

Wendy's

2615 Linglestown Rd, Harrisburg, PA 17110



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAC0290378

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



EXCLUSIVELY LISTED BY

Jordan Woodcock

First Vice President Investments

Office: Detroit

Direct: 248.415.3032

Jordan.Woodcock@marcusmillichap.com

License: MI #6501373633

David Weinberg

Senior Vice President Investments

Office: Detroit

Direct: 248.415.2607

David.Weinberg@marcusmillichap.com

License: MI #6501339495

Marcus & Millichap



BROKER OF RECORD

Marcus & Millichap Real Estate Investment Services Of Seattle, Inc.

Sean Beuche
Broker Of Record
2005 Market ST, Ste. 1510
Philadelphia, PA 19103
P: (215) 531-7000
License: RM424190
Toll Free: 1-800-977-1977

Marcus & Millichap

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



TABLE OF CONTENTS

SECTION 1 Executive Summary	7
SECTION 2 Property Information	10
SECTION 3 Financial Analysis	15
SECTION 4 Market Overview	18

SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$2,330,000



Cap Rate
4.25%



Price/SF
\$926.81

FINANCIAL

Listing Price	\$2,330,000
Down Payment	100% / \$2,330,000
NOI	\$99,000
Cap Rate	4.25%
Price/SF	\$926.81
Rent/SF	\$39.38

OPERATIONAL

Lease Type	NNN Ground Lease
Guarantor	Franchisee Guarantee (33 Unit Entity)
Lease Expiration	12/02/2041
Rentable SF	2,514 SF
Lot Size	0.29 Acres (12,632 SF)
Occupancy	100%
Year Built	2021



WENDY'S

2615 Linglestown Rd, Harrisburg, PA 17110

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present this brand new build-to-suit Wendy's restaurant in Harrisburg, Pennsylvania. The brand new lease is a 20-year absolute-net ground lease which commenced in December of 2021. The lease also contains 10 percent increases every five years, starting in year eight, and including the two options to extend. The first option is five years and the second one is four years and eleven months.

Coming soon to Susquehanna Township in Harrisburg, PA is Susquehanna Union Green, a Traditional Neighborhood Development. Conveniently located on the southeast corner of Linglestown Road and Progress Avenue, Susquehanna Union Green will include a desirable blend of homes, open space, and shops, including public greens, commercial/retail destinations, a hotel, apartments, and a variety of new homes. At the heart of Susquehanna Union Green is the Central Green, set to be the future scene of lively community activities, special events, and a seasonal pop up attractions. The community will feature 40 single-family home sites that will be available mid to late 2021. <https://www.ownalandmark.com/communities/susquehanna-union-green/>

In 2019, Harrisburg, PA had a population of 49.2k people with a median age of 31 and a median household income of \$39,685. Between 2018 and 2019 the population of Harrisburg, PA declined from 49,230 to 49,209, a -0.0427% decrease and its median household income grew from \$37,356 to \$39,685, a 6.23% increase. <https://datausa.io/profile/geo/harrisburg-pa>

INVESTMENT HIGHLIGHTS

- ~ Brand New Absolute Triple Net Ground Lease ~
- ~ Brand New 20 Year Lease Commenced in December 2021 ~
- ~ Tenant Paying to Construct the Building Themselves ~
- ~ 10 Percent Increases Throughout the Lease, including Options ~
- ~ Located in the new Susquehanna Union Green Development ~

