



REPRESENTATIVE PHOTO

205 W CHURCH ST | BATESBURG, SC 29006



INTERACTIVE PDF

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INVESTMENT HIGHLIGHTS

- **National Brand** – Wendy's continues to be a premier restaurant brand with 6,500+ restaurants in the United States and located in 29 countries worldwide.
- **Experienced Operator** – Carolina Restaurant Group, Inc. currently operates over 120 Wendy's locations and are actively expanding their operations by way of acquiring and developing more sites.
- **Ideal Long Term Passive Investment** – Wendy's has +12.5 years remaining on the base term of their lease but has the option to stay at this location until 2051, offering investors a bond-like, long-term investment.
- **Strong Surrounding Retail** – Within a half mile radius there are many top national brands and retailers including: Walmart, Walgreens, CVS, Tractor Supply, O'Reilly Auto Parts, AutoZone, Zaxby's, Taco Bell, and McDonald's to name a few.
- **Absolute NNN Lease** – The tenant is responsible for all expenses providing an investor with passive income and no landlord responsibilities.
- **Opportunity Zone** – Reach out to broker for more information.

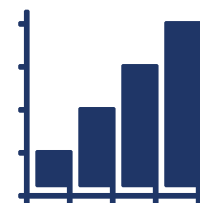


PROPERTY OVERVIEW

TENANT	Wendy's
ADDRESS	205 W Church St. Batesburg, SC 29006
YEAR BUILT	2007
GLA	±3,538 SF
LAND AREA	±1.47 AC



\$2,048,288
LIST PRICE



6.25%
CAP RATE



\$128,018
ANNUAL RENT

LEASE SUMMARY

Tenant Trade Name	Wendy's
Type of Ownership	Fee Simple
Lease Guarantor	Carolina Restaurant Group, Inc
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	20 Years
Lease Commencement Date	3/14/2016
Lease Expiration Date	3/13/2036
Term Remaining on Lease	±12.1 years
Rent Increases	8.5% Every 5 Years
Options	Three, 5-Year Options
ROFR	Yes (30 Days)

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 03/13/2026	\$10,668.23	\$128,018.72	6.25%
03/14/2026 - 03/13/2031	\$11,575.03	\$138,900.31	6.78%
03/14/2031 - 03/13/2036	\$12,558.90	\$150,706.83	7.36%
Option 1 (03/14/2036-03/13/2041)	\$13,626.41	\$163,516.91	7.98%
Option 2 (03/14/2041 - 03/13/2046)	\$14,784.65	\$177,415.85	8.66%
Option 3 (03/14/2046 - 03/13/2051)	\$16,041.35	\$192,496.20	8.75%



 **BATESBURG-LEESVILLE HIGH SCHOOL**
561 STUDENTS

 **Great Clips**

ACE
Hardware

Walmart 

ELLISON
COLLISION & CUSTOMS

Since 1930
ECONOMY FURNITURE CO.
Home Furnishings • Appliances • Electronics

AUGUSTA HWY **± 6,000 VPD**

WAFFLE HOUSE
SONIC


CHEVROLET
 **UNITED STATES POSTAL SERVICE**



 **Michael Riordan**
ORTHODONTICS

TSC TRACTOR SUPPLY CO.

SUBJECT PROPERTY

 **STRONGBODY FITNESS**



BATESBURG-LEESVILLE
ANIMAL HOSPITAL 

KJ's
MARKET
SUBWAY

Bojangles

 **CARQUEST AUTO PARTS**

Advance  **Auto Parts**



U-HAUL
FARMERS
home
FURNITURE



 **CVS**
pharmacy

ZAXBY'S

Auto Zone


 **BATESBURG-LEESVILLE MIDDLE**
473 STUDENTS

BATESBURG-LEESVILLE POLICE DEPARTMENT

 **ELEMASTER**

DOLLAR GENERAL

 **MAVIS**
TIRES. BRAKES.
AT DISCOUNT PRICES



TENANT OVERVIEW

WENDY'S

Wendy's is one of the top hamburger chains in the US. Wendy's consists of more than 6,500 restaurants in the US and 29 other countries. 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 touchpoints 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.

FRANCHISEE INFORMATION

Carolina Restaurant Group, Inc. which is under the guidance of its President, Quint Graham, who is originally from Columbus, Ohio. Mr. Graham embarked on his journey with Wendy's® 38 years ago as a crew member and steadily advanced through the ranks, eventually becoming a General Manager and subsequently a District Manager with Wendy's® International. Soon after, he was invited to relocate to Charlotte, NC to manage this expanding franchise. Mr. Graham has had the privilege of collaborating closely with Dave Thomas and has imported the principles and leadership qualities instilled in him by Mr. Thomas to Carolina Restaurant Group.



NO. OF LOCATIONS

± 6,500



YEAR FOUNDED

1969



PARENT COMPANY TRADE NAME

Wendy's International, Inc.



