

SINGLE TENANT QSR WITH DRIVE-THRU

Absolute NNN Investment Opportunity



(Nasdaq: WEN)



551015 US-1, Hilliard, Florida

JACKSONVILLE MSA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

MARKETED BY



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PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Asking Price	\$2,323,000
Cap Rate	5.50%
May 2022 NOI	\$127,776

PROPERTY SPECIFICATIONS

Property Address	551015 US-1, Hilliard, FL 32046
Rentable Area	3,090 SF
Land Area	1.51 AC
Year Built	2000
Tenant	WEN South LLC
Guaranty	Franchisee (WM Limited Partnership)
Sales Figures	Reach out to Brokers
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	5 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	May 2007
Lease Expiration	April 2027

RENT ROLL & INVESTMENT HIGHLIGHTS



Lease Term						Rental Rates		
TENANT NAME	SF	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
WEN South LLC	3,090	May 2007	April 2027	Current	-	\$9,680	\$116,160	4 (5-Year)
(Franchisee Guaranty)				May 2022	10%	\$10,648	\$127,776	10% Rental Increases at Beg. of Each Option Period

¹Tenant has 7-Day Right of First Refusal

5 Years Remaining | Options to Extend | Rental Increases | Franchisee Guaranty

- The tenant, WEN South LLC currently has 5 years remaining on their lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features a 10% rental increase in May of 2022, as well as at the beginning of each option period, generating additional NOI and hedging against inflation
- Sales increased 24% between 2020 and 2021
- The lease is guaranteed by WM Limited Partnership, a subsidiary of Meritage Hospitality Group, Inc., the largest Wendy's franchisee with over 340 locations

Absolute NNN | Fee Simple Ownership | No Landlord Responsibilities | No State Income Tax

- Tenant pays for taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Investor benefits from fee-simple ownership of land and building
- Ideal management-free investment in a state with no state income tax

Outparcel to Winn-Dixie | Main Thoroughfare | Excellent Visibility | Drive-Thru Equipped

- Wendy's is located on an outparcel to Winn-Dixie
- The property is located along U.S Highway 1, which averages 13,400 vehicles passing by daily
- U.S. Highway 1 is the main thoroughfare in Hilliard, FL
- The property features significant street frontage, as well as a large pylon sign, creating excellent visibility for the site
- The building is equipped with a drive-thru, promoting ease of access and convenience for customers
- On average, stores with drive-thrus see significantly higher sales than those without

Demographics in 10-Mile Trade Area

- The trade area is supported by over 17,000 residents and 3,700 employees
- Features an average household income of \$72,042

PROPERTY OVERVIEW



Location



Hilliard, Florida
Nassau County
Jacksonville MSA

Parking



There are approximately 47 parking spaces on the owned parcel.
The parking ratio is approximately 15.21 stalls per 1,000 SF of leasable area.

