

SINGLE TENANT DRIVE-THRU QSR

Absolute NNN Investment Opportunity



1940 S Ohio Street

SALINA KANSAS

ACTUAL SITE



NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY



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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, franchisee guaranteed, drive-thru equipped, Wendy's investment property located in Salina, Kansas. The tenant, Legacy Restaurant Group, LLC, recently executed a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 7.5% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor. Legacy Restaurant Group, LLC has over 25 years of experience as a Wendy's franchisee currently operating 53 locations, making them one of the top franchisees for Wendy's in the state of Kansas. The location underwent a complete remodel in 2017 that features brand new, high-quality construction.

Wendy's is located at the signalized, hard corner intersection of S. Ohio Street and Albert Avenue. The building is complete with a drive-thru, providing ease and convenience for customers. On average, stores with drive-thrus experience higher sales than those without. The property benefits from nearby direct on/off ramp access to Interstate 135 (24,200 VPD), the primary north/south freeway traveling through Salina. The site is located less than 1-mile northeast of Central Mall, a 604,800 SF regional shopping mall anchored by JOANN Fabrics, Old Navy, and Ross Dress for Less. Other nearby retail centers include Mid State Plaza (279K+ SF) and Southgate Plaza (60K+ SF), significantly increasing consumer draw to the immediate trade area and promoting crossover store exposure for the site. The surrounding trade area is home to a variety of national/credit tenants including Dick's Sporting Goods, Ashley HomeStore, Hobby Lobby, Kohl's, Big Lots, Marshalls, Dillon's Supermarket and more, further increasing consumer traffic to the trade area. Moreover, Wendy's is within close proximity to apartment complexes The Ridge of Salina (296 units) and The Reserves at Prairie Glen (96 units), providing a direct residential consumer base from which to draw. The 5-mile trade area is supported by more than 48,000 residents and 32,000 daytime employees with an average household income of \$65,000.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,545,000
Net Operating Income	\$140,000
Cap Rate	5.50%
Guaranty	Franchisee (53 Units)
Tenant	Legacy Restaurant Group, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	2,967 SF
Land Area	0.80 Acres
Property Address	1940 S. Ohio Street Salina, KS 67401
Year Built / Remodeled	1994 / 2017
Parcel Number	087-25-0-10-13-011.00
Ownership	Fee Simple (Land & Building)

INVESTMENT HIGHLIGHTS



Brand New 20-Year Lease | Franchisee Guaranteed | Rental Increases | Top Wendy's Franchisee in Kansas

- Franchisee guaranteed by Legacy Restaurant Group, LLC
- The tenant will sign a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 7.5% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Legacy Restaurant Group LLC has over 25 years of experience as a Wendy's franchisee and recently acquired 35 additional Wendy's locations
- Franchisee currently operates 53 locations, making them one of the top franchisees for Wendy's in the state of Kansas

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | Recent Remodel

- Tenant pays for CAM, taxes, and insurance
- No landlord responsibilities
- Ideal, management-free investment for a passive investor
- Building underwent a complete remodel in 2017 that features brand new, high-quality construction.

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

- Nearby apartment complexes include The Ridge of Salina (296 units) and The Reserves at Prairie Glen (96 units), providing a direct residential consumer base from which to draw
- More than 48,000 residents and 32,000 employees support the trade area
- \$65,000 average household income

Central Mall | Nearby Retail Centers | Strong National/Credit Tenant Presence

- Located less than 1-mile northeast of Central Mall, a 604,800 SF regional shopping mall anchored by JOANN Fabrics, Old Navy, and Ross Dress for Less
- Other nearby retail centers include Mid State Plaza (279K+ SF) and Southgate Plaza (60K+ SF)
- Nearby national/credit tenants include Dick's Sporting Goods, Ashley HomeStore, Hobby Lobby, Kohl's, Big Lots, Marshalls, Dillon's Supermarket and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site

Signalized, Hard Corner Intersection | Interstate 135 | Drive-Thru Equipped | Excellent Visibility

- Located at the signalized, hard corner intersection of S. Ohio Street and Albert Avenue
- Nearby direct on/off ramp access to Interstate 135 (24,200 VPD), the primary north/south freeway traveling through Salina
- Complete with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus boast higher sales than those without
- Excellent visibility via significant street frontage and a large pylon sign

PROPERTY OVERVIEW



Location



Salina, Kansas
Saline County

Parking



There are approximately 55 parking spaces on the owned parcel.
The parking ratio is approximately 18.50 stalls per 1,000 SF of leasable area.

