





Investment Highlights

- Lease Guaranteed by Corp Wendy's
- Absolute NNN Lease – Zero landlord responsibilities; tenant covers taxes, insurance, and maintenance.
- Lease Term Through March 21, 2036 – Approximately 10+ years of remaining term.
- \$132,984 Annual NOI – Stable income from a nationally recognized brand.
- 10% Rent Increases Every 5 Years – Built-in rental growth throughout the term.
- Two (2) Five-Year Options – Potential extension beyond 2046.
- 0.7-Acre Site (36,139 SF) – Strong visibility with ample parking and drive-thru. 2,400 SF – Modern freestanding retail building.
- Prime Pearl Road Location – High-traffic corridor in Parma Heights within the Cleveland MSA.
- Recession-Resistant Retail – Value-driven quick-service dining concept.



Property Summary

Corporate Guaranteed Wendy's is located at 6530 Pearl Rd in Parma Heights, part of the greater Cleveland MSA. The property consists of a 2,400 SF freestanding retail building situated on 0.7 acres and was constructed in 1986. The tenant operates under a long-term lease commencing March 21, 2016 and running through March 21, 2036, featuring 10% rent increases every five years and two (2) five-year renewal options. This structure provides investors with stable cash flow and built-in rental growth.

Offered at \$2,418,000.00 with an annual NOI of \$132,984, the asset reflects an approximate 5.5% cap rate. The property benefits from strong visibility and traffic along Pearl Road, a primary retail corridor in the area. As a nationally recognized quick-service restaurant brand, Wendy's offers consistent consumer demand and a recession-resistant business model, making this a secure, net-leased investment opportunity in an established Ohio market.





About the Tenant:

Wendy's is one of the world's leading quick-service restaurant brands, known for its fresh, never frozen beef and signature menu offerings. Founded in 1969 by Dave Thomas in Columbus, Ohio, the company has grown into a global restaurant system with thousands of locations worldwide. The brand operates through a combination of company-owned restaurants and franchisees, maintaining strong brand standards and operational consistency across its footprint.

The brand is operated by The Wendy's Company, a publicly traded company listed on NASDAQ (WEN) and headquartered in Dublin, Ohio. Wendy's generates billions in annual systemwide sales and maintains a strong presence throughout the United States and international markets. With its value-driven menu, established customer base, and national recognition, Wendy's remains a stable and recession-resistant quick-service tenant.

