



Wendy's

Wendy's Ground Lease

89 Restaurant Row
Uniontown, PA

Price: \$1,474,000

Cap Rate: 5.00%

OFFERING MEMORANDUM

Contact Information (FSBO)

Felix Chiang
DMF 10th Street Partners, LLC
(714) 679-4948

DMFALLC@gmail.com

CONFIDENTIALITY

The information contained in the Brochure is proprietary and strictly confidential. The Brochure is intended to be reviewed only by the party receiving it from Seller (and cooperating Agents) and should not be made available to any other person or entity without prior consent from Seller.

BROCHURE DISCLAIMERS

The information contained in the Brochure has been obtained from sources believed to be reliable; however, Seller makes no warranty or representation whatsoever regarding its accuracy or completeness. Potential buyers must conduct their own due diligence and form their own conclusions without relying upon information contained in the Brochure.

Furthermore, prior to submitting an offer, prospective purchasers should consult with their lawyer and advisors to arrive at an independent evaluation of the Property. Prospective purchasers must not interpret the contents of this Brochure and subsequent communications with Seller as legal advice.

BUYER & SELLER RIGHTS

A prospective purchaser's sole and exclusive rights in connection with the Seller shall be limited to those expressly provided in an executed Purchase Agreement. In no event shall a prospective purchaser have any other claims against Seller for any damage, claim, cost, expense, liability, or cause of action relating to the solicitation, marketing, or sale of the Property.

Seller expressly reserves the right in its sole and absolute discretion to: i.) evaluate the terms of any offer, ii.) reject any offer without reason, and iii.) terminate the solicitation process at any time prior to the final execution of a Purchase Agreement.

IMPORTANT: UNDER NO CIRCUMSTANCES SHOULD ANY BROKER OR PRINCIPAL DIRECTLY CONTACT THE TENANT. IN THE EVENT THIS WARNING IS DISREGARDED, SELLER RESERVES THE RIGHT TO SEEK LEGAL REDRESS FOR ANY DAMAGES THAT MAY OCCUR.

INVESTMENT HIGHLIGHTS

- **NNN GROUND LEASE** | Tenant pays all operating expenses directly, creating a fully passive ownership structure
- **LOW RENT AND PRICE POINT** | The ground rent is only \$73,700 per year (as of January 2027) which is well below market for comparable pad sites. At a 5.00% cap rate, the rent translates to a low price point below \$1.5 million which is extremely rare in the QSR net lease market.
- **EARLY EXTENSION AND REMODEL** | Tenant recently exercised its five-year renewal option early, effective January 2027. Further demonstrating commitment to the location, the building was also extensively remodeled in 2020.
- **STRONG RENT-TO-SALES** | The rent-to-sales ratio is currently below 5% which is well below industry averages.
- **DENSE RETAIL AREA** | The Property is ideally situated in a main retail area with several national tenants including Home Depot, Lowes, Walmart, Target, and others.



PROPERTY OVERVIEW

Property	
Built / Renovated	2006 / 2020
Building Size	2,650 SF
Land Size	0.84 Acres

Asking Price	
Asking Price	\$1,474,000
Price PSF	\$556
Cap Rate	5.00%*



* Based on Jan 2027 rent bump. Seller to credit Buyer for the rent differential through Jan 2027.



LEASE & FINANCIAL SUMMARY

Lease Terms	
Lease Type:	NNN Ground Lease
Tenant:	West Penn Foods, Inc
Sub-Tenant:	Wendy's (Corporate)
Sub-Sub-Tenant:	Fifth & Broad Partners (Franchisee)
Commencement:	Apr 2006
Expiration:	Dec 2031
Options:	Four 5-year options. The first option starting Jan 2027 has already been exercised.
Rental Increases:	10% every 5 years including options

Term	Period	Annual Rent	Monthly Rent	PSF / Month	Cap Rate
Current Term	Jan 2016 - Dec 2026	\$67,000.00	\$5,583.34	\$2.11	5.00%*
Option 1 (Exercised)	Jan 2027 - Dec 2031	\$73,700.00	\$6,141.67	\$2.32	5.00%
Option 2	Jan 2032 - Dec 2036	\$81,070.00	\$6,755.84	\$2.55	5.50%
Option 3	Jan 2037 - Dec 2041	\$89,177.00	\$7,431.42	\$2.80	6.05%
Option 4	Jan 2042 - Dec 2046	\$98,094.70	\$8,174.56	\$3.08	6.66%

* First renewal option starting Jan 2027 exercised. Seller to credit Buyer for the rent differential through Jan 2027.

AERIAL MAP



SITE PLAN



(Approximate and not to scale)