



*ACTUAL SITE PHOTOS



OFFERING MEMORANDUM

WENDY'S ABSOLUTE NNN LEASED OFFERING

1101 S 4TH ST, CHICKASHA, OK 73018

OFFERING MEMORANDUM
PRESENTED BY:

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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

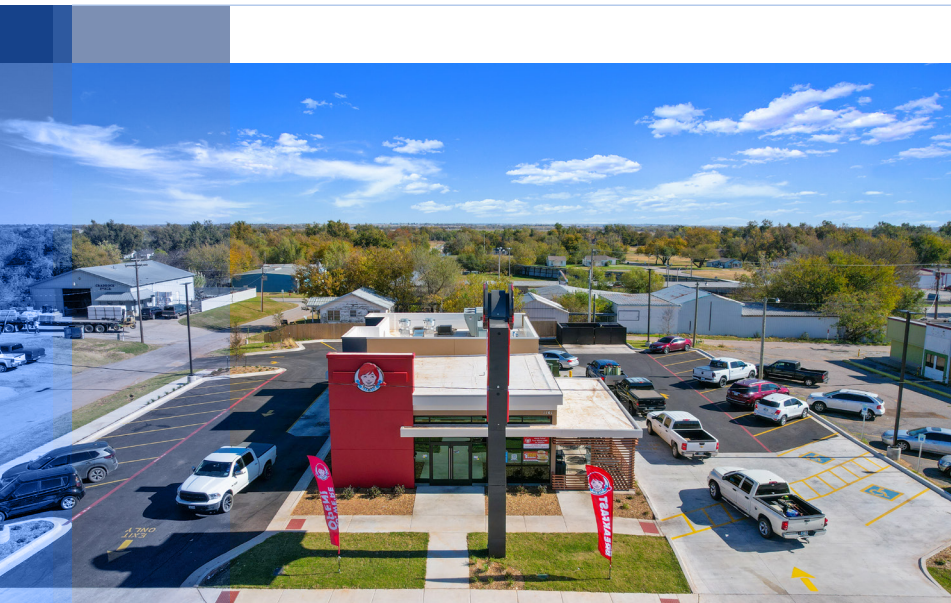
Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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INVESTMENT OVERVIEW



The Kase Group is pleased to present the rare opportunity to acquire an absolute NNN Wendy's in Chickasha, OK. The long-term lease features 10% increases every 5 years in the initial term and during the option terms and is absolute NNN with zero landlord responsibilities. This is a brand new location subject to a 20 year lease.

The site benefits from the incredible growth of the area with multiple new construction retailers including: Burger King, Starbucks, McDonald's, Taco Bell, Jersey Mike's, and many more.

INVESTMENT HIGHLIGHTS

NEW 20 YEAR ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

100% FEE SIMPLE INTEREST

10% INCREASES EVERY 5 YEARS

STRONG AND EXPERIENCED OPERATOR OF WENDY'S

BRAND NEW 2021 CONSTRUCTION

SURROUNDED BY NEIGHBORING RETAILERS

OFFERING SPECIFICATIONS

PRICE \$2,693,067

CAP RATE 4.50%

NET OPERATING INCOME \$121,188

SQUARE FOOTAGE 2,590

YEAR BUILT 2021

FINANCIAL SUMMARY

WENDY'S • ABSOLUTE NNN LEASE OFFERING

1101 S 4TH ST, CHICKASHA, OK 73018

\$2,693,067 • 4.50% CAP

SUMMARY

TENANT NAME	Wendy's
SQUARE FOOTAGE	2,590
LEASE BEGINS	10/5/2021
LEASE ENDS	10/4/2041
ANNUAL RENT	\$121,188
OPTIONS	Four, 5-Year
INCREASES	10% increases every 5 years

