

Wendy's (Ground Lease)

Tulsa, OK



Stan Johnson Company is pleased to offer for sale this exceptional new construction, absolute NNN Wendy's property located in Tulsa, OK. This investment features a brand new absolute triple-net ground lease, with 25 years of base lease term commencing at the close of escrow. The lease includes 10% increases in rent every five years.

This successful Wendy's location is operated by Cotti Foods, a proven operator with 202 quick service restaurants strategically located in California, Hawaii, Texas, Kansas, Missouri, and Oklahoma. Cotti Foods Midwest is the guarantor with an entity of 51 units. The location is strong, with annual sales projections on pace to reach \$2MM, resulting in a rent-to-projected-sales ratio of 7.00%.



Brand New
Construction



Absolute NNN



New 25-Year
Ground Lease



Excellent Sales



Offering Price
\$3,181,818



Cap Rate
4.40%

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Offering Memorandum](#)

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