



REPRESENTATIVE PHOTO

 11639 WILL ODELL AVE, OXFORD, FL 34484

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Brand New Wendy's Restaurant with drive-thru located at 11639 Will O'Dell Avenue in Oxford, Florida. Oxford is an unincorporated community in Sumter County and borders Wildwood (population 6,709) to the south, Marion County (population 331,298) to the North and The Villages to the East. Ocala is 20 miles from Oxford and Orlando is 45 miles away. The Villages (An Active 55+ Community) was named one of the fastest growing U.S. cities. Between 2010 and 2017 The Villages was the fastest growing Metropolitan Area in the U.S. growing 32.8 percent. With a population over 128,000 in the Villages alone, there are 52,881 Homes and many new homesites available now. These new homesites include Camdyn Cabana Villas, Cottage Villas, Hawkins Veranda South (60 New Homesites Available), St. Catherine Designer Homesites (50+ Homesites Available), Carley Patio Villas (25 brand new available), Elise Villas, and opal Bungalow Villas.

Oxford is fast becoming a hot spot for commercial and residential development and several projects are underway. In addition to this new Wendy's, a 19,209 square foot Aldi Store (which would be the 3rd in the area) is now open at the southwest corner of U.S. 301 and CR 466. Also in the works, is a 7-Eleven Store with eight fuel pumps and an automatic car wash. The 40 Acre Oxford Pointe Development right behind this Wendy's has 320 homes in different stages of completion.

Minutes from this property, Triumph by D.R. Horton is coming in early 2021 and will offer 207 Homesites for brand new single family homes in the area. Also nearby is Beaumont Townhomes and Beaumont Single Family Homes by D.R. Horton.

Minutes from this Wendy's Property is UF Health The Villages Hospital, a 307 Bed Acute-Care hospital serving The Villages, Lake, Sumter, and Marion and voted one of the top 150 Health Care places to work in 2019. There are numerous Shopping Areas in the vicinity of this property including Marion Oaks Shopping Center, Ocala West Shopping Mall and Ocala Springs Shopping Center.

This property is also minutes from Lake Griffin State Park with 620 Acres and hundreds of visitors each year. Located nearby is Eisenhower Regional Recreation Center, Spanish Springs Town Square, Old Mill Playhouse and Sharon Rose Wiechens Preserve.

Wendy's is an international fast food restaurant chain founded by Dave Thomas on November 15, 1969 in Columbus, Ohio. As of January 2019, there were a total of 6,711 locations, including 363 that are company-owned. 6,358 restaurants are franchised and 77 percent of them are located in North America. (In 2016 Wendy's was the world's third largest hamburger fast-food chain following Burger King's 12,000 plus locations and McDonald's 31,000 plus locations.

INVESTMENT HIGHLIGHTS

- Brand New Construction Wendy's Fast Food Restaurant with Drive-Thru
- 20-Year NNN Lease with 7.5 Percent Increases every 5 Years in Rent
- This Wendy's Serves The Villages; the Nation's Fastest Growing Metro Area
- Average Household Income Exceeds \$80,000 in a Three Mile Radius
- Nearby Retailers Include 7-Eleven, ALDI, Wawa and WalMart Supercenter
- Florida is a Non Income Tax State

THE OFFERING



Wendy's
11639 Will O'Dell Avenue
Oxford, Florida 34484



PROPERTY DETAILS

Lot Size	41,382 SF (0.95 Acres)
Rentable Square Feet	2,455 SF
Price/SF	\$1,200.55
Year Built	2021

FINANCIAL OVERVIEW

List Price	\$2,947,368
Down Payment	100% / \$2,947,368
Cap Rate	4.75%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
04/15/2021 - 04/14/2026	\$11,667	\$140,000
04/15/2026 - 04/14/2031	\$12,542	\$150,500
04/15/2031 - 04/14/2036	\$13,482	\$161,788
04/15/2036 - 04/14/2041	\$14,493	\$173,922
04/15/2041 - 04/14/2046 (Option 1)	\$15,580	\$186,966
04/15/2046 - 04/14/2051 (Option 2)	\$16,749	\$200,988
04/15/2051 - 04/14/2056 (Option 3)	\$18,005	\$216,062
04/15/2056 - 04/14/2061 (Option 4)	\$19,356	\$232,267
Base Rent (\$57.03 / SF)		\$140,000
Net Operating Income		\$140,000.00
TOTAL ANNUAL RETURN	CAP 4.75%	\$140,000

