

WENDY'S

COLUMBIA, SC

BERKELEY

CAPITAL ADVISORS



BERKELEY

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BERKELEYCAP.COM

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BCA SOUTH CAROLINA FIRM

REAL ESTATE LICENSE NO.: 16917



LOCATION MAP



2120 Clemson Road
Columbia, SC 29229



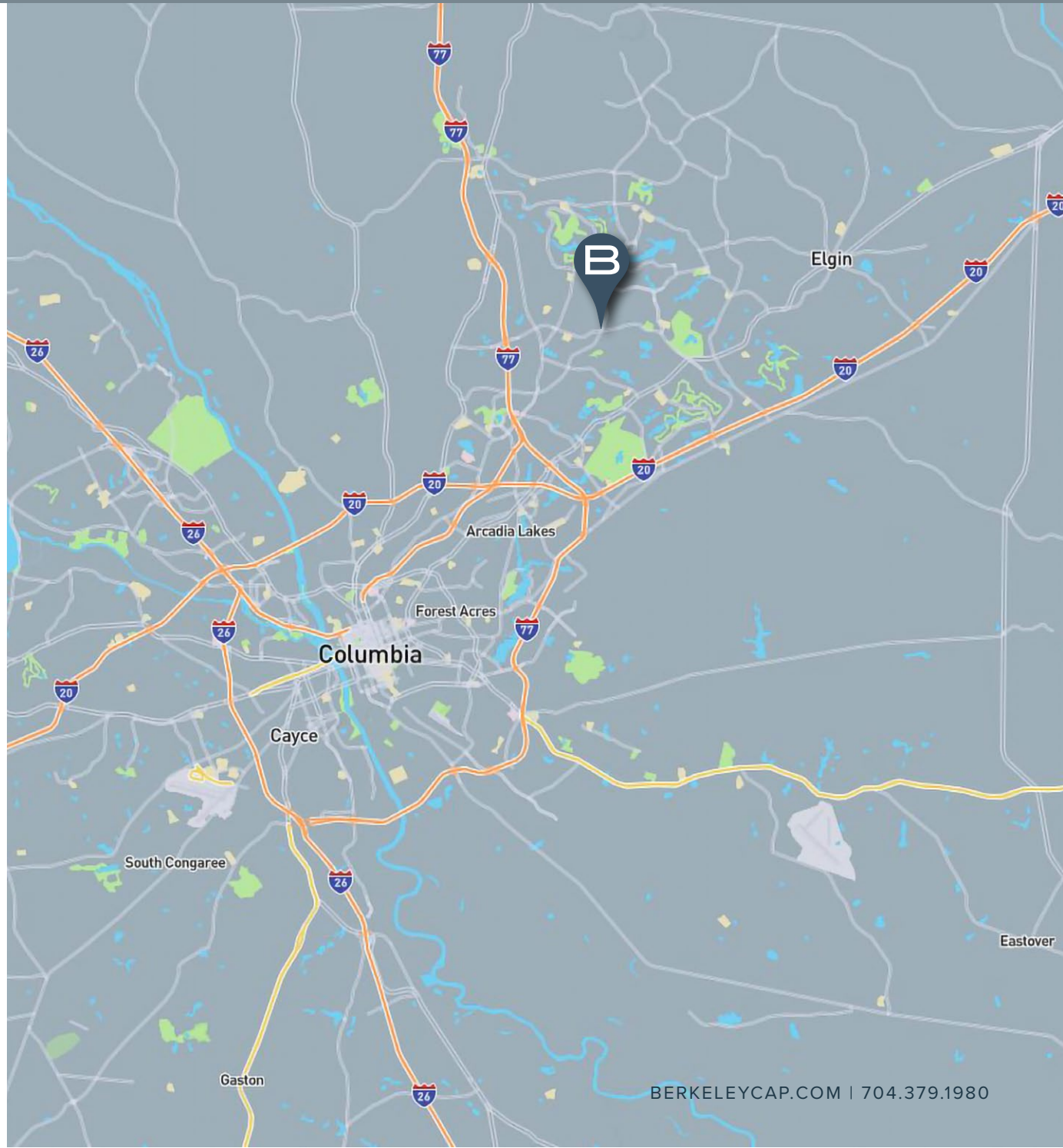
52K+

The site benefits from a total of 52,300 VPD at the intersection of Clemson Road and Hardscrabble Road.



