SURMOUNT

ISSENBERG BRITTI GROUP

8+ Years Remaining on NNN Lease
Historically Strong Store Performance

Wendy's

949 North Wesleyan Blvd,
Rocky Mount, NC 27804

Offering Memorandum
Exclusive Net-Lease Offering

Investment Overview

Issenberg & Britti Group of Surmount is pleased to present for sale this absolute triple net leased Wendy's Restaurant with drive-thru, located at 949 North Wesleyan Boulevard in Rocky Mount, North Carolina.

This Wendy's has a successful 26 year history at a top tier location and is in the top 16 percent of the entire Wendy's chain and the top 8 percent of the Wendy's restaurants located in the State of North Carolina.

This Wendy's is located in a busy retail hub with numerous national and regional retailers nearby including Target, Starbucks, Walmart, Red Lobster, McDonald's, Toyota, Lidl, Golden Corral, Big Lots, Rainbow, Joann's Fabrics, Subway, Verizon, Tractor Supply Co. and many more.

The subject property consists of a 3,138 square foot restaurant with drive thru window and ample parking on a large 0.95-acre parcel of land. It is strategically located at the signalized intersection of North Weslayan Boulevard and Sutter's Creek Boulevard (Combined daily traffic count over 36,000 vehicles per day).

This Wendy's is listed at a 6 percent cap rate with 8 years remaining on the 20 year lease and generous 10 percent increases every five years with four 5-year option periods.

Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise "Quality is our Recipe." Today Wendy's Company is the world's third largest quick service hamburger restaurant chain and employs thousands of people in its franchises with over 7,000 restaurants all over the world and annual revenue exceeding $2.2B. Wendy's is best known for made-to-order square hamburgers using fresh and never frozen beef, freshly made salads, chili, baked potatoes and the Frosty Dessert.

Investment Highlights

- Top 16% in Performance in the Entire Wendy's Chain and Top 8% in the State of North Carolina as per Placer.AI
- Long and Successful 26+ Year Operating History at this Location
- Established Wendy's Location with more than 8+ Years Remaining on the Original 20 Year Lease
- Absolute NNN Lease — No Landlord Responsibilities
- Strong 10% Increases in Rent Every 5 Years During the Base Term and the Options
- Situated Half a Mile from the US Hwy 64 Exit (N Wesleyan Blvd) at the Entrance to a Big Lots/Tractor Supply Anchored Shopping Center
- High Traffic Flow Corner Signalized Intersection — Large .96 Acre Lot
- The Wendy's Company is the World's Third Largest Quick Service Hamburger Company with 7,00+ Restaurants Globally and Over $2.2+ Billion Annual Sales

The Offering

Wendy's
949 North Wesleyan Blvd,
Rocky Mount, NC 27804

Property Details

Lot Size	41,382 SF (0.95 Acres)
Rentable Square Feet	3.138 SF
Price/SF	$1,294.69
Year Built / Remodeled	1999 / 2014

Financial Overview

List Price	**$4,062,752**
Down Payment	100% / $4,062,752
Cap Rate	6.25%
Type of Ownership	Fee Simple

