



3013 PEACH ORCHARD RD

AUGUSTA, GA 30906



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INTERACTIVE
OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS



- **NNN Lease Structure** – Passive investment is ideal for out of state investors.
- **Long-Term Lease** – The primary lease term has over 16 years remaining.
- **Recently Extended Lease** – Tenant recently extended lease 20 years in 2020 bringing the expiration date to 12/31/2040.
- **Strong Sales Volume** – Store sales above the national AUV for Wendy's. **Contact broker for details.*
- **New Ground-Up Renovation** – Tenant redeveloped the building to Wendy's new prototype in 2019 showing long-term commitment to the site.
- **Percentage Rent Clause** - Percentage rent allows an investor to capture future potential upside increasing yield in the event of continued sales increase.
- **High Traffic Area** – Subject Property is located along Peach Orchard Road in Augusta, GA which sees ±29,100 VPD.
- **Highly Populated Area** – This property benefits from a population of 47,354 within a 3-mile radius and 108,033 within a 5-mile radius.
- **Strong Retail Corridor** – Subject property is located within a strong retail corridor with national tenants including Cook Out, Subway, Taco Bell, IHOP, Chick-fil-A, Starbucks, McDonald's and Lowe's Home Improvement just steps away from the property.
- **Proximity to Academic Institutions** – Subject is located within a mile from Butler High School and Alleluia Community School. Located only 1.50 miles from Augusta Technical College with 5,358 students enrolled.
- **Strong, Experienced Operator** – JAI Hospitality Group, LLC and it's affiliated entities operate over 102 units and have been in business of over 25 years. The operator employs over 3,300 people and generate sales exceeding over \$200M annually. Furthermore, in 2023, the company acquired 20 Taco Bell sites, showing a commitment to growing their brand.

Learn more about their recent acquisition and company [here](#).



FINANCIAL OVERVIEW



INVESTMENT SUMMARY

List Price	\$4,113,420
NOI	\$246,805
CAP Rate	6.00%
GLA	±2,117 SF

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

SITE DESCRIPTION

Address	3013 Peach Orchard Road, Augusta, GA 30906
Lot Size	±0.77 AC
GLA	±2,117 SF
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level
Year Built	2019

TENANT SUMMARY

Tenant Trade Name	Wendy's
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Tenant	JAI Augusta, 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 \$2,350,000

ANNUALIZED OPERATING DATA

BASE RENT

TERM	MONTHLY RENT	ANNUAL RENT	RENT PSF
Current - 12/31/2040	\$8,729	\$188,000	\$56.97

HISTORICAL RENT

YEAR	SALES	PERCENTAGE RENT
2022	\$3,276,981	\$64,889
2021	\$3,303,819	\$66,767
2020	\$2,989,423	\$44,760
Historical Average	\$3,190,074	\$58,805

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 menuboard 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

AUGUSTA, GA

Augusta, Georgia, is the Garden City of the South, home of the globally recognized Masters Tournament, the birthplace of Soul Icon James Brown, and home of the U.S. Army's Cyber Center of Excellence at Fort Gordon. Augusta was founded in 1736 by General James Oglethorpe (a statue of whom graces Augusta Common). With its warm weather and low cost of living, families and retirees flock to Augusta for a high quality of life.

In Augusta, history meets high-tech, sports meet with southern hospitality, industry meets with a growing technically savvy workforce, and a love of the outdoors and recreation meets with a resurgent urban landscape. Nestled along the banks of the Savannah River, Augusta is the second-largest city in Georgia. Located in the east-central section of the state, Augusta is approximately 145 miles east of Atlanta on Interstate 20. Augusta is also centrally located just two and a half hours from the beach and the mountains.

Augusta has a city population of over 202,000 residents. The Augusta metropolitan area is situated in both Georgia and South Carolina on both sides of the Savannah River. Augusta is the principal city of the Augusta–Richmond County Metropolitan Statistical Area, which as of 2020 had an estimated population of over 611,000, making it the second-largest metro area in the state.

ECONOMY

Augusta is the regional center of east central Georgia. It has a stable economy with its major industries being government, healthcare, manufacturing, hospitality, and retail. Georgia Health Sciences University, the state's only public health science graduate university, employs over 9,000 people. Several companies are headquartered in Augusta, including NutraSweet, TaxSlayer, and Club Car. According to Forbes, Augusta has a gross metro product of \$27.2 billion and a cost of living 8% below the national average.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	7,242	47,689	108,835
2023 Estimate	7,283	47,995	108,951
2020 Census	7,363	48,651	110,114
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	2,928	18,398	43,663
2023 Estimate	2,908	18,325	43,270
2020 Census	2,907	18,401	43,336
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$50,315	\$49,917	\$61,882



ATTRACTIONS

THE MASTERS TOURNAMENT

The Masters Tournament is one of the four major championships in professional golf. Scheduled for the first full week of April, the Masters is the first major of the year, and unlike the others, it is held at the same location, Augusta National Golf Club, each year. Hosted for the first time in 1934, the tournament has several traditions. Since 1949, a green jacket has been awarded to the champion, who must return it to the clubhouse one year after his victory.

AUGUSTA RIVERWALK

Positioned along the Savannah River, the August Riverwalk is a riverfront park featuring brick walking paths, a splash fountain, a playground, the Jessye Norman Amphitheater, and many other nearby amenities such as two museums and several eateries. The Augusta Riverwalk is a great destination for some fresh air along the Savannah River.

PHINIZY SWAMP NATURE PARK

Just minutes away from downtown Augusta, Phinizy Swamp Nature Park is a forest and swampland nature preserve offering multi-use trails and a science facility offering classes and events. The facility is also home to a variety of animal species including blue herons, red-shouldered hawks, river otters, and alligators.

TRANSPORTATION

Augusta is strategically located along the Atlanta and South Carolina state border. It is served by Interstate 20, which connects the city to Atlanta, GA approximately 2 hours to the west, and Columbia, SC approximately 1 hour and 30 minutes to the northeast. It is also served by Interstate 520, which encircles Augusta and North Augusta, SC. Augusta is also served by the Augusta Regional Airport, which is serviced by Delta Air Lines and American Airlines with flights to Atlanta, Charlotte, Dallas-Fort Worth, and Washington D.C.

HIGHER EDUCATION

AUGUSTA UNIVERSITY

Situated in Augusta, Georgia, Augusta University is a public research university and medical center committed to educating its students to become talented workers in the labor force. The university is comprised of over 10 schools and colleges, offering over 150 academic programs. As of Fall 2022, over 9,800 students are enrolled at Augusta University. During fiscal year 2021, Augusta University, including Augusta University Health, generated \$2.24 billion for Georgia's economy. It also supported over 21,000 jobs statewide.



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 **3013 Peach Orchard Rd, Augusta, GA 30906**. 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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