SECTION 2

Property Information

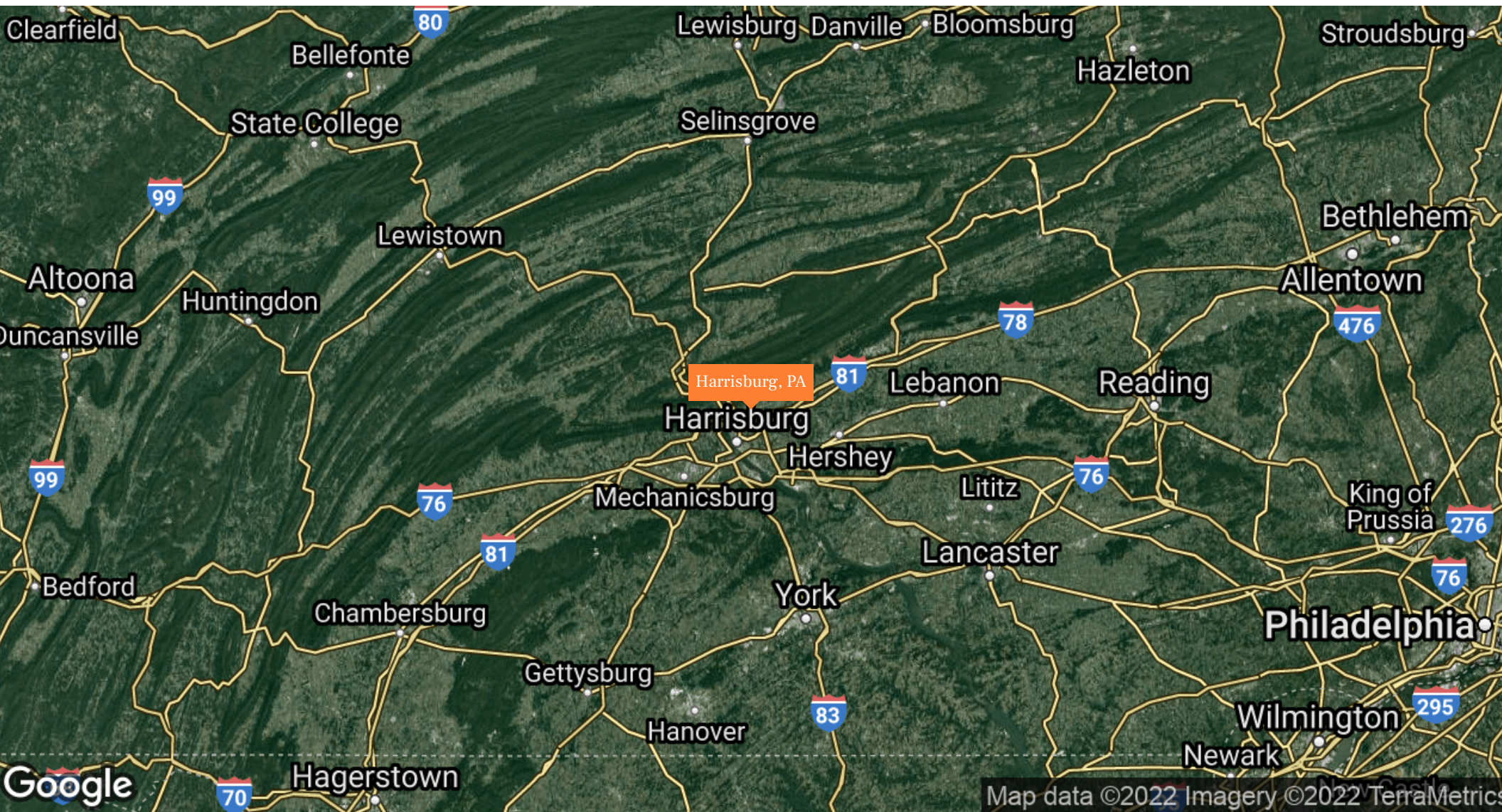
REGIONAL MAP

LOCAL MAP

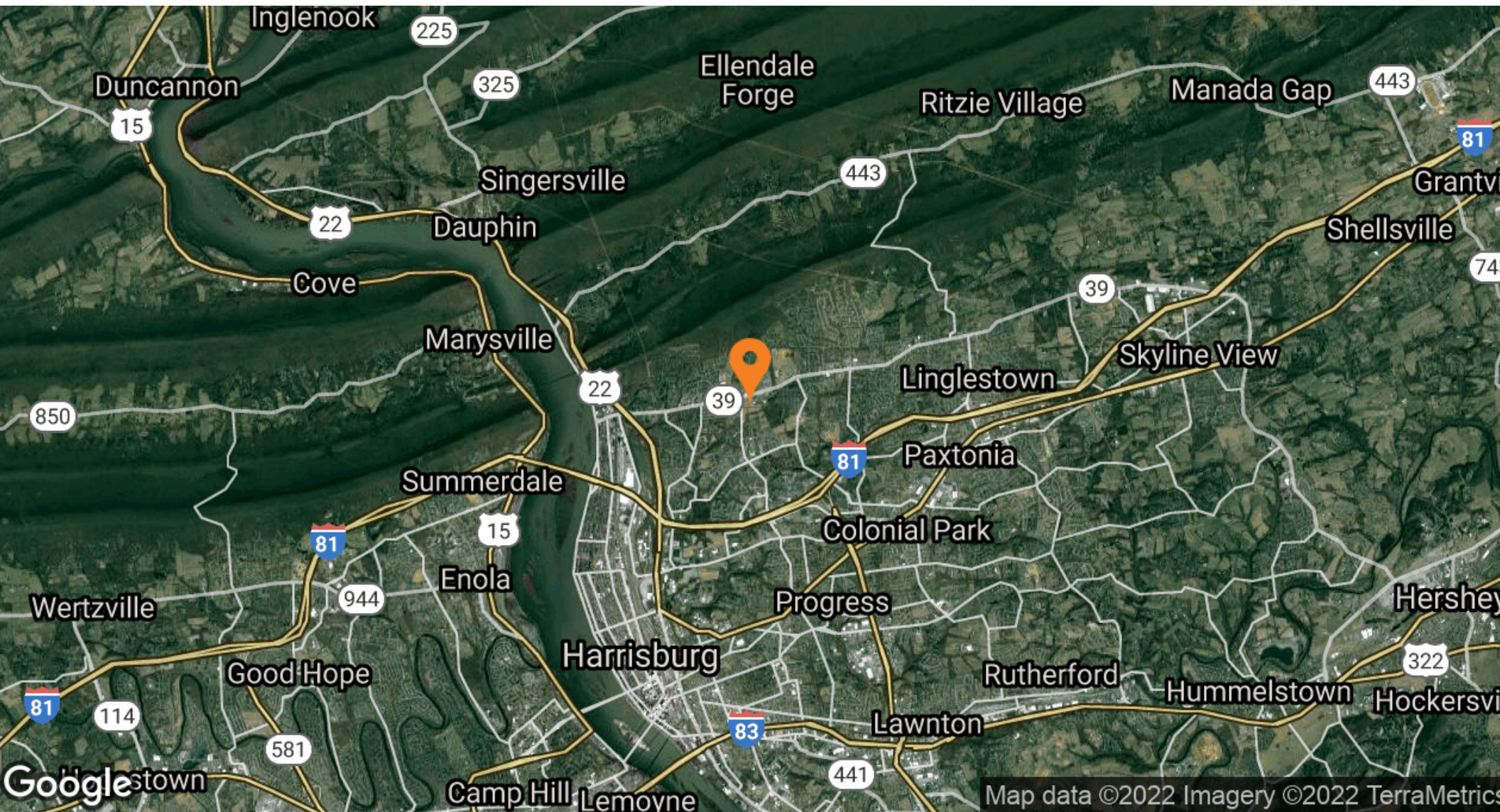
RETAILER MAP

SITE PLANS

Marcus & Millichap



LOCAL MAP // Wendy's



Wendy's // RETAILER MAP



14 | PROPERTY INFORMATION



Reviewed And Approved
Uniform Construction Code
Ron Yoffee Cert. # 003335

SECTION 3

Financial Analysis

FINANCIAL DETAILS

TENANT PROFILES

Marcus & Millichap

FINANCIAL DETAILS // Wendy's

THE OFFERING	
Price	\$2,330,000
Capitalization Rate	4.25%
Price/SF	\$926.81

PROPERTY DESCRIPTION	
Year Built / Renovated	2021
Gross Leasable Area	2,514 SF
Type of Ownership	Leased Fee/Ground Lease
Lot Size	0.29 Acres

LEASE SUMMARY	
Tenant	Wendy's - Yellow Cab
Rent Increases	Every 5 Years, Beginning Year 8
Guarantor	Franchisee Guarantee
Lease Type	NNN Ground Lease
Lease Commencement	12/03/2021
Lease Expiration	12/02/2041
Renewal Options	2 Extensions
Term Remaining on Lease (Yrs)	20 Years
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$99,000	\$8,250	\$39.38	4.25%
Years 8-12	\$108,900	\$9,075	\$43.32	4.67%
Years 13-17	\$119,790	\$9,983	\$47.65	5.14%
Years 17-20	\$131,769	\$10,981	\$52.41	5.66%
Option 1	\$144,946	\$12,079	\$57.66	6.22%
Option 2	\$159,440	\$13,287	\$63.42	6.84%



**TENANT OVERVIEW**

Company:	Yellow Cab Holdings
Guarantor:	33 Unit Entity
Experience:	Management - 20+ Years
Locations:	88+
Headquarters:	New York, NY
Website:	https://www.ychwendys.com/
Lease Type:	Ground Lease
Lease Commencement:	12/3/2021
Lease Expiration:	12/2/2041
Lease Rate:	\$99,000

TENANT SUMMARY

Yellow Cab an 88 unit Wendy's operator, which includes the recent acquisition of 4 additional units at the end of 2021. They have plans to develop 15 more between now and 2025. Their management team has on average over 20 years of Wendy's experience. The balance sheet of the guarantor has nearly 20mm of shareholder equity and the portfolio is generating cash.