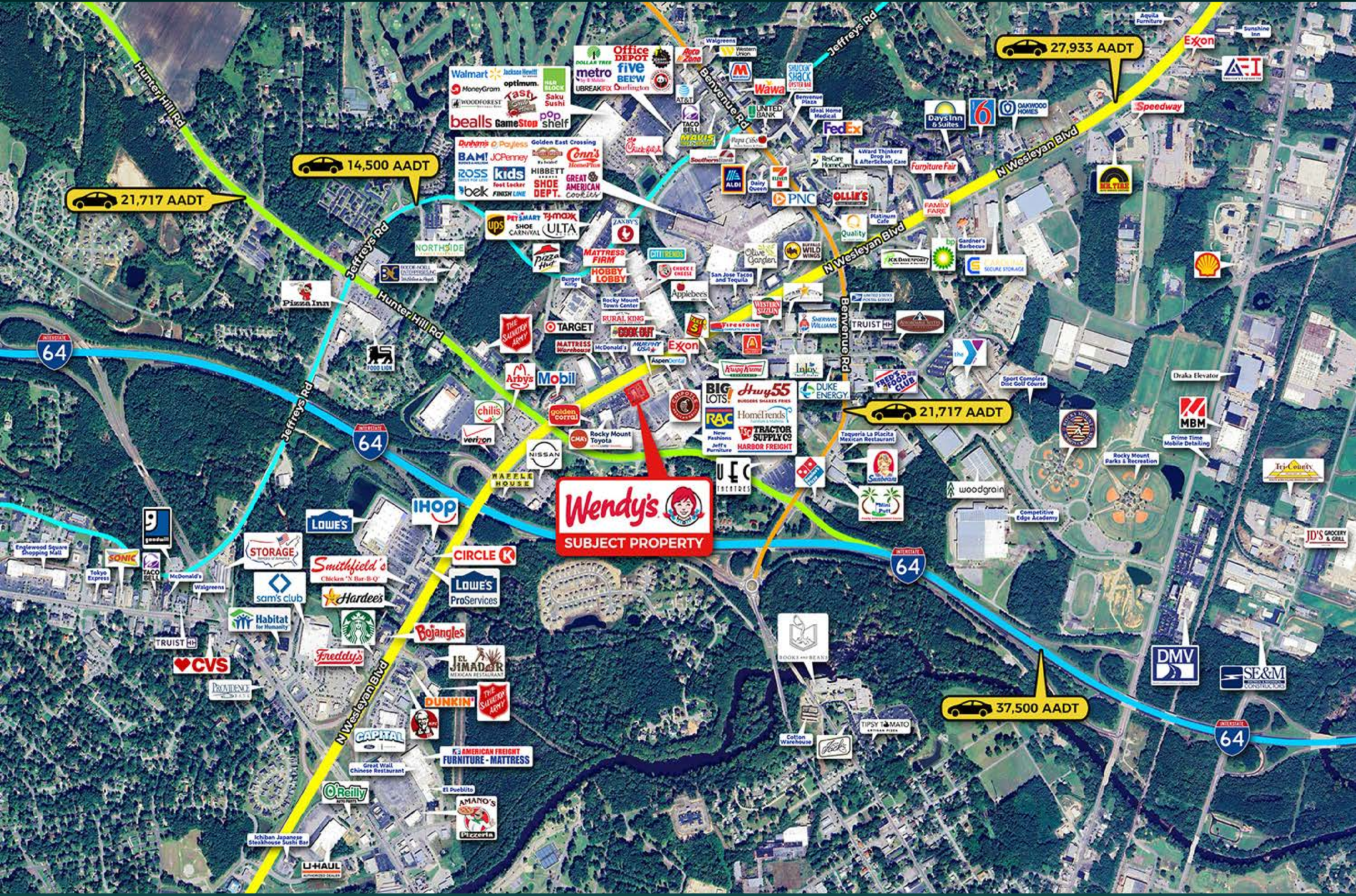
Property Rent Data

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
07/01/2024 - 07/01/2029 (Current)	$21,160	$253,922
07/01/2029 - 07/01/2034	$23,276	$279,314
07/01/2034 - 07/01/2039 (Option 1)	$25,604	$307,246
07/01/2039 - 07/01/2044 (Option 2)	$28,164	$337,970
07/01/2044 - 07/01/2049 (Option 3)	$30,981	$371,767
07/01/2049 - 07/01/2054 (Option 4)	$34,079	$408,944
Base Rent ($80.92 / SF)		$253,922
Net Operating Income		$253,922.00
TOTAL ANNUAL RETURN	CAP 6.25%	**$253,922**

Lease Abstract

Tenant Trade Name	Wendy's
Tenant	Franchisee
Ownership	Private
Guarantor	Franchisee Grarantee — Delight Restaurant Group
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	07/01/2014
Rent Commencement Date	07/01/2014
Expiration Date of Base Term	07/01/2034
Increases	10% every 5 Years during Lease Term and Option Periods
Options	Four 5-Year Options
Term Remaining on Lease	8+ Years
Property Type	Net Leased Restaurant Fast Food
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

