bumps of 1.75%
- Strong Franchisee, Meritage Hospitality Group (OTC: MHGU), 333 Restaurants, under Wen Ohio LLC
- \$45 million Marina District Development Being Built to North- 360 Apartments, Retail, Restaurant
- Area of Venue Restaurants, Other National Fast Food



Property Details

PROPERTY NAME:	Wendy's
PROPERTY ADDRESS:	108 E Main St Toledo, OH 43605
PROPERTY TYPE:	Retail
APN:	1702777; 1702774; 1702767; 1702761; 1702597; 1702594; 1702591; 1702584; 1702581
LOT SIZE:	0.54 Acres
GROSS LEASABLE AREA:	SF
BUILDING CLASS:	C
ZONING:	CS
YEAR BUILT:	1981
NUMBER OF STORIES:	1
FOUNDATION:	Concrete
WALLS:	Brick
ROOF:	Rubber



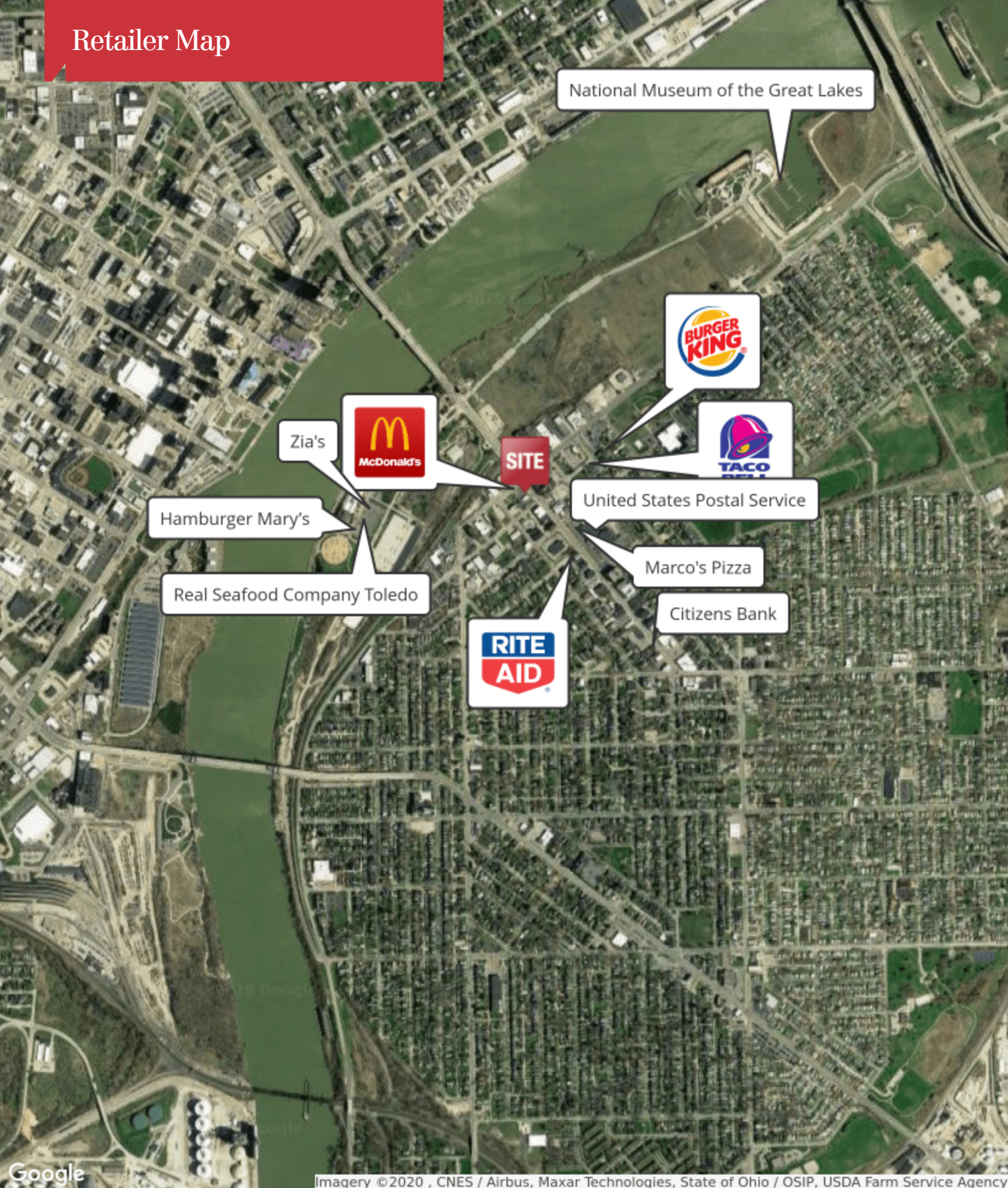
Rent Roll

Tenant Name	Suite	Suite Size (SF)	Lease End	Annual Rent	Lease Start
Wendy's- Wen Ohio LLC, owned by Meritage (OTC: MHGU)	108	2,438	2/28/26	\$88,876	2/17/06
Annual Bumps 1.75%, (2) 10yr Options					
Totals/Averages		2,438		\$88,876	

