

INVESTMENT OFFERING



HARDEE'S
722 East Main Street
Clarksburg, WV 26301



ACTUAL SITE

TABLE OF CONTENTS



Financial Overview	3
Tenant Overview	4
Executive Summary	5
Property Photos	6-8
Location Map	9
Area Map	10
Market Overview	11
Demographic Report	12

DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and David B Zacharia ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

Exclusively Listed By:

John R. Wertz
Managing Principal
License No. 0148585
(619) 218-6427
jwertz@wertzrealestate.com

Broker of Record
Francis McGuire
McGuire Realty Company, Inc.
License No. WV0019009

WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$3,339,520
DOWN PAYMENT	100% / \$3,339,520
RENTABLE SQUARE FEET	3,487 SF
CAP RATE	5.00%
YEAR BUILT / RENOVATED	1987 / 2011
LOT SIZE	1.03 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Hardee's
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	10/01/2021
LEASE EXPIRATION DATE	09/30/2041
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$166,976.00	\$13,914.67
Years 6-10	\$183,673.60	\$15,306.13
Years 11-15	\$202,040.96	\$16,836.75
Years 16-20	\$222,245.06	\$18,520.42
Years 21-25 (Option 1)	\$244,469.56	\$20,372.46
Years 26-30 (Option 2)	\$268,916.52	\$22,409.71
Years 31-35 (Option 3)	\$295,808.17	\$24,650.68
Years 36-40 (Option 4)	\$325,388.99	\$27,115.75
BASE RENT		\$166,976.00
NET OPERATING INCOME		\$166,976.00
TOTAL RETURN YR-1	5.00%	\$166,976.00

TENANT OVERVIEW



HARDEE'S

Hardee's is one of the largest quick service restaurant chains in the world with over 1,800 restaurants across the U.S. and locations across 14 countries. It is owned and operated by CKE Restaurants Holdings, Inc. ("CKE"). CKE, a privately held company based in Franklin, Tennessee, runs and operates Carl's Jr. and Hardee's, two beloved regional brands, known for one-of-a-kind premium and innovative menu items such as 100 percent Black Angus Thickburgers®, Made from Scratch™ Biscuits and Hand-Breaded Chicken Tenders™. With both a US and international footprint, Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC have over 3,800 restaurants in 44 states and 43 foreign countries and U.S. territories. Under CKE, Hardee's generates more than \$1Bil a year in revenue, surpassing most of its competition.

ABOUT THE TENANT

River Valley Restaurants, LLC is a 39-unit operating entity of Capstone Restaurant Group, who operate hundreds of restaurants across 16 states through a variety of brands that include Carl's Jr, Hardee's, Taco Bell, Dunkin Donuts and Pizza Hut Express. Their primary focus is on Hardee's and Carl's Jr., where they operate roughly 275 of these restaurants, making them the second largest franchisee of CKE restaurants in the nation.



PROPERTY NAME	Hardee's
PROPERTY ADDRESS	722 East Main Street Clarksburg, WV 26301
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
TERM REMAINING ON LEASE	Twenty (20) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$166,976
NO. OF LOCATIONS	1,800+
HEADQUARTERED	Franklin, TN
WEBSITE	www.hardees.com
YEARS IN THE BUSINESS	Since 1960

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a Hardee's 24-hour drive-thru located in Clarksburg, West Virginia. The brand new 20-year absolute NNN lease includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods. This location has exceptional store sales, significantly above the national average. The property is strategically located at a signalized intersection directly across from CVS Pharmacy. The site benefits from its convenient access right off I-50 (55,000 vehicles per day) at East Main Street and Buckhannon Pike (31,500 vehicles per day). Hardee's has a successful 34-year operating history at this site, which shows the strength of the location and market.

National retailers in the immediate vicinity include Wendy's, McDonalds, BB&T, AutoZone, Dollar General, CVS Pharmacy, Walgreens, Advance Auto Parts, Dairy Queen, Food Lion, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- 20-Year Abs NNN Lease w/ 10% Increases Every 5-Years
- Exceptional Store Sales (Significantly Above National Average)
- 34-Year Operating History at This Location
- Traffic Counts Exceed 30,000 Vehicles Per Day
- Located at Signalized Intersection & Hard Corner



AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



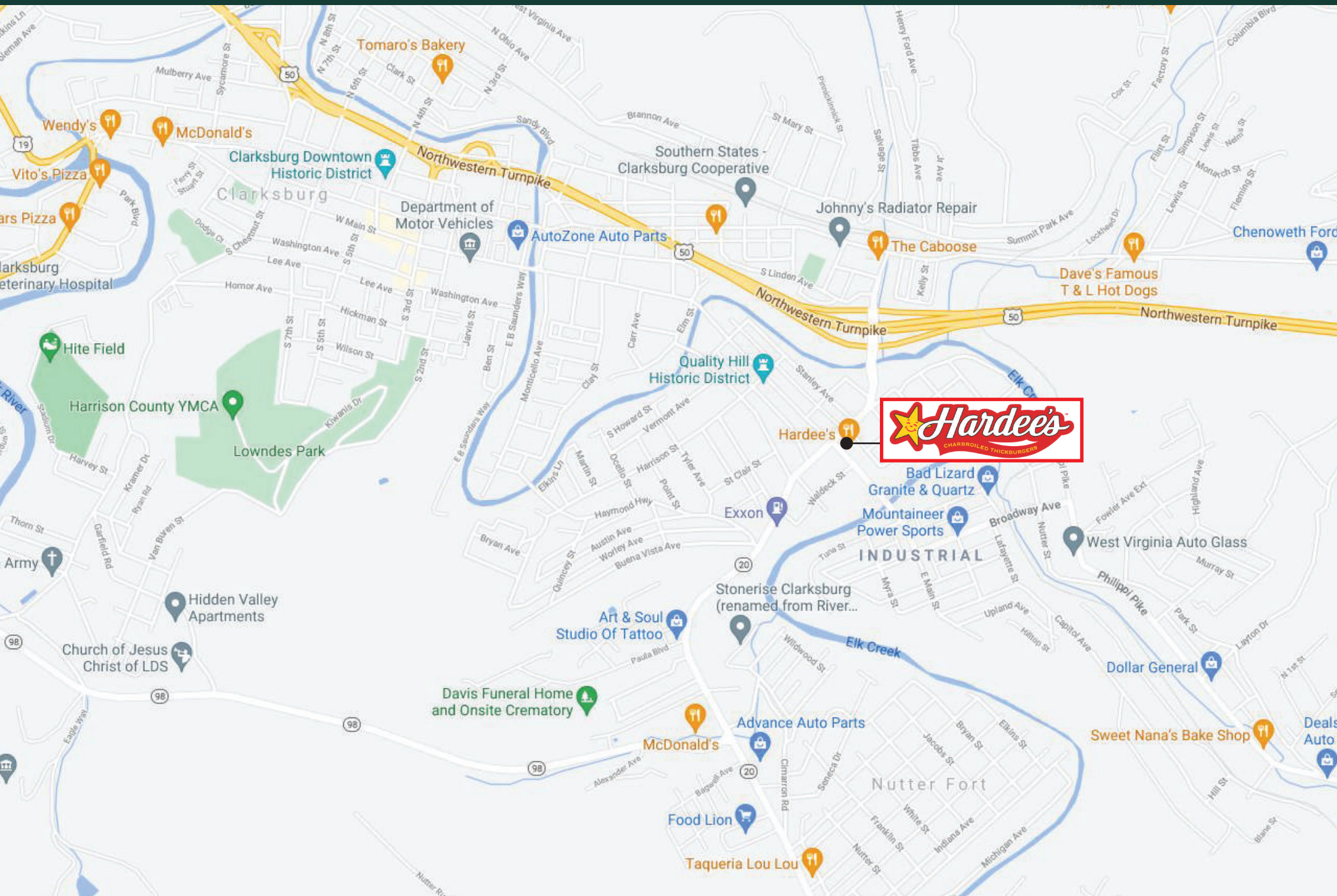
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