OFFERING SUMMARY

	MONTHLY RENT	ANNUAL RENT
YEARS 1-5	\$ 10,099	\$ 121,188
YEARS 6-10	\$ 11,109	\$ 133,307
YEARS 11-15	\$ 12,220	\$ 146,637
YEARS 16-20	\$ 13,442	\$ 161,301
OPTION 1	\$ 14,786	\$ 177,431
OPTION 2	\$ 16,265	\$ 195,174
OPTION 3	\$ 17,891	\$ 214,692
OPTION 4	\$ 19,680	\$ 236,161

CONCEPT OVERVIEW



\$1.71B REVENUE



6,711+ LOCATIONS



12,500+ EMPLOYEES

WENDY'S

Wendy's is an American international fast food restaurant chain founded by Dave Thomas on November 15, 1969, in Columbus, Ohio. The company moved its headquarters to Dublin, Ohio, on January 29, 2006. As of December 31, 2018, Wendy's was the world's third-largest hamburger fast-food chain with 6,711 locations, following Burger King and McDonald's. On April 24, 2008, the company announced a merger with Triarc Companies Inc., a publicly-traded company and the parent company of Arby's. Wendy's headquarters remained in Dublin. Following the merger, Triarc became known as Wendy's/Arby's Group, and later as The Wendy's Company.

As of December 31, 2018, there were a total of 6,711 locations, including 353 that are company-owned and 6,358 that are franchised; 92% of the system-wide locations are in North America. While Wendy's determines standards for each store's exterior appearance, food quality, and menu, the store owners have control over hours of operations, interior decor, pricing, staff uniforms, and wages.

The chain is known for its square hamburgers, sea salt fries, and the Frosty, a form of soft-serve ice cream mixed with starches. Wendy's menu consists primarily of hamburgers, chicken sandwiches, French fries, and beverages such as the Frosty. Since phasing out their Big Classic, the company does not have a signature sandwich, such as the Burger King Whopper or the McDonald's Big Mac. Dave's 1/4 pound (110 g) Single was introduced in 2011 as Dave's Hot 'N Juicy, a reworking of the longstanding Wendy's Single (shortened to simply Dave's in 2016), a square-pattied burger made with fresh ground beef rather than round frozen patties. Wendy's uses square hamburger patties – which hang over the edge of a circular bun – as its signature item.

TENANT OVERVIEW



STONEWALL ROAD RESTAURANT GROUP

Stonewall Road Restaurant Group ("SRRG") is a singularly focused restaurant operations firm, and one of Wendy's fastest-growing and most-respected franchisee groups. Founded in 2017 by two friends and partners with deep personal roots in franchising and experience building and growing businesses, SRRG represents 'the next generation' of Wendy's franchisees. SRRG is led by Glen Brandeburg, a former Wendy's operations executive (SVP & DVP) with ~25 years of experience in the quick-service-restaurant space. Operational expertise is further buoyed by >200 years of collective experience in the Wendy's system via SRRG's experienced multi-unit operations managers. The Company currently operates 59 restaurants with 4 under construction.

