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INVESTMENT HIGHLIGHTS

- Corporate Guarantee NNN Lease with 11.5 Years re-maining
- Great demographics 3-mile | Pop +45K | Income +55K with Many Local and National Tenants nearby
- Excellent traffic +20K VPD
- Since 1987, the site has been successfully operated by Wendy's.
- 10% rental increases every 5 years to hedge against inflation.



PROPERTY SUMMARY

Triple Net Investment Group is excited to present an opportunity to acquire a Wendy's restaurant. The property features a corporate guaranteed lease with over 11.5 years remaining on the initial term. The restaurant is strategically located on Lin-coln Highway East in Fort Wayne, Indiana. The building is 2,215 square feet and sits on approximately 0.76 acres of land. Since 1987, the site has been successfully operated by Wendy's.

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Property Information			
Property	Wendy's	Guarantee	Corporate
Property Address	6824 Lincoln Highway E Fort Wayne, IN 46803	Lease:	11.5 years left 02/15/2016-02/28/2036
Land Size	0.76 Acres	Option:	2 Five year 10% Increase From last year on previous term
Building Size	2,215 SF Total	Lease Type:	NNN
NOI	\$77,149	Purchase Price	\$1,542,980
Rent Increases	10% Every 5 Years	Cap Rate	5%

About the Tenant

Wendy's is an American fast-food chain founded by Dave Thomas in 1969 in Columbus, Ohio. As of December 31, 2018, it was the world's third-largest hamburger fast-food chain with 6,711 locations. The company merged with Triarc Companies Inc. in 2008 and as of November 2, 2023, there were 7,166 Wendy's outlets, with 83% of them located in the United States.

About the Area |

Fort Wayne is a city in and the county seat of Allen County, Indiana, United States. Located in north-eastern Indiana, the city is 18 miles (29 km) west of the Ohio border and 50 miles (80 km) south of the Michigan border. The city's population was 263,886 as of the 2020 census, making it the second-most populous city in Indiana after Indianapolis and the 83rd-most populous city in the United States. It is the principal city of the Fort Wayne metropolitan area, consisting of Allen and Whitley counties, which had an estimated population of 423,038 as of 2021. Fort Wayne is the cultural and economic center of northeastern Indiana.

The Fort Wayne metropolitan area boasted a robust gross domestic product (GDP) of \$25.7 billion in 2017. The top four contributing industries were manufacturing (\$8.1 billion), health care (\$2.54 billion), retail trade (\$1.4 billion), and finance and insurance (\$1.3 billion). It's worth noting that if the government had been considered a private industry, it would have tied for third place, generating \$1.4 billion.



Demographics

	3 Mile	5 Mile	10 Mile
Population	45,410	149,884	302,670
Income	\$55,596	\$50,519	\$56,864
Median Home Value	\$173,296	\$167,947	\$169,280



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