



*REPRESENTATIVE PHOTOS



OFFERING
MEMORANDUM

WENDY'S ABSOLUTE NNN LEASED OFFERING

735 N MADISON BLVD ROXBORO, NC 27573

OFFERING MEMORANDUM
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INVESTMENT OVERVIEW



The subject property is a 20-year Wendy's NNN lease, which commenced in December 2018. The lease is guaranteed by Delight Raleigh 1 LLC which operates 12 units. The tenant's parent company is Delight Restaurant Group which operates over 57 restaurants including Wendy's and Taco Bell and is continuing to grow. This lease calls for zero landlord obligations and scheduled increases of 8% every 5 years. The tenant also has four, 5-year options to renew. The site benefits from its location in a major retail trade area.

INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

8% INCREASES IN RENT EVERY 5 YEARS

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

ESTABLISHED AND GROWING OPERATOR OF WENDY'S

STRONG RENT TO SALES RATIO: 6.9%

OFFERING SPECIFICATIONS

PRICE \$2,754,780

CAP RATE 5.00%

NET OPERATING INCOME \$137,739

SQUARE FOOTAGE 3,468

RENT:SALES 6.9%

FINANCIAL SUMMARY

WENDY'S • ABSOLUTE NNN LEASE

735 N MADISON BLVD ROXBORO, NC 27573

\$2,754,780 • 5.00% CAP

SUMMARY

TENANT NAME	Delight Raleigh 1 LLC
LEASE START	12/1/2018
LEASE END	11/30/2038
ANNUAL RENT	\$137,739
OPTIONS	Four, 5-Year
INCREASES	8% Every 5 Years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$137,739.00	5.00%
YEARS 6-10	\$148,758.12	5.40%
YEARS 11-15	\$160,658.77	5.83%
YEARS 16-20	\$173,511.47	6.30%
OPTION 1	\$187,392.39	6.80%
OPTION 2	\$202,383.78	7.35%
OPTION 3	\$218,574.48	7.93%
OPTION 4	\$236,060.44	8.57%

TENANT OVERVIEW



**DELIGHT
RESTAURANT**
— group —

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 December 31, 2018, Wendy's was the world's third-largest hamburger fast-food chain with 6,711 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. Wendy's headquarters remained in Dublin. Following the merger, Triarc became known as Wendy's/Arby's Group, and later as The Wendy's Company.

As of December 31, 2018, there were a total of 6,711 locations, including 353 that are company-owned and 6,358 that are franchised; 92% of the system-wide locations are in North America. While Wendy's determines standards for each store's exterior appearance, food quality, and menu, the store 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 Frosty, a form of soft-serve ice cream mixed with starches. Wendy's menu consists primarily of hamburgers, chicken sandwiches, French fries, and beverages such as the Frosty.