Research Local Street Aerial




Walgreens
Western Union
Jeffreys Rd
Benvenue Rd
Dollar Tree
Office Depot
Planet Fitness
Auto Zone
metro by T-Mobile
five BELOW
Panda Express
uBreakiFix
Burlington
AT&T
Marathon
Wawa
Shuckin' Shack Oyster Bar
Benvenue Plaza
Walmart
Jackson Hewitt
H&R Block
MoneyGram
optimum.
Tasty Crab House
Saku Sushi
WoodForest National Bank
bealls
GameStop
pOpshelf
Taco Bell
Mavis Tire & Brakes
United Bank
Ideal Home Medical
FedEx
Days Inn & Suites
6
Oakwood Homes
N Wesleyan Blvd
Dunham's
Payless
Golden East Crossing
BAM! Books-A-Million
JCPenney
Pretzel Twister
Conn's HomePlus
Ross Dress for Less
kids Foot Locker
Hibbett Sports
Shoe Dept.
Great American Cookies
belk
Finish Line
Chick-fil-A
Papa Cibo
Southern Bank
ALDI
Dairy Queen
7 Eleven
PNC
ResCare HomeCare
4Ward Thinkerz Drop in & AfterSchool Care
Furniture Fair
Ollie's
27,933 AADT
Family Fare
Jeffreys Rd
ups
PetSmart
Shoe Carnival
T.J.Maxx
ULTA
Zaxby's
Quality
Platinum Cafe
Northside Family Pharmacy
Pizza Hut
Mattress Firm
Citi Trends
Olive Garden
Buffalo Wild Wings
Rick Davenport
bp
Gardner's Barbecue
Carolina Secure Storage
Boddie-Noell Enterprises Inc
Burger King
Hobby Lobby
Chuck E. Cheese
San Jose Tacos and Tequila
14,500 AADT
Applebee's
Hunter Hill Rd
Rocky Mount Town Center
Western Sizzlin
N Wesleyan Blvd
United States Postal Service
Sherwin Williams
Rural King
Take 5
Firestone Complete Auto Care
Truist
Affordable Suites
The Salvation Army
Target
Cook Out
Benvenue Rd
Food Lion
McDonald's
Murphy USA
Exxon
Mattress Warehouse
AspenDental
Krispy Kreme
InJoy Thrift Stores
21,717 AADT
Arby's
Mobil
Duke Energy
Fred's Food Club
the Y
N Wesleyan Blvd
Chipotle Mexican Grill
Big Lots!
Hwy 55 Burgers Shakes Fries
RAC
HomeTrends Furniture & Mattress
21,717 AADT
Sport Complex Disc Golf Course
chili's
golden corral
verizon
CMA's Rocky Mount Toyota
New Fashions
Jeff's Furniture
TSC Tractor Supply Co
Harbor Freight
Taqueria La Placita Mexican Restaurant
Rocky Mount Sports Complex
Nissan
Lowe's
Waffle House
Wendy's
SUBJECT PROPERTY
UEC Theatres
Domino's Pizza
Sunbeam
Mini Putt Family Entertainment Center
woodgrain
Competitive Edge Academy

Research Local Street Aerial


Wendy's
Wendy's
RESERVED
CURBSIDE PICKUP
MOBILE CARRYOUT


Wendy's
QUALITY


Wendy's
EXIT


Wendy's
QUALITY IS OUR RECIPE
Wendy's


Wendy's
949


TRACTOR SUPPLY CO
BIG LOTS
Jeff's Furniture
JOANN
NEW FASHIONS
Rent-A-Center
HARBOR FREIGHT
Rainbow
SUBWAY
Sutters Creek
Wendy's
QUALITY


Wendy's
949
QUALITY


HARBOR FREIGHT

ABOUT WENDY'S

The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 7,240 franchise and Company restaurants in the U.S. and 29 other countries and U.S. territories worldwide.