LEASE ABSTRACT

Tenant Trade Name	Wendy's
Tenant	Franchisee
Ownership	Private
Guarantor	210 Unit Holding Company
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	04/15/2021
Rent Commencement Date	04/15/2021
Expiration Date of Base Term	04/14/2041
Increases	7.5% Increases every 5 Years during Lease Term and Option Periods
Options	Four Five-Year Options
Term Remaining on Lease	20 Years
Property Type	Net Leased Restaurant Fast Food
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	Yes





ABOUT WENDY'S

The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 6,500 franchise and Company restaurants in the U.S. and 29 other countries and U.S. territories worldwide.

WENDY'S CORPORATE

Sales Volume	\$2.06+ Billion
Net Worth	N/A
Credit Rating	B +
Rating Agency	Standard & Poor's
Stock Symbol	WEN
Board	NASDAQ
HQ	DUBLIN, OHIO
Number of Locations	6,711+ (2018)





JAE Restaurant Group is owned by Andres Garcia, Eddie Rodriguez, and Jhonny Mercado. They currently own a total of 210+ Wendy's restaurants in Florida, New Mexico, Tennessee and Texas and will continue to look for other locations in these areas to provide their customers with more options when dining in these areas.

Their restaurants are operated by a Five-Star management team that is working diligently to achieve the company's goals. They pride themselves on using quality service, continual improvement, community involvement, and innovation to measure success.

- 210+ restaurants in Florida, Texas, and Tennessee
- \$375 million in annual revenue
- Among the Top 5 franchisees in the Wendy's system
- Ranked as #30 multi-unit franchisee by Multi-Unit Franchisee magazine
- Senior leadership team with over 300 years of relevant experience

WEBSITE**www.jaerestaurantgroup.com****INDUSTRY****Restaurants****TYPE****Privately Held****HEADQUARTERS****Pompano Beach, Florida****EMPLOYEES****+/- 5000**

	1 Miles	3 Miles	5 Miles
POPULATION			
2025 Projection	2,381	30,172	90,234
2020 Estimate	2,028	26,162	79,698
2010 Census	1,444	19,398	61,257
2000 Census	307	3,195	22,178

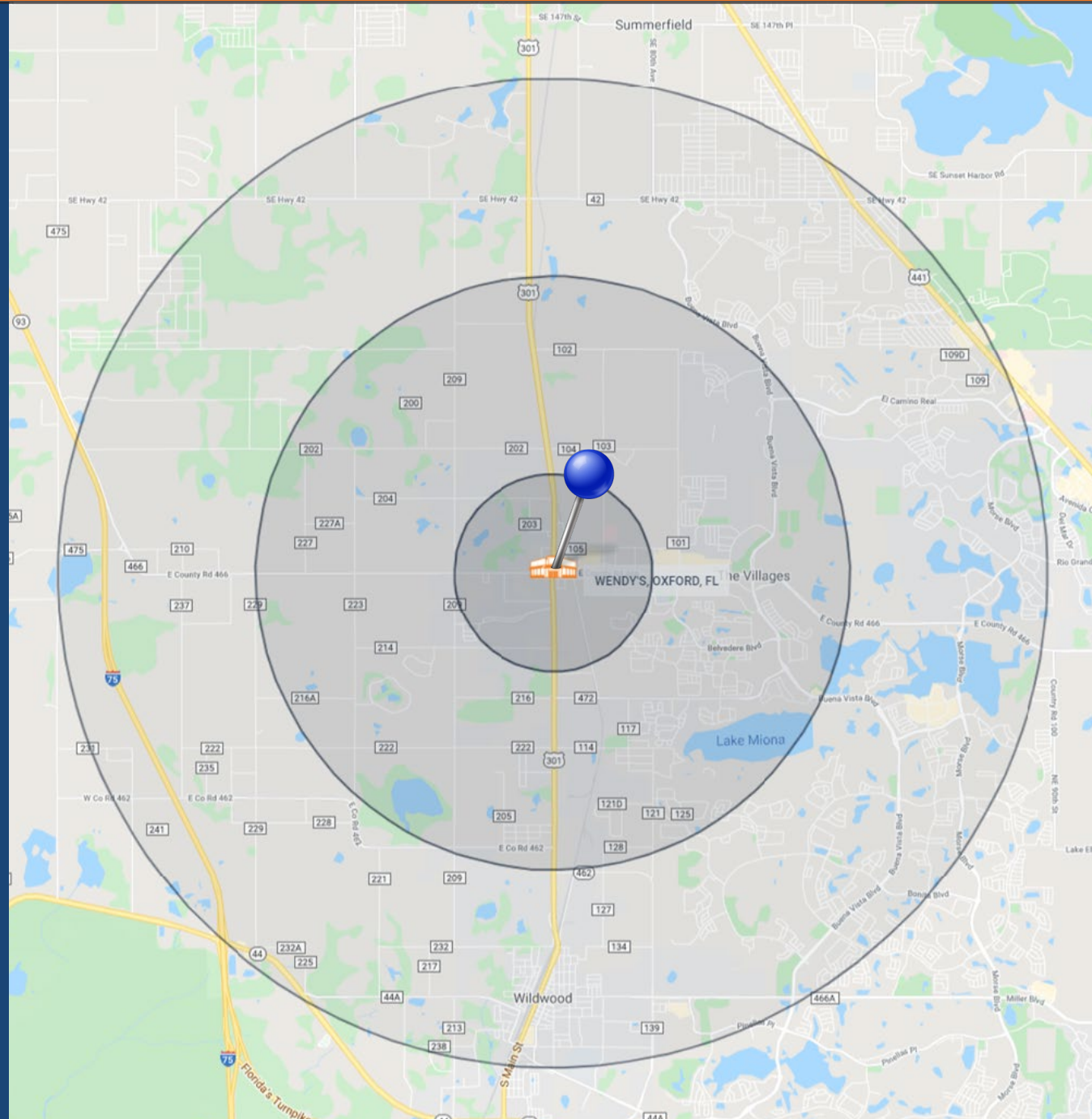
INCOME			
Average	\$80,795	\$80,367	\$76,720
Median	\$66,503	\$64,926	\$63,074
Per Capita	\$42,058	\$42,532	\$40,223

