

# ABSOLUTE NNN LEASE

Single Tenant Investment Opportunity



4240 US-19

## NEW PORT RICHEY FLORIDA

ACTUAL SITE



NATIONAL  
NET LEASE  
GROUP



## EXCLUSIVELY PRESENTED BY



### **JON FLORIN**

**Vice President**

**SRS National Net Lease Group**

jon.florin@srsre.com

D: 954.400.2750 | M: 305.998.9625

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 3330

FL License No. BK3360510

### **PATRICK NUTT**

**EVP,>NNLG & Market Leader**

**SRS National Net Lease Group**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739



**Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739**



## PROPERTY PHOTOS





# OFFERING SUMMARY



## OFFERING

**Asking Price** \$1,442,189

**Cap Rate** 4.75%

**Net Operating Income** \$68,504

Note: NOI is based off of July 2021 rent and includes Percentage Rent

## PROPERTY SPECIFICATIONS

**Property Address** 4240 US-19, New Port Richey, FL 34652

**Rentable Area** 2,264 SF

**Land Area** 0.67 AC

**Year Built** 1985

**Tenant** JAE Restaurant Group, LLC

**Ownership** Fee Simple (Land & Building)

**Guaranty** Franchisee

**Lease Type** Absolute NNN

**Landlord Responsibilities** None

**Lease Term Remaining** 12 Years

**Increases** 2% Annually

**Options** 3 (5-Year)

**Rent Commencement** July 2012

**Lease Expiration** July 2032



# RENT ROLL



TENANT NAME	SQUARE FEET	Lease Term				Rental Rates		
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Wendy's (JAE Restaurant Group)	2,264	July 2012	June 2032	Current	-	\$5,363	\$64,360	3 (5-Year)
				July 2021	2%	\$5,470	\$65,640 <sup>1</sup>	
				July 2022	2%	\$5,580	\$66,960	2% Annually
				July 2023	2%	\$5,692	\$68,304	

<sup>1</sup>NOI is based off of July 2021 rent and includes Percentage Rent

<sup>2</sup>In addition to the Base Rent, tenant agrees to pay Landlord as percentage rent equal to 6% of gross sales with a breakpoint of \$1,200,000





## **12 Years Remaining | Rare 2% Annual Rental Increases | JAE Restaurant Group | Franchisee Guaranteed**

- The lease is franchisee guaranteed by JAE Restaurant Group, LLC, nationally recognized, and an established Wendy's franchisee with over 210+ locations
- Approximately 12 years remaining in their initial term with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 2% rental increases every year throughout the initial term and at the beginning of each option period, generating NOI and hedging against inflation

## **Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment in a state with no income tax

## **Outparcel To Sam's Club | Exceptional Underlying Real Estate**

- Wendy's is strategically positioned at the entrance of Sam's Club New Port Richey, which allows for extra restaurant exposure for shoppers
- Excellent long-term viability in the underlying real estate with replaceable rental rate

## **Located Along US Highway 19 | Drive-Thru Lane Equipped | Excellent Visibility & Access**

- Wendy's is located along US Highway 19, a major retail and commuter thoroughfare averaging 65,000 vehicles passing by daily
- Wendy's is complete with a drive-thru lane, providing ease and convenience for customers
- Restaurants with drive-thrus typically generate 60-70% of restaurant sales, mitigating the impact of COVID-19
- The asset is equipped with a large pylon sign, creating excellent visibility along US Highway 19

## **Dense Retail Corridor | Strong National/Credit Tenants**

- The property is located near Southgate Center, shopping center anchored by Publix, and includes other national/credit tenants such as Big Lots, Chase Bank, The UPS Store, Wells Fargo, McDonald's, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for Wendy's

## **Strong Demographics In 5-mile Trade Area**

- More than 137,600 residents and 40,207 employees support the trade area
- \$60,292 average household income