Access



Albert Avenue: 1 Access Point

Parcel



Parcel Number: 087-25-0-10-13-011.00
Acres: 0.80
Square Feet: 35,000 SF

Traffic Counts



Interstate 135: 24,600 Vehicles Per Day

Construction



Year Built: 1994
Year Renovated: 2017

Improvements



There is approximately 2,967 SF of existing building area

Zoning



Commercial



CENTRAL MALL

OLD NAVY
BAM! BOOKS-A-MILLION
FAMOUS footwear
ROSS DRESS FOR LESS
JOANN

CORONADO
ELEMENTARY SCHOOL

SALINA SOUTH
HIGH SCHOOL

STEWART
ELEMENTARY SCHOOL

Allstate
You're in good hands.

THE BENNINGTON
STATE BANK

COMCARE

Sunflower Bank

The Bank
of Tescott

WADDELL
& REED
Financial Advisors

DQ

planet
fitness

GREAT PLAINS
FEDERAL CREDIT UNION

KwikShop

ALBERT AVE.

AMERICAN FAMILY
INSURANCE

Pioneer
Quick Lube
and Maintenance Center

Wendy's

New Horizons Dental Care

S. OHIO ST.

PARKWOOD
FAMILY DENTAL

H&R BLOCK

John Wood & Assoc.
A SERVICE OF H&R



LAKESWOOD
MIDDLE SCHOOL



cricket



American State Bank



MERLE NORMAN



JIMA JOHNSON
Optometrist
FAMILY VISION CARE

BANK VI



Pioneer
Quick Lube
and Maintenance Center

S. OHIO ST.



H&R BLOCK



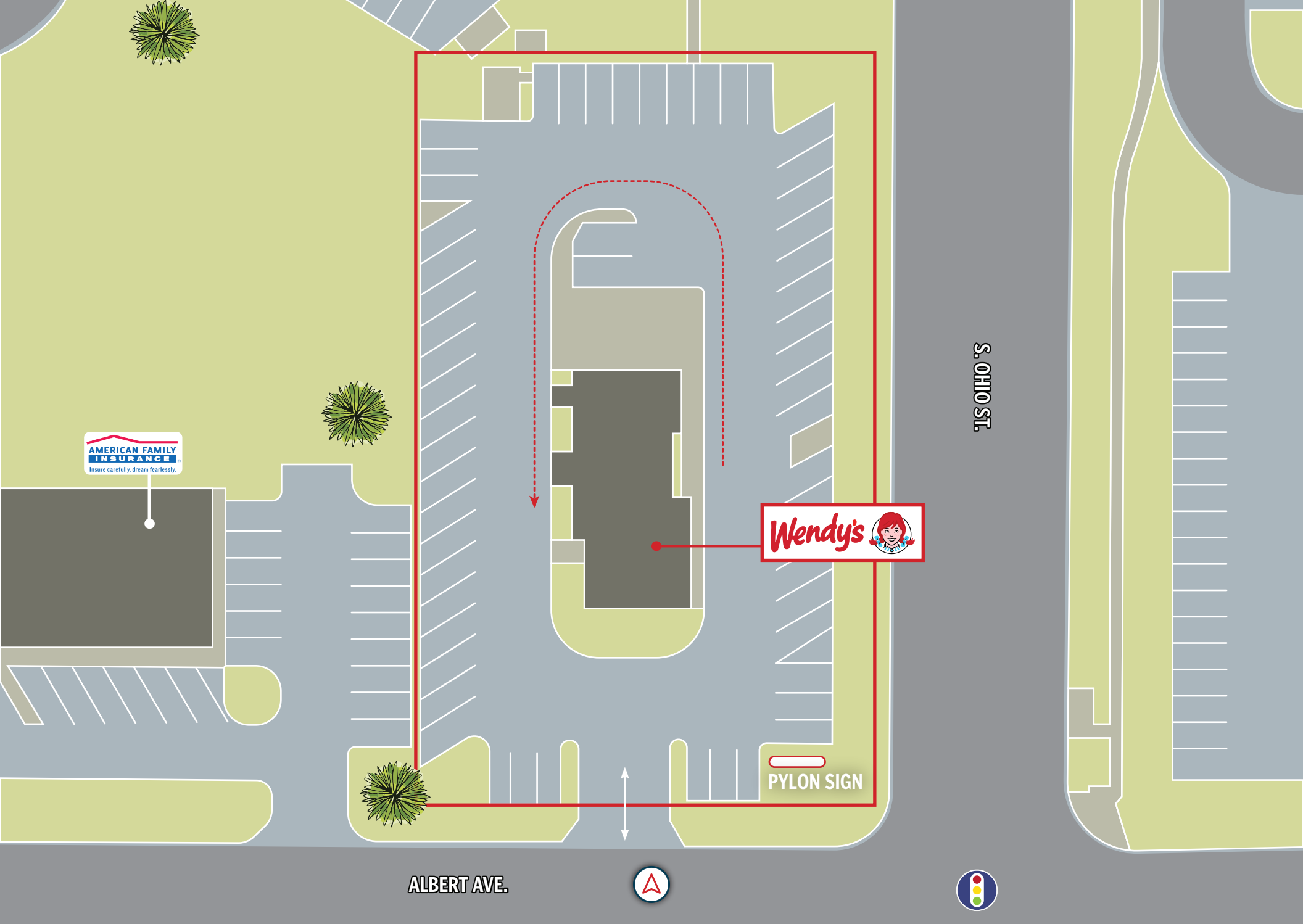
KwikShop

John Wood & Assoc.
EMPLOYEE ASSOCIATION

ALBERT AVE.