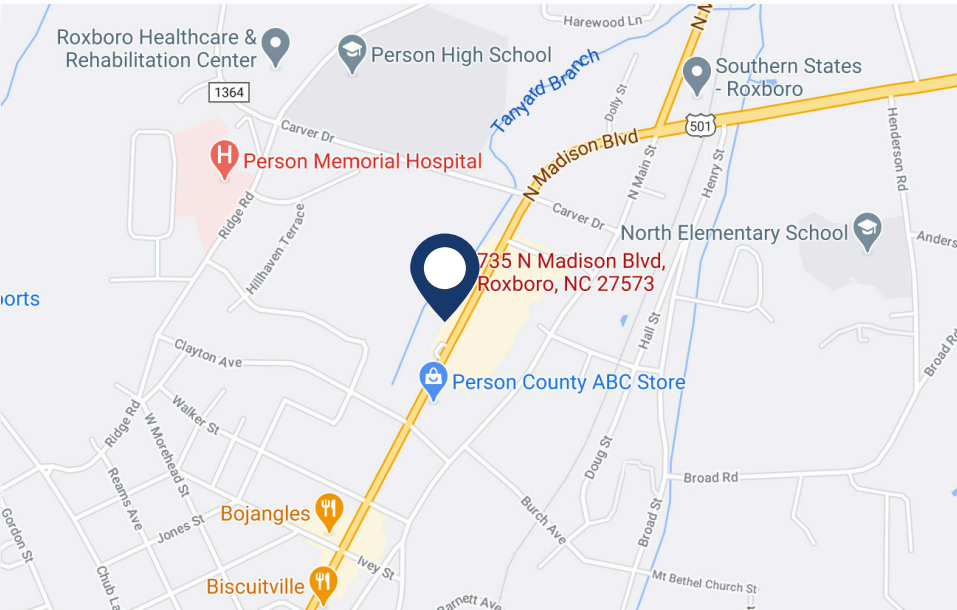
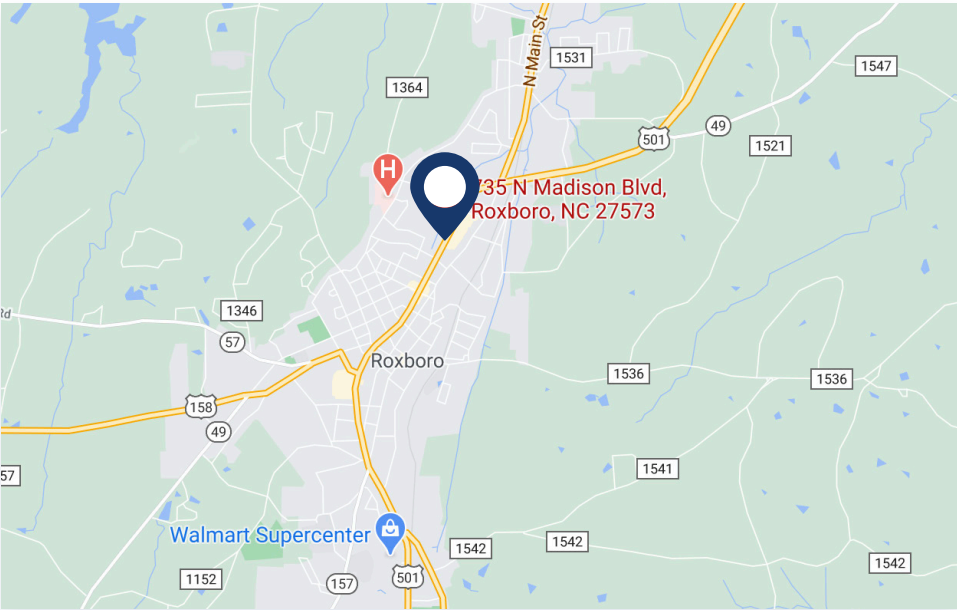
DELIGHT RESTAURANT GROUP

Delight Restaurant Group is a growth-oriented restaurant company with a strong focus on running excellent operations by investing in people and facilities. Through acquisition, the company will operate 165 restaurants across Wendy's and Taco Bell in North Carolina, Virginia, Indiana, and Michigan.

LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,085	18,345	33,319
TOTAL HOUSEHOLDS	5,006	7,472	13,367
AVERAGE HOUSEHOLD INCOME	\$45,239	\$51,018	\$60,310
AVERAGE AGE	43	43.5	44.2

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,085	18,345	33,319
TOTAL HOUSEHOLDS	5,006	7,472	13,367
PERSONS PER HOUSEHOLD	2.3	2.4	2.5
AVERAGE HOUSEHOLD INCOME	\$45,239	\$51,018	\$60,310
AVERAGE HOUSE VALUE	\$127,209	\$128,418	\$134,380
AVERAGE AGE	43	43.5	44.2
WHITE	6,826	11,038	22,541
BLACK	4,811	6,691	9,741
AMERICAN INDIAN/ALASKAN NATIVE	99	149	292
ASIAN	78	99	146
HAWAIIAN & PACIFIC ISLANDER	4	5	7
TWO OR MORE RACES	267	363	592
HISPANIC ORIGIN	757	1,130	1,587

ROXBORO, NC

Roxboro is a city and the county seat of Person County, North Carolina. The population was 8,362 at the 2010 census. The city is 30 miles (48 km) north of Durham and is a part of the four-county Durham–Chapel Hill Metropolitan Statistical Area, which has a population of 504,357 as of the 2010 Census. The Durham–Chapel Hill MSA is a part of the larger Raleigh–Durham–Cary Combined Statistical Area, which has a population of 1,749,525 as of the 2010 Census.



ROXBORO, NORTH CAROLINA



The Kase Group

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