# BRAND PROFILE



## WENDY'S

**wendys.com**

**Company Type:** Public (NASDAQ: WEN)

**2019 Employees:** 13,300

**2019 Revenue:** \$1.71 Billion

**2019 Net Income:** \$136.94 Million

**2019 Assets:** \$4.99 Billion

**2019 Equity:** \$516.36 Million

**Credit Rating:** S&P: B

Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, Quality is our Recipe, which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads, and other signature items like chili, baked potatoes and the Frosty dessert. The Wendy's Company (Nasdaq: WEN) is committed to doing the right thing and making a positive difference in the lives of others. This is most visible through the Company's support of the Dave Thomas Foundation for Adoption and its signature Wendy's Wonderful Kids program, which seeks to find every child in the North American foster care system a loving, forever home. Today, Wendy's and its franchisees employ hundreds of thousands of people across more than 6,700 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.

# PROPERTY OVERVIEW



## Location



Located in  
New Port Richey, FL  
Pasco County

## Parking



There are approximately 41 parking spaces  
on the owned parcel.  
The parking ratio is approximately 18.11 stalls per  
1,000 SF of leasable area.

## Access



U.S. Highway 19: 2 Access Points

## Parcel



Parcel Number: 18-26-16-0000-01500-0020  
Acres: 0.67  
Square Feet: 29,246 SF

## Traffic Counts



U.S. Highway 19: 65,000 Cars Per Day  
State Highway 54: 26,500 Cars Per Day

## Construction



Year Built: 1985

## Improvements



There is approximately 2,264 SF of existing building  
area

## Zoning



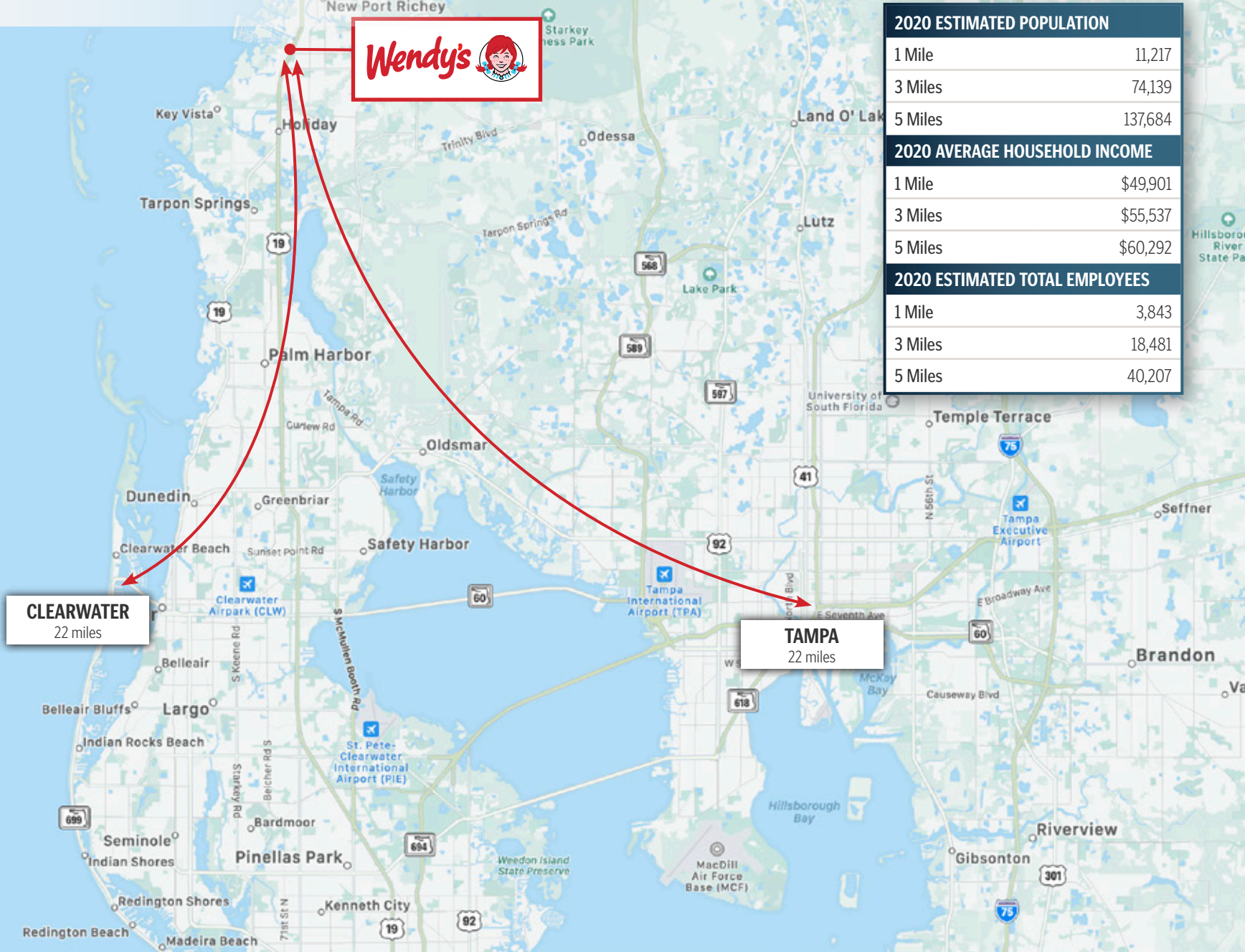
Commercial







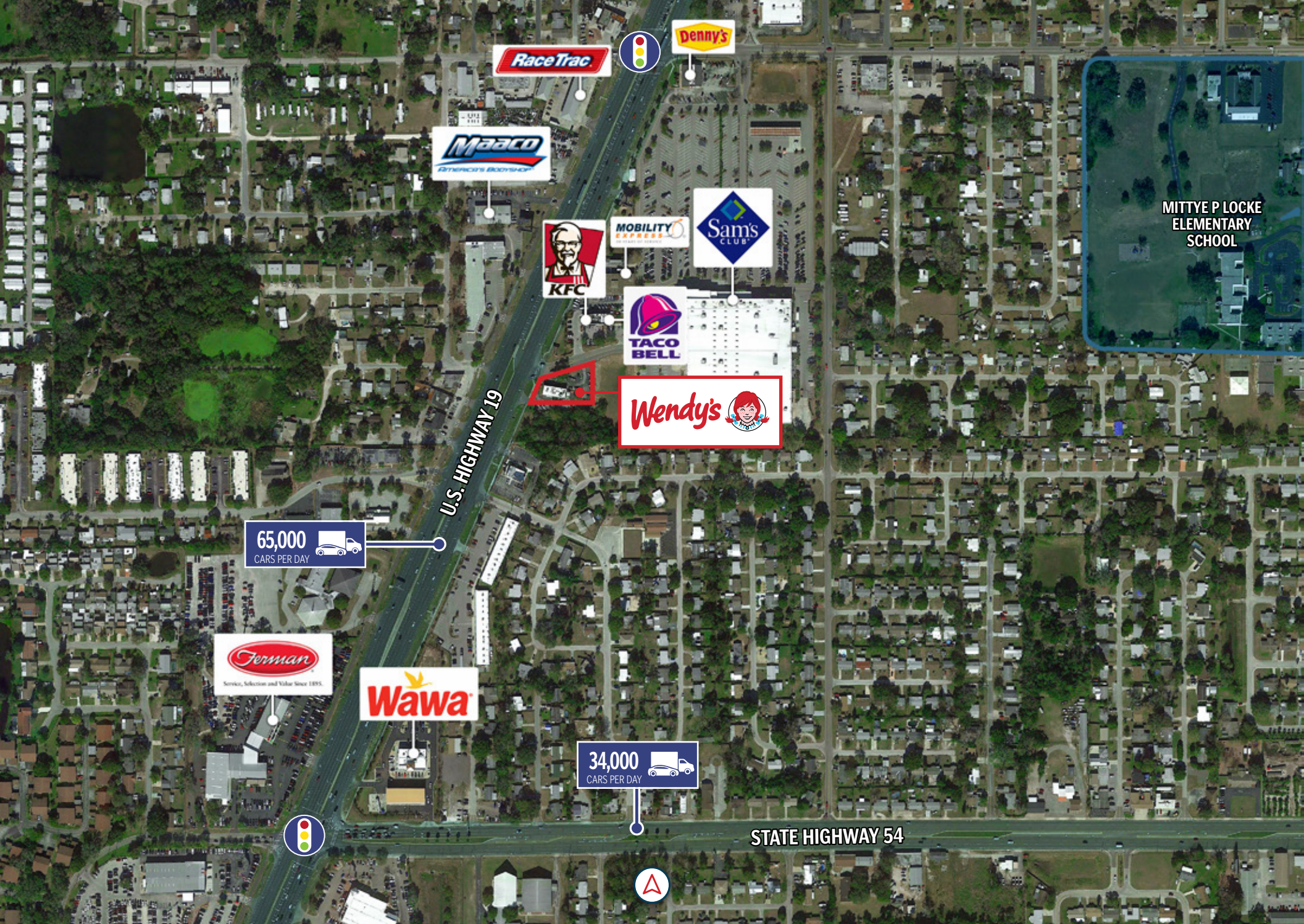
# LOCATION OVERVIEW











U.S. HIGHWAY 19

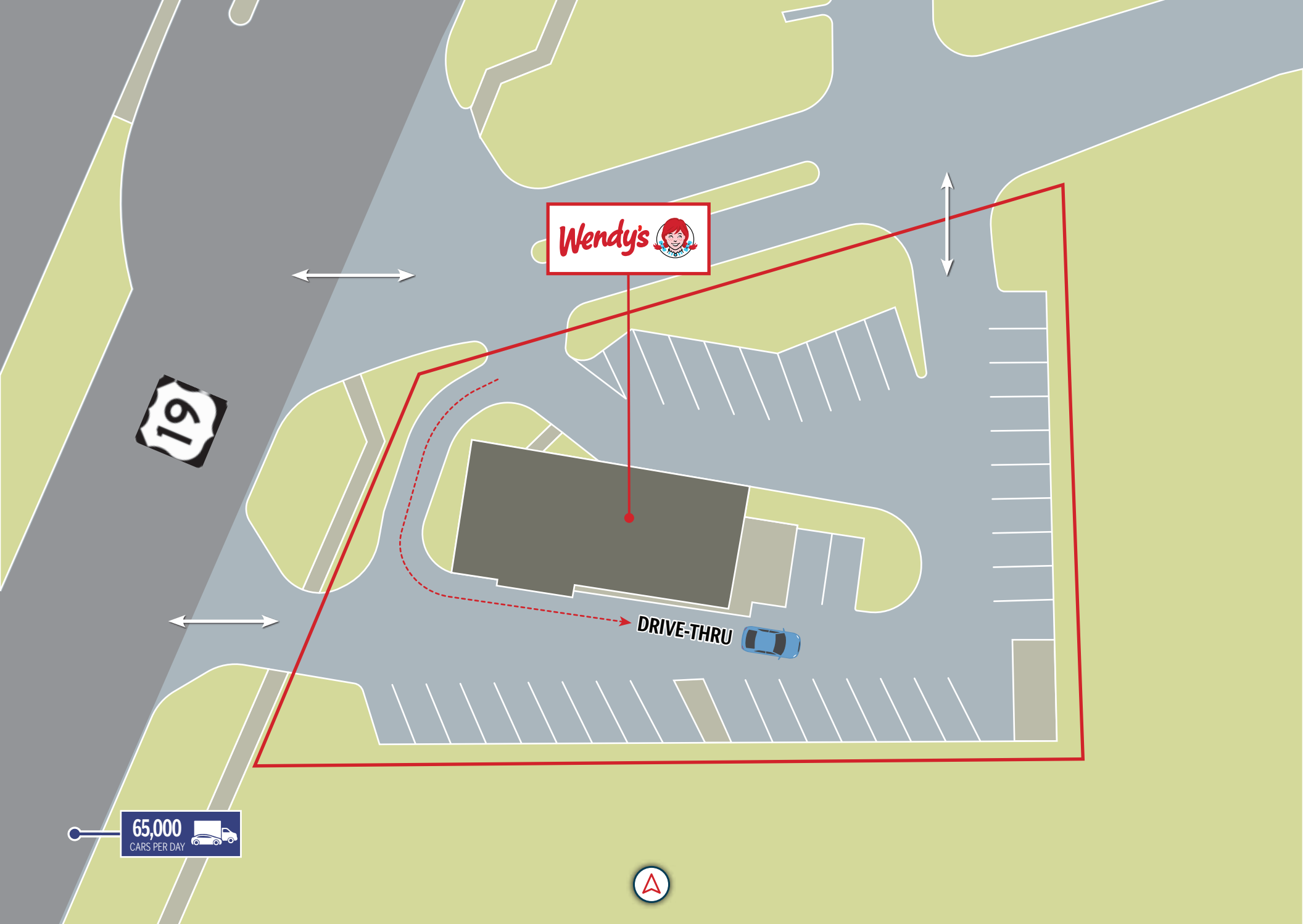
STATE HIGHWAY 54

MITTYE P LOCKE  
ELEMENTARY  
SCHOOL

65,000  
CARS PER DAY

34,000  
CARS PER DAY







# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2020 Estimated Population	11,217	74,139	137,684
2025 Projected Population	11,377	76,359	141,723
Projected Annual Growth 2020 to 2025	0.28%	0.59%	0.58%
<b>HOUSEHOLDS &amp; GROWTH</b>			
2020 Estimated Households	5,044	32,984	59,957
2025 Projected Households	5,099	33,861	61,516
Projected Annual Growth 2020 to 2025	0.22%	0.53%	0.51%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$49,901	\$55,537	\$60,292
2020 Estimated Median Household Income	\$36,824	\$39,907	\$43,590
2020 Estimated Per Capita Income	\$21,742	\$24,670	\$26,304
<b>DAYTIME POPULATION</b>			