Access



U.S. Highway 1: 1 Access Point
Henry Smith Road: 1 Access Point

Parcel



Parcel Number: 15-3N-24-0000-0008-0050
Acres: 1.51
Square Feet: 65,776

Traffic Counts



U.S. Highway 1 : 13,400 Vehicles Per Day

Construction



Year Built: 2000

Improvements



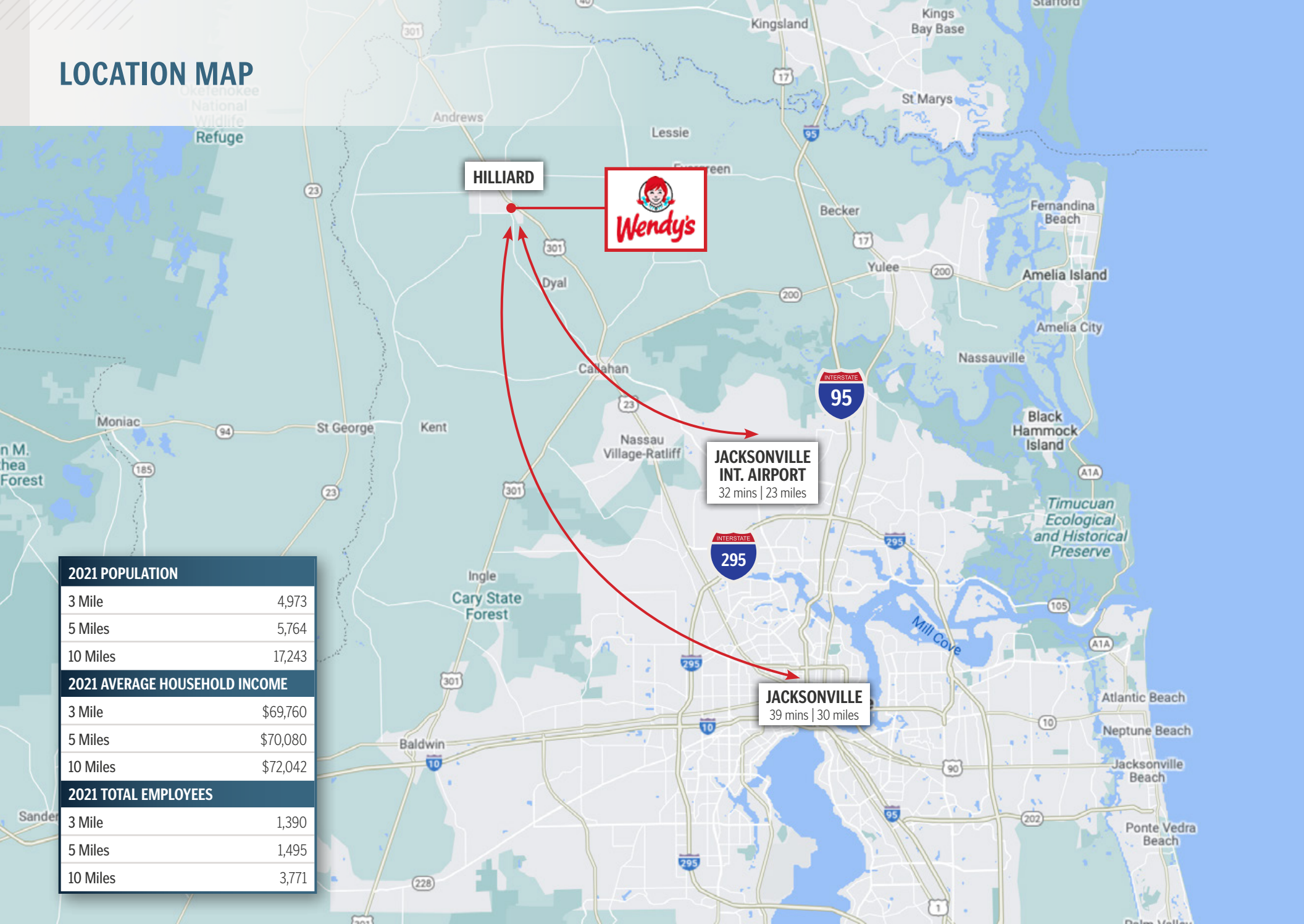
There is approximately 3,090 SF of existing building area

