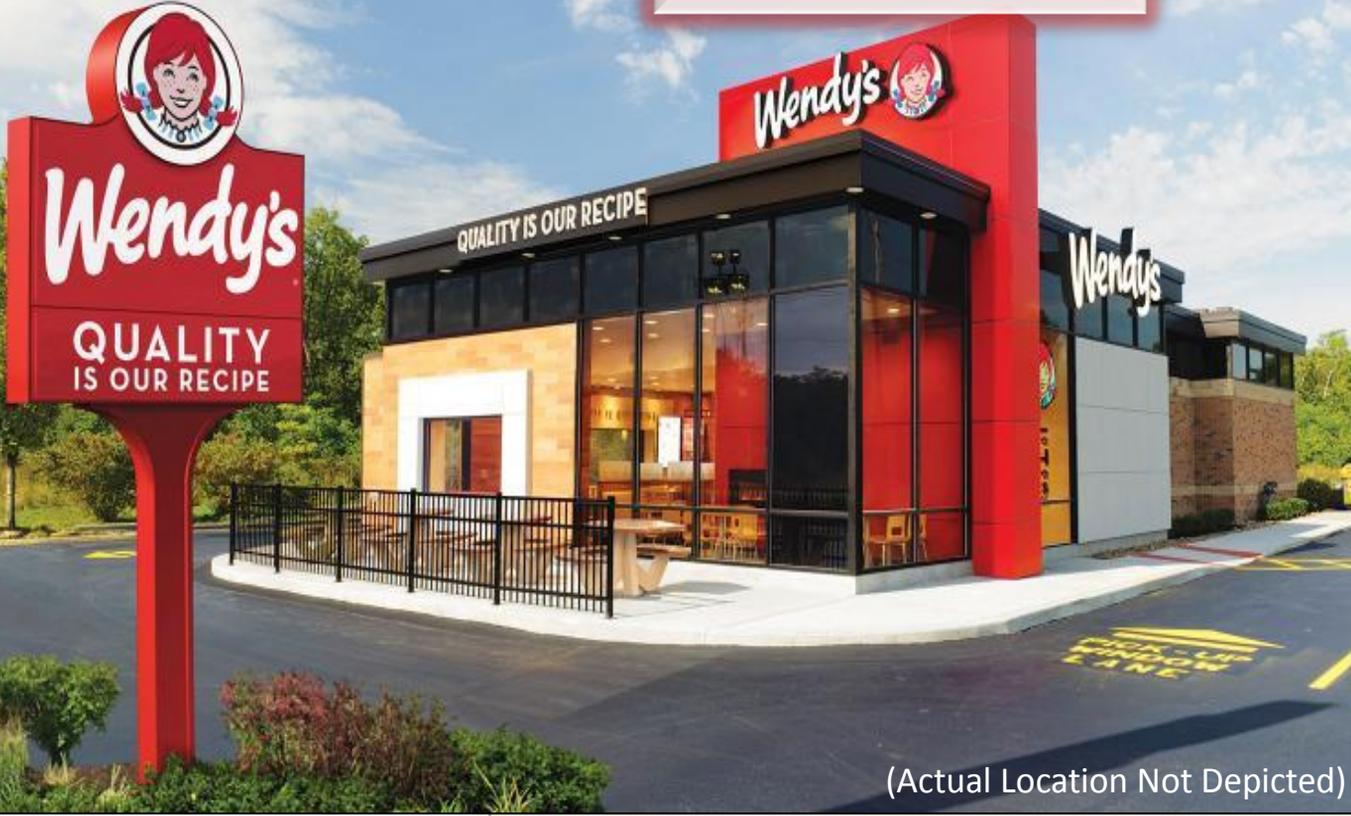


R E D

REAL  
ESTATE  
DEVELOPMENT  
PARTNERS

FOR SALE

Price: \$1,100,000



(Actual Location Not Depicted)

**CONTACT**

RED Partners

CRAIG CARLISLE  
craig@redpart.com

Office: 704.909.2472  
Fax: 704.333.7993

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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:** 5.75%

**ACREAGE:** .75 acres

**BUILDING SIZE:** 2,850 SF

**LEASE EXPIRATION:** 05/31/2034

**LEASE TYPE:** NNN

**INCREASES:** 5% Every 5 Years  
(next increase 06/01/2024)

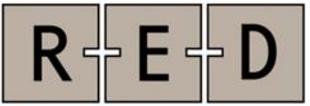
**OPTIONS:** Six 5-Year Options

101 West Blvd., Chesterfield, SC



### INVESTMENT HIGHLIGHTS

- Backed by 28 Wendy's
- 100+ Unit Operator throughout 5 States
- Absolute 15 Year (NNN) Lease
- 5% Rental Increases Every Five Years
- Six, Five-Year Renewal Options
- Lease Expiration: 05/31/2034



