

SINGLE TENANT DRIVE-THRU QSR

Absolute NNN Investment Opportunity



101 River Oaks Drive

TARBORO NORTH CAROLINA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY PRESENTED 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 Tarboro, North Carolina. The tenant, Delight Restaurant Group, recently extended their lease through 2035 with 3 (5-year) options to extend, demonstrating their commitment to the site. The lease features 6% rental increases every 5 years throughout the initial term and option periods, growing NOI and hedging against inflation. The lease is franchisee guaranteed and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Founded in 2016, Delight Restaurant Group is a growth-oriented restaurant company currently operating 31 Wendy's and 26 Taco Bell locations with \$90 million in annual revenue and 1,500+ employees.

Wendy's is strategically located along U.S. Highway 258, a major commuter and retail thoroughfare traveling throughout Tarboro, averaging 8,500 vehicles passing by daily. 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 restaurant benefits from its close proximity to the partial cloverleaf interchange of U.S. Highway 64 (20,500 VPD) and Western Boulevard/U.S. Highway 258, increasing consumer traffic to the immediate trade area. The property is ideally situated as an outparcel to a Walmart Supercenter and Lowe's Home Improvement anchored shopping center, significantly increasing consumer draw to the immediate trade area and promoting crossover shopping for the site. Other nearby national/credit tenants include Food Lion, Dollar Tree, Hibbett Sports, Dollar General, Advance Auto Parts, McDonald's, and more. In addition, the quick-service restaurant is located just 2.5 miles east of Edgecombe Community College (2,200 students), providing the site with a direct consumer base from which to draw. Moreover, the asset is surrounded by several apartment complexes including Pender Square (72 units), Edgewood Place (49 units), and Deerridge Apartments, providing Wendy's with a direct residential consumer base to draw from. The 5-mile trade area is supported by nearly 17,000 residents and 8,000 daytime employees with an average household income of \$51,000.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,595,000
Net Operating Income	\$132,500
Cap Rate	5.11%
Guaranty	Franchisee (57+ Unit Entity)
Tenant	Delight Restaurant Group
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	3,170 SF
Land Area	1.03 Acres
Property Address	101 River Oaks Drive, Tarboro, NC 27886
Year Built	2002
Parcel Number	473709043100
Ownership	Fee Simple (Land & Building)

INVESTMENT HIGHLIGHTS



Recent Lease Extension | Over 14 Years Remaining | Growth-Oriented Franchisee | Scheduled Rental Increases

- Franchisee guaranteed by Delight Restaurant Group
- Recently extended their lease through 2035 with 3 (5-year) options to extend, demonstrating their commitment to the site
- Lease features 6% rental increases every 5 years throughout the initial term and option periods, growing NOI and hedging against inflation
- Delight Restaurant Group is a growth-oriented restaurant company currently operating 31 Wendy's and 26 Taco Bell locations with \$90 million in annual revenue and 1,500+ employees

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Outparcel to Walmart Supercenter & Lowe's Home Improvement | Dense Retail Corridor | Edgecombe Community College

- The property is ideally situated as an outparcel to a Walmart Supercenter and Lowe's Home Improvement anchored shopping center
- Other nearby national/credit tenants include Food Lion, Dollar Tree, Hibbett Sports, Dollar General, Advance Auto Parts, McDonald's, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover shopping for the site
- Located just 2.5 miles east of Edgecombe Community College (2,200 students), providing the site with a direct consumer base from which to draw

Located Along U.S. Highway 258 | Partial Cloverleaf Interchange | Drive-Thru Equipped | Excellent Visibility & Access

- Located along U.S. Highway 258, a major commuter and retail thoroughfare traveling throughout Tarboro, averaging 8,500 vehicles passing by daily
- Within close proximity to the partial cloverleaf interchange of U.S. Highway 64 (20,500 VPD) and Western Boulevard/U.S. Highway 258, increasing consumer traffic to the immediate trade area
- Equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without
- Excellent visibility via significant highway frontage and a large pylon sign
- Multiple points of ingress/egress

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

- Nearby apartment complexes include Pender Square (72 units), Edgewood Place (49 units), and Deerridge Apartments, providing Wendy's with a direct residential consumer base to draw from
- Nearly 17,000 residents and 8,000 employees support the trade area
- \$51,000 average household income

PROPERTY OVERVIEW



Location

Tarboro, North Carolina
Edgecombe County



Parking

There are approximately 38 parking spaces on the owned parcel.
The parking ratio is approximately 11.98 stalls per 1,000 SF of leasable area.



