



*ACTUAL SITE PHOTOS



OFFERING
MEMORANDUM

WENDY'S ABSOLUTE NNN LEASED OFFERING

8921 OLD NUMBER SIX HWY, SANTEE, SC

OFFERING MEMORANDUM
PRESENTED BY:

JASON DENHAM
INVESTMENT SALES

PHONE 925.390.8518
EMAIL jdenham@thekasegroup.com
BRE #02001094

ROBERT WALKER
DIRECTOR

PHONE 415.513.0465
EMAIL rwalker@thekasegroup.com
BRE #01954360

KASE ABUSHARKH
FOUNDING PRINCIPAL

PHONE 925.348.1844
EMAIL kase@thekasegroup.com
SC LICENSE #104250



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

| | |
|----|----------------------------|
| 04 | INVESTMENT OVERVIEW |
| 05 | FINANCIAL SUMMARY |
| 06 | TENANT OVERVIEW |
| 07 | PROPERTY PHOTOS |
| 08 | LOCATION AERIAL |
| 09 | REGIONAL OVERVIEW |
| 10 | DEMOGRAPHICS |
| 11 | AREA OVERVIEW |

INVESTMENT OVERVIEW



This is the rare opportunity to purchase an absolute NNN leased Wendy's in Santee, SC. The tenant has an absolute NNN lease with four, 5 year options to renew. The lease call for 7.5% increases every five years. The site is operated by Carolina Restaurant Group, a strong and experienced operator of 122 units. The operator has been at this location since 1981, and the building is slated for renovation in 2022. The asset is well situated on a major commercial thoroughfare near CVS pharmacy, Shell Gas, and Wyndham.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

NEW 20 YEAR LEASE EXTENSION DURING PANDEMIC

ZERO LANDLORD OBLIGATIONS

100% FEE SIMPLE INTEREST

SCHEDULED INCREASES IN RENT

STRONG AND EXPERIENCED OPERATOR OF 122 UNITS

**ESTABLISHED TENANCY AT THIS LOCATION - FOUR
DECADES OF OPERATIONAL HISTORY**

OFFERING SPECIFICATIONS

PRICE \$2,378,510

CAP RATE 5.00%

NET OPERATING INCOME \$118,925.48

SQUARE FOOTAGE 3,112

LOT SIZE 0.69 AC

FINANCIAL SUMMARY

WENDY'S • ABSOLUTE NNN LEASE OFFERING

8921 OLD NUMBER SIX HWY, SANTEE, SC

\$2,378,510 • 5.00% CAP

SUMMARY

| | |
|----------------|---------------------------|
| TENANT NAME | Carolina Restaurant Group |
| SQUARE FOOTAGE | 3,112 |
| LEASE ENDS | December 31, 2040 |
| ANNUAL RENT | \$118,925.48 |
| OPTIONS | Four, 5-Year |
| INCREASES | 7.5% every 5 Years |

OPERATING SUMMARY

| | NET OPERATING INCOME | CAP RATE |
|-------------|----------------------|----------|
| YEARS 1-5 | \$118,925 | 5.00% |
| YEARS 6-10 | \$127,844 | 5.37% |
| YEARS 11-15 | \$137,433 | 5.78% |
| YEARS 16-20 | \$147,740 | 6.21% |
| OPTION 1 | \$158,821 | 6.68% |
| OPTION 2 | \$170,732 | 7.18% |
| OPTION 3 | \$183,537 | 7.72% |
| OPTION 4 | \$197,303 | 8.30% |

TENANT OVERVIEW



\$1.2B REVENUE



6,656+ LOCATIONS



12,100+ EMPLOYEES

WENDY'S

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. As of 2016, Wendy's was the world's third largest hamburger fast food chain with 6,500+ locations, following Burger King and McDonald's. On April 24, 2008, the company announced a merger with Triarc Companies Inc., a publicly traded company and the parent company of Arby's. Despite the new ownership, Wendy's headquarters remained in Dublin.