Zoning



Commercial

LOCATION MAP



2021 POPULATION

3 Mile	4,973
5 Miles	5,764
10 Miles	17,243

2021 AVERAGE HOUSEHOLD INCOME

3 Mile	\$69,760
5 Miles	\$70,080
10 Miles	\$72,042

2021 TOTAL EMPLOYEES

3 Mile	1,390
5 Miles	1,495
10 Miles	3,771



PROPOSED
242+ AC
141 SINGLE FAMILY HOMES

DOWNTOWN JACKSONVILLE
30 MILES AWAY

Winn-Dixie

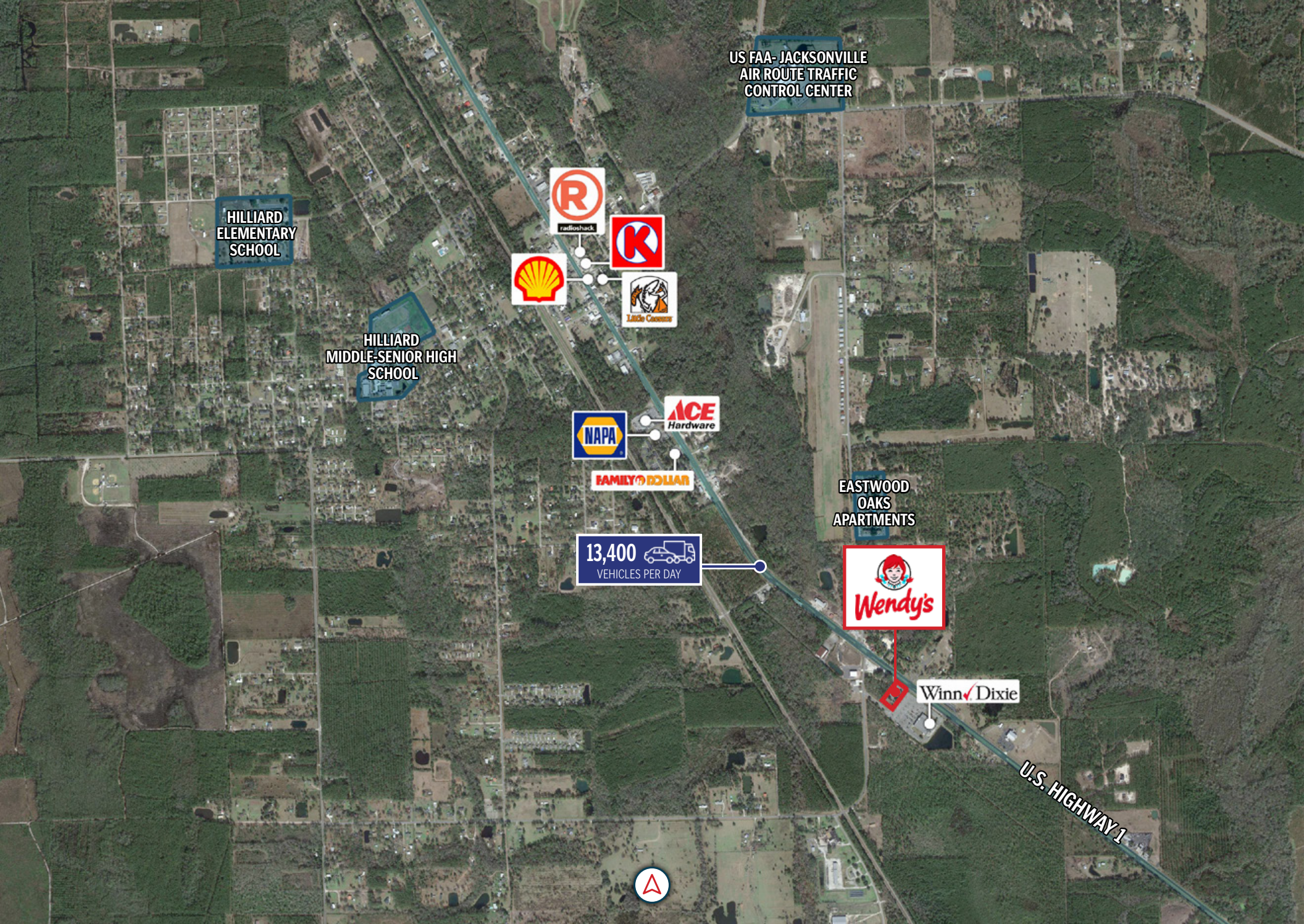


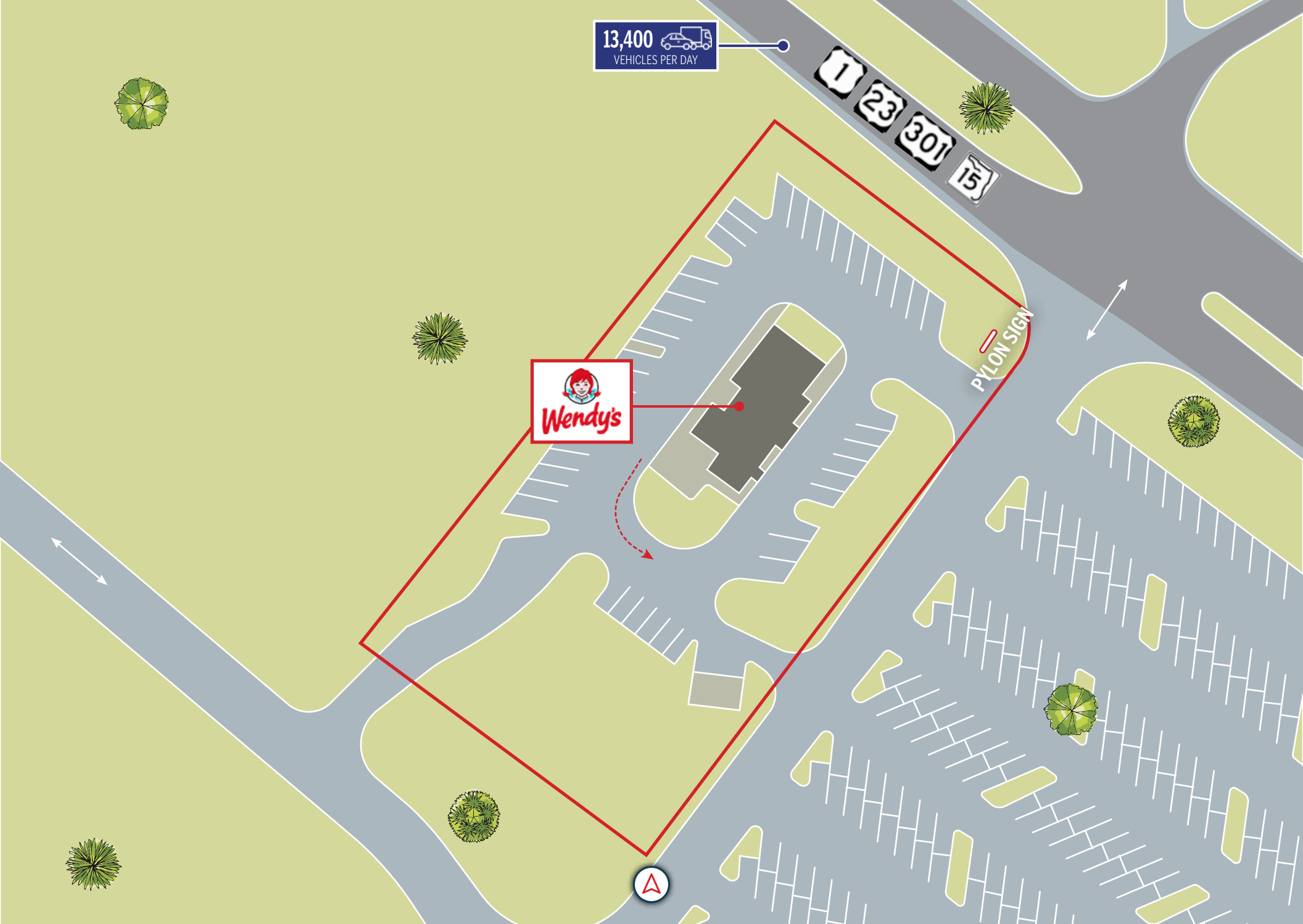
13,400
VEHICLES PER DAY

U.S. HIGHWAY 1

HENRY SMITH RD.