Additional Photos



Retailer Map



Location Maps

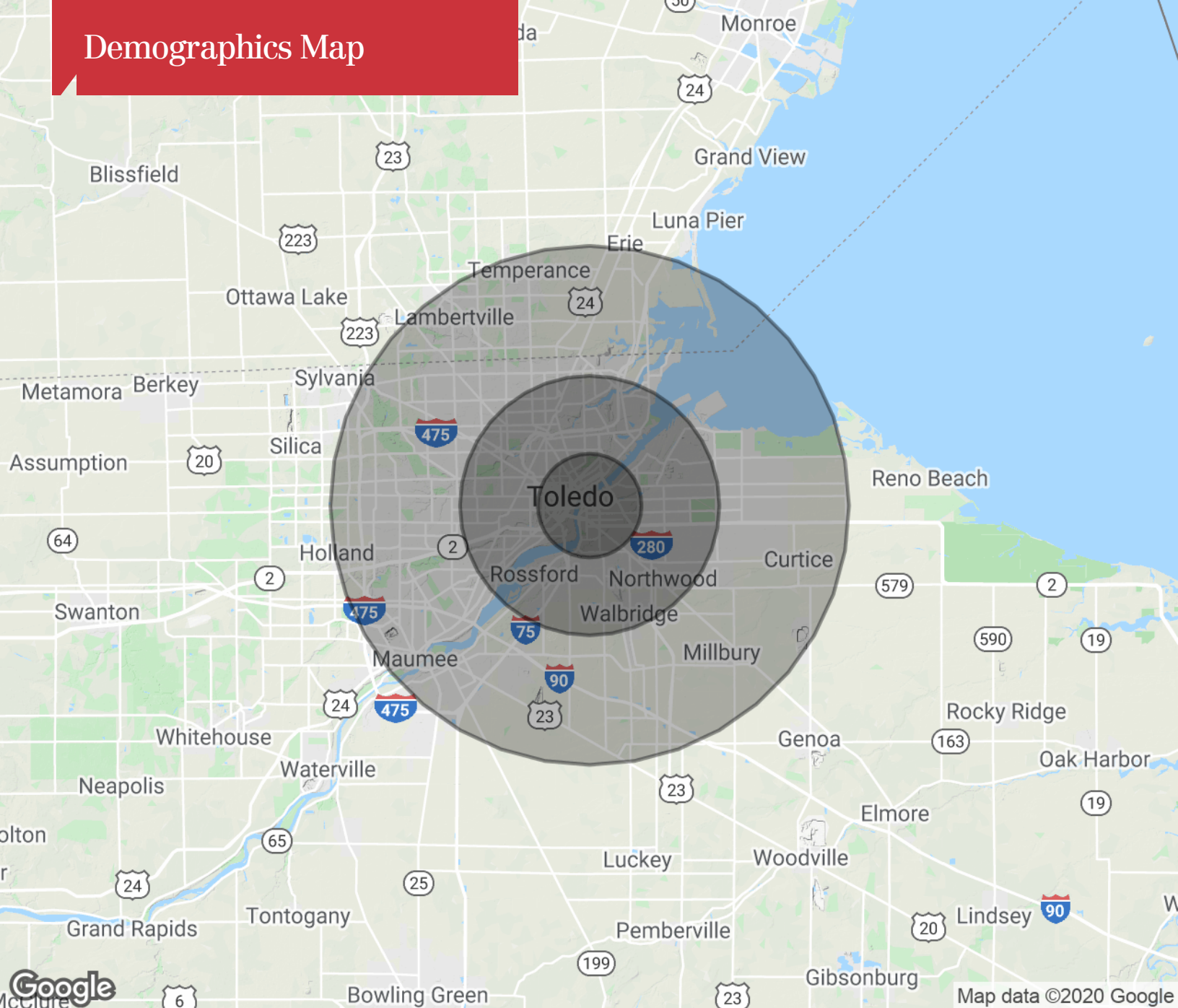


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Map data ©2020 Google

Demographics Map



Population

	2 Miles	5 Miles	10 Miles
TOTAL POPULATION	51,331	201,244	486,277
MEDIAN AGE	30.9	33.9	36.4
MEDIAN AGE (MALE)	29.5	32.1	34.8
MEDIAN AGE (FEMALE)	32.5	35.6	37.9

Households & Income

	2 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	20,862	79,360	197,635
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$27,308	\$39,827	\$51,733
AVERAGE HOUSE VALUE	\$83,567	\$107,409	\$137,022

Race

	2 Miles	5 Miles	10 Miles
% WHITE	67.7%	62.4%	75.1%

For Sale

NNN Wendy's Restaurant



MARK BARINGER

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PROFESSIONAL BACKGROUND

Mark Baringer serves as a Senior Investment Advisor with NAI Harmon Group in Toledo. He specializes in the sale and leasing of properties including shopping centers, multifamily, industrial, office and single tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, and corporate sale/leasebacks. His clients have included national real estate investment trusts, corporations, partnerships, banks, high net worth individuals and regional and national investors. He also services the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types. Mark has been an advisor in commercial and investment real estate for 30 years.

Prior to commercial and investment brokerage, Mark was involved in the banking and appraisal field for nine years. He served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio and had his own appraisal firm.

EDUCATION

Attended the University of Toledo, majoring in Real Estate

MEMBERSHIPS

National Association of Realtors
Ohio Association of Realtors
Toledo Board of Realtors
International Council of Shopping Centers

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For more information

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