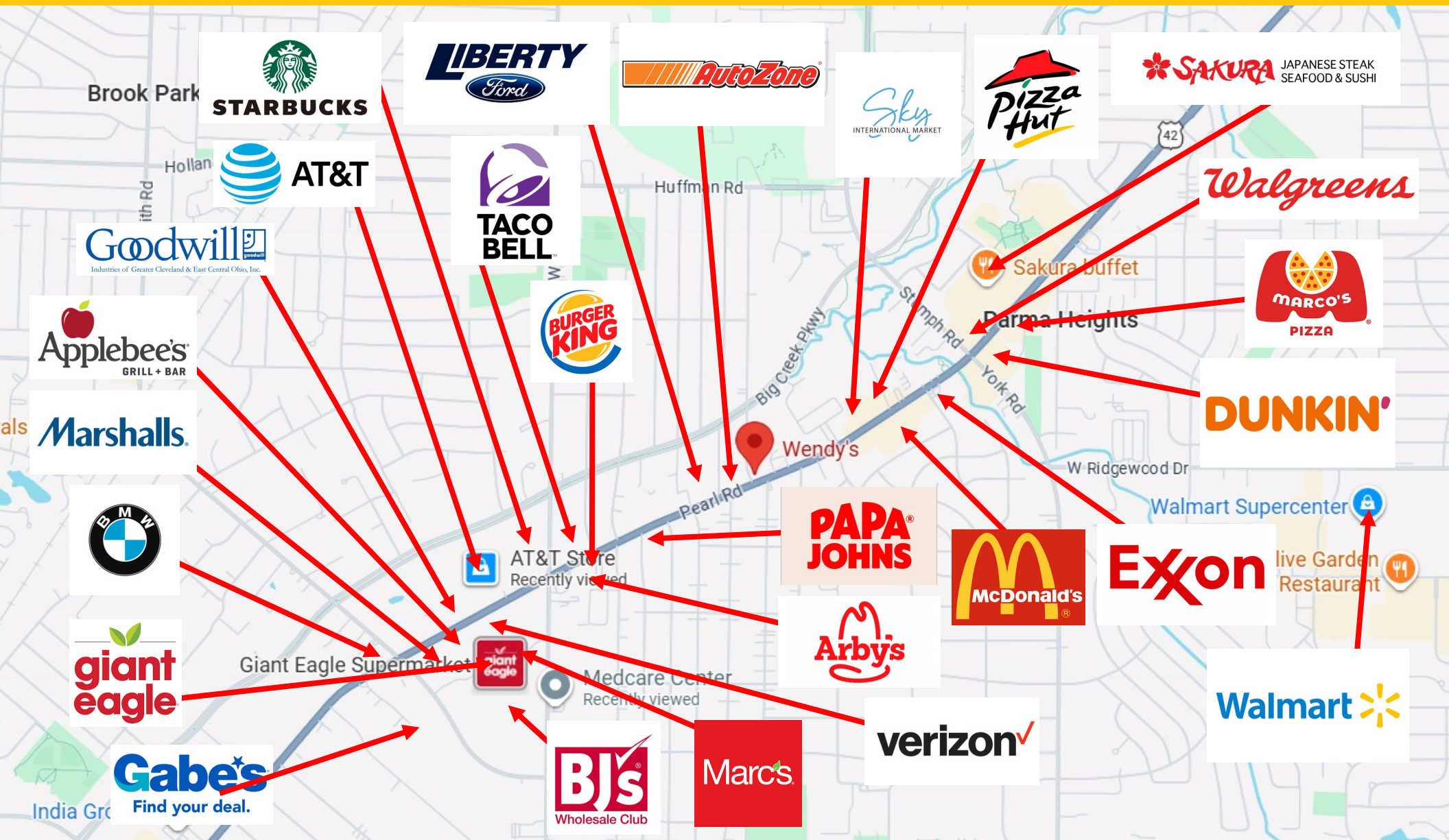
Property Information

Tenant	Wendy's
Property Address	6530 Pearl Rd, Parma Heights, OH 44130
Land Size	0.7 acres
Building Size	2,400 sf
Purchase Price	\$2,418,000.00
Cap Rate	5.5%
NOI	\$132,984
Rent Commencement Date	Mar 21, 2016
Lease Term	20 Years
Term Remaining	10 Years
Options	2 x 5 Year Options
Rent Increase	10% rent increase every 5 years

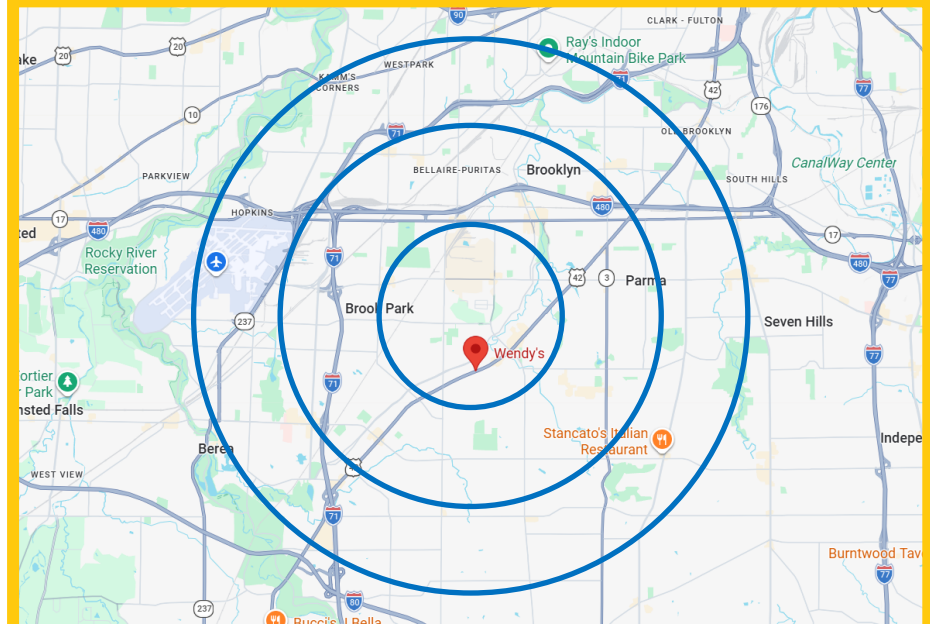








	1 Mile	3 Mile	5 Mile
Population	8,681	70,538	139,852
Households	3,339	24,994	50,770
Median HH Income	\$75,909	\$94,023	\$86,568
Median Home Value	\$186,951	\$237,038	\$228,883



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