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klnb



6910 RITCHIE HIGHWAY, GLEN BURNIE, MD 21061


**BUILDING
AREA**
2,584 SF


**LAND
AREA**
0.87 Acres


**YEAR
BUILT**
1977


**LEASE
TYPE**
NNN

INVESTMENT HIGHLIGHTS

- Corporately Guaranteed Lease with Wendy's Properties, LLC; a Subsidiary of The Wendy's Company
- Attractive Absolute Triple Net (NNN) Allows for Passive Ownership and Deprecation Benefits
- Proven Location with Over 35 Years of Operating History as a Wendy's
- Attractive Increase Structure; 10% rental increases every 5 years and in both 5 year option periods
- Dense and High-Income Demographics: 81,197 residents with an average household income of \$96,400 + within a 3-mile radius of the subject property
- Located in dense commercial corridor with proximate retailers including Walmart, Target, Best Buy, At Home, Giant Food, and Lowe's, bringing consistent consumers to the submarket
- Upward Trending Sales Volume with Healthy Rent-to-Sales Ratio
- Located Off of Two Heavily Trafficked Corridors; Crain Highway and Governor Ritchie Highway, seeing 16,350 and 28,372 Vehicles Per Day with a Combined Traffic Volume of 44,722 + Vehicles Per Day
- Direct Access from both Crain Highway and Governor Ritchie Highway

THE OFFERING

PRICE:	\$2,107,760
CAP RATE:	5.00%
GROSS LEASEABLE AREA:	2,584 SF
LOT SIZE:	0.87 acres
YEAR BUILT	1977
LEASE TYPE:	NNN
GUARANTOR:	Wendy's Properties, LLC (Subsidiary of The Wendy's Company)
LEASE COMMENCEMENT:	10/31/1997
LEASE EXPIRATION:	9/12/2027
TERM REMAINING ON LEASE:	5+ Years
INCREASES:	10%
OPTIONS:	(2) 5 year

RENT SCHEDULE

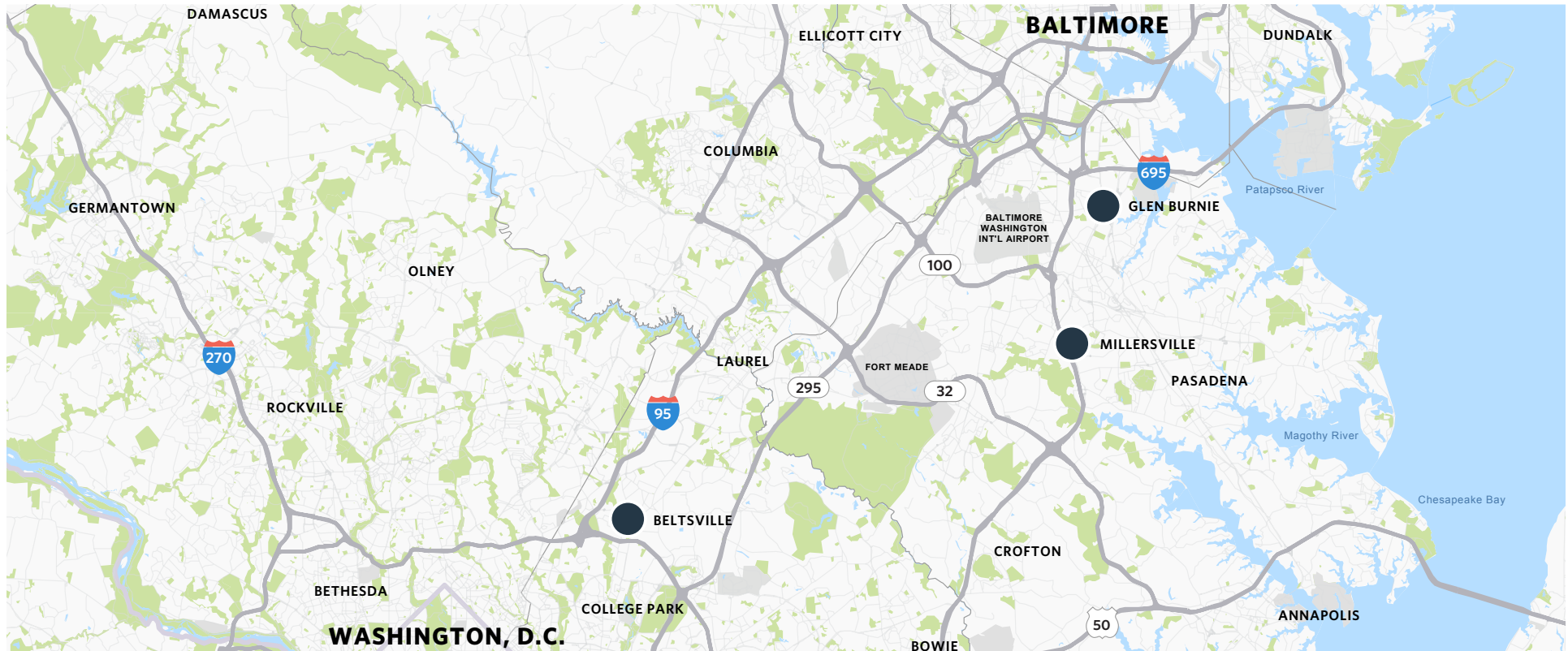
LEASE YEAR	DATE	ANNUAL RENT	% INCREASE
Base Rent	9/13/17 - 9/12/22	\$95,807	-
	9/13/22 - 9/12/27	\$105,388	10.00%
Option Terms	Option 1 (9/13/27 - 9/12/32)	\$115,926	10.00%
	Option 2 (9/13/32 - 9/12/37)	\$127,519	10.00%

