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3 PROPERTY PORTFOLIO

SOUTH CAROLINA

OFFERING MEMORANDUM



INTERACTIVE
MARKETING PACKAGE



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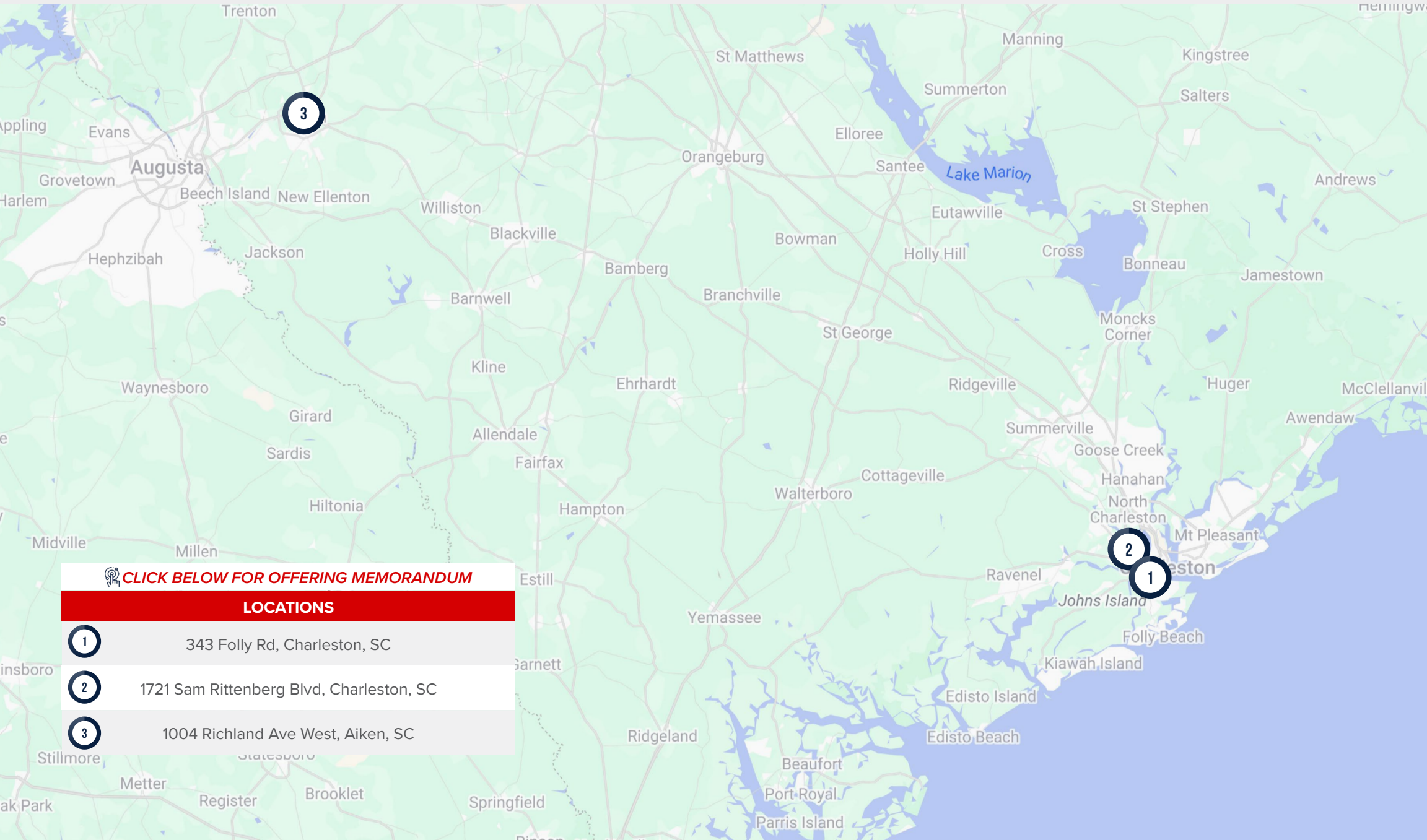
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LOCATION MAP



CLICK BELOW FOR OFFERING MEMORANDUM

LOCATIONS

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343 Folly Rd, Charleston, SC