SECTION 4

Market Overview

MARKET OVERVIEW

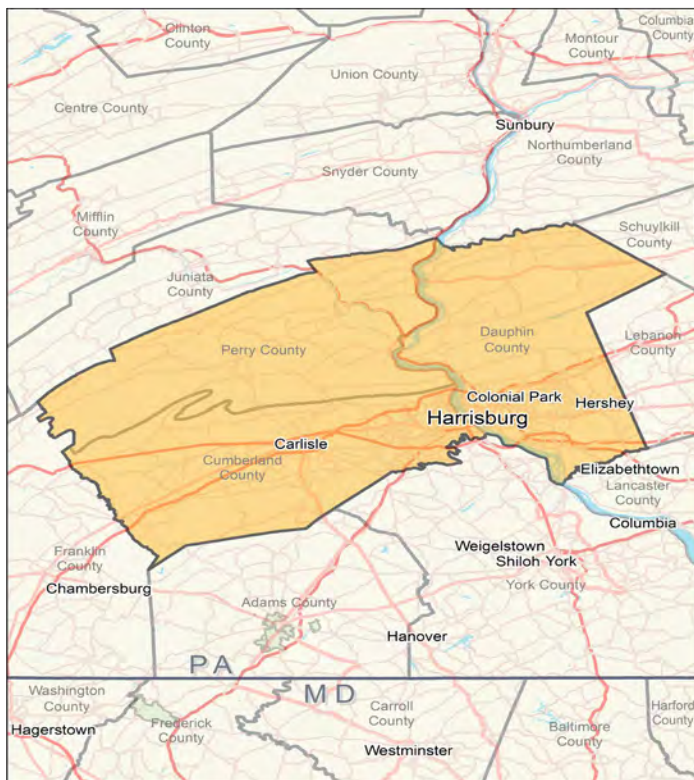
DEMOGRAPHICS

BROKER OF RECORD PA

Marcus & Millichap

HARRISBURG

Located in the Susquehanna Valley of Pennsylvania, the Harrisburg metro consists of the counties of Perry, Cumberland and Dauphin. It is anchored by the cities of Harrisburg and Carlisle. The area is home to the state capitol in Harrisburg and various federal employers and military bases, making government a major employment sector. The community is also home to the Hershey Chocolate Co., which makes the well-known Hershey Bar and Hershey's Kisses.



METRO HIGHLIGHTS



DISTRIBUTION HUB

Harrisburg's proximity to Philadelphia, Pittsburgh and the Lehigh Valley positions the market as a major inland port and logistics hub.



DIVERSE EMPLOYMENT BASE

The metro includes a wide variety of businesses, with large corporations based or operating locally such as IBM and Hershey Foods.



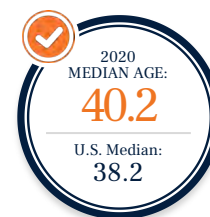
MILITARY PRESENCE

Military bases in the area include the Naval Supply Systems Command, Harrisburg Air Guard Base, Fort Indiantown Gap and Carlisle Barracks.

ECONOMY

- Employers represent industries such as service, healthcare, technology, biotechnology and government. Large firms include Giant Food Stores, Penn State Health Milton S. Hershey Medical Center, Hershey Entertainment and Resorts, the Hershey Co. and TE Connectivity.
- Harrisburg Area Community College and Harrisburg University of Science and Technology are among the institutions of higher education that provide a skilled employment base.
- Harrisburg's downtown is a vibrant atmosphere of entertainment, retail and museums. The area houses government operations, the South of Market District with museums, and a retail area in Strawberry Square.