2020 Estimated Total Businesses	488	2,390	5,039
2020 Estimated Total Employees	3,843	18,481	40,207







### NEW PORT RICHEY, FLORIDA

New Port Richey is located in Pasco County on Florida's central Gulf Coast, approximately thirty miles northwest of Tampa. New Port Richey was incorporated in 1924. The Gulf of Mexico coastline borders the west side and the Pithlachascotee River runs through the City. The City of New Port Richey had a population of 15,743 as of July 1, 2019.

According to New Port Richey's 2017 Comprehensive Annual Financial Report, the top employers in the city were: North Bay Hospital/Morton Plant, The Harbor Behavioral Health Care Institute, Madison Pointe Rehab & Health, Orchard Ridge Nursing Center, Heather Hills Nursing Home, Southern Pines Nursing Center and Cracker Barrel.

New Port Richey is very popular as a retirement community. Here people can indulge in a number of exciting activities, from sport fishing to exploration of jungle areas with alligators. People of all ages would be able to find activities that suit their interests, be it swimming, jet skiing, sailing, scuba diving or snorkeling. The various waterways found in the area are ideal for boating, kayaking and canoeing. Besides these, there are a number of high class golf courses as well.

New Port Richey has four high schools, Gulf High School, Ridgewood High School, River Ridge High School, and J. W. Mitchell High School. Of the four, only Gulf High School is located within the city limits of New Port Richey. New Port Richey is also the location of a campus of Pasco-Hernando State College. New Port Richey is also the location of Keiser University located at 6014 US Highway 19N.

Pasco County is a county located in the U.S. state of Florida. Its county seat is Dade City, and its largest city is New Port Richey. The county is named for Samuel Pasco. Pasco County is included in the Tampa-St. Petersburg-Clearwater Tampa Bay Area and is primarily a bedroom community for Tampa. It includes numerous parks and trails including along rivers, the Gulf of Mexico, lakes, and highway/ railroad right of ways. The Suncoast Parkway and U.S. 19 both pass through Pasco.







## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL  
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

2K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2019

485

NET LEASE  
PROPERTIES SOLD  
in 2019

\$1.5B

NET LEASE  
TRANSACTION VALUE  
in 2019

This document has been prepared by SRS Real Estate Partners' National Net Lease Group (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.