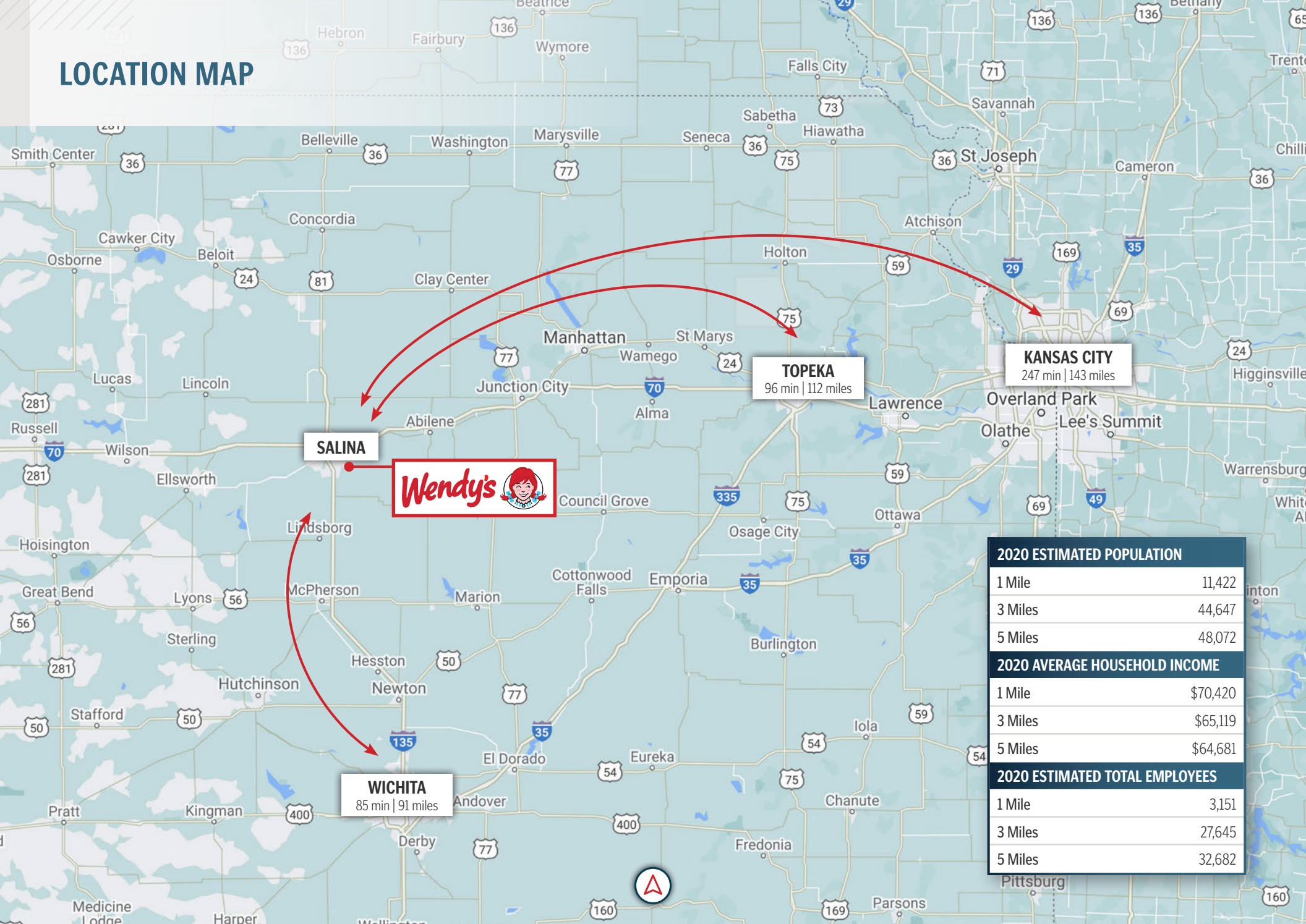




PROPERTY PHOTO



LOCATION MAP



AREA OVERVIEW



SALINA, KANSAS

The City of Salina, in Saline County is located in north central Kansas, near the geographic center of the contiguous United States. The City of Salina is the 10th largest city in Kansas with a population of 46,740 as of July 1, 2020. The City is served by the Salina Regional Airport offering daily flights to Denver and Chicago. Kansas City, Kansas, and Wichita, Kansas, are 175 and 95 miles away, respectively, via the direct access of Interstate Highways 70 and 135.

The City of Salina benefits from its location at the junction of Interstate Highways 70 and 135. This convenient location has drawn numerous national and regional companies to open manufacturing or distribution centers in or adjacent to the City. Such companies include Schwan's Global Supply Chain, Inc., Salina Vortex, GeoProbe, Bergkamp, Kasa Industrial Controls, Premier Pneumatics, Great Plains Manufacturing, PKM Steel, Crestwood Cabinets, McShares, Inc., Pepsi Cola, ElDorado Bus, Exide Battery, Advance Au-to Parts Distribution Center, and Philips Lighting. Currently, manufacturing, retail trade, and service industries rank as the three primary employers in the City. No single industry is dominant. The government sector and wholesale trade industries make up the second tier of Salina employers.

Salina is a city centered more on industry than agriculture. Currently, there are approximately 100 manufacturing and processing companies located in the City. The City, Saline County, the Chamber of Commerce, and the Salina Airport Authority have developed several economic incentives which can be offered as inducements to opening industrial facilities.

The City serves as a 24-county regional trade center for north central Kansas. Many individuals and businesses within a 70-mile radius travel to the City to purchase consumer goods and services.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	11,422	44,647	48,072
2025 Projected Population	11,244	43,614	46,949