NOTE: Priced on forthcoming rental increase of \$105,388 effective 9/13/22. Seller will credit buyer the difference at closing via a rent credit. Contact listing agent for more details.

PORTFOLIO SUMMARY

LOCATION	ASKING PRICE*	ASKING CAP	LEASE EXPIRATION	CURRENT RENT	INCREASES	NEXT INCREASE DATE	INCREASE AMT	ACREAGE
8203 Veterans Highway Millersville, MD 21108	\$4,248,760	5.00%	1/23/27	\$193,126	10% Opt 1; 10% Opt 2	1/14/27	\$212,438	1.2337
10634 Baltimore Avenue Beltsville, MD 20705	\$3,107,200	5.00%	1/21/28	\$141,236	10% in 2023; 10% Opt 1; 10% Opt 2	1/21/23	\$155,360	1.0157
6910 Ritchie Highway Glen Burnie, MD 21061	\$2,107,760	5.00%	9/12/27	\$95,807	10% in 2022; 10% Opt 1; 10% Opt 2	9/13/22	\$105,388	0.867
TOTAL	\$9,463,720	5.00%		\$430,169			\$473,186	3.1164

NOTE: We have not included the Bank of America ATM sublease rent in our valuation for Millersville. Both Beltsville and Glen Burnie have been priced on forthcoming rental increases. Seller will credit Buyer delta at time of close via a rent credit.



BIRDS EYE - NORTH



BIRDS EYE - SOUTH



TENANT OVERVIEW



WENDYS.COM

The Wendy's Company (NASDAQ:WEN) is the parent company of its principal subsidiary, Wendys International which is the franchisor for Wendy's Restaurants. Founded in 1969 by Dave Thomas and headquartered in Dublin, Ohio - Wendy's has nearly 6,000 locations in the United States with an additional 1000+ international locations in 31 foreign countries and U.S. territories. Operating with both corporate locations as well as franchised stores - the chain is largely known for its square hamburgers, sea salt fries, and Frosty - a soft serve ice cream. Investing in long-term growth opportunities, Wendy's launched their breakfast menu across the U.S. in 2020, now accounting for 7.3% of Us sales during 2021, growing quarterly. In 2021 - the company boasted annual revenue of \$1.896 Billion and \$161 Million in profits, making them one of the top 1000 companies in the world. The company employs approximately 21,200 employees and is the 11th largest fast-food chain in the world, the 2nd largest hamburger fast-food chain by traffic share and 3rd largest by number of locations.



