



Source: fool.com



1004 RICHLAND AVE

AIKEN, SC 29801

OFFERING MEMORANDUM



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INVESTMENT HIGHLIGHTS



- **NNN Lease Structure** – Passive Investment - Ideal for out-of-state investors.
- **Long-Term Lease** – Primary lease term has over 16 years remaining.
- **Recently Extended Lease** – Tenant recently extended lease 20 years in of 2020 bringing the expiration date to 12/31/2040.
- **Strong Sales Volume** – Store sales above the national AUV for Wendy's.
- **Percentage Rent Clause** – Percentage rent allows an investor to capture future potential upside-increasing yield in the event of continued sales increase.
- **Rapidly Growing City** – Aiken's population has grown 25% over the past 20 years, from 25,753 in 2000 to 31,895 in 2021.
- **Strategic location** – The Wendy's restaurant is situated on Richland Ave W, a major thoroughfare in Aiken, SC. The location benefits from high visibility and accessibility.
- **Multiple Points of Egress** – Property benefits from frontage along both Richland Avenue and Vaucluse Road offering multiple points of egress allowing for a more efficient parking lot and drive-thru lane.
- **Downtown Aiken** – Subject property is located less than half a mile from downtown Aiken home to local attractions including the Aiken Antique Mall, Savannah River Site Museum, Aiken County Historical Museum, and Palmetto Golf Course.
- **Proximity to USC Aiken** – The restaurant is located only 2.5 miles from the University of South Carolina Aiken home to nearly 3,000 undergraduate students.
- **Experienced Operator** – This site is operated by Wendgusta, LLC an experienced operator of approximately 12-units.



FINANCIAL OVERVIEW



INVESTMENT SUMMARY

List Price	\$3,426,531
NOI	\$197,026
CAP Rate	5.75%

***NOI includes average of historical percentage rent received. See page 5 for further details*

SITE DESCRIPTION

Address	1004 Richland Avenue West Aiken, SC 29801
Lot Size	±0.78 AC
GLA	±2,137 SF
Landscaping	Professional
Topography	Generally Level
Year Built	1976 / Effective 2018

TENANT SUMMARY

Tenant Trade Name	Wendy's
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Tenant	Wendgusta, LLC
(Roof/Structure)	Tenant Responsible
Lease Commencement Date	1/1/2021
Lease Expiration Date	12/31/2040
Term Remaining	±16.5 Years
Increases	None
Options Remaining	None
Percentage Rent	7% over \$2,093,750

