



**WENDY'S**

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## EXCLUSIVELY LISTED BY:

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## INVESTMENT SUMMARY

List Price:	\$2,200,000
Current NOI:	\$125,545.00
Initial Cap Rate:	5.71%
Land Acreage:	1.29
Building Size:	3,544 SF
Price PSF:	\$620.77
Lease Type:	NNN
Lease Term:	15 years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Wendy's Restaurant located at 9805 Davis Highway in Dimondale, Michigan. There is a fifteen year triple net lease in place with 1.5 percent annual increases. The lease has four, five year options with 1.5 percent rent bumps at each option as well.

The subject property is located on a busy corridor, close to industrial, retail, and hotels and just one quarter mile from Interstate 96. Nearby hotels and retailers include Arby's, Comfort Inn & Suites, Cricket's Home Furnishings, Full Throttle Motorsports, Capitol Harley-Davidson, Holiday Inn Express & Suites, and The Summit Sports and Ice Complex.

\*Tenant has right of first refusal.



**PRICE** \$2,200,000



**CAP RATE** 5.71%



**LEASE TYPE** NNN



**TERM REMAINING** 14+ years

## INVESTMENT HIGHLIGHTS

- 3,544 SF Wendy's Restaurant with Drive Thru on 1.29 Acres
- TEAM Schostak Family Restaurants Currently Operate 150+ Restaurants (Del Taco, Wendy's, MOD Pizza, Applebee's and Olga's Kitchen)
- 15 Year Triple Net Lease with 1.5% Annual Rent Increases
- High Sales Location
- 1 Mile Annual Income Exceeds \$78,000

## FINANCIAL SUMMARY

INCOME		PER SF
<b>Gross Income</b>	<b>\$125,545.00</b>	<b>\$35.42</b>
EXPENSE		PER SF
<b>Gross Expenses</b>	-	-
<b>NET OPERATING INCOME</b>	<b>\$125,545.00</b>	<b>\$35.42</b>

## PROPERTY SUMMARY

Lot Size:	1.29 Acres
Building Size:	3,544 SF
Zoning:	Commercial
Construction Style:	Prototype

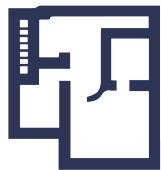
## LEASE SUMMARY

Tenant:	Wendy's
Lease Type:	NNN
Primary Lease Term:	15 years
Annual Rent:	\$125,545.00
Rent PSF:	\$35.42
Taxes, Insurance & CAM:	Tenant
Lease Start Date:	January 1, 2020
Lease Expiration Date:	December 31, 2034
Lease Term Remaining:	14+ years
Rent Bumps:	1.5% Annual Increases
Lease Guarantor:	Franchisee Guarantee - 56 Unit Operator
Tenant Website:	www.wendys.com



UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
3,544	1/1/2020	12/31/2034	\$125,545.00	100.0	1/1/2021	\$35.42
			\$127,428.18		1/1/2022	\$35.96
			\$129,339.60		1/1/2023	\$36.50
			\$131,279.69		1/1/2024	\$37.04
			\$133,248.89		1/1/2025	\$37.60
			\$135,247.62		1/1/2026	\$38.16
			\$137,276.33		1/1/2027	\$38.73
			\$139,335.48		1/1/2028	\$39.32
			\$141,425.51		1/1/2029	\$39.91
			\$143,546.89		1/1/2030	\$40.50
			\$145,700.10		1/1/2031	\$41.11
			\$147,885.60		1/1/2032	\$41.73
			\$150,103.88		1/1/2033	\$42.35
			\$152,355.44		1/1/2034	\$42.99
		\$43.63				

<b>3,544</b>	<b>\$125,545.00</b>	<b>\$ 35.42</b>
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TOTAL SF  
3,544



TOTAL ANNUAL RENT  
\$125,545.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$ 39.40



NUMBER OF TENANTS  
1



## OVERVIEW

Company:	Wendy's
Founded:	1969
Total Revenue:	\$1.69B
Headquarters:	6,711
Headquarters	Dublin, OH
Website:	<a href="http://www.wendys.com">www.wendys.com</a>

## TENANT HIGHLIGHTS

- Third Largest Quick-Service Hamburger Company in The World
- Amazon and Recession Resistant Tenant
- 2018 Global System Sales Growth of 2.5% to \$10.5B
- Continued Global Expansion with 159 restaurants opened in 2018
- Returned \$350M Of Cash To Shareholders In 2018

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$125,545	\$10,462.08	1.5% Annual

## COMPANY PROFILE

Wendy's is an American international fast food restaurant chain founded by Dave Thomas on November 15, 1969, in Columbus, Ohio. The company moved its headquarters to Dublin, Ohio, on January 29, 2006. As of December 31, 2018, Wendy's was the world's third largest hamburger fast food chain with 6,711 locations, following Burger King and McDonald's.

