



ACTUAL PHOTO

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Wendy's Restaurant with Drive Thru located at 1618 South Roane Street in Harriman, Tennessee. U.S. Route 27, known as Roane Street in Harriman, runs north-to-south through the city along the base of Walden Ridge. Harriman is a suburb of Knoxville and is located a short 20 minute drive from downtown. The tenant, JAE Restaurant Group, will sign a 20 Year NNN Lease at closing with 7.5 percent increases every five years in rent. This established location will undergo a restaurant remodel by 2023.

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 6,828 locations, including 361 that are company owned. 6,467 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 locations.

INVESTMENT HIGHLIGHTS

- Wendy's Restaurant with Drive Thru | Upcoming Remodel
- 20 Year NNN Lease with 7.5% Increases Every 5 Years in Rent
- Located 35 Minute Drive from Downtown Knoxville
- Harriman is included in the Knoxville, Tennessee Metropolitan Statistical Area
- Very Strong 220+ Unit Operator
- Wendy's is considered an Essential Tenant



THE OFFERING



Wendy's
1618 South Roane Street
Harriman, Tennessee, 37748



PROPERTY DETAILS

Lot Size	33,979 SF (0.78 Acres)
Rentable Square Feet	2,429 SF
Price/SF	\$869.13
Year Built / Upcoming Remodel	1982 / 2021

FINANCIAL OVERVIEW

List Price	\$2,111,111
Down Payment	100% / \$2,111,111
Cap Rate	4.50%
Type of Ownership	Fee Simple

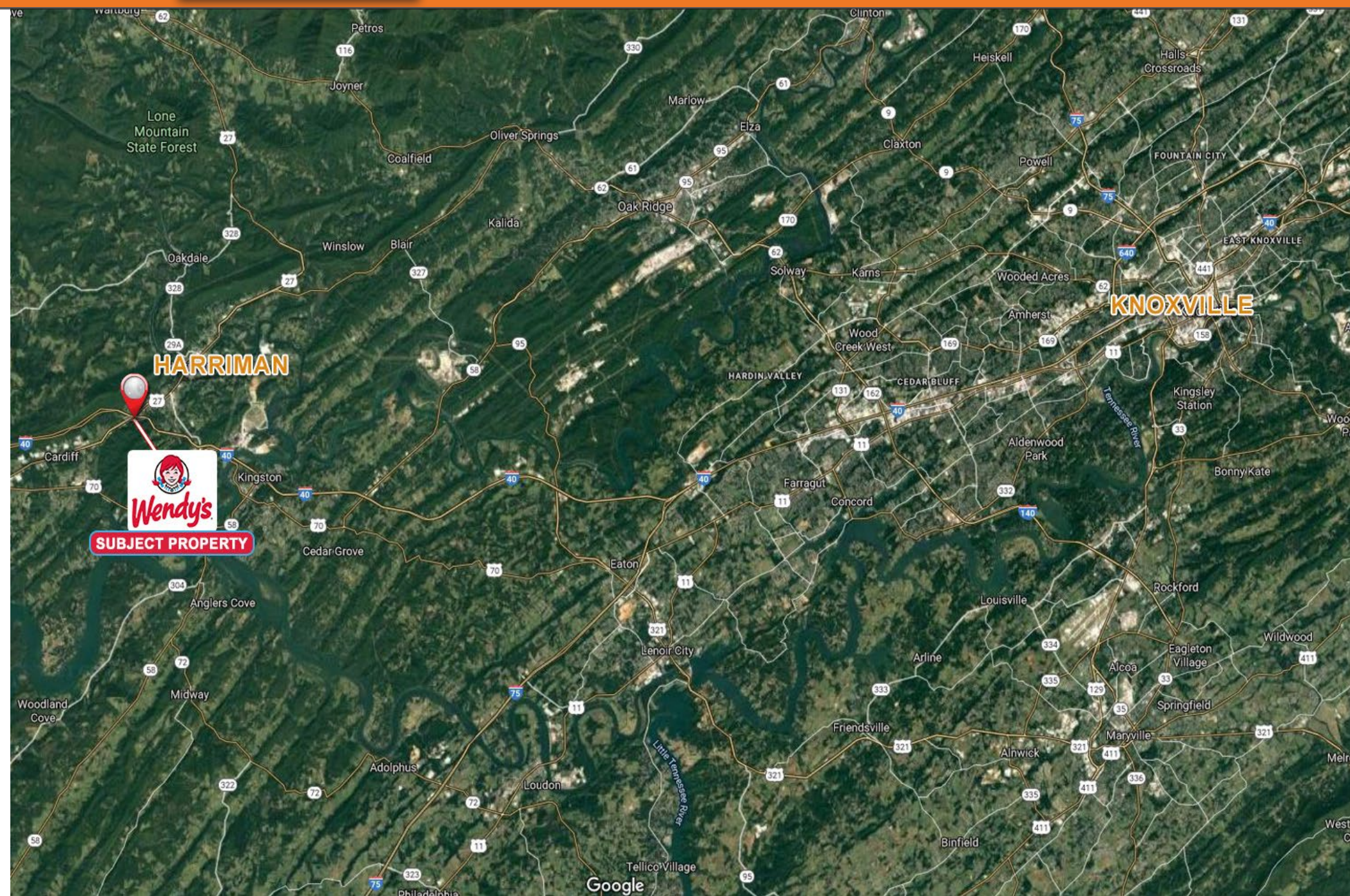
PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
09/01/2021 - 08/31/2026	\$7,917	\$95,000
09/01/2026 - 08/31/2031	\$8,510	\$102,125
09/01/2031 - 08/31/2036	\$9,149	\$109,784
09/01/2036 - 08/31/2041	\$9,835	\$118,018
09/01/2041 - 08/31/2046 (Option 1)	\$10,572	\$126,870
09/01/2046 - 08/31/2051 (Option 2)	\$11,365	\$136,385
09/01/2051 - 08/31/2056 (Option 3)	\$12,218	\$146,614
09/01/2056 - 08/31/2061 (Option 4)	\$13,134	\$157,610
Base Rent (\$39.11 / SF)		\$95,000
Net Operating Income		\$95,000.00
TOTAL ANNUAL RETURN	CAP 4.50%	\$95,000

