



Wendy's

6205 Hwy 92 | Acworth, GA 30102

OFFERING MEMORANDUM



LISTED BY

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REAL ESTATE INVESTMENT SERVICES

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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Low and Replaceable Rent** – Wendy's is currently paying only \$45,256 per year in rent, equating to \$14.76 per foot. Wendy's benefits from the minimal occupancy costs, increasing the likelihood of their profit at the site and continuing to extend the lease. The Landlord benefits from substantially increasing rents, should the property ever become vacant; or increasing rent upon expiration of the lease and options.
- **Recently Extended Lease** – Wendy's exercised a renewal option last year, demonstrating their commitment to the location.
- **Corporate Absolute NNN Lease** – Wendy's International, Inc. is the tenant under the lease, adding a significant net worth and credibility behind the obligations of the tenant to pay rent and fulfill lease responsibilities. There are zero landlord responsibilities or expenses.
- **Atlanta MSA** – Acworth is within the Atlanta MSA, which has been one of the fastest growing metropolitan statistical areas in the last decade. Delta Airlines, Home Depot, UPS, AT&T, Kroger Co., Publix and The Coca-Cola Company are just a few of the major corporations headquartered in Atlanta, providing stable employment and job growth for the continued expanding population.
- **Recent Left-Turn Lane Addition** – The Wendy's is situated as an outparcel to a Kroger anchored center. The center recently made a left-turn lane improvement on Hwy 92 for traffic coming from west to east. Wendy's will benefit by having better ingress/egress for Eastern travelers and customers.



FINANCIAL OVERVIEW



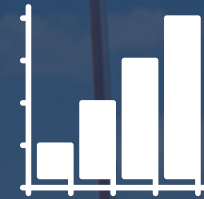
\$1,090,506

LIST PRICE



\$45,256

NOI



4.15%

CAP RATE

BUILDING INFO

Address	6205 Hwy 92 Acworth, GA 30102
Gross Leasable Area	±3,066 SF*
Lot Size	±0.53 AC
Year Built / Renovated	1986/2005

*GLA and Lot Size per LandVision and CoStar. Buyer to confirm with survey

TENANT SUMMARY

Tenant	Wendy's
Lease Guarantor	Corporate: Wendy's International, Inc.
Rent Commencement Date	5/16/05
Lease Expiration Date	12/31/26
Original Lease Term	15 years
Lease Term Remaining	±4.50 years
Rent Increases	8% Each Option
Option Periods	Four, 5-Year Options Remaining
Lease Type	Absolute NNN
Type of Ownership	Ground Lease

ANNUALIZED OPERATING DATA

Years	Monthly Rent	Annual Rent	Rent Increases	Rent Per SF
Current - 12/31/2026	\$3,771.33	\$45,256.00	8.00%	\$14.76
Option 2 (1/1/2027 - 12/31/2032)	\$4,073.08	\$48,877.00	8.00%	\$15.94
Option 3 (1/1/2032 - 12/31/2037)	\$4,398.92	\$52,787.00	8.00%	\$17.22
Option 4 (1/1/2037 - 12/31/2042)	\$4,750.83	\$57,010.00	8.00%	\$18.59
Option 5 (1/1/2042 - 12/31/2047)	\$5,131.50	\$61,578.00	8.00%	\$20.08

Please contact a Matthews™ agent for financing options:

PATRICK FLANAGAN
(214) 550-0277
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TENANT OVERVIEW



WENDY'S



» **Company Name**
WENDY'S



» **Ownership**
PUBLIC



» **Year Founded**
1969



» **Industry**
RESTAURANT



» **Headquarters**
DUBLIN, OH



» **Website**
WWW.WENDYS.COM

The Wendy's Company operates the Wendy's fast food chain. The company is the #2 hamburger chain in the US. The Wendy's chain consists of nearly 6,500 restaurants in the US and more than 25 other countries. Besides burgers and fries, the restaurants serve chicken sandwiches, wraps, and a variety of salads. Instead of milkshakes, Wendy's serves its famously thick Frosty. Most of the company's locations are franchised, and it generates most of its sales in the US.