15 MI

The subject property is located just 15 miles from downtown Columbia.



INVESTMENT OVERVIEW

PROPERTY	Wendy's
TENANT	WENDBLYTHE LLC*
ADDRESS	2120 Clemson Road Columbia, SC 29229
NOI	\$113,228**
RENT INCREASES	1.25% Annually
RENT COMMENCEMENT	March, 23 2015***
RENT EXPIRATION	March 31, 2035
LEASE TYPE	Absolute Net
ORIGINAL LEASE TERM	20 Years
LEASE TERM REMAINING	14.5 Years
OPTIONS	Four, 5-Year
RIGHT OF FIRST OFFER	Yes - 15 Days

*Franchisee Guaranty - Carolina Restaurant Group, Inc. - 122 unit operator

**Today's rent of \$111,830 is set to increase to \$113,228 on April 1, 2021. Seller will credit buyer rent accordingly at closing.

***Property first opened as a Wendy's in 1997.

PROPERTY DETAILS



2,935
Square Feet



1.36
Acres



'97/'15
Year Built/Renovated



70
Parking Spaces

RENT SCHEDULE - EXTENDED TERM

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
EXTENDED TERM	4/1/2020	3/31/2021	\$111,830	-
EXTENDED TERM	4/1/2021	3/31/2022	\$113,228	1.25%
EXTENDED TERM	4/1/2022	3/31/2023	\$114,643	1.25%
EXTENDED TERM	4/1/2023	3/31/2024	\$116,076	1.25%
EXTENDED TERM	4/1/2024	3/31/2025	\$117,527	1.25%
EXTENDED TERM	4/1/2025	3/31/2026	\$118,996	1.25%
EXTENDED TERM	4/1/2026	3/31/2027	\$120,484	1.25%
EXTENDED TERM	4/1/2027	3/31/2028	\$121,990	1.25%
EXTENDED TERM	4/1/2028	3/31/2029	\$123,515	1.25%
EXTENDED TERM	4/1/2029	3/31/2030	\$125,059	1.25%
EXTENDED TERM	4/1/2030	3/31/2031	\$126,622	1.25%
EXTENDED TERM	4/1/2031	3/31/2032	\$128,205	1.25%
EXTENDED TERM	4/1/2032	3/31/2033	\$129,807	1.25%
EXTENDED TERM	4/1/2033	3/31/2034	\$131,430	1.25%
EXTENDED TERM	4/1/2034	3/31/2035	\$133,073	1.25%

Note: Annual rent increases of 1.25% continue throughout each option period.

ASKING PRICE

\$2,097,000
5.40% CAP RATE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Established location within the community | Long operating history | First opened as a Wendy's in 1997
- Desirable lease term | 14.5 years remaining
- Absolute Net Lease | Zero landlord responsibilities
- Experienced operator | Carolina Restaurant Group | 122 locations in four states
- Large parcel | 1.36 acres
- Watercrest Columbia Assisted Living opened Nov. 2019 | 107-unit facility | 0.4 miles away
- Approx. 10 minutes from Providence Health Northeast Hospital | 332 beds
- 0.1 miles from signalized intersection of Clemson Rd & Hard Scrabble Rd | Combined 52,300 VPD
- Substantial population growth since 2000 within a 3 & 5-mile radius | 110% & 98% respectively
- Upcoming Lexington Medical Center | 0.5 miles down Clemson Rd | 225K SF | \$20M facility
- Densely populated surrounding area | 117,842 people within a 5-mile radius
- Approx. 3 miles from new 1M SF Trane facility | \$100M development cost | Opened August 2019
- Desirable average household income within a 5-mile radius | \$83,999
- Destination retailers | Lowe's, Aldi, CVS, McDonald's, Bojangles, Burger King, KFC, Taco Bell, Arby's, & others
- Less than 15 miles from Downtown Columbia

DEMOGRAPHIC SNAPSHOT*

*FOR DETAILED DEMOGRAPHICS, PLEASE CLICK [HERE](#)

