



15 YEAR NNN WENDY'S

290 I-20 | TERRELL, TX, 75160 (DALLAS MSA)

OFFERING MEMORANDUM



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EXECUTIVE SUMMARY

Key Highlights

- Absolute NNN Lease
- Great access and visibility from I-20
- 14 years remaining on the primary term
- 10% rent bumps every 5 years plus options years
- Percentage rent is uncapped increasing the cap rate for the investor
- 2-5 year options with 10% bumps every option year
- A short drive from Dallas, Located within the Dallas-Fort Worth-Arlington MSA



Demographics

	1 MILE	3 MILE	5 MILE
Population	388	8,787	21,427
Households	168	3,190	7,616
Avg HH Income	\$47,801	\$59,295	\$70,332
Med HH Income	\$35,475	\$40,530	\$52,351



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LEASE OVERVIEW

Asking Price	\$3,350,000
Cap Rate	4.30%
NOI	\$144,000
Square Footage	3,444 SF
Lot Size (SF)	57,122 SF
Year Built	2015
Pro-Forma Cap Rate	5.85%
Pro-Forma NOI	\$195,884
Lease Type	Absolute NNN
Subtype	QSR/Fast Food
Investment Type	Net Lease
Property Type	Retail
Tenancy	Single
Ownership	Fee Simple
Tenant Credit	Franchisee
Lease Term	15.1 Years
Lease Commencement	01/01/2021
Lease Expiration	01/30/2036
Remaining Term	13.8 years
Lease Options	2-5 year options
Rent Bumps	10% every 5 years
Class	A



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MIDRANGE AERIAL



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TERREL AERIAL



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TENANT OVERVIEW



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 with hand-chopped lettuce, 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 6,700 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.

Tenant Facts

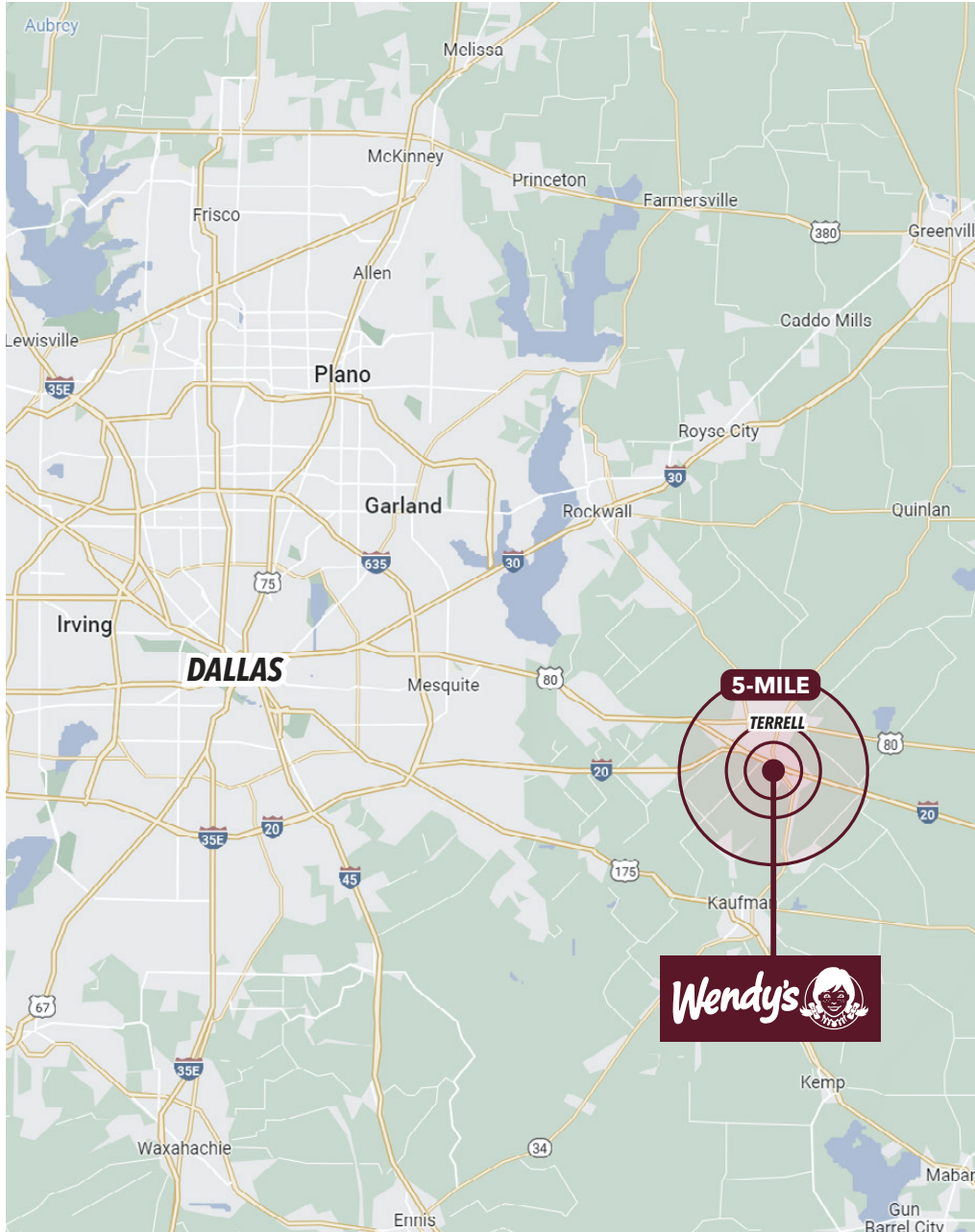
Tenant Name	Wendy's
Website	www.wendys.com
Year Founded	1969
Locations	6,711
Headquarters	Dublin, OH
Type	Subsidiary

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AREA OVERVIEW



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