Wendy's brand transformation is re-energizing all touch points with consumers. From bold restaurant design to innovative food that consumers' want, to improved customer service, this exciting evolution of the brand reinforces the mission to position Wendy's as A Cut Above. All elements of Wendy's brand transformation are coming together in a powerful way in the sleek, contemporary Image Activation restaurants. Not only do these restaurants deliver a striking street appearance, they are designed to greatly enhance the customer experience. Prominent features include fireplaces; a variety of inviting seating options, including lounge chairs and booths; Wi-Fi and flat-screen TVs; digital menuboards and more. Coupled with friendly, courteous service, Wendy's creates a welcoming ambiance that truly stands out.



titleMAX

Food Depot
FAMILY DOLLAR

enterprise

Waffle
HOUSE

THE
MKT

BRAYSTON'S ATTIC

CHERRY'S

compass
SOLUTIONS

+
PRODIGY HOMES

Auto
Zone

QT

WOODSTOCK
FURNITURE & MATTRESS
OUTLET

D
DentalCare

GREASE
MONKEY

CALIBER
COLLISION

FAT SHACK

Krystal

Cell City

CALIDAD
INSURANCE

Kroger

PET
SUPPLIES
PLUS
Minus
the Noodle

GA-92 W
± 37,409 VPD

ACWORTH, GA

Acworth is a city in Cobb County, Georgia. It is part of the Atlanta metropolitan area. Acworth is located in the foothills of the North Georgia mountains along the southeastern banks of Lake Acworth and Lake Allatoona on the Etowah River. Unincorporated areas known as Acworth extend into Bartow, Cherokee and Paulding counties. Acworth's is often referred to as "the Lake City" because of its proximity to Lake Allatoona and Lake Acworth.

ATLANTA, GA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Atlanta is home to 30 headquarters of Fortune 500/1000 companies. In fiscal year 2019, these 30 companies generated an aggregate revenue of \$438 billion.

Atlanta is an "alpha-" or "world city", exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta's economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.



DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2027 Projection	8,487	80,012	187,131
2022 Estimate	7,788	75,518	176,752
2010 Census	6,908	63,859	149,527
Annual Growth 2021-2027	8.98 %	5.95 %	5.87 %
Annual Growth 2010-2022	12.74 %	18.26 %	18.21 %
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2027 Projection	2,988	28,296	67,310
2022 Estimate	2,756	26,739	63,462
2010 Census	2,414	22,427	52,977
Annual Growth 2021-2027	8.42 %	5.83 %	6.06 %
Annual Growth 2010-2022	14.19 %	19.23 %	19.79 %
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$79,065	\$98,346	\$100,077

#8 BEST CITY IN THE SOUTH

- *Southern Living*, "The South's Best Cities, 2020"

ATLANTA TOURISM

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to four professional sports teams: Atlanta Braves, Atlanta Falcons, Atlanta Hawks, and Atlanta United FC. **Over 50 million people visit Atlanta annually.**



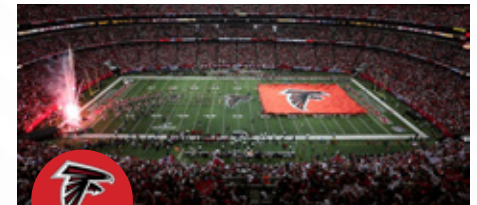
ATLANTA EVENTS

Atlanta celebrates various events and festivals each year. Food festivals include the Beer, Bourbon, and BBQ Festival in the spring, the Atlanta Food and Wine Festival in the summer, the Atlanta Greek Festival in the fall, and the Oysterfest in the winter. Music and film festivals include the Shaky Knees Music Festival in the spring, the Tunes from the Tombs at Historic Oakland Cemetery in the summer, the Imagine Music Festival in the fall, and the Atlanta Jewish Film Festival in the winter.



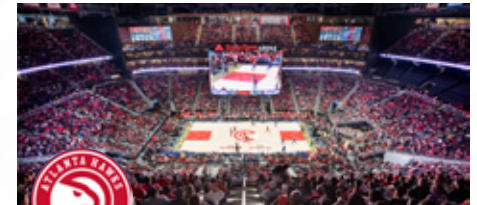
ATLANTA BRAVES

(Major League Baseball)



ATLANTA FALCONS

(National Football League)



ATLANTA HAWKS

(National Basketball Association)



ATLANTA UNITED FC

(Major League Soccer)

ATLANTA ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. **ACCORDING TO INVEST ATLANTA, 1.9M JOBS ARE TO BE CREATED BY 2040 AND THE RESIDENT POPULATION WILL INCREASE TO 1.5M BY 2050.**

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. **HOME TO 26 OF AMERICA'S LARGEST CORPORATIONS (FORTUNE 1000) AND 220 OF THE NATION'S FASTEST-GROWING PRIVATE COMPANIES (INC. 5000)**, metro Atlanta is a premier location for regional and global headquarters. In fact, Atlanta contains the country's third-largest concentration of Fortune 500 companies. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations.