2010 Census Population	11,342	45,556	49,081
HOUSEHOLDS & GROWTH			
2020 Estimated Households	4,749	18,326	19,628
2025 Projected Households	4,687	17,934	19,202
2010 Census Households	4,666	18,580	19,913
RACE & ETHNICITY			
2020 Estimated White	91.63%	89.31%	88.97%
2020 Estimated Black or African American	2.61%	3.60%	3.83%
2020 Estimated Asian or Pacific Islander	2.63%	2.55%	2.50%
2020 Estimated American Indian or Native Alaskan	0.46%	0.59%	0.64%
2020 Estimated Other Races	2.64%	4.51%	4.62%
2020 Estimated Hispanic	8.21%	12.54%	12.83%
INCOME			
2020 Estimated Average Household Income	\$70,420	\$65,119	\$64,681
2020 Estimated Median Household Income	\$55,532	\$50,569	\$50,101
2020 Estimated Per Capita Income	\$29,220	\$26,778	\$26,452
DAYTIME POPULATION			
2020 Estimated Total Businesses	290	1,966	2,260
2020 Estimated Total Employees	3,151	27,645	32,682



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Legacy Restaurant Group, LLC	2,967	Aug. 2020	Aug. 2040	Current	-	\$11,667	\$3.93	\$140,000	\$47.19	Absolute NNN	4 (5-Year)
(Franchisee Guaranty)		(Est.)	(Est.)	Aug. 2025	7.5%	\$12,542	\$4.23	\$150,500	\$50.72		7.5% Increase at Beg. of Each Option
				Aug. 2030	7.5%	\$13,482	\$4.54	\$161,788	\$54.53		
				Aug. 2035	7.5%	\$14,493	\$4.88	\$173,922	\$58.62		

FINANCIAL INFORMATION

Price	\$2,454,000
Net Operating Income	\$140,000
Cap Rate	5.50%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built / Remodeled	1994 / 2017
Rentable Area	2,967 SF
Land Area	0.80 Acres
Address	1940 S. Ohio Street Salina, KS 67401



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



WENDY'S

wendys.com

Company Type: Public (NASDAQ: WEN)

Locations: 6,711+

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

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.



SRS

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NET LEASE
GROUP

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 2020

485

NET LEASE
PROPERTIES SOLD
in 2020

\$1.5B

NET LEASE
TRANSACTION VALUE
in 2020

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