WENDY'S CORPORATE

Sales Volume	**$2.2+ Billion**
Net Worth	**N/A**
Credit Rating	**B +**
Rating Agency	**Standard & Poor's**
Stock Symbol	**WEN**
Board	**NASDAQ**
HQ	**DUBLIN, OHIO**
Number of Locations	**7,240+**

DELIGHT RESTAURANT group

Delight Restaurant Group – Wendy's and Taco Bell Franchisee

- 230 restaurants with $500 million in annual revenue and 7,000 employees across 8 states
- Well capitalized and actively looking to grow in the restaurant space by buying existing and developing new restaurants in the Wendy's and Taco Bell brands
- Member of the Top 200 list of Largest U.S. Franchisees by the Restaurant Finance Monitor

WHO WE ARE

Our mission is to operate excellent restaurants in brands that we are highly passionate about.
Delight Restaurant Group is a growth-oriented restaurant company with a strong focus on running excellent operations by investing in people and facilities. We operate 230 Wendy's and Taco Bell restaurants with $500+ million of revenue across 8 states including: Indiana, Ohio, Michigan, New York, North Carolina, Pennsylvania, Virginia, West Virginia.

DELIGHT'S PHILOSOPHY

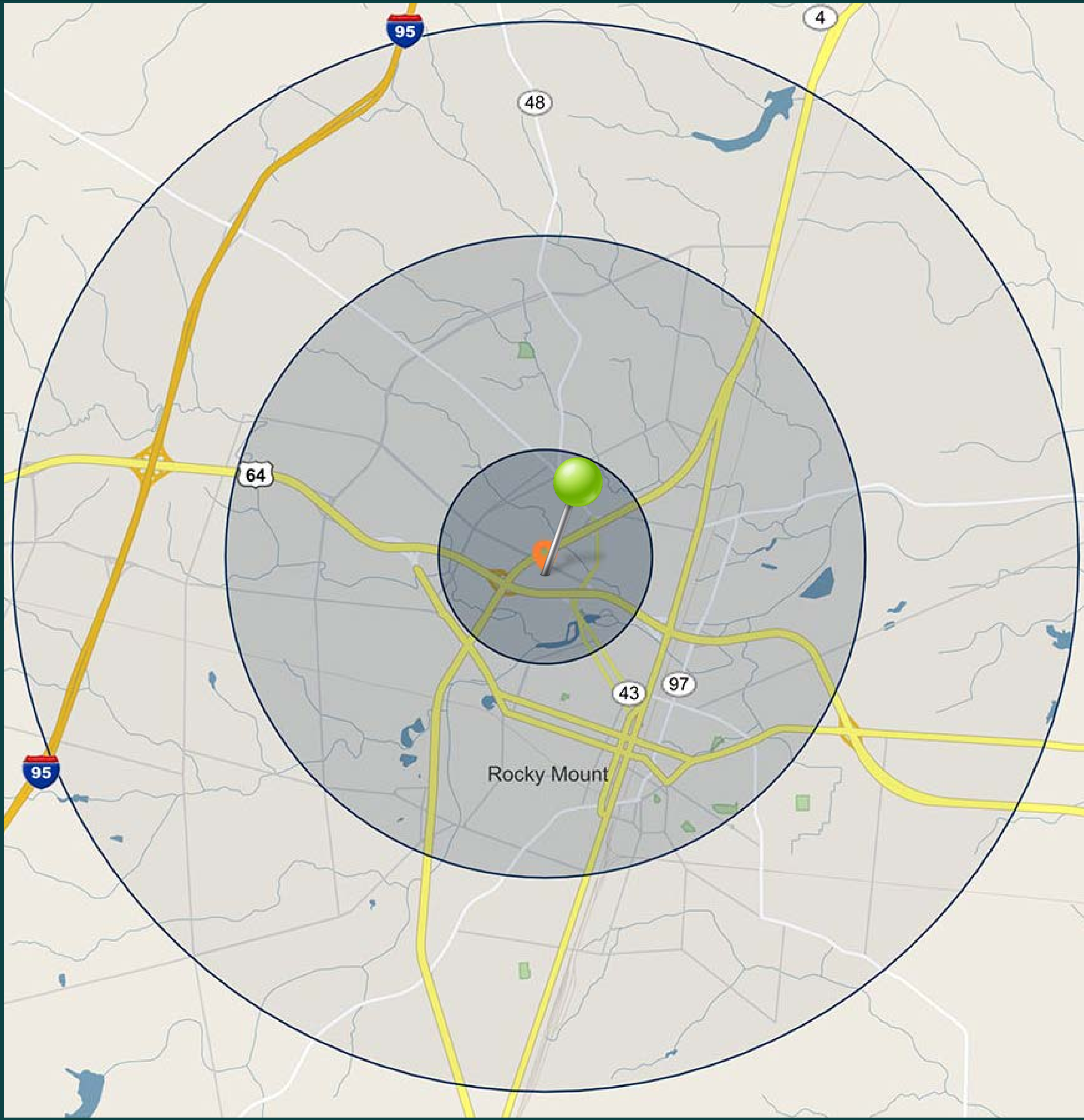
GREAT PEOPLE are at the core of our business. We pride ourselves in running a meritocracy where success is recognized and rewarded. We look to promote our team from within and make examples of people every day as they achieve their professional goals. We are committed to the training and development of our team so we can execute STRONG SYSTEMS that allow us to run great operations and have DELIGHTED CUSTOMERS. This results in GROWING RESTAURANTS that allow us to invest in new development and acquisitions which create further opportunity for our team.