AREA DEMOGRAPHICS



	3 MILE	5 MILES	10 MILES
POPULATION			
2021 Estimated Population	4,973	5,764	17,243
2026 Projected Population	5,144	5,963	18,518
2021-2026 Annual Rate	0.68%	0.68%	1.44%
2021 Median Age	39.7	39.8	40.8
HOUSEHOLDS & GROWTH			
2021 Estimated Households	1,844	2,144	6,461
2026 Projected Households	1,927	2,241	6,996
Projected Annual Growth 2021 to 2026	0.88%	0.89%	1.60%
INCOME			
2021 Estimated Average Household Income	\$69,760	\$70,080	\$72,042
2021 Estimated Median Household Income	\$61,265	\$61,383	\$61,209
DAYTIME POPULATION			
2021 Estimated Total Businesses	163	183	499
2021 Estimated Total Employees	1,390	1,495	3,771



BRAND PROFILE



WENDY'S

wendys.com

Company Type: Public (NASDAQ: WEN)

2020 Employees: 4,667

2020 Revenue: \$1.73 Billion

2020 Net Income: \$117.83 Million

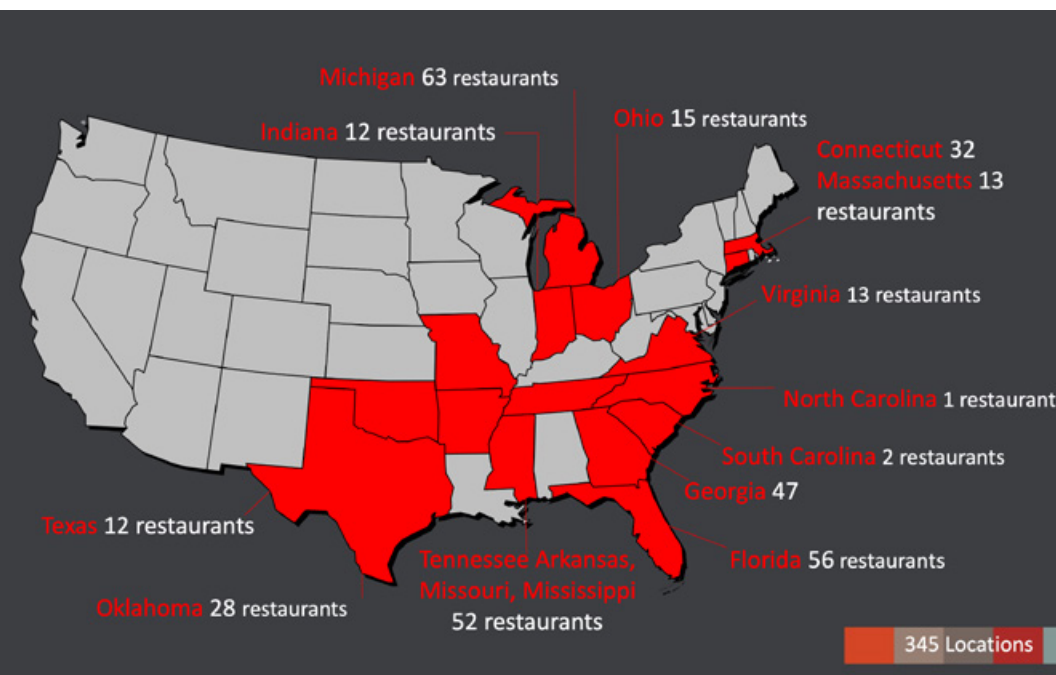
2020 Assets: \$5.04 Billion

2020 Equity: \$549.56 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 6,800 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.

LEASE GUARANTOR PROFILE



MHG BRANDS



MERITAGE HOSPITALITY GROUP, INC.

meritagehospitality.com

2021 Sales: \$133.8 Million

2021 Number of Restaurants: 345

2020 Employees: 11,000

Meritage Hospitality (OTCQX: MHGU) is a progressive, dynamic company, driving strategic growth in the competitive culinary market. Each of their concepts delivers a distinctive dining experience for our guests, a work environment rich with opportunity for our team members & optimum results for its stakeholders.

In 2021, they are the leading U.S. Restaurant developer with a total of 50 developments.

The Company will develop 40 new Wendy's restaurants by the end of 2024 and receive significant economic incentives provided under the Groundbreaking Incentive Program, which includes royalty and national marketing fee relief. Meritage also plans to invest approximately \$100 Million in the development of the 40 Wendy's restaurants through a combination of cash on hand and development credit facilities.



SRS

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NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
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27

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS SOLD
in 2021

\$3.1B

NET LEASE
TRANSACTION VALUE
in 2021

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