HOUSEHOLDS			
2025 Projection	1,245	16,049	47,407
2020 Estimate	1,056	13,845	41,776
2010 Census	743	10,205	32,188
2000 Census	133	1,367	10,264

HOUSING			
2020	\$275,608	\$266,052	\$258,415

EMPLOYMENT			
2020 Daytime Population	2,043	26,801	83,424
2020 Unemployment	4.43%	4.77%	4.50%
2020 Median Time Traveled	25	25	25

RACE & ETHNICITY			
White	95.61%	96.19%	94.47%
Native American	0.05%	0.05%	0.04%
African American	2.57%	1.84%	3.10%
Asian/Pacific Islander	1.07%	1.03%	1.06%



GEOGRAPHY: 5 MILE



POPULATION

In 2020, the population in your selected geography is 79,698. The population has changed by 259.36% since 2000. It is estimated that the population in your area will be 90,234.00 five years from now, which represents a change of 13.22% from the current year. The current population is 46.86% male and 53.14% female. The median age of the population in your area is 70.00, compare this to the US average which is 38.21. The population density in your area is 1,015.68 people per square mile.



HOUSEHOLDS

There are currently 41,776 households in your selected geography. The number of households has changed by 307.01% since 2000. It is estimated that the number of households in your area will be 47,407 five years from now, which represents a change of 13.48% from the current year. The average household size in your area is 1.90 persons.



INCOME

In 2020, the median household income for your selected geography is \$63,074, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 68.71% since 2000. It is estimated that the median household income in your area will be \$72,237 five years from now, which represents a change of 14.53% from the current year.

The current year per capita income in your area is \$40,223, compare this to the US average, which is \$34,935. The current year average household income in your area is \$76,720, compare this to the US average which is \$90,941.



RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 94.47% White, 3.10% Black, 0.04% Native American and 1.06% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 3.15% of the current year population in your selected area. Compare this to the US average of 18.38%.



HOUSING

The median housing value in your area was \$258,415 in 2020, compare this to the US average of \$221,068. In 2000, there were 9,410 owner occupied housing units in your area and there were 854 renter occupied housing units in your area. The median rent at the time was \$385.



EMPLOYMENT

In 2020, there are 16,080 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 52.89% of employees are employed in white-collar occupations in this geography, and 47.27% are employed in blue-collar occupations. In 2020, unemployment in this area is 4.50%. In 2000, the average time traveled to work was 25.00 minutes.

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