HEADQUARTERS

Dublin, OH



Chapin

321

26

26

Lake Murray

378

20

Arcadia Lakes

Forest Acres

Columbia

Lexington

20

Cayce

77

±36 MILES

1

Gilbert

CAE

302

20

26

178

Pelion

AREA OVERVIEW

BATESBURG, SC

Situated in the center of the state in Lexington County, Batesburg, South Carolina, is a quaint town. Batesburg, well-known for its illustrious past and hospitable neighborhood, provides a convenient combination of small-town charm and quick access to major cities.

The main drivers of Batesburg's economy are agriculture and agribusiness, with a particular emphasis on farming. Local agriculture is supported by the town's close proximity to the South Carolina State Farmers Market in nearby Lexington. Furthermore, there has been an increase in interest in supporting local entrepreneurship and small enterprises. The town has worked to maintain its agricultural roots while luring in new companies and industries.

In recent years, Batesburg has gradually expanded thanks to a number of development initiatives meant to raise the town's general standard of living and infrastructure. The town has made investments in beautifying projects, pedestrian-friendly measures, and the restoration of historic structures as part of its downtown regeneration efforts. This has improved the town center's appearance and use.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	6,833	9,989	27,429
Current Year Estimate	6,917	10,110	27,655
Growth Current Year-Five-Year	-0.2%	-0.2%	-0.2%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	2,745	3,963	10,711
Current Year Estimate	2,776	4,006	10,787
Growth Current Year-Five-Year	-0.2%	-0.2%	-0.1%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$64,978	\$66,115	\$70,895



COLUMBIA, SC MSA



COLUMBIA, SC

Serving as the state capital, Columbia is a city driven by a fresh, innovative perspective intertwined with century-old traditions rooted in the capital city communities.

With the second largest population in South Carolina, Columbia is home to nearly 800,000 residents across the metropolitan region including six counties. The community embraces a vast array of tourist attractions that drive and empower economic growth. From historical monuments, museums, art galleries, convention halls, and performing arts centers to educational institutes, like the University of South Carolina.

The University of South Carolina is currently ranked as the number 1 largest university in the Carolinas with nearly 35,000 students enrolled in on-campus classes at the main campus in Columbia. Pursuing degrees in industries that continue to contribute to Columbia's economic growth like medicine, law, and engineering, to name a few.

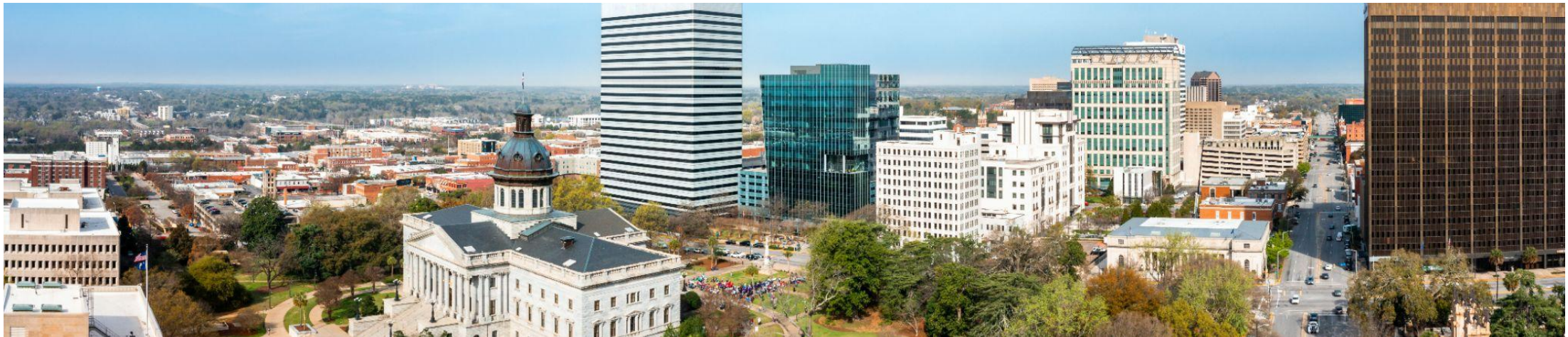
ECONOMY & DEVELOPMENTS

With major Fortune 500 Corporations headquartered in the region, Columbia was recently rated as one of the top 4 cities for millennials. Due to this reliable channel of talent and highly educated individuals residing in the area, Columbia continues to surge with opportunity and has secured itself as one of the fastest-growing hubs in target industries like insurance, technology, software, IT services, retail, and hospitality.

Columbia is thriving with innovative entrepreneurial culture creating long-term economic stability within these major institutions. Economists remain confident the job market will remain strong and positive growth will continue to be seen.

Many residential and commercial developments are expected to be completed in Columbia over the next few years. With the growing population of millennials residing in Columbia, city leaders acknowledge the need to stimulate the development of new and exciting real estate projects that will benefit the entire community.

Developers have created a framework for future developments to stimulate commercial real estate investment on large-scale projects to revamp retail businesses, restaurants, workplaces, and parking.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **205 W Church St | Batesburg, SC 29006** (“Property”). 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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