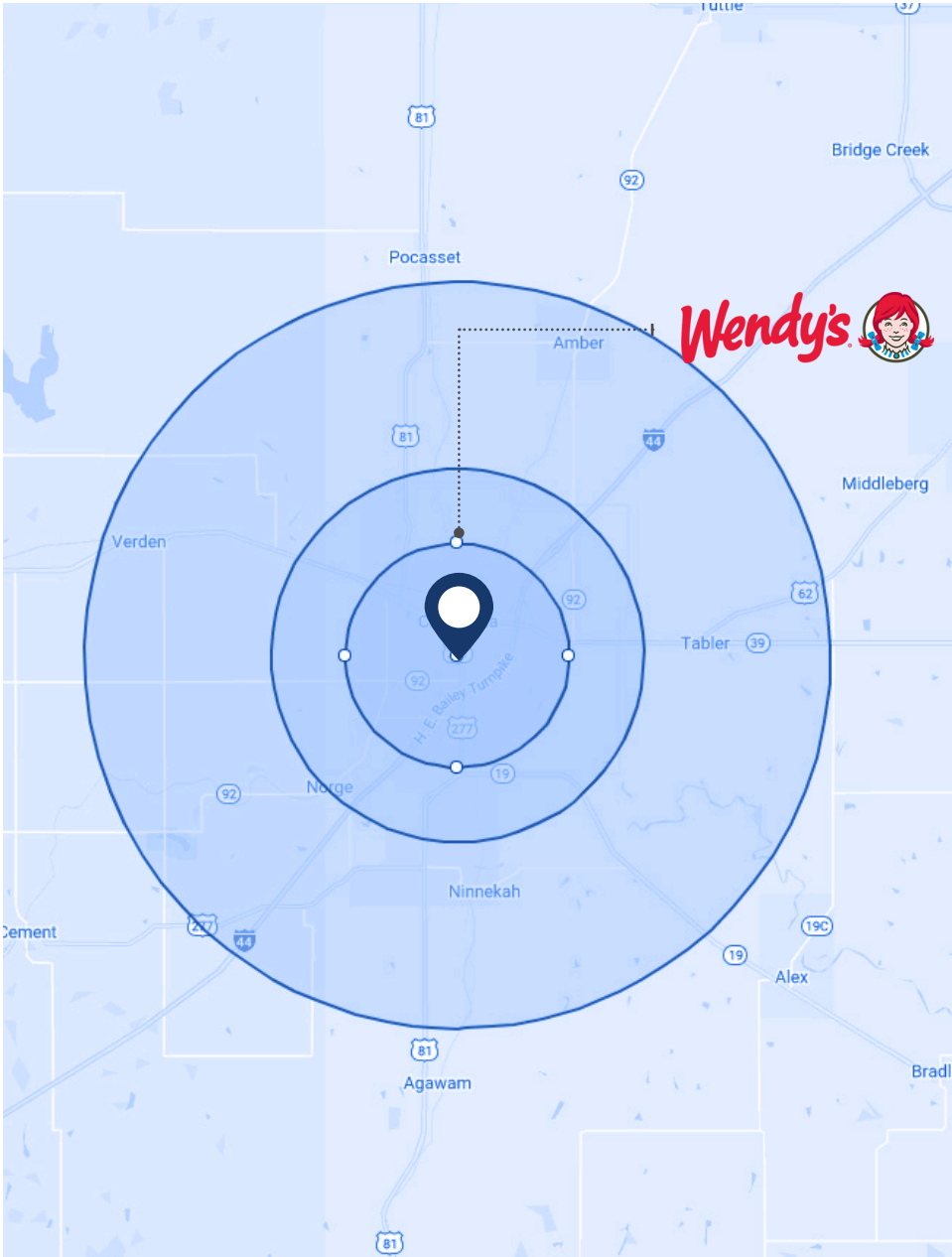
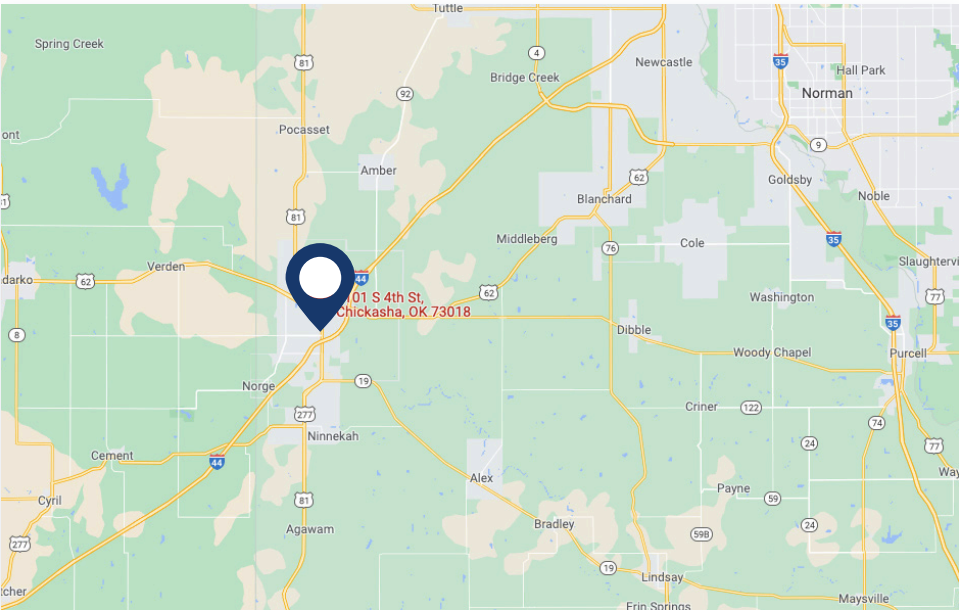
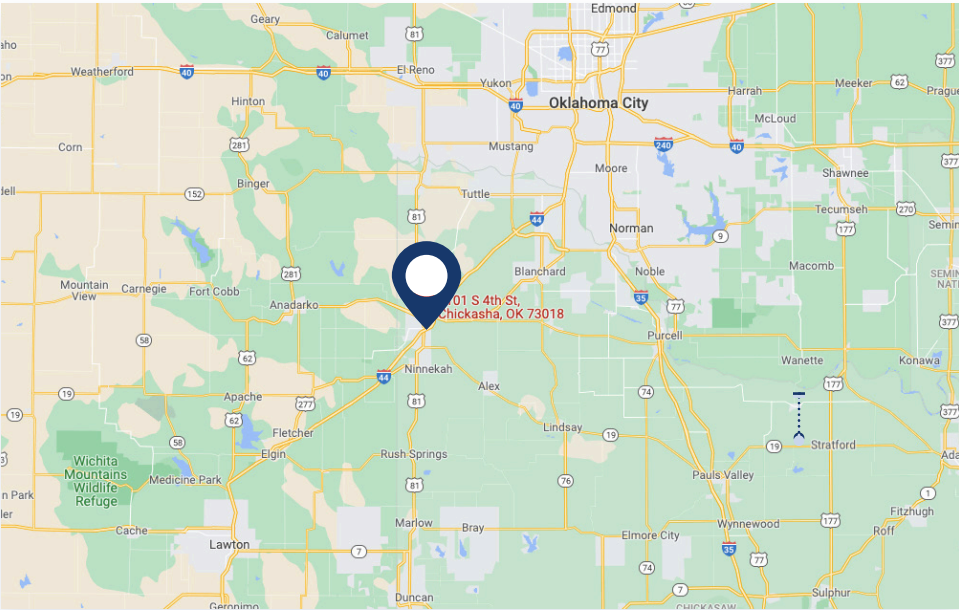
LOCATION AERIAL