As of December 31, 2018, there were a total of 6,711 locations, including 353 that are company-owned. 6,358 restaurants are franchised. The chain is known for its square hamburgers, sea salt fries, and their signature Frosty, a form of soft serve ice cream mixed with frozen starches. Wendy's menu consists primarily of hamburgers, chicken sandwiches, French fries, and beverages such as the Frosty. Wendy's has continued to exhibit robust growth with 159 restaurants opened in 2018 and \$350M of cash returned to shareholders.

## FRANCHISEE BACKGROUND

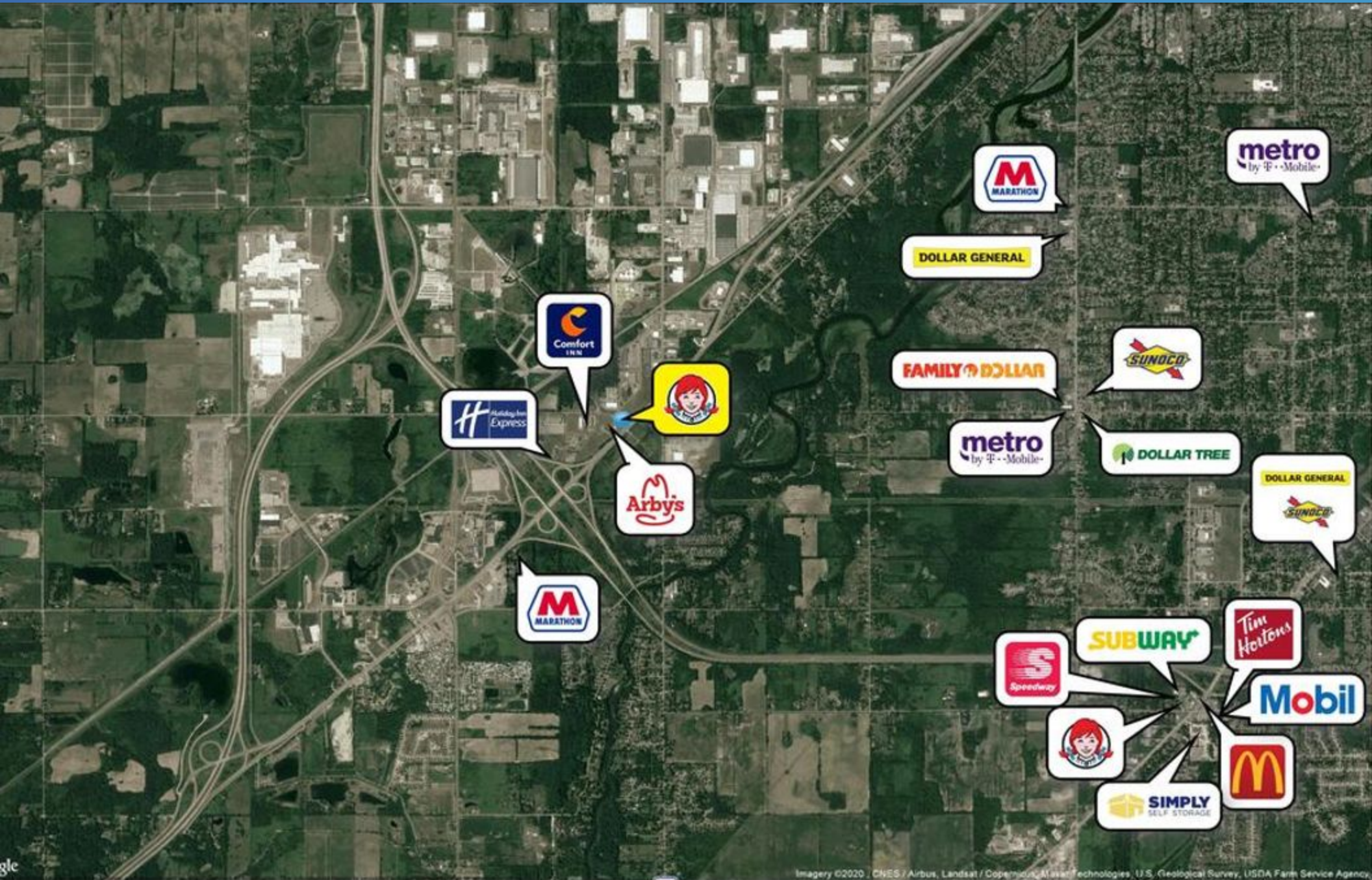
The Schostak family has had a footprint in Michigan for nearly 100 years. Since 1920, the company's activities have included real estate development, acquisitions and leasing of retail, office, industrial, residential and mixed use projects. The fourth generation family based business operates commercial properties in states throughout the Midwest as a full-service real estate development, management, leasing and consulting company. In the early '80's, the family began as a franchisee and now operates over 150 restaurants across these brands: Del Taco, MOD Pizza, Wendy's, Applebee's and Olga's Kitchen.