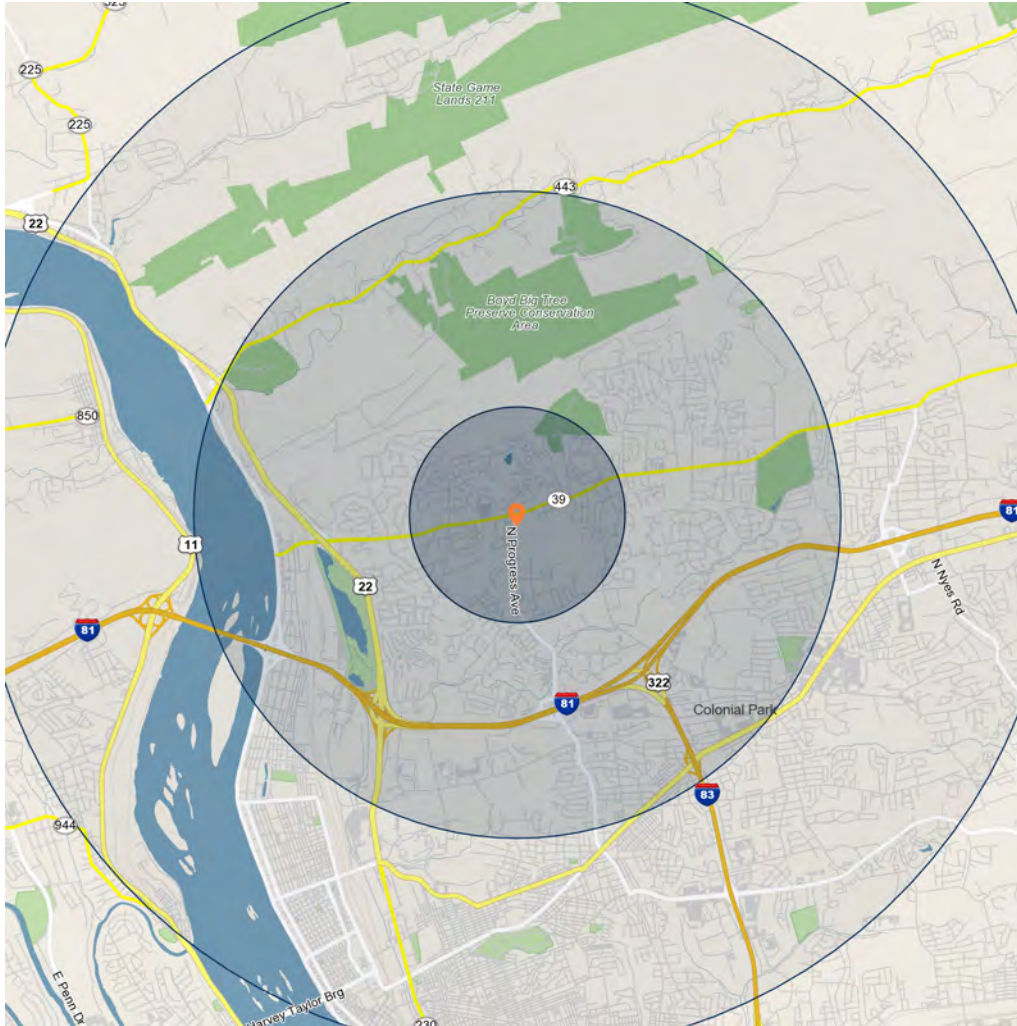
DEMOGRAPHICS



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS // Wendy's



POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection	6,908	37,390	134,965
2020 Estimate	6,820	36,309	132,292
2010 Census	6,429	34,281	127,230
2000 Census	4,699	31,004	121,724
HOUSEHOLD INCOME			
Average	\$120,460	\$105,196	\$77,277
Median	\$87,463	\$78,332	\$59,770
Per Capita	\$56,744	\$46,240	\$33,672
HOUSEHOLDS			
2025 Projection	3,305	16,535	58,934
2020 Estimate	3,196	15,915	57,362
2010 Census	3,000	14,865	54,562
2000 Census	1,951	12,906	51,223
HOUSING			
Median Home Value	\$195,474	\$188,998	\$166,338
EMPLOYMENT			
2020 Daytime Population	7,613	46,324	180,481
2020 Unemployment	2.58%	2.90%	4.59%
Average Time Traveled (Minutes)	22	22	22
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	22.35%	25.79%	32.47%
Some College (13-15)	14.80%	17.13%	18.01%
Associate Degree Only	9.65%	10.29%	8.84%
Bachelor's Degree Only	28.70%	25.42%	19.14%
Graduate Degree	18.88%	15.70%	10.56%



EXCLUSIVELY LISTED BY

Jordan Woodcock

First Vice President Investments
Office: Detroit
Direct: 248.415.3032
Jordan.Woodcock@marcusmillichap.com
License: MI #6501373633

David Weinberg

Senior Vice President Investments
Office: Detroit
Direct: 248.415.2607
David.Weinberg@marcusmillichap.com
License: MI #6501339495

Marcus & Millichap



BROKER OF RECORD

**Marcus & Millichap Real Estate Investment Services Of
Seattle, Inc.**

Sean Beuche
Broker Of Record
2005 Market ST, Ste. 1510
Philadelphia, PA 19103
P: (215) 531-7000
License: RM424190
TREC ID: R300197

Marcus & Millichap