117,842

2020 Population
Within Five Miles

\$83,999

2020 Average Household
Income Within Five Miles

110.15%

2000-2020 Population
Growth Within Three Miles

7.26%


2020-2025 Projected Population
Growth Within Five Miles





 New \$20M Development -
Lexington Medical Center
225,000 SF facility

TRANE
New \$100M Trane
Facility completed
in 2019 1M SF

 Providence Health
Northeast Hospital
332 beds





Providence Health
Northeast Hospital
332 beds



University of
South Carolina
35,000 students



New \$20M Development -
Lexington Medical Center
225,000 SF facility



Fort Jackson
3,500 active duty
12,000 family &
civilians



Lexington Medical
Center
508 beds

LAKE MURRAY

COLUMBIA



277

6

601

178

321

TENANT OVERVIEW



ABOUT WENDY'S

The Wendy's Company, together its subsidiaries, operates as a quick-service restaurant company. The company is involved in operating, developing, and franchising a system of quick-service restaurants specializing in hamburger sandwiches.

As of December 29, 2019, its restaurant system included 7,612 franchise restaurants, which comprise 357 owned and operated restaurants worldwide. The company was formerly known as Wendy's/Arby's Group, Inc. and changed its name to The Wendy's Company in July 2011. The Wendy's Company was founded in 1969 and is based in Dublin, Ohio.

ABOUT CAROLINA RESTAURANT GROUP, INC.

On April 1, 1993, Carolina Restaurant Group, Inc., based in Charlotte, North Carolina, was formed. What began as a 26-store franchise has become a corporation currently totaling 122 restaurants and growing. Carolina Restaurant Group, Inc. thrives under the leadership of president Quint Graham, who has had the honor of working closely with Dave Thomas and brought with him to Carolina Restaurant Group the concepts and leadership Mr. Thomas instilled in him.

B2/B

CREDIT RATING

WEN

NASDAQ TICKER SYMBOL

\$1.7B

TOTAL REVENUE

\$5.3B

MARKET CAP

7,612

TOTAL LOCATIONS

13,300

TOTAL EMPLOYEES



MARKET OVERVIEW - COLUMBIA, SC



COLUMBIA TOP 5 EMPLOYERS

PALMETTO HEALTH	15,000 EMPLOYEES
UNIVERSITY OF SOUTH CAROLINA	8,500 EMPLOYEES
RICHLAND CO. SCHOOL DISTRICT 1	4,265 EMPLOYEES
CITY OF COLUMBIA	2,523 EMPLOYEES
SC DEPT. OF CORRECTIONS	2,320 EMPLOYEES

#1

UNDERGRADUATE
INTERNATIONAL
BUSINESS MAJOR
-UNIVERSITY OF SC

#6

HOSPITAL IN
SOUTH CAROLINA
-PROVIDENCE HEALTH

14.8



MILLION ANNUAL VISITORS TO
COLUMBIA, SC.

\$2.3



BILLION DIRECT ECONOMIC
IMPACT OF VISITORS.



UNIVERSITY OF
SOUTH CAROLINA

35,000 STUDENTS
ATTEND UNIVERSITY
OF SOUTH CAROLINA.

#8

BEST PLACES FOR
YOUNG PROFESSIONALS
IN SC
-NICHE

#67

BEST PLACES TO LIVE
IN THE U.S.
-U.S. NEWS & WORLD
REPORT

\$1.4



BILLION IN INVESTMENTS IN
COLUMBIA IN THE PAST 5 YEARS.

15K+



TOTAL ACTIVE DUTY AND FAMILY
MEMBERS AT FORT JACKSON.

43%

OF COLUMBIA
RESIDENTS HAVE A
BACHELOR'S DEGREE
OR HIGHER.

DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	8,465	65,787	126,408
2020 Population	8,023	61,533	117,842
2010 Census	7,300	53,353	100,366
2000 Census	5,423	29,281	59,304
2020-2025 Annual Rate	1.08%	1.35%	1.41%
2010-2020 Annual Rate	0.93%	1.40%	1.58%
2000-2010 Annual Rate	3.02%	6.18%	5.40%
HOUSEHOLDS			
2025 Total Households	3,186	23,664	47,124
2020 Total Households	3,025	22,173	44,027
2010 Households	2,773	19,332	37,906
2000 Households	1,841	9,870	21,121
2020-2025 Annual Rate	1.04%	1.31%	1.37%
2010-2020 Annual Rate	0.85%	1.35%	1.47%
2000-2010 Annual Rate	4.18%	6.95%	6.02%
2020 AVG. HH INCOME	\$72,664	\$81,854	\$83,999