In July 2005, TEAM Schostak Family Restaurants introduced Michigan to Del Taco and have been recognized by Del Taco Corp. as Franchisee of the Year on multiple occasions. Currently, they are looking to expand Del Taco throughout Michigan and have plans to open 12 more locations with 3 more coming online in 2019.



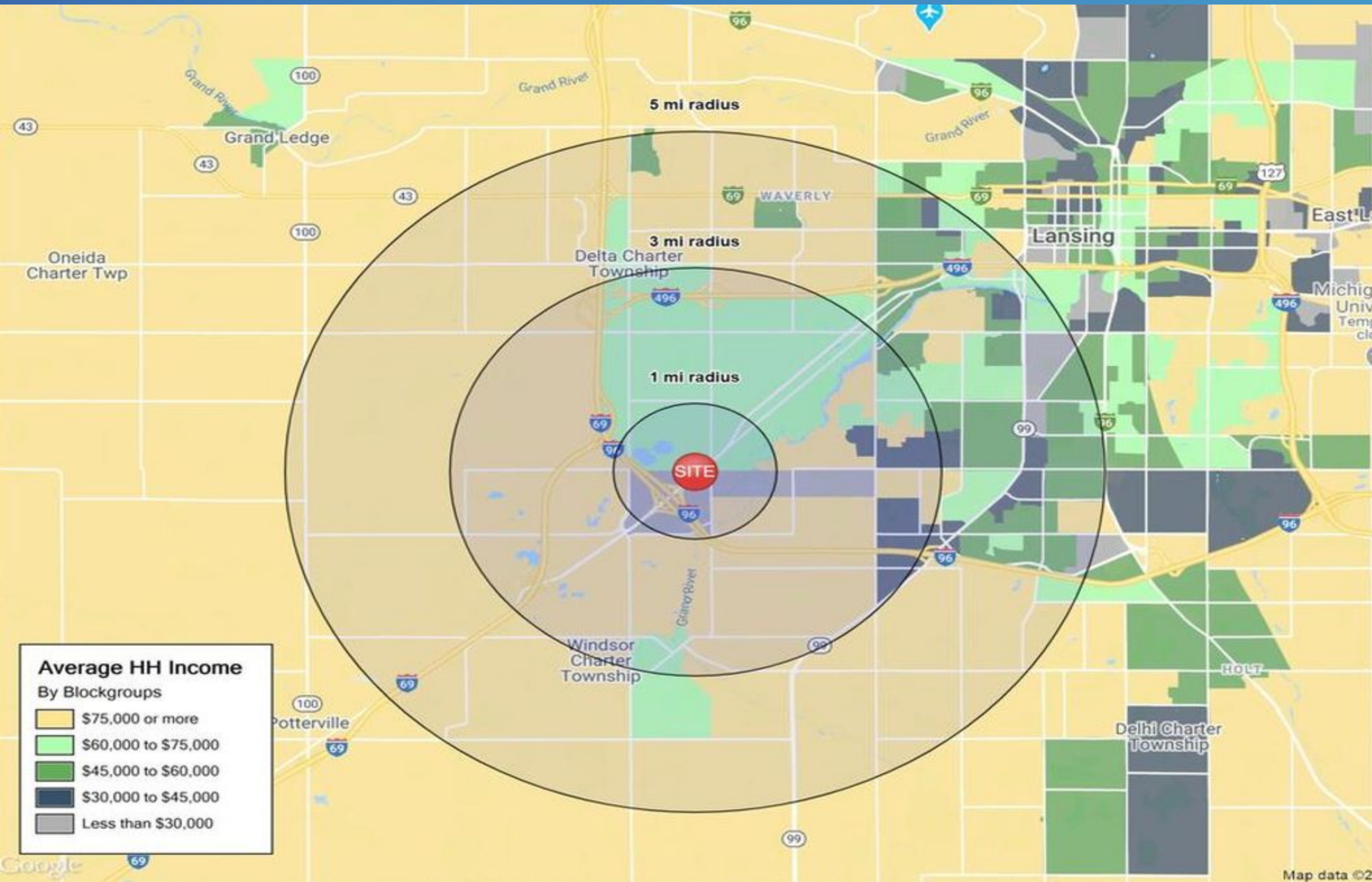






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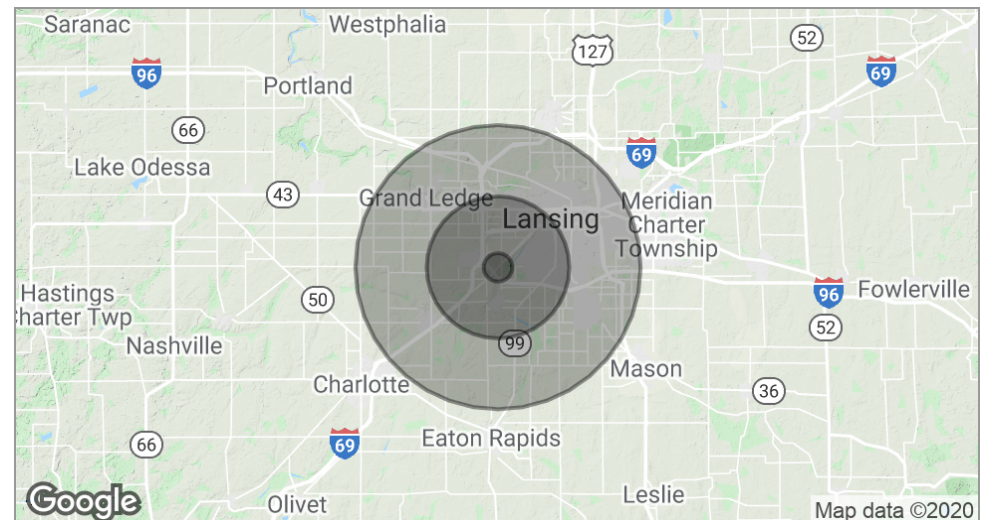


Dimondale is a village in Eaton County in the U.S. state of Michigan. The population was 1,234 at the 2010 census. The village is located within Windsor Charter Township. Dimondale is a suburb of Lansing, which is northeast of the village in Ingham County.

The Potawatomi originally had a permanent camp along the Grand River in the Dimondale area before white settlement began in the 1830s. Relations between white settlers (most of whom were from New York and New England) and the Potawatomi were generally cordial with local residents permanently deeding 10 acres (40,000 m<sup>2</sup>) of land near the river to the local Indians. Isaac M. Dimond came to the area in 1848 and, as one of his enterprises, in 1850 began to construct a dam, just east of Silver Creek on the Grand River near the center of section 15. By 1852, the dam was completed and a saw mill was in operation. He built a grist mill in 1856. On August 6, 1856, Hosey Harvey surveyed the village in order for Dimond to have it platted with the name "Dimondale". An unusual feature of the village is that its streets run Northeast to Southwest and Northwest to Southeast, while most streets and roads in the surrounding area, indeed the whole Midwest, run North-South and East-West. Its borders make a rough diamond shape on a map.

In the 1960s–70s, Dimondale served as a regionally and nationally recognized hotspot for championship horseshoe pitching, earning it the nickname "Horseshoe Capital of the World." The Dimondale Horseshoe Club was founded in 1964 and the village played host to the 1965 Michigan state tournament.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2020	401	91,513	275,387
Total Population 2025	411	94,013	283,185
Population Growth Rate	2.49%	2.73%	2.83%
Average Age	38.7	37.4	35.7
# Of Persons Per HH	2.3	2.3	2.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	171	38,512	110,422
Average HH Income	\$78,867	\$68,764	\$66,791
Median House Value	\$177,777	\$130,751	\$135,771
Consumer Spending (Thousands)	4,134	841,293	2,397,913







TOTAL SALES VOLUME

\$6B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

*Click to Meet Team Fortis*

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