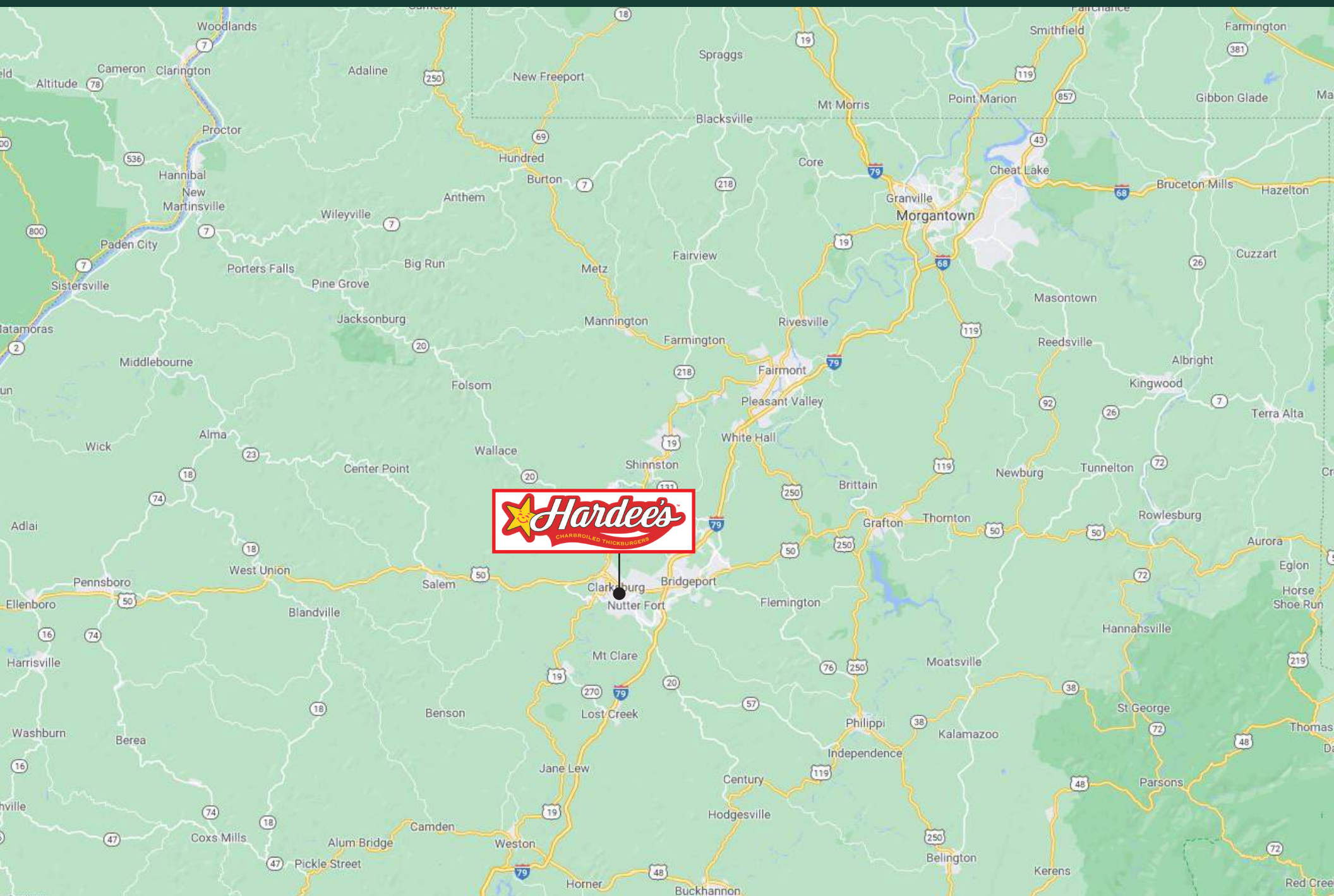
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

LOCATION MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

AREA MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

MARKET OVERVIEW

CLARKSBURG, WEST VIRGINIA

Clarksburg is a city in and the county seat of Harrison County, West Virginia, United States, in the north-central region of the state. It is the principal city of the Clarksburg, WV Micropolitan Statistical Area, which had a population of 89,718 in 2019. Clarksburg was formed in 1785 in the state of Virginia. The city was named for General George Rogers Clark, who gained fame on the frontier by his many explorations and expeditions against the British and Indians in the Indian Wars and the war of the American Revolution.

From the later 1870's through the middle of the 20th century, Clarksburg was an industrial and manufacturing center, particularly in the glass and coal industries. Today, high tech, aerospace, criminal justice and energy exploration drive the area's economy. The city offers citizens and visitors a rich mix of retail, industrial, professional and governmental services and one of the best preserved historical downtowns in the state. The city is working diligently to restore and refurbish these historical sites and maintain the rich history of this Mountaineer city.

Clarksburg is a cultural center of the north-central West Virginia region and hosts many events and festivals. Since 1979 Clarksburg has hosted the annual West Virginia Italian Heritage Festival held during Labor Day weekend. Every September since 1991 the city has been the site of the West Virginia Black Heritage Festival. Since 2006 Clarksburg has hosted the annual Glen Elk Wine, Music and Arts festival. Since 1997 Clarksburg has also hosted the Greater Clarksburg 10K race, the official WV 10K State Championship. In 2007 the race was renamed the Jarvis Greater Clarksburg 10K.

Clarksburg was named National Small City of the Year in 2011 by the National League of Cities.



Clarksburg Was Named National

Small City of the Year in 2011 by the
National League of Cities



High Tech, Aerospace, Criminal

Justice and Energy Exploration Drive the
Area's Economy



Home to One of the Best

Preserved Historical Downtowns
in West Virginia



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimate	7,156	24,685	38,546
Median Age	42.03	41.51	42.45

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Est. Avg. HH Income	\$55,989	\$56,309	\$65,535
2021 Est. Households	3,097	10,589	16,087

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

WERTZ

REAL ESTATE INVESTMENT SERVICES

Wertz Real Estate Investment Services

3138 Roosevelt Street, Suite L

Carlsbad, CA 92008

Tel: (619) 218-6427

Fax: (858) 408-1830

www.wertzrealestate.com

Broker of Record

Francis McGuire

McGuire Realty Company, Inc.

License #WV0019009