



1721 SAM RITTENBERG BLVD 103

CHARLESTON, SC 29407

OFFERING MEMORANDUM



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INVESTMENT HIGHLIGHTS



- **NNN Lease Structure** – Passive Investment – 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 at the beginning of 2020 bringing the expiration date to 12/31/2040.
- **Percentage Rent Clause** – Percentage rent allows an investor to capture future potential upside increasing yield in the event of continued sales increase.
- **Growing Tourist Destination** – Charleston brings in 7 million tourists a year, up by 2 million since 2015, and boasts a population growth of over 1.5% YOY.
- **Charleston Historic District** – The district covers most of the historic peninsular heart of the city and is a major attraction for tourists.
- **Main Retail thoroughfare** – The site is positioned along a main retail thoroughfare in the West Ashley submarket of Charleston, SC and sees ±25,000 VPD.
- The site is surrounded by national retailers such as **Sonic, Subway, Circle K, Advanced Auto, First Citizens bank, Wells Fargo and Publix.**
- **Strong, Increasing Sales Volume** – The site boasts well above average store sales for Wendy's. Contact broker for details.
- **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](#).
- **Port of Charleston** – Port of Charleston ranks as the 6th port in the United States by cargo value, with over \$72 billion in imports and exports traded across all docks.

FINANCIAL OVERVIEW



INVESTMENT SUMMARY

List Price	\$3,852,229
NOI	\$202,242
Cap Rate	5.25%

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

SITE DESCRIPTION

Address	1721 Sam Rittenberg Boulevard, Charleston, SC 29407
Tenant Trade Name	Wendy's
Lot Size	±0.77 AC
GLA	±2,808 SF
Year Built / Renovated	1977/2017

TENANT SUMMARY

Tenant Trade Name	Wendy's
Tenant	JAI Hospitality RG, LLC
Type of Ownership	Fee Simple
Lease Type	NNN
Roof and Structure	Tenant Responsible
Base Rent	\$166,848
Original Lease Term	20 Years
Lease Commencement Date	1/1/2021
Lease Expiration Date	12/31/2040
Term Remaining	±16.5 Yeras
Increases	None
Options	None

ANNUALIZED OPERATING DATA

BASE RENT

TERM	MONTHLY RENT	ANNUAL RENT
Current - 12/31/2040	\$13,958	\$167,500

PERCENTAGE RENT - 7% OVER \$1,831,500

YEAR	SALES	PERCENTAGE RENT
2022	\$2,743,099	\$46,025
2021	\$2,575,449	\$34,289
2020	\$2,455,139	\$25,868
HISTORICAL AVERAGE	\$2,591,229	\$35,394

FINANCING OPTIONS

For financing, please reach out to:

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CITADEL MALL

Dillard's
CITITRENDS
HIBBETT
planet fitness
target
Dick's Sporting Goods
belk
Bath & Body Works
Conn's
Chick-fil &