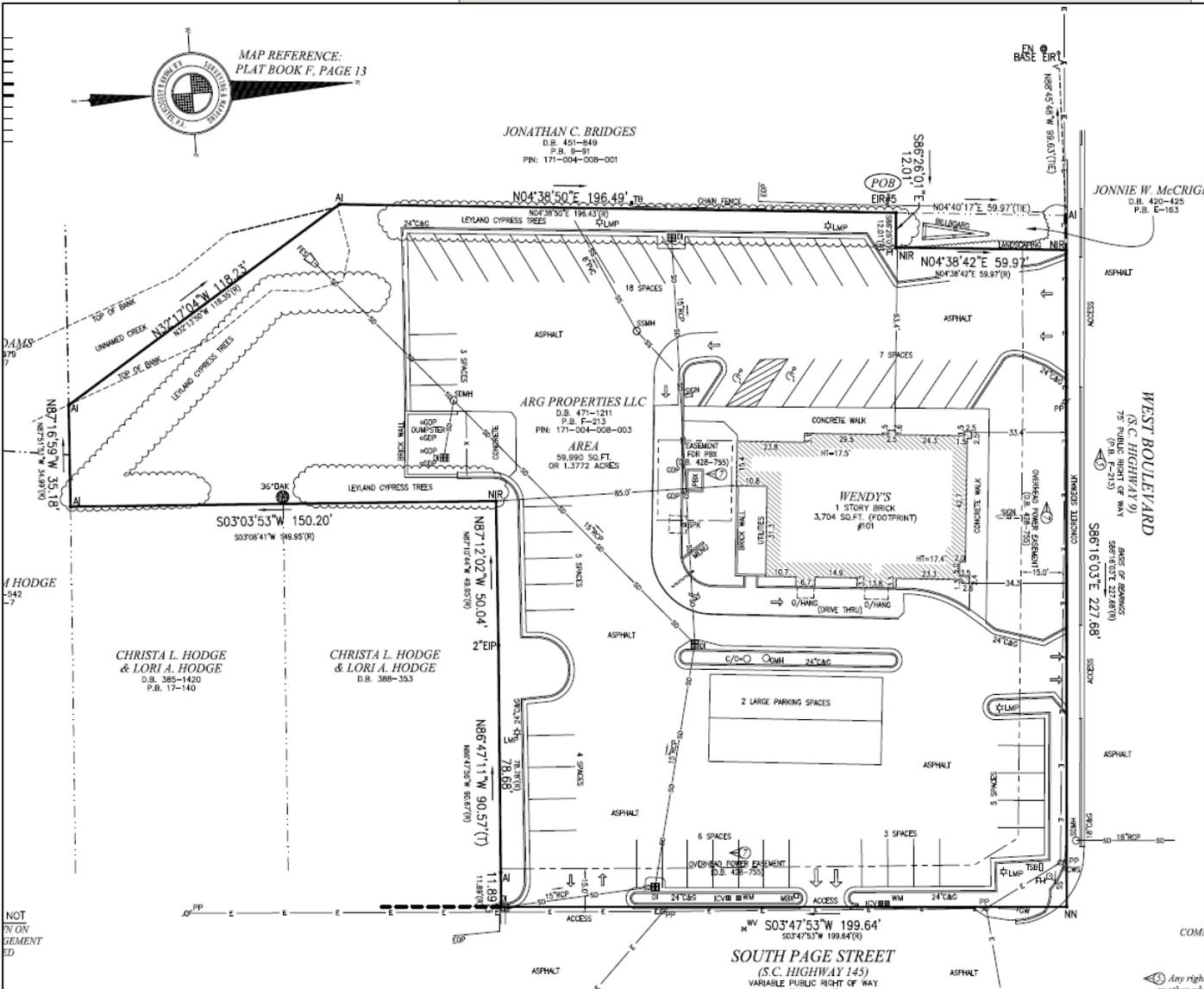
REAL ESTATE DEVELOPMENT PARTNERS

# AERIAL



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**SURVEY**



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# 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		\$1,100,000



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	\$63,000
Lease Term	15 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

**OVERVIEW**



**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

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

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