NO. OF LOCATIONS:
6,949



NO. OF EMPLOYEES:
21,200



YEAR FOUNDED:
1969



REVENUE:
\$1.896 Billion

LEASE ABSTRACT



LEASE TYPE	NNN
OPTIONS	Two; Five-Year Terms
LEGAL TENANT NAME	Wendy's Properties, LLC (Subsidiary of The Wendy's Company)
NOTIFICATION PERIOD TO EXERCISE OPTIONS	Six Months
PERCENTAGE RENT	5% of Gross Sales for such calendar year exceeds the Base Rent
SALES REPORTING	On or before the ninetieth (90th) day following the end of the calendar year, Tenant shall deliver to Landlord a written statement showing in reasonable detail Tenant's "Gross Sales"
FINANCIAL STATEMENTS	Tenant shall submit to Landlord within one hundred twenty (120) days of the end of each fiscal year of Tenant audited financial statements for the Tenant and any Guarantor hereunder
ASSIGNMENT & SUBLETTING	Tenant shall have the right to assign this Lease to any entity having a tangible net worth of at least One Hundred Million and NO/100 Dollars (\$100,000,000.00) and positive earning, during the preceding two (2) fiscal years of the assignee and, in connection with any such assignment, Tenant shall be released from all future liability hereunder. The tangible net worth requirement shall be increased by two percent (2%) above the amount previously in effect commencing on the first day of the second (2nd) lease year and on each anniversary thereof.
TAXES	From and after the Effective Date, Tenant agrees to pay all taxes, assessments, or levies of every kind and character, general or special, which may be imposed on the Premises or Tenant's operations thereon by any taxing authority or governmental agency with power to tax, and shall cause the same to be paid when due before they shall become delinquent. Tenant shall furnish to Landlord a copy of the paid tax receipts prior to the delinquency of each such tax or assessment. In the event any sales, use or other tax, except for an income tax on substantially all sources of income, is levied upon the rents reserved in this Lease by any governmental entity having jurisdiction over the Premises, such taxes shall be paid by Tenant. Any taxes or assessments for partial years during the Term shall be prorated between the parties. Nothing contained in this Lease shall require Tenant to pay any estate, inheritance, succession, capital levy, corporate franchise, gross receipts, transfer or income tax of Landlord.
UTILITIES	Tenant shall pay directly to the proper authorities charged with the collection thereof all charges for water, sewer, gas, oil, electricity, telephone and other utilities or services used or consumed on the Premises during the term
INSURANCE	Tenant, at Tenant's expense, throughout the term of this lease, any extension or renewal thereof, shall keep the building and other improvements on the Premises insured against damage or casualty for the benefit of the Landlord and Landlord's lender
MAINTENANCE	Tenant shall, at its sole cost and expense, perform all maintenance and repairs (and replace when necessary or required) for the Premises and the building and improvements thereon including, but not limited to, all mechanical and utility systems and related components and equipment, including, but not limited to, HVAC, plumbing, sewer and electrical components, equipment and systems, parking lots, driving lanes, glass windows and doors, ceiling, roof, interior and exterior walls, floor, foundation, and all structural elements of the improvements. Tenant shall police the Premises for trash and keep the Premises in a neat, clean, and sanitary condition. It is understood and agreed that Landlord shall have no maintenance, repair or replacement obligations with regard to the Premises and shall be the sole responsibility of Tenant.

SALES CHART

SALES YEAR	SALES	INCREASE OR (DECREASE)	% CHANGE + (-)
2017	\$1,122,614	-	-
2018	\$1,169,393	\$46,779	4.17%
2019	\$1,178,433	\$9,040	0.77%
2020	\$1,000,063	\$(178,371)	-15.14%
2021	\$1,135,986	\$135,923	13.59%