Michaels
BEST BUY

HOME 2
SUITES BY HILTON

O'Reilly
AUTO PARTS

O2 FITNESS

Public Storage

Church's
STEAKHOUSE

Office DEPOT
MOD
ULTA BEAUTY

Harris Teeter
Neighborhood Food & Pharmacy

True Value

CIRCLE K

HAVERTY'S

TJ-maxx
HomeGoods

BARNES & NOBLE

PAPA JOHN'S
FIREHOUSE SUBS
T Mobile

Total Wine & MORE

TIRE CHOICE
AUTO SERVICE CENTERS

CAROLINA EYECARE
PHYSICIANS, LLC

Niko's
Cuban Bistros

Wendy's

SUBJECT PROPERTY

Charleston Amish Furniture

KING CLAY
JUICY SEAFOOD & BAR

SONIC



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

CHARLESTON, SC

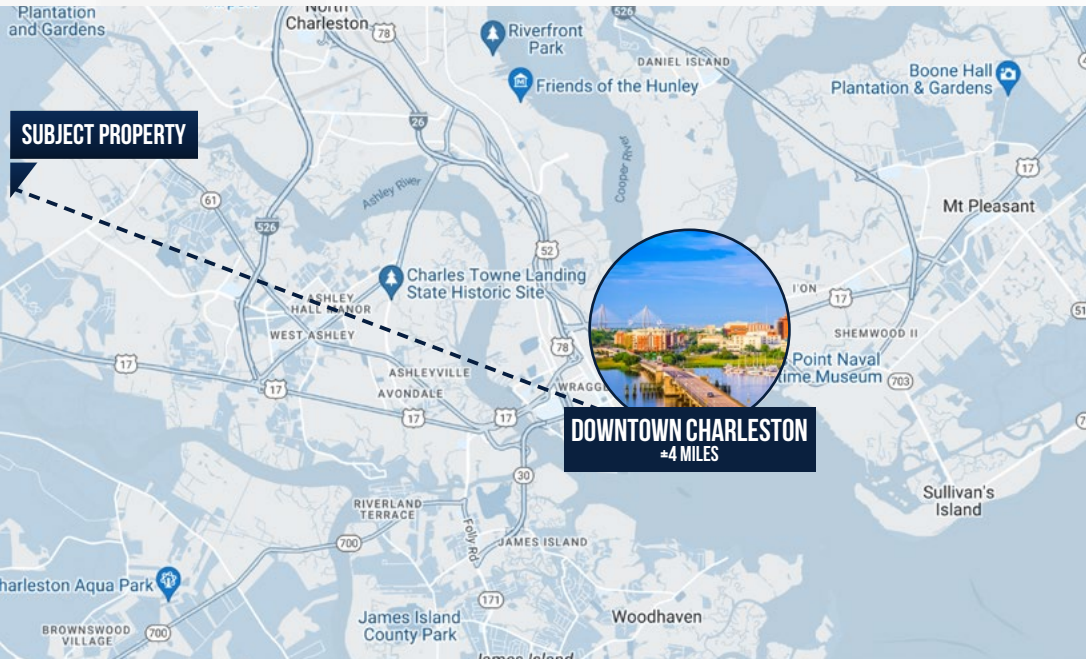
The county capital of Charleston County and the major city in the Charleston-North Charleston metropolitan area, Charleston is the largest city in the U.S. state of South Carolina. The city is situated on Charleston Harbor, an estuary of the Atlantic Ocean created by the confluence of the Ashley, Cooper, and Wando rivers, just south of the coastline of South Carolina. 150,277 people called Charleston home as of the 2020 Census. The Charleston metropolitan area, which includes Berkeley, Charleston, and Dorchester counties, has 799,636 persons in 2020, making it the third-largest MSA in the state and the 74th-largest in the country.

ATTRACTIONS

Historic District: The Historic District of Charleston is known for its well-preserved antebellum architecture, cobblestone streets, and historic homes. Rainbow Row is a popular attraction, which is a series of colorful Georgian-style row houses.

Magnolia Plantation and Gardens: The Magnolia Plantation is one of the oldest plantations in the South, and features stunning gardens, nature walks, and boat tours. Additionally, guided tours are offered to visitors for a historic education of the property.

Charleston Museum: The Charleston Museum shows the rich history of the area, known as America's first museum. The museum offers many exhibits that showcase the city's rich cultural heritage, including artifacts from the Revolutionary War and the Civil War.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	13,065	53,566	153,631
2023 Estimate	12,907	52,506	147,330
2020 Census	12,859	52,056	144,044
2020 to 2023 Growth	0.37%	0.86%	2.28%
2023 to 2028 Growth	1.22%	2.02%	4.28%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	6,457	25,417	69,507
2023 Estimate	6,310	24,635	65,926
2020 Census	6,226	24,175	63,797
2020-2023 Growth	1.35%	1.90%	3.34%
2023-2028 Growth	2.33%	3.17%	5.43%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$79,838	\$102,176	\$100,537



ECONOMY

Economy-wise, commercial shipping is significant. Two of the five shipping facilities in the Charleston metropolitan area, which are owned and maintained by the South Carolina Ports Authority and comprise the city's container ports, are the fourth- and seventh-largest on the East Coast, respectively. For Charleston's auto manufacturing industry, including Mercedes and Volvo, the port is also used to transport vehicles and vehicle parts.

The Charleston Digital Corridor, which is also known as Silicon Harbor, has played a significant role in the city's rise as a hub for high tech and innovation. Between 2011 and 2012, this industry's growth rate was the highest. Because of its expanding IT sector, the Charleston region had the ninth-best performing economy in the US according to the Milken Institute in 2013. Blackbaud, Greystar Real Estate Partners, Evening Post Industries, Le Creuset, SPARC, a division of Booz Allen Hamilton, BoomTown, CSS, and Benefitfocus are a few notable businesses. The median price of a property in Charleston in June 2017 was \$260,000, and the mean sales price was \$351,186.