As of January 2, 2017, there were a total of 6,537 locations, including 330 that are company-owned. 6,207 restaurants are franchised, and 77% of them are located in North America. While Wendy's sets standards for exterior store appearance, food quality, and menu, individual owners have control over hours of operations, interior decor, pricing, staff uniforms, and wages.

The chain is known for its square hamburgers, sea salt fries, and the 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, including the signature Frosty, which is a soft-serve frozen dairy dessert. Since phasing out their famous "Big Classic", the company does not have a signature sandwich, such as the Burger King Whopper or the McDonald's Big Mac - although, by default, the "signature sandwich" spot seems to have been filled by Dave's 1/4 lb Single (introduced in 2011 as Dave's Hot 'N Juicy as a reworking of the longstanding Wendy's Single, shortened to simply Dave's in 2016), a square-pattied burger made with fresh ground beef rather than round frozen patties. Wendy's uses square hamburger patties - which hang over the edge of a circular bun - as its signature item.

PROPERTY PHOTOS



LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



| | 3 MILES | 5 MILES | 10 MILES |
|---------------------------------|-----------------|-----------------|-----------------|
| TOTAL POPULATION | 3,088 | 6,241 | 15,768 |
| TOTAL HOUSEHOLDS | 1,308 | 2,625 | 6,547 |
| AVERAGE HOUSEHOLD INCOME | \$44,636 | \$44,927 | \$47,990 |
| AVERAGE AGE | 46.30 | 46.20 | 45.70 |

AREA OVERVIEW

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|---------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,308 | 2,625 | 6,547 |
| TOTAL POPULATION | 3,088 | 6,241 | 15,768 |
| PERSONS PER HOUSEHOLD | 2.40 | 2.40 | 2.40 |
| AVERAGE HOUSEHOLD INCOME | \$44,636 | \$44,927 | \$47,990 |
| AVERAGE HOUSE VALUE | \$143,188 | \$125,038 | \$112,387 |
| AVERAGE AGE | 46.30 | 46.20 | 45.70 |
| WHITE | 1,201 | 2,552 | 6,554 |
| BLACK | 1,774 | 3,476 | 8,710 |
| AM. INDIAN & ALASKAN | 13 | 35 | 158 |
| ASIAN | 36 | 61 | 110 |
| HAWAIIAN & PACIFIC ISLAND | 0 | 1 | 3 |
| OTHER | 64 | 116 | 232 |

SANTEE, SOUTH CAROLINA

Santee is a town in Orangeburg County along the Santee River Valley in central South Carolina, United States. It has become a resort town of note located centrally north-south along the Atlantic Seaboard of South Carolina. The region has been rural, with a primarily agricultural economy typical of Orangeburg County, but is now known primarily for its several golf courses in proximity to Lake Marion, Santee State Park and other Lake Marion attractions. Interstate 95 connects its attractions easily with tourists traveling by automobile. I-95 crosses a narrow arm of the lake into the town lands, along a causeway. Lake Marion is a man-made hydroelectric reservoir, which at 110,000 acres is one of the fifty largest lakes in the country.

The population was 961 at the 2010 census. The town has been undergoing economic and population growth, and development as rural niches are supplanted by bedroom communities.



SANTEE, SOUTH CAROLINA



The Kase Group

**OFFERING
MEMORANDUM**

**WENDY'S
ABSOLUTE NNN LEASED OFFERING**

8921 OLD NUMBER SIX HWY, SANTEE, SC

JASON DENHAM

INVESTMENT SALES

PHONE 925.390.8518

EMAIL jdenham@thekasegroup.com

BRE #02001094

ROBERT WALKER

DIRECTOR

PHONE 415.513.0465

EMAIL rwalker@thekasegroup.com

BRE #01954360

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL kase@thekasegroup.com

SC LICENSE #104250