Access

2 Access Points: River Oaks Drive



Parcel

Parcel Number: 473709043100
Acres: 1.03
Square Feet: 44,867 SF



Traffic Counts

U.S. Highway 258: 8,500 Vehicles Per Day
U.S. Highway 64: 20,500 Vehicles Per Day



Construction

Year Built: 2002



Improvements

There is approximately 3,170 SF of existing building area



Zoning

HB: Highway Business







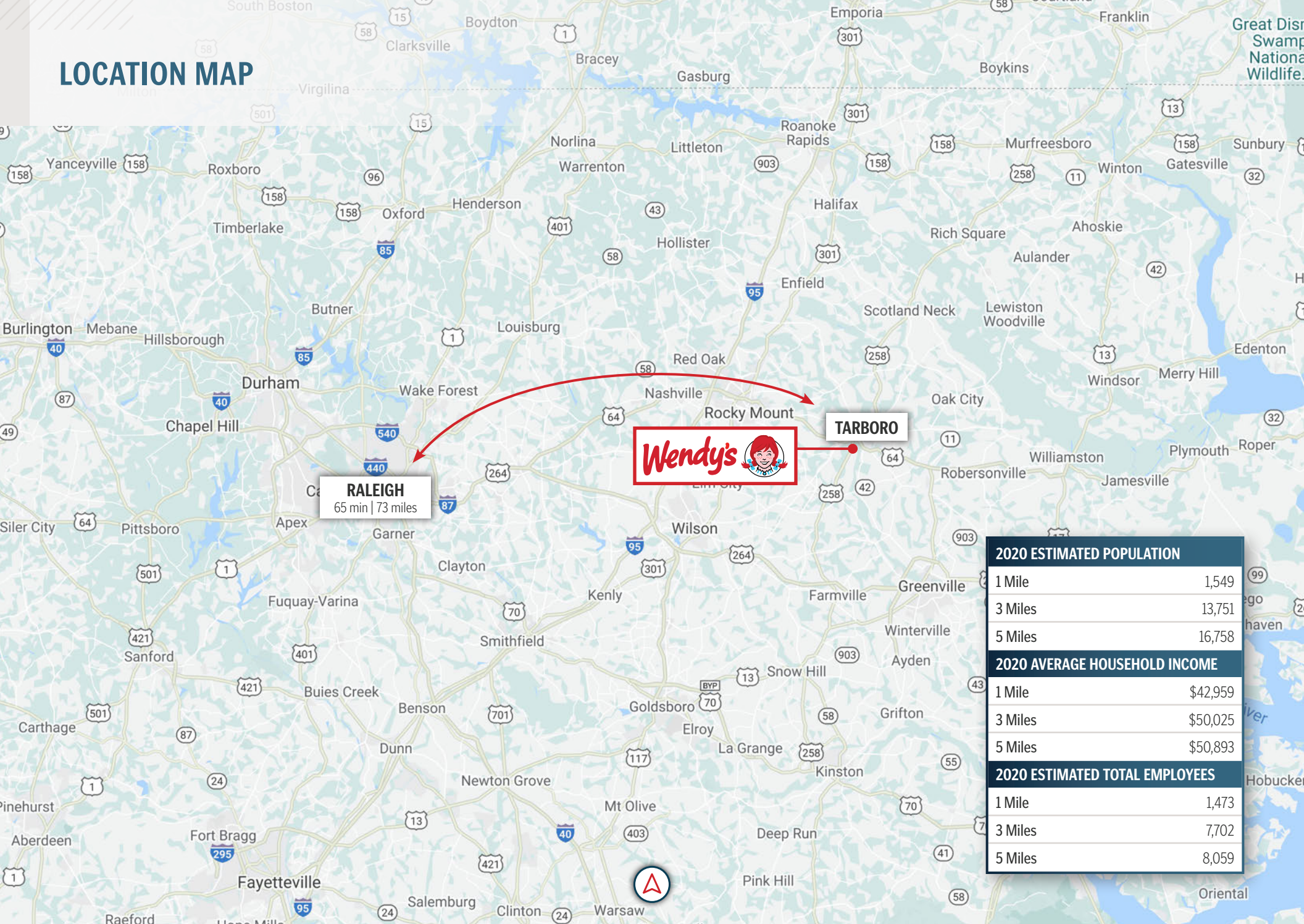




PROPERTY PHOTO



LOCATION MAP



RALEIGH
65 min | 73 miles



TARBORO

2020 ESTIMATED POPULATION	
1 Mile	1,549
3 Miles	13,751
5 Miles	16,758
2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$42,959
3 Miles	\$50,025
5 Miles	\$50,893
2020 ESTIMATED TOTAL EMPLOYEES	
1 Mile	1,473
3 Miles	7,702
5 Miles	8,059