ANNUALIZED OPERATING DATA

BASE RENT

TERM	MONTHLY RENT	ANNUAL RENT
Current - 12/31/2040	\$8,729	\$167,500

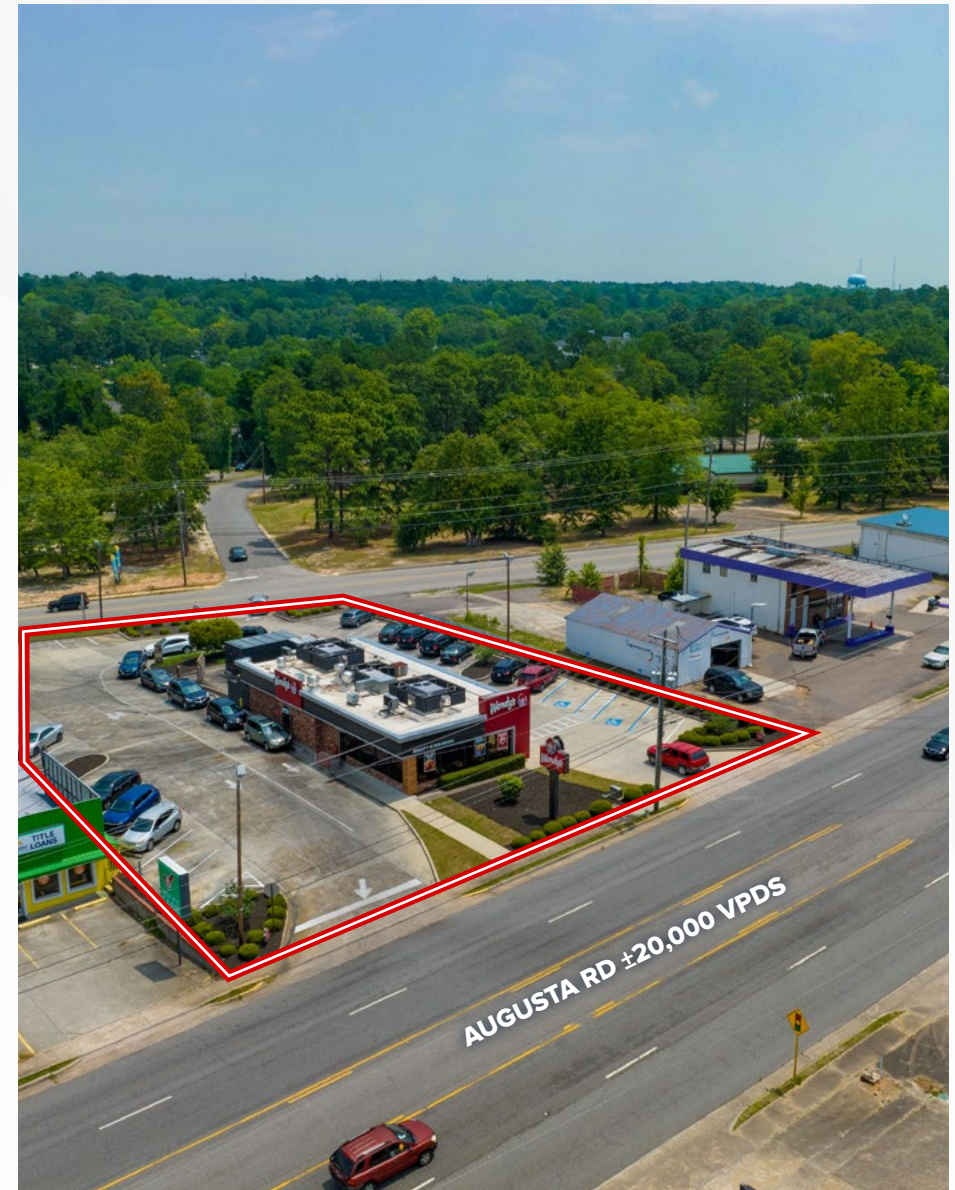
HISTORICAL RENT

YEAR	SALES	PERCENTAGE RENT
2022	\$2,533,121	\$30,756
2021	\$2,683,542	\$41,285
2020	\$2,329,968	\$16,535
Historical Average	\$2,515,544	\$29,525

FINANCING OPTIONS

For financing, please reach out to:

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TENANT PROFILE



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. Most of these restaurants deliver a striking street appearance and they are designed to greatly enhance the customer experience. Prominent features of many restaurants 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.

HEADQUARTERS

Dublin, OH

OWNERSHIP

Public

YEAR FOUNDED

1969

WEBSITE

wendys.com

AREA OVERVIEW

AIKEN, SC

Aiken, South Carolina is a charming city located in Aiken County. Known for its rich history, equestrian culture, and beautiful natural surroundings, Aiken offers a unique blend of Southern hospitality and outdoor recreation. Aiken is often referred to as the "Thoroughbred Country" due to its strong equestrian heritage. The city is home to numerous horse farms, training facilities, and polo fields. Aiken's Hitchcock Woods, one of the largest urban forests in the United States, offers miles of trails for horseback riding and outdoor enthusiasts.

ECONOMY

The economy of Aiken, SC is diverse and encompasses several sectors. Aiken has a strong manufacturing base, with companies involved in various industries. One significant player is the Savannah River Site, a Department of Energy facility located nearby, which has historically been a major employer in the area. The site focuses on nuclear materials management, environmental cleanup, and research and development. Additionally, Aiken is home to manufacturing facilities for companies in automotive, aerospace, and chemical sectors.

The healthcare sector is a significant contributor to Aiken's economy. The city has several hospitals, medical centers, and specialty clinics, providing a range of healthcare services to residents and attracting patients from neighboring areas. These healthcare facilities also create job opportunities for medical professionals and support staff. The combination of these sectors provides stability and opportunities for economic growth in the city.

AUGUSTA, GA MSA



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	6,050	30,593	54,488
2023 Estimate	6,048	29,841	53,152
2020 Census	6,048	29,427	52,443
2020-2023 Growth	-	1.41%	1.35%
2023-2028 Growth	0.03%	2.52%	2.51%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	2,957	13,937	23,569
2023 Estimate	2,937	13,566	22,913
2020 Census	2,922	13,344	22,520
2020-2023 Growth	0.51%	1.66%	1.75%
2023-2028 Growth	0.68%	2.73%	2.86%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$84,089	\$94,768	\$87,693

AREA OVERVIEW

ATTRACTIONS

DOWNTOWN AIKEN

The downtown area of Aiken is a vibrant and walkable district filled with boutique shops, art galleries, restaurants, and cafes. The streets are lined with beautifully preserved buildings, and the community hosts events such as farmers' markets, festivals, and art walks.