Metro Atlanta is a thriving ecosystem for entrepreneurs and new businesses. In 2017, **ATLANTA WAS NAMED A RUNNER-UP TO THE TOP 20 TECH STARTUP ECOSYSTEMS GLOBALLY AND ONE OF THE TOP 10 CITIES FOR CORPORATE INNOVATION.** There is an abundance of creative energy, talent, and entrepreneurial spirit in metro Atlanta. Many companies choose metro Atlanta to locate their innovation centers.

Atlanta is home to more than 64 accredited universities, colleges, and technical schools. Atlanta is home to three national universities which together account for approximately 100,000 in students, faculty, and staff. **THE COLLEGES AND UNIVERSITIES IN THE ATLANTA REGION CREATE OVER 130,000 JOBS FOR THE STATE OF GEORGIA AND HAVE HIGH CONTRIBUTIONS TO THE STATE'S ECONOMY.** According to the Metro Atlanta Chamber of Commerce, Atlanta is a national leader in attracting college-educated 25 to 34-year-olds to the region.

GLOBAL HEADQUARTERS



TECHNOLOGY

Atlanta is home to world-class technology community – from startups to FORTUNE 500 companies with strengths in FinTech, cybersecurity, IoT/mobile, health IT, digital media, and supply chain. Headquartered in Atlanta's Technology Square, the Advanced Technology Development Center (ATDC) is a startup incubator at Georgia Tech that helps technology entrepreneurs in Georgia launch and build successful companies. ATDC serves as the hub for technology entrepreneurship in Georgia. ATDC Select is a three-year incubator program for high potential technology companies. In addition, ATDC provides services open to all technology entrepreneurs in Georgia. According to Forbes, ATDC is one of the twelve business incubators changing the world.



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SUPPLY CHAIN & ADVANCED MANUFACTURING

Atlanta is the global logistics hub for the Southeast with an extensive intermodal network of air, road, rail, and port. Atlanta ranks 5th in the nation for metro area transportation and logistics employment and is the 6th largest U.S. industrial real estate market. Strengths include supply chain management software, distribution services, food processing, aerospace, and automotive.

#1 METRO AREA TECH HUB

- Business Facilities, "2020 Metro Rankings Report"

#3 BEST CITY FOR YOUNG ENTREPRENEURS

- Forbes

#4 METRO AREA FOR STEM PROFESSIONALS

- WalletHub, 2020

MAJOR EMPLOYERS

COMPANY	# OF EMPLOYEES
Delta Air Lines	34,500
Emory University/Emory Healthcare	32,091
The Home Depot	16,510
Northside Hospital	16,000
Piedmont Healthcare	15,900
Publix Super Markets	15,591
WellStar Health Systems	15,353
The Kroger Co.	15,000
AT&T	15,000
UPS	14,594
Marriot International	12,000
Children's Healthcare of Atlanta	9,000
Cox Enterprises	8,894
Center for Disease Control and Prevention (CDC)	8,403
The Coca-Cola Company	8,000

Source: Metro Atlanta Chamber

#3 CITY FOR WORK-FROM-HOME CONDITIONS

- Site Selection Group, “2020 Tech City Ranking Report”

#3 METRO AREA FOR CORPORATE HEADQUARTERS

- Business Facilities, “2020 Metro Rankings Report”

#5 METRO AREA FOR ANNUAL JOB GROWTH

- Metro Atlanta Chamber analysis of U.S. Bureau of Labor Statistics, 2020

#6 METRO AREA FOR STARTUP ECOSYSTEM

- Business Facilities, “2020 Metro Rankings Report”

ECONOMIC DEVELOPMENTS

COMMON TO OPEN SECOND HEADQUARTERS

Common, one of the nation’s leading residential brands and operators of multifamily properties for renters, is planning on opening its second regional headquarters in Atlanta. The \$7 million investment will create 274 additional jobs in the Atlanta metro area.

BOSTON CONSULTING GROUP EXPANSION

Boston Consulting Group (BCG), one of the world’s leading management consulting firms, is expanding the company’s Atlanta Business Services Center. The \$18 million investment will add nearly 60,000 square feet of space to the current Nexus office in Atlanta and bring 331 new jobs to Fulton County.

KAINOS TO OPEN NORTH AMERICAN SALES & IT OFFICE IN ATLANTA

Kainos, a UK-based software company, is planning on opening a North America sales and IT office in the Buckhead district of Atlanta. The \$1.2 million investment will bring around 137 jobs to Fulton County.



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This Offering Memorandum contains select information pertaining to the business and affairs of **Wendy's** located at **6205 Hwy 92, Acworth, GA 30102** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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