2

1721 Sam Rittenberg Blvd, Charleston, SC

3

1004 Richland Ave West, Aiken, SC

INVESTMENT HIGHLIGHTS



- **Rare 3 Property Wendy's Portfolio** – The properties are available individually and as a portfolio
- **Long-Term, Recent Extensions** – All leases were extended for 20 years in 2020 and benefit from over 16 years remaining
- **Absolute NNN Lease Structure** – Passive Investments – Ideal for out of state investors
- **Portfolio Wide High Performing Sales Volume** – Each site boasts well above average store sales for Wendy's. Contact broker for further details.
- **Percentage Rent Clause** – All leases contain percentage rent language, allowing investors to capture future potential upside increasing yield in the event of continued sales increase
- **Primary Markets throughout South Carolina** –
 - Charleston, SC – 2 units
 - Aiken, SC – 1 units
- **Strong, Experienced Operators** –
 - 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 aquisition and company [here](#).
 - Wendgusta, LLC operates approximately 12 units

PORTFOLIO SUMMARY



ADDRESS	LIST PRICE	CAP RATE	LEASE START DATE	EXPIRATION DATE	SIZE (AC)	SIZE (SF)	MONTHLY BASE RENT	ANNUAL BASE RENT	ADDITIONAL % RENT	TOTAL NOI	LEASE TYPE	OWNERSHIP TYPE
343 Folly Rd Charleston, SC 29412	\$3,204,105	6.10%	1/1/2021	12/31/2040	0.89	2,280	\$11,333	\$136,000	\$59,450	\$195,450	NNN	Fee Simple
1721 Sam Rittenberg Blvd Charleston, SC 29407	\$3,533,463	6.10%	1/1/2021	12/31/2040	0.77	2,808	\$13,904	\$166,848	\$48,693	\$215,541	NNN	Fee Simple
1004 Richland Ave W Aiken, SC 29801	\$3,288,255	6.10%	1/1/2021	12/31/2040	0.78	2,137	\$13,958	\$167,500	\$33,084	\$200,584	NNN	Fee Simple

WENDY'S PORTFOLIO

PORTFOLIO PROPERTIES



343 FOLLY RD, CHARLESTON, SC



INVESTMENT SUMMARY

List Price	\$3,204,105
NOI	\$195,450
Cap Rate	6.10%

**NOI includes average of historical percentage rent received*

BASE RENT

TERM	MONTHLY RENT	ANNUAL RENT
Current - 12/31/2040	\$11,333.33	\$136,000.00

HISTORICAL RENT

YEAR	SALES	PERCENTAGE RENT
2023	\$2,533,525	\$58,347
2022	\$2,565,059	\$60,554
Historical Average		\$59,450

FINANCING OPTIONS

For financing, please reach out to:

Greg Kavoklis
+1 (818) 206-5835
gregory.kavoklis@matthews.com

SITE DESCRIPTION

Address	343 Folly Road, Charleston, SC 29412
Tenant Trade Name	Wendy's
Lot Size	±0.89 AC
GLA	±2,280 SF
Year Built / Renovated	1979/2020
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Level

TENANT SUMMARY

Tenant Trade Name	Wendy's
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Tenant	JAI Augusta, LLC
Roof/Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	1/1/2021
Lease Expiration Date	12/31/2040
Term Remaining	±16 Years
Increases	None
Options Remaining	None
Percentage Rent	7% Over \$1,700,000



1721 SAM RITTENBERG BLVD, CHARLESTON, SC



INVESTMENT SUMMARY

List Price	\$3,533,463
NOI	\$215,541
Cap Rate	6.10%

**NOI includes average of historical percentage rent received*

BASE RENT

TERM	MONTHLY RENT	ANNUAL RENT
Current - 12/31/2040	\$13,904	\$166,848

PERCENTAGE RENT - 7% OVER \$2,085,600

YEAR	SALES	PERCENTAGE RENT
2023	\$2,819,338	\$51,362
2022	\$2,743,099	\$46,025
Historical Average		\$48,693

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
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Level

TENANT SUMMARY

Tenant Trade Name	Wendy's
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Tenant	JAI Hospitality RG, LLC
Roof/Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	1/1/2021
Lease Expiration Date	12/31/2040
Term Remaining	±16 Years
Increases	None
Options Remaining	None
Percentage Rent	7% Over \$2,085,600