AREA OVERVIEW



TARBORO, NORTH CAROLINA

Tarboro, North Carolina is 14 miles E of Rocky Mount, North Carolina and 62 miles E of Raleigh, North Carolina. It is in Edgecombe county. The town is part of the Rocky Mount metro area. Tarboro is a community where residents new and old can participate in the many civic organizations, social clubs, and board positions available throughout the town. Located along U.S. Highway 64 only 20 miles east of Interstate 95, Tarboro allows for easy access to anywhere along the East Coast. Raleigh's just an hour away. The Town of Tarboro had a population of 10,939 as of July 1, 2020.



The economic outlook for the Town of Tarboro continues to be optimistic. Town staff continues to partner with Carolinas Gateway Partnership and the Edgecombe Community College Small Business Center. Small businesses, commercial interests, and industrial prospects have been retained and recruited, expanding the options for citizens and geographically expanding the consumer base choosing Tarboro. Principal employer of the City are Edgecombe County Schools, QVC Inc., Sara Lee Frozen Bakery, Vidant Hospital, Edgecombe County, Keihin Carolina System Technology, Air System Components, Edgecombe Community College, Walmart Associates Inc. and Food Lion.



During your stay in Tarboro, you can visit the Blount-Bridgers Historical Gardens, Pender History Museum, and Edgecombe County Veteran's Museum. You can also enjoy a leisurely stroll or drive through the Tarboro Historic District National Recreation Trail. One can also visit Sunrise Park and Burlington Park. Shopping can be enjoyed at the Parkhill Mall, River Oaks Landing Shopping Center, Tarboro Shopping Center, Edgecombe Square Shopping Center, and Fairview Shopping Center. Tarboro and nearby Attractions are Blount - Bridgers House , Military Museum, East Carolina Village of Yesteryear, Rocky Mount Children's Museum & Science Center, Medoc Mountain State Park and Historic Halifax State Historic Site.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	1,549	13,751	16,758
2025 Projected Population	1,531	13,503	16,470
2010 Census Population	1,637	14,453	17,503
HOUSEHOLDS & GROWTH			
2020 Estimated Households	678	5,564	6,700
2025 Projected Households	672	5,483	6,606
2010 Census Households	669	5,668	6,807
RACE & ETHNICITY			
2020 Estimated White	44.50%	39.11%	41.75%
2020 Estimated Black or African American	51.78%	56.16%	52.57%
2020 Estimated Asian or Pacific Islander	0.26%	0.44%	0.39%
2020 Estimated American Indian or Native Alaskan	0.45%	0.30%	0.42%
2020 Estimated Other Races	2.13%	3.62%	4.81%
2020 Estimated Hispanic	3.74%	5.81%	7.54%
INCOME			
2020 Estimated Average Household Income	\$42,959	\$50,025	\$50,893
2020 Estimated Median Household Income	\$27,700	\$32,500	\$34,023
2020 Estimated Per Capita Income	\$19,357	\$20,311	\$20,339
DAYTIME POPULATION			
2020 Estimated Total Businesses	88	625	664
2020 Estimated Total Employees	1,473	7,702	8,059



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Delight Restaurant Group	3,170	Nov 2016	Nov 2035	Current	-	\$11,042	\$3.48	\$132,500	\$41.80	Absolute NNN	3 (5-Year)
(Franchisee Guaranty)				Nov 2025	6%	\$11,704	\$3.69	\$140,450	\$44.31		Opt. 1: \$181,500/Yr 6% Increases Thereafter
				Nov 2030	6%	\$12,406	\$3.91	\$148,877	\$46.96		

¹Tenant has a 15-day Right of First Refusal

FINANCIAL INFORMATION

Price	\$2,595,000
Net Operating Income	\$132,500
Cap Rate	5.11%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2002
Rentable Area	3,170 SF
Land Area	1.03 Acres
Address	101 River Oaks Drive, Tarboro, NC 27886



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.



SRS

NATIONAL
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 2019

485

NET LEASE
PROPERTIES SOLD
in 2019

\$1.5B

NET LEASE
TRANSACTION VALUE
in 2019

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