LOCATION OVERVIEW

ANNE ARUNDEL COUNTY

Anne Arundel County, Maryland, is home to the state's capital, Annapolis, and is strategically located within the Washington-Baltimore Metropolitan Area, one of the most educated and highest-income Combined Statistical Areas (CSA) in the United States. An epicenter for Biotechnology and Defense Contracting, Anne Arundel County is host to Ft. Meade, the nation's largest intelligence center and in 2009, a plan was approved to consolidate the cyber security activities of the Army, Navy, Marines, Air Force, and Coast Guard into Fort Meade's U.S. Cyber Command. Since 2005, Ft. Meade has seen job growth from 36,000 to nearly 55,000. Also located in Anne Arundel County are eight out of the top ten defense contractors, and over 21,000 thriving businesses. With over 326,000 in the labor force, a 3.6% unemployment rate, and the highest job growth of Baltimore metro counties, Anne Arundel will continue to thrive into the future.



TOTAL
POPULATION

591,769



AVERAGE
HH INCOME

\$135,470



ANNUAL POP.
GROWTH

0.77%



AVERAGE HH
INCOME GROWTH

\$1.97%

MAJOR EMPLOYERS



NORTHROP
GRUMMAN

Southwest

Live!
CASINO • HOTEL
MARYLAND



Anne Arundel
Medical Center

Booz | Allen | Hamilton*

BALTIMORE CSA & MSA

HIGHLIGHTS



9,886,942

TOTAL POPULATION

9.25% increase since 2010



10,300,947

2026 EXPECTED POPULATION

0.82% increase by 2026



\$95,916

MEDIAN HH INCOME

U.S. Median HH Income: \$65K



\$131,225

AVERAGE HH INCOME

10.61% increase by 2026



47.1%

BACHELOR'S DEGREE OR HIGHER

U.S. Bachelor's Degree Rate: 33.1%



3.3 %

UNEMPLOYMENT RATE

As of December 2021

MAJOR EMPLOYERS



LIFEBRIDGE
HEALTH
Constellation
An Exelon Company

BLACK+DECKER

NORTHROP GRUMMAN



JOHNS HOPKINS