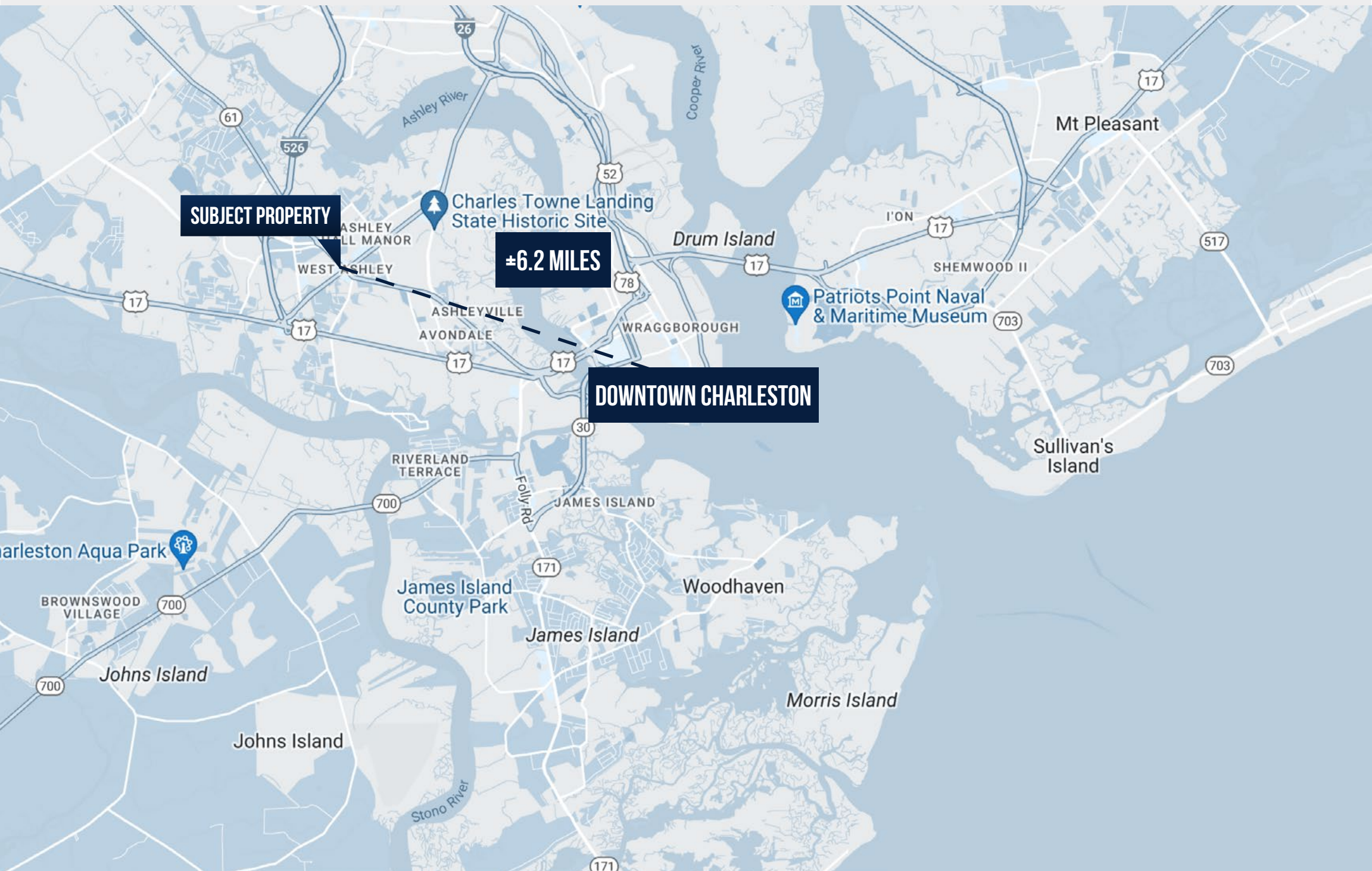
TRANSPORTATION

The Charleston International Airport provides service to the City of Charleston. It is situated in the City of North Charleston, about 12 miles northwest of Charleston's central business district. It is South Carolina's busiest airport for passengers.

The Palmetto and Silver Meteor are two daily Amtrak trains that stop in Charleston at the station, which is 7.5 miles from the city center of Charleston at 4565 Gaynor Avenue.

With exits to the Arthur Ravenel Jr. Bridge, Meeting Street, and the Septima Clark Expressway, Interstate 26 starts in the heart of Charleston. It links the city to North Charleston, the Charleston International Airport, Interstate 95, and Columbia as it travels northwest. The Arthur Ravenel Jr. Bridge and Septima Clark Expressway are both a component of U.S. Route 17, which passes through Charleston and Mount Pleasant on its east-west route. The city's bypass, the Mark Clark Expressway, or I-526, starts and finishes at US 17. Meeting Street is known as US 52, and its offshoot East Bay Street is known as Morrison Drive after leaving the east side. In the Neck neighborhood of the city, this roadway merges with King Street. In the center of town, King Street becomes US 78 and eventually combines with Meeting Street.

DISTANCE MAP



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 **1721 Sam Rittenberg Blvd 103, Charleston, SC 29407**. 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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