

SINGLE TENANT QSR WITH DRIVE-THRU

Absolute NNN Investment Opportunity



Wendy's International | 7,000+ Locations | NASDAQ: WEN



3990 Martin L. King Drive

ATLANTA GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



SCOTT CAMPBELL

First Vice President

SRS National Net Lease Group

scott.campbell@srsre.com

D: 404.594.6450 | M: 404.932.6013

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

FL License No. SL3298290

SHEREE STROME, CCIM

First Vice President

SRS National Net Lease Group

sheree.strome@srsre.com

D: 770.617.2149

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 341202

MICHAEL BERK

First Vice President

SRS National Net Lease Group

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824



Qualifying Broker: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | GA License No. 318675

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$1,568,000
Net Operating Income	\$58,800
Cap Rate	3.75%

PROPERTY SPECIFICATIONS

Property Address	3990 Martin L. King Drive Atlanta, Georgia 30336
Rentable Area	3,264 SF
Land Area	0.73 AC
Year Built / Remodeled	2007 / 2011 & 2016
Tenant	Wendy's International, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	8+ Years
Increases	Option 1 (16%) & Option 2-4 (10%)
Options	4 (5-Year)
Rent Commencement	October 2, 2007
Lease Expiration	October 31, 2030

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wendy's International, LLC	3,264	October 2007	October 2030	Current	-	\$4,900	\$58,800	4 (5-Year)
				Option 1: 11/1/2030	16%	\$5,683	\$68,200	
				Option 2: 11/1/2035	10%	\$6,252	\$75,020	
				Option 3 & 4: 10% Increase Beg. of Each Option				

8+ Years Remaining | Wendy's International | Options To Extend | Scheduled Rental Increases

- More than 8 years remaining on the recent 10-year extension that was signed in 2019
- The tenant, Wendy's International, LLC has more than 7,000 restaurants currently in operation in the United States and 30 countries
- The lease features 4 (5-Year) options to extend, demonstrating their long-term commitment to the site
- Each option features scheduled rental increases such as a 16% rental increase on 11/1/2030

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | Directly off Interstate 20 | Drive-Thru Equipped | Excellent Visibility & Access

- Wendy's is strategically located at the signalized, hard corner intersection of Fullton Industrial Blvd. and MLK Jr. Dr., averaging nearly 70,000 combined vehicles passing by daily
- Subject property is directly off Interstate 20 (184,000 VPD)
- The asset is equipped with a drive-thru, increasing sales, productivity, and ease/convenience for customers
- Wendy's benefits from significant street frontage and multiple points of access, making this an ideal QSR investment

Operating At Location Since 1975 | New Building In 2007 With 2011 & 2016 Renovation

- This Wendy's has been at this location since 1975, proving their success and commitment to the site
- The asset was reconstructed in 2007 with renovations in 2011 and 2016

Strong Demographics In 5-mile Trade Area

- More than 146,000 residents and 57,000 employees support the trade area
- \$79,530 average household income

PROPERTY OVERVIEW



LOCATION



Atlanta, Georgia
Fulton & DeKalb County
Atlanta MSA

ACCESS



Martin L. King Drive/ State Highway 139: 1 Access Point
Fulton Industrial Boulevard: 1 Access Point

TRAFFIC COUNTS



Martin L. King Drive/ State Highway 139: 25,800 VPD
Fulton Industrial Boulevard: 43,700 VPD
Tom Murphy Freeway/ Interstate 20: 184,000 VPD

IMPROVEMENTS



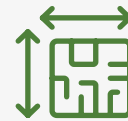
There is approximately 3,264 SF of existing building area

PARKING



There are approximately 43 parking spaces on the owned parcel.
The parking ratio is approximately 13.17 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 14F-0023- LL-004-1
Acres: 0.73
Square Feet: 31,973