UNIVERSITY



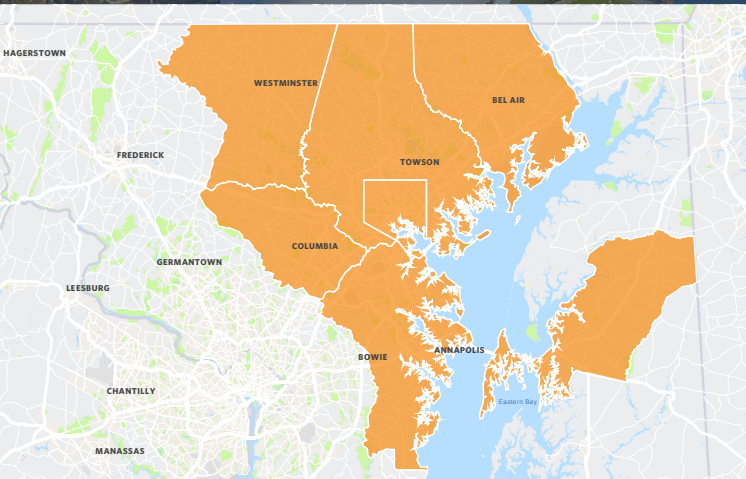
UNIVERSITY OF MARYLAND
MEDICAL CENTER



MedStar Health

CareFirst

T.Rowe Price



LOCAL UNIVERSITIES



LOYOLA
UNIVERSITY MARYLAND



JOHNS HOPKINS
UNIVERSITY



USNA



UNIVERSITY OF
BALTIMORE



TOWSON
UNIVERSITY



UNIVERSITY OF
MARYLAND

MSA RANKINGS



TOP 20
LARGEST MSA IN U.S.
TOTAL POPULATION

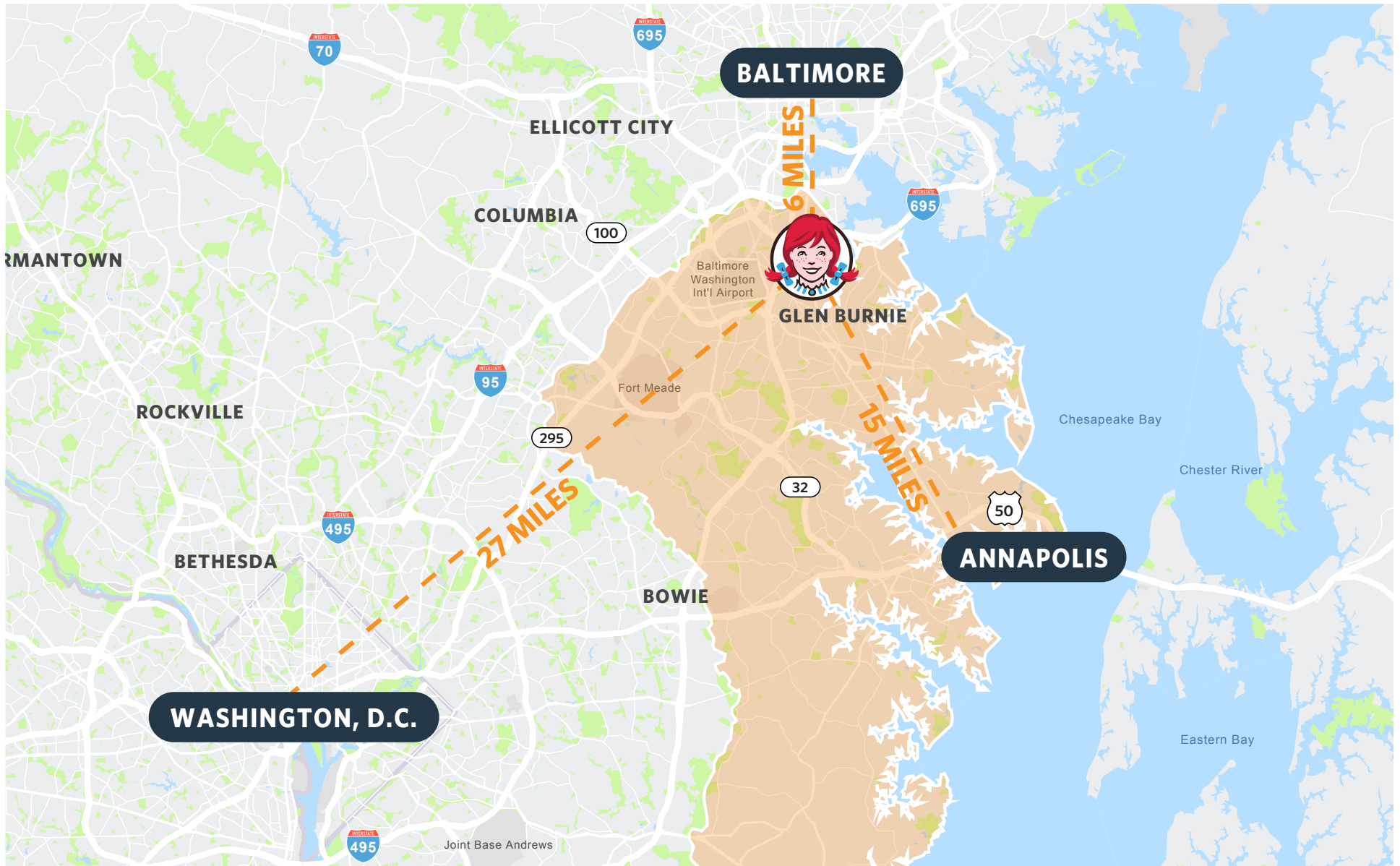


2ND NATIONALLY
NO. OF BIO-HEALTH
PROFESSIONALS

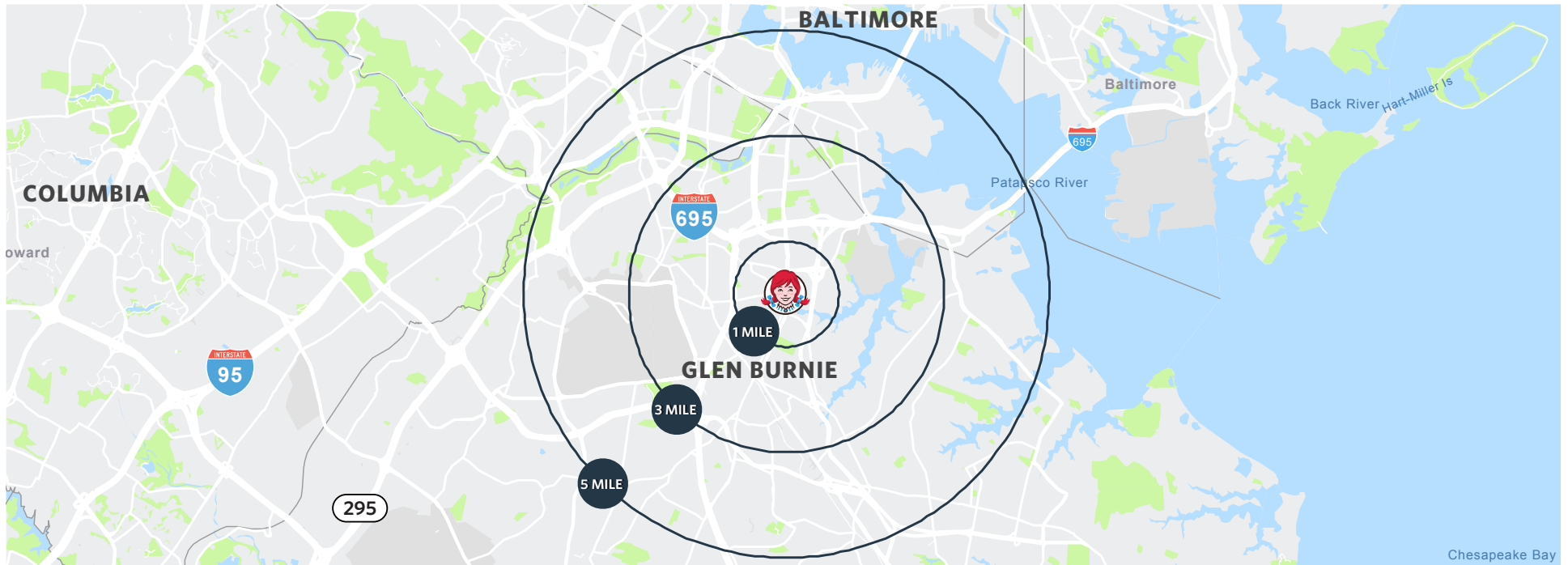


3RD NATIONALLY
NO. OF HEALTHCARE
EMPLOYEES

REGIONAL LOCATION



DEMOGRAPHICS



2021 DEMOGRAPHIC SUMMARY



TOTAL POPULATION



AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS

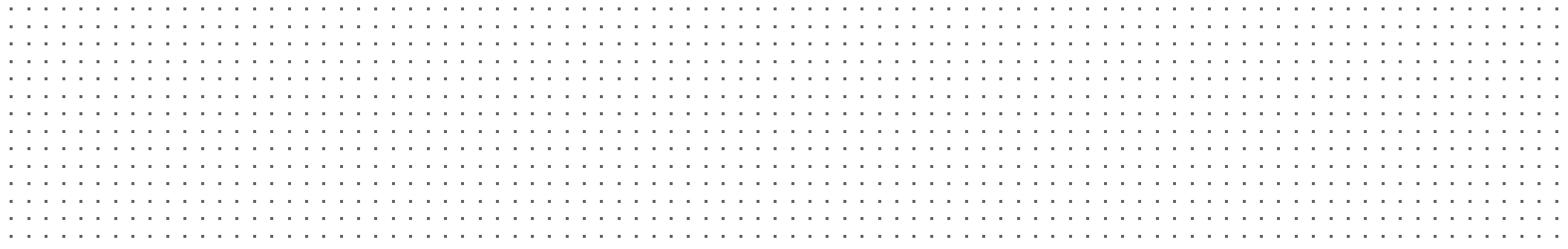
1 MILE	10,755	\$77,516	4,538
3 MILE	80,969	\$96,338	30,409
5 MILE	187,138	\$91,365	70,211

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