R-E-D REAL ESTATE DEVELOPMENT PARTNERS

FOR SALE

(Actual Location Not Depicted)

CONTACT

RED Partners

CRAIG CARLISLE
craig@redpart.com

Office: 704.909.2472
Fax: 704.333.7993

www.redpart.com

R-E-D

Every effort has been made to ensure the accuracy of the information presented but no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice and approval of owner.

DESCRIPTION: Wendy's fast-food restaurant for sale at 101 West Blvd., Chesterfield, SC. Great location with a large franchisee.

CAP RATE:	5.25%
ACREAGE:	.75 acres
BUILDING SIZE:	2,850 SF
LEASE EXPIRATION:	05/31/2034
LEASE TYPE:	NNN
INCREASES:	5% Every 5 Years (next increase 06/01/2019)
OPTIONS:	Six 5-Year Options

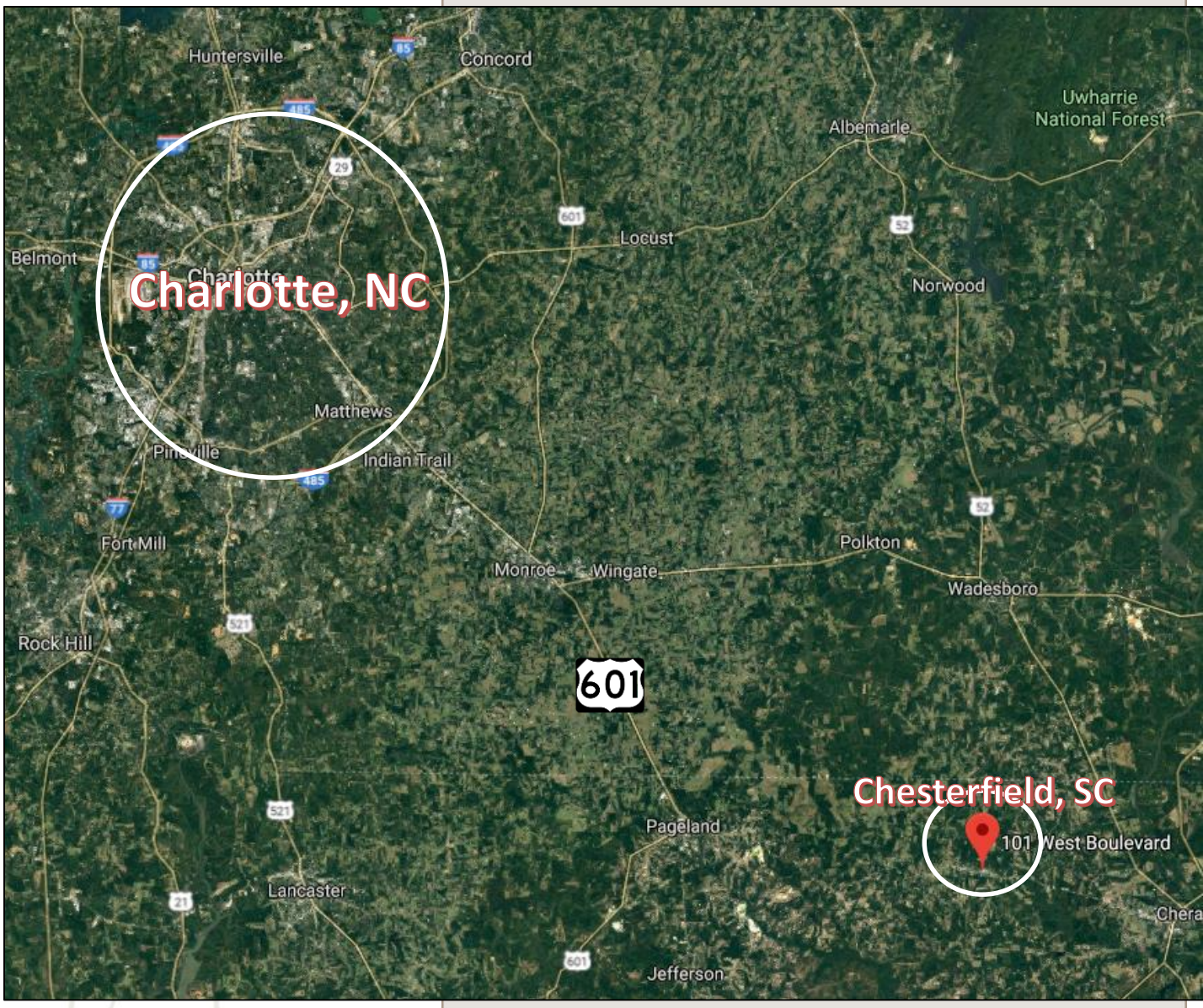
R E D REAL ESTATE DEVELOPMENT PARTNERS

AERIAL

101 West Blvd., Chesterfield, SC

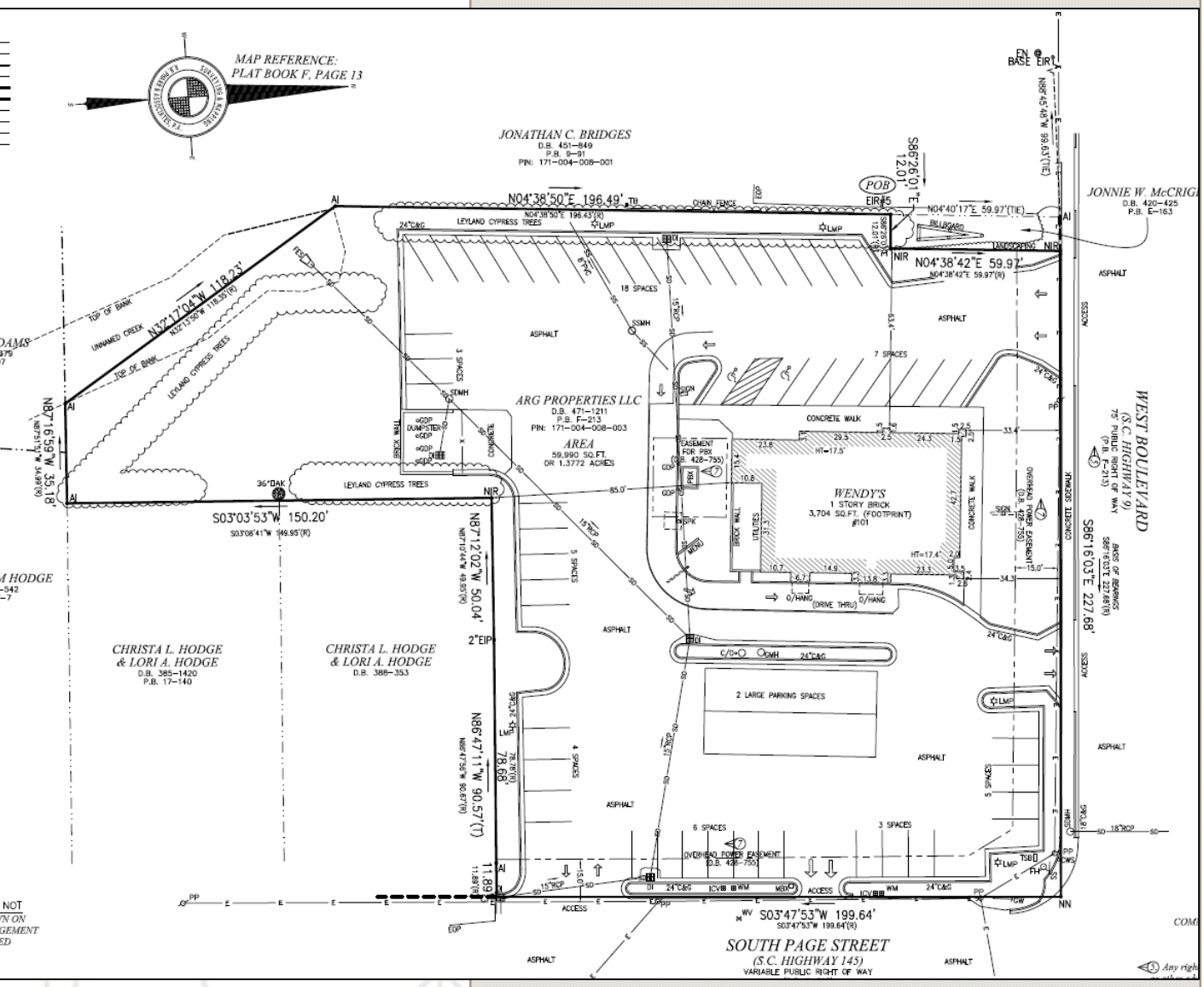
R E D REAL ESTATE DEVELOPMENT PARTNERS

AERIAL



R E D REAL ESTATE DEVELOPMENT PARTNERS

SURVEY



R E D REAL ESTATE DEVELOPMENT PARTNERS

FINANCIAL OVERVIEW

Annualized Operating Data

Rent Increases	Annual Rent	Monthly Rent
JUNE 2019	$63,000.00	$5,250.00
JUNE 2024	$66,150.00	$5,512.50
JUNE 2029	$69,457.50	$5,788.13
Rent Increases	5%	Every 5 Yrs.