SPORTING EVENTS

Aiken is a hub for various sporting events, including polo matches, steeplechase races, and equestrian competitions. The Aiken Training Track, a historic horse racing venue, attracts visitors and horse enthusiasts from around the region.

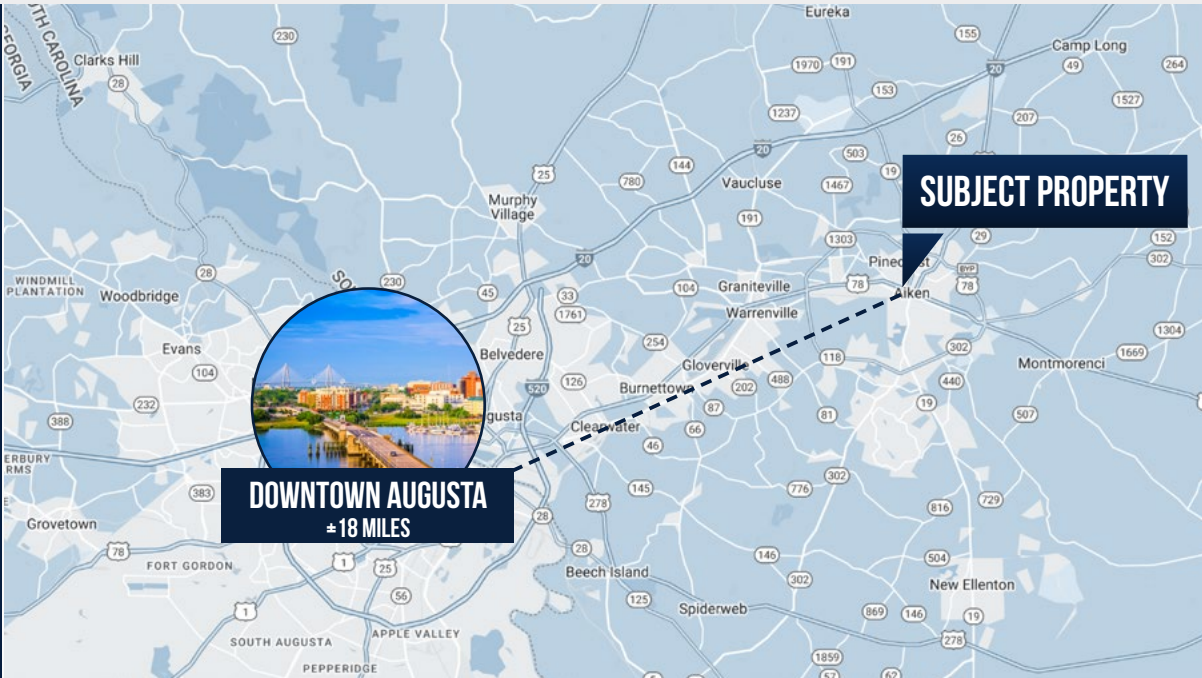
OUTDOOR RECREATION

Nature lovers will find plenty of outdoor activities in Aiken. The city is surrounded by picturesque landscapes, including the Hitchcock Woods, the Savannah River, and several parks and nature preserves. These areas offer opportunities for hiking, bird-watching, fishing, and boating.

TRANSPORTATION

Aiken is well-connected by a network of roads and highways, making it easily accessible by car. The city is located along major routes such as U.S. Route 1 and U.S. Route 78. Interstate 20, a major east-west highway, is located to the north of Aiken and provides convenient access to nearby cities like Augusta, Georgia, and Columbia, South Carolina.

The Aiken area is served by several airports within a reasonable driving distance. The closest commercial airport is Augusta Regional Airport (AGS) in Augusta, Georgia, located approximately 30 miles east of Aiken. Columbia Metropolitan Airport (CAE) in Columbia, South Carolina, is another option, situated around 55 miles northwest of Aiken. Both airports offer domestic flights and connect to major hubs.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	9,459	56,418	85,645
2023 Estimate	9,211	54,154	81,454
2020 Census	9,106	52,918	79,039
2020-2023 Growth	1.15%	2.34%	3.06%
2023-2028 Growth	2.69%	4.18%	5.14%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	4,262	24,965	37,011
2023 Estimate	4,113	23,827	35,031
2020 Census	4,039	23,184	33,875
2020-2023 Growth	1.83%	2.77%	3.41%
2023-2028 Growth	3.62%	4.78%	5.65%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$144,287	\$150,815	\$155,174

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1004 Richland Ave, Aiken, SC 29801**. 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. Neither 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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