SITE PHOTOS



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES
TOTAL POPULATION	17,171	19,556
TOTAL HOUSEHOLDS	6,822	7,728
AVERAGE HOUSEHOLD INCOME	\$63,575	\$65,493
AVERAGE AGE	37.7	38.2

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,822	7,728
TOTAL POPULATION	17,171	19,556
PERSONS PER HOUSEHOLD	2.3	2.2
AVERAGE HOUSEHOLD INCOME	\$63,575	\$65,493
AVERAGE HOUSE VALUE	\$87,624	\$91,328
AVERAGE AGE	37.7	38.2
WHITE	13,893	15,971
BLACK	1,124	1,147
AMERICAN INDIAN/ALASKAN NATIVE	981	1,124
ASIAN	130	140
HAWAIIAN & PACIFIC ISLANDER	13	15
TWO OR MORE RACES	1,030	1,160
HISPANIC ORIGIN	1,433	1,582

CHICKASHA, OKLAHOMA

Chickasha is a city in and the county seat of Grady County, Oklahoma, United States. The population was 16,337 at the 2019 census. Chickasha is home to the University of Science and Arts of Oklahoma. The city is named for and strongly connected to Native American heritage, as “Chickasha” (Chikashsha) is the Choctaw word for Chickasaw.

Chickasha is served by Interstate 44, US Route 62, US Route 81, US Route 277, US Route 62, State 39, State 19, and State 92.



CHICKASHA, OKLAHOMA



The Kase Group

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