LEASE ABSTRACT

Tenant Trade Name	Wendy's
Tenant	Franchisee
Ownership	Private
Guarantor	220 Unit Holding Company
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	09/01/2021
Rent Commencement Date	09/01/2021
Expiration Date of Base Term	08/31/2041
Increases	7.5% Increases every 5 Years during Lease Term and Option Periods
Options	Four, 5-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 6,828 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	6,828+ (2020)





JAE Restaurant Group is owned by Andres Garcia, Eddie Rodriguez, and Jhonny Mercado. They currently own a total of 220+ 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.

- 220+ 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

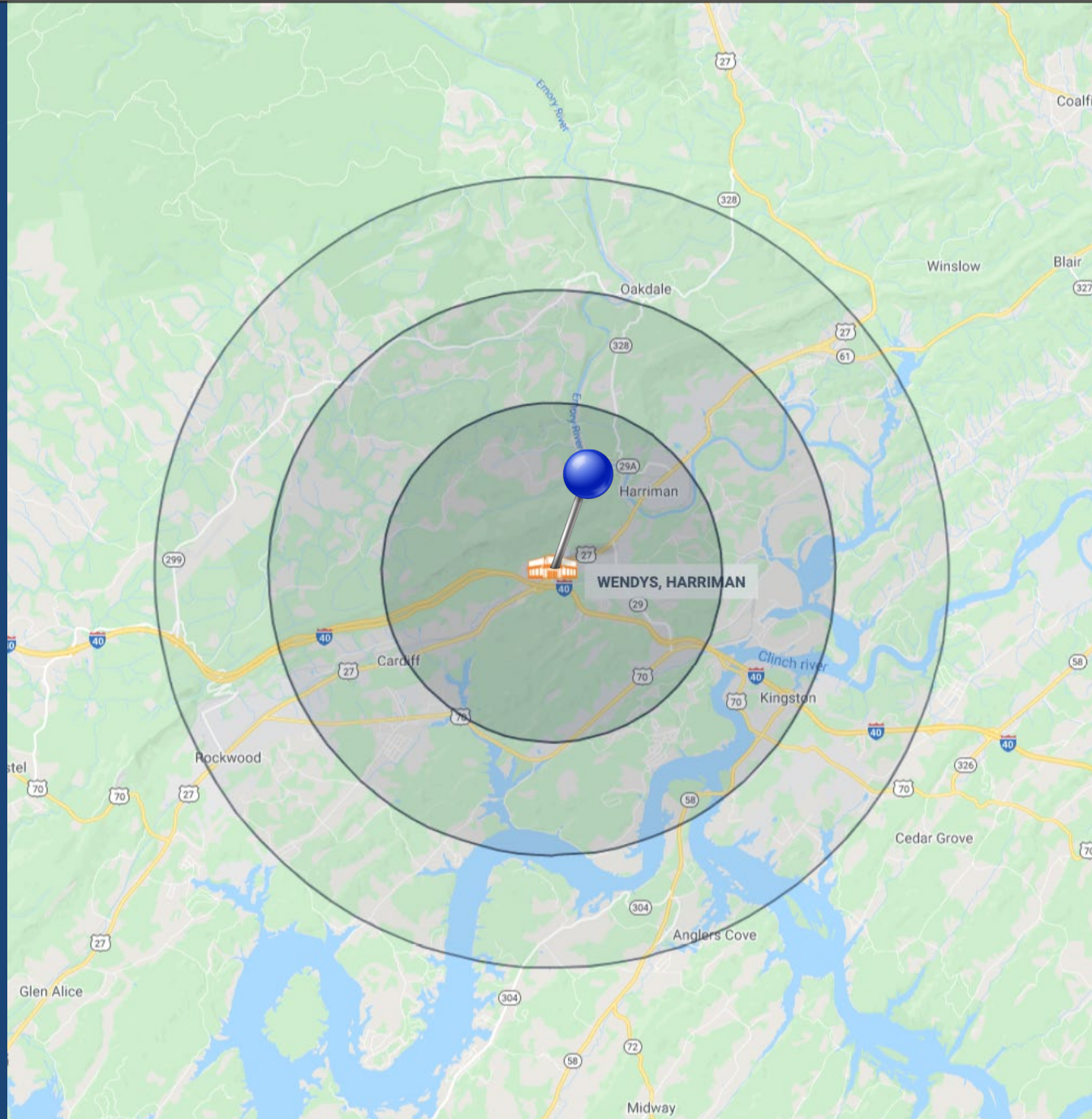
HEADQUARTERS

Pompano Beach, Florida

EMPLOYEES

+/- 5000

	3 Miles	5 Miles	7 Miles
POPULATION			
2025 Projection	6,993	17,114	31,527
2020 Estimate	7,137	17,344	31,844
2010 Census	7,330	17,662	32,331
2000 Census	7,990	17,642	31,483
INCOME			
Average	\$49,144	\$57,834	\$59,861
Median	\$32,093	\$41,936	\$43,857
Per Capita	\$21,090	\$24,487	\$24,837
HOUSEHOLDS			
2025 Projection	3,001	7,191	13,032
2020 Estimate	3,048	7,247	13,097
2010 Census	3,119	7,351	13,230
2000 Census	3,403	7,322	12,891
HOUSING			
2020	\$97,211	\$114,585	\$121,065
EMPLOYMENT			
2020 Daytime Population	8,158	17,009	28,055
2020 Unemployment	5.27%	5.21%	5.04%
2020 Median Time Traveled	29	29	29
RACE & ETHNICITY			
White	92.21%	92.32%	92.75%
Native American	0.20%	0.10%	0.08%
African American	4.37%	4.07%	3.51%
Asian/Pacific Islander	0.43%	0.43%	0.45%



GEOGRAPHY: 5 MILE



POPULATION

In 2020, the population in your selected geography is 17,344. The population has changed by -1.69% since 2000. It is estimated that the population in your area will be 17,114.00 five years from now, which represents a change of -1.33% from the current year. The current population is 48.48% male and 51.52% female. The median age of the population in your area is 46.04, compare this to the US average which is 38.21. The population density in your area is 220.71 people per square mile.



HOUSEHOLDS

There are currently 7,247 households in your selected geography. The number of households has changed by -1.02% since 2000. It is estimated that the number of households in your area will be 7,191 five years from now, which represents a change of -0.77% from the current year. The average household size in your area is 2.36 persons.



INCOME

In 2020, the median household income for your selected geography is \$41,936, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 40.05% since 2000. It is estimated that the median household income in your area will be \$43,885 five years from now, which represents a change of 4.65% from the current year.

The current year per capita income in your area is \$24,487, compare this to the US average, which is \$34,935. The current year average household income in your area is \$57,834, 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: 92.32% White, 4.07% Black, 0.10% Native American and 0.43% 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 1.80% 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 \$114,585 in 2020, compare this to the US average of \$221,068. In 2000, there were 5,384 owner occupied housing units in your area and there were 1,938 renter occupied housing units in your area. The median rent at the time was \$295.



EMPLOYMENT

In 2020, there are 6,054 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 44.20% of employees are employed in white-collar occupations in this geography, and 55.46% are employed in blue-collar occupations. In 2020, unemployment in this area is 5.21%. In 2000, the average time traveled to work was 29.00 minutes.

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