GIVING BACK

Delight has raised and donated over $3.5 million for charitable organizations since inception.

www.delightrg.com/

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	1,490	32,889	57,165
2025 Estimate			
Total Population	1,480	32,521	56,665
2020 Census			
Total Population	1,452	32,438	56,566
2010 Census			
Total Population	1,478	34,378	60,245
Daytime Population			
2025 Estimate	3,370	40,032	59,781
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection			
Total Households	804	14,985	25,370
2025 Estimate			
Total Households	793	14,701	24,904
Average (Mean) Household Size	2.0	2.2	2.2
2020 Census			
Total Households	770	14,152	24,005
2010 Census			
Total Households	738	14,366	24,183
HOUSEHOLDS BY INCOME	**1 Mile**	**3 Miles**	**5 Miles**
2025 Estimate			
$200,000 or More	3.9%	3.9%	3.8%
$150,000-$199,999	1.1%	3.4%	4.8%
$100,000-$149,999	8.5%	12.2%	12.9%
$75,000-$99,999	9.4%	11.3%	11.7%
$50,000-$74,999	20.6%	18.9%	19.1%
$35,000-$49,999	17.8%	15.1%	13.5%
$25,000-$34,999	6.0%	10.4%	10.0%
$15,000-$24,999	13.9%	9.8%	9.7%
Under $15,000	18.7%	15.1%	14.4%
Average Household Income	$60,490	$68,478	$70,706
Median Household Income	$40,181	$47,354	$45,710
Per Capita Income	$30,046	$31,059	$31,168



Population

In 2025, the population in your selected geography is 56,665. The population has changed by -5.94 percent since 2010. It is estimated that the population in your area will be 57,165 five years from now, which represents a change of 0.9 percent from the current year. The current population is 46.1 percent male and 53.9 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 721 people per square mile.

Households

There are currently 24,904 households in your selected geography. The number of households has changed by 2.98 percent since 2010. It is estimated that the number of households in your area will be 25,370 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.2 people.

Income

In 2025, the median household income for your selected geography is $57,859, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 61.12 percent since 2010. It is estimated that the median household income in your area will be $66,154 five years from now, which represents a change of 14.3 percent from the current year.

The current year per capita income in your area is $31,168, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $70,706, compared with the U.S. average, which is $103,571.

Employment

In 2025, 24,220 people in your selected area were employed. The 2010 Census revealed that 58.8 percent of employees are in white-collar occupations in this geography, and 24.4 percent are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 20.00 minutes.

Housing

The median housing value in your area was $163,968 in 2025, compared with the U.S. median of $333,538. In 2010, there were 13,137.00 owner-occupied housing units and 11,044.00 renteroccupied housing units in your area.

Education

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 22.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.6 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 39.2 percent in the selected area compared with the 19.6 percent in the U.S.

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We know net lease better than anyone.

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