FINANCIAL OVERVIEW

1004 RICHLAND AVE W, AIKEN, SC



INVESTMENT SUMMARY

List Price	\$3,288,255
NOI	\$200,584
CAP Rate	6.10%

*NOI includes average of historical percentage rent received

BASE RENT

TERM	MONTHLY RENT	ANNUAL RENT
Current - 12/31/2040	\$13,958.33	\$167,500.00

HISTORICAL RENT

YEAR	SALES	PERCENTAGE RENT
2023	\$2,599,624	\$35,411
2022	\$2,533,121	\$30,756
Historical Average		\$33,084

SITE DESCRIPTION

Address	1004 Richland Avenue West, Aiken, SC 29801
Lot Size	±0.78 AC
GLA	±2,137 SF
Type of Ownership	Fee Simple
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 Years
Increases	None
Options Remaining	None
Percentage Rent	7% over \$2,093,750



TENANT PROFILE



1004 Richland Ave | Aiken



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

AIKEN, SOUTH CAROLINA

Aiken, located in the heart of South Carolina's horse country, is a charming city known for its equestrian heritage, southern hospitality, and natural beauty. With a rich history, vibrant cultural scene, and a strong sense of community, Aiken offers a high quality of life and attracts residents and visitors alike.

Geographically, Aiken is situated in Aiken County, approximately 20 miles northeast of Augusta, Georgia. The city covers an area of about 20 square miles and is surrounded by picturesque landscapes, including rolling hills, lush forests, and picturesque horse farms. Beyond its equestrian culture, Aiken has a diverse range of attractions and activities. The historic downtown area is a delightful blend of tree-lined streets, historic buildings, boutique shops, and restaurants. It offers a unique shopping experience, with antique stores, art galleries, and local craftsmen showcasing their work.

Aiken is also home to a thriving arts and cultural scene. The Aiken Center for the Arts hosts exhibitions, workshops, and performances throughout the year, showcasing the work of local and regional artists. The Aiken Symphony Orchestra, Aiken Community Playhouse, and the Etheredge Center for the Fine and Performing Arts at the University of South Carolina Aiken contribute to the city's vibrant cultural life.

In terms of education, Aiken has a strong public school system and several private schools. The University of South Carolina Aiken offers higher education opportunities and contributes to the city's intellectual and cultural atmosphere.

Overall, Aiken, South Carolina, offers a unique blend of equestrian culture, natural beauty, and a strong sense of community. With its rich history, diverse attractions, and welcoming atmosphere, Aiken continues to charm residents and visitors alike.



AREA OVERVIEW

CHARLESTON, SOUTH CAROLINA

Charleston, often referred to as the “Holy City,” is a historic gem and one of the most beloved cities in the United States. Located on the southeastern coast of South Carolina, Charleston is known for its well-preserved architecture, rich cultural heritage, world-class cuisine, and warm hospitality. With its picturesque waterfront, charming cobblestone streets, and vibrant arts scene, Charleston offers a captivating blend of old-world charm and modern sophistication. Charleston’s history is a cornerstone of its identity.

Nestled between the Ashley and Cooper Rivers, Charleston’s geographical location adds to its allure. The city covers an area of approximately 127 square miles, including the historic downtown peninsula and surrounding suburban areas. The Atlantic Ocean and its beautiful beaches are just a short drive away, providing residents and visitors with easy access to coastal recreation and water sports.

Charleston is renowned for its vibrant cultural scene. The city is a hub for arts, music, and theater. Charleston also boasts a lively nightlife and entertainment scene. The Upper King Street district is known for its trendy bars, clubs, and live music venues, offering a vibrant atmosphere for residents and visitors to enjoy. The city’s proximity to numerous beaches, including Folly Beach and Isle of Palms, makes it a popular destination for beachgoers and water sports enthusiasts.

Overall, Charleston offers a captivating blend of history, culture, culinary delights, and coastal beauty. With its well-preserved architecture, vibrant arts scene, and welcoming atmosphere, Charleston continues to captivate residents and visitors, earning its place as one of America’s most beloved cities.



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 **Wendy's 6 Property Portfolio (6 Unit) - SC & GA**. 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.

1721 Sam Rittenberg | Charleston



343 Folly Rd | Charleston



3 PROPERTY PORTFOLIO

SOUTH CAROLINA

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