Base rent ($21.05/SF)	Increase 6/1/2019	$60,000
CAP RATE		5.73%
Listing Price		$1,050,000

Wendy's

Price	$1,100,000.00
Rentable Square Feet	2,850
Price/SF	$385.96
Average CAP Rate **(Initial Lease Term)**	6.02%
Lot Size	0.75 Acres
Type of Ownership	Fee Simple
Lease Guarantor	Franchise Guarantee
Base Rent	$60,000
Lease Term	15.5 Year Absolute "NNN"
Renewal Options	Six, 5 Year Options
Increases	5% Every 5 Years
Lease Commencement Date	05/24/2014
Rent Expiration Date	05/31/2034

R E D REAL ESTATE DEVELOPMENT PARTNERS

OVERVIEW

INVESTMENT HIGHLIGHTS

- Backed by 28 Wendy's
- 100+ Unit Operator throughout 5 States
- Absolute 15.5 Year (NNN) Lease
- 5% Rental Increases Every Five Years
- Six, Five-Year Renewal Options
- Lease Expiration: 05/31/2034

Wendy's QUALITY IS OUR RECIPE OLD FASHIONED HAMBURGERS

LOCATION AND BUILDING OVERVIEW

- Located in the Historic Town of Chesterfield, SC
- Located in the main business district
- Captures the majority of thru traffic
- Situated on the hard corner of West Blvd and South Page St

Year Built	1990
Renovated	2016
Rentable SF	2,850 SF
Lot Size	0.75 Acres
Tenant Trade Name	Wendy's
Ownership	Private
Tenant	Wen South, LLC