CONSTRUCTION



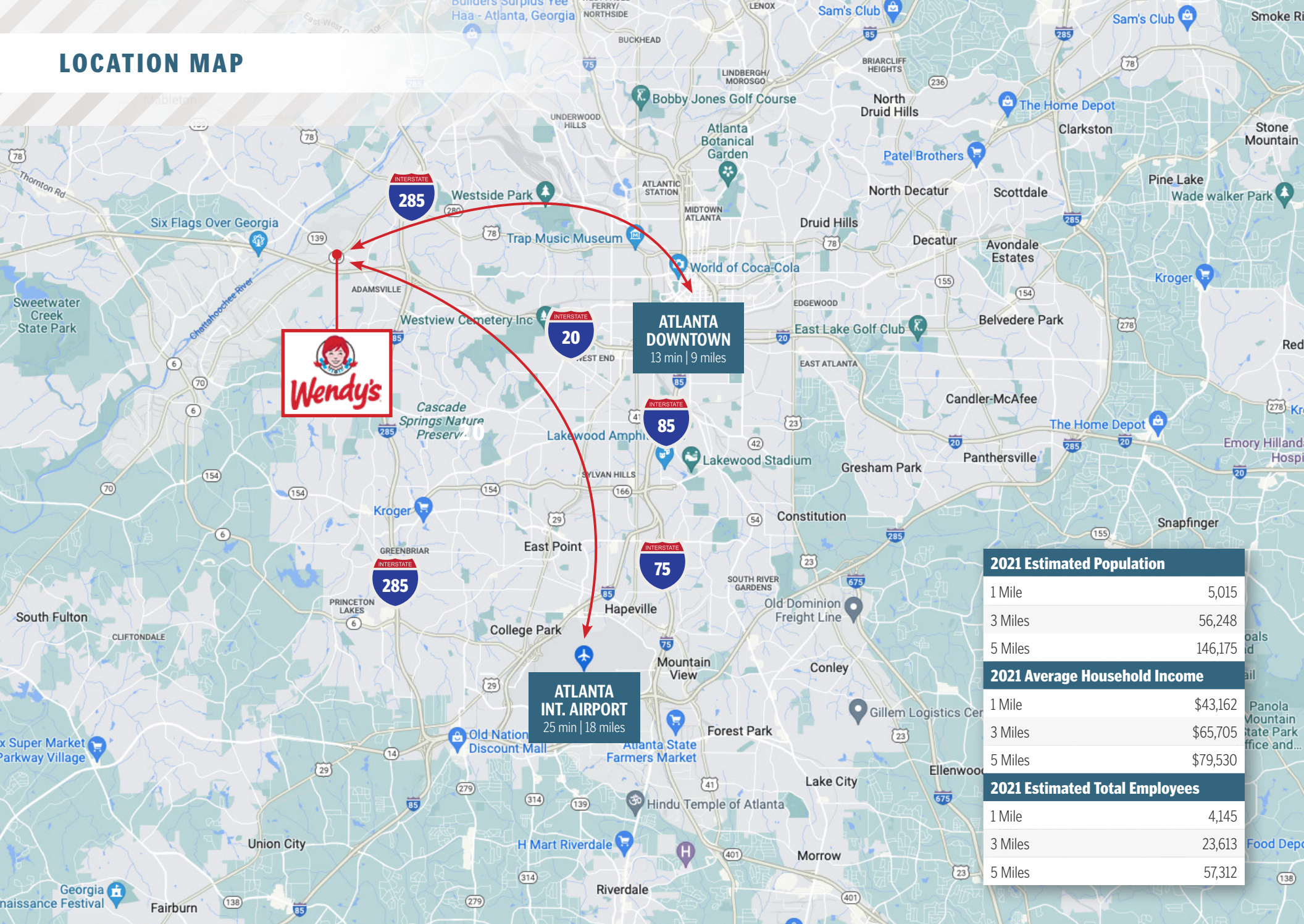
Year Built: 2007
Year Renovated: 2011 & 2016

ZONING



Commerical: Restaurant, Bar, Food Services

LOCATION MAP



2021 Estimated Population	
1 Mile	5,015
3 Miles	56,248
5 Miles	146,175
2021 Average Household Income	
1 Mile	\$43,162
3 Miles	\$65,705
5 Miles	\$79,530
2021 Estimated Total Employees	
1 Mile	4,145
3 Miles	23,613
5 Miles	57,312







AREA OVERVIEW



ATLANTA, GEORGIA

The City, incorporated in 1847, is located in the north-central part of the state, which is the top growth area in Georgia and has been one of the highest growth areas of the country for over three decades. The City currently occupies a land area of 131.4 square miles, with a population of 511,326 as of July 1, 2021. The Atlanta-Sandy Springs-Roswell, GA MSA (commonly referred to as Metropolitan Atlanta) is the ninth largest metropolitan area in the country. The City is empowered to levy a property tax on both real and personal properties located within its boundaries.

Atlanta is one of the top destinations for young professionals to begin their careers. This is especially true for entrepreneurs, tech industry professionals, artists, creatives, and African-American young professionals. With a projected 1.5 million jobs to be added by 2040, Atlanta is one of the most popular destinations for career-minded individuals. Atlanta is also home to the third-most Fortune 500 companies in America. Sixteen of the 18 Fortune 500 company headquarters based in Georgia can be found

in metro Atlanta. These include Mercedes-Benz, Home Depot, UPS, Coca-Cola, Delta Airlines and Aflac.

Each year, young professionals flock to Atlanta to join its major industries: agribusiness, energy, film, aerospace and more. The film industry in particular is responsible for over 90,000 jobs in the state, so much so that many call Atlanta the “new Hollywood.”

Atlanta offers resources and opportunities for amateur and participatory sports and recreation. Jogging is a particularly popular local sport. The Peachtree Road Race, the world’s largest 10 km race, is held annually on Independence Day. The Georgia Marathon, which begins and ends at Centennial Olympic Park, routes through the city’s historic east side neighborhoods. Golf and tennis are also popular in Atlanta, and the city contains six public golf courses and 182 tennis courts. Facilities located along the Chattahoochee River cater to watersports enthusiasts, providing the opportunity for kayaking, canoeing, fishing, boating, or tubing.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	5,015	56,248	146,175
2026 Projected Population	5,129	58,368	154,479
Projected Annual Growth 2021 to 2026	0.45%	0.74%	1.11%
2021 Median Age	38.3	34.2	35.4
Households & Growth			
2021 Estimated Households	1,799	21,392	56,290
2026 Projected Households	1,833	22,117	59,329
Projected Annual Growth 2021 to 2026	0.38%	0.67%	1.06%
Race & Ethnicity			
2021 Estimated White	1.69%	6.35%	13.20%
2021 Estimated Black or African American	88.04%	81.50%	76.10%
2021 Estimated Asian or Pacific Islander	0.32%	1.13%	1.87%
2021 Estimated American Indian or Native Alaskan	0.22%	0.32%	0.27%
2021 Estimated Other Races	5.04%	5.17%	4.15%
2021 Estimated Hispanic	9.09%	10.53%	8.65%
Income			
2021 Estimated Average Household Income	\$43,162	\$65,705	\$79,530
2021 Estimated Median Household Income	\$31,769	\$42,842	\$52,097
Businesses & Employees			
2021 Estimated Total Businesses	314	1,730	4,257
2021 Estimated Total Employees	4,145	23,613	57,312



BRAND PROFILE



WENDY'S

wendys.com

Company Type: Public (Nasdaq: WEN)

Locations: 7,000

2021 Employees: 4,833

2021 Revenue: \$1.90 Billion

2021 Net Income: \$200.39 Million

2021 Assets: \$5.10 Billion

2021 Equity: \$436.41 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 approximately 7,000 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

275+

RETAIL
PROFESSIONALS

25+

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

This document has been prepared by SRS Real Estate Partners' National Net Lease Group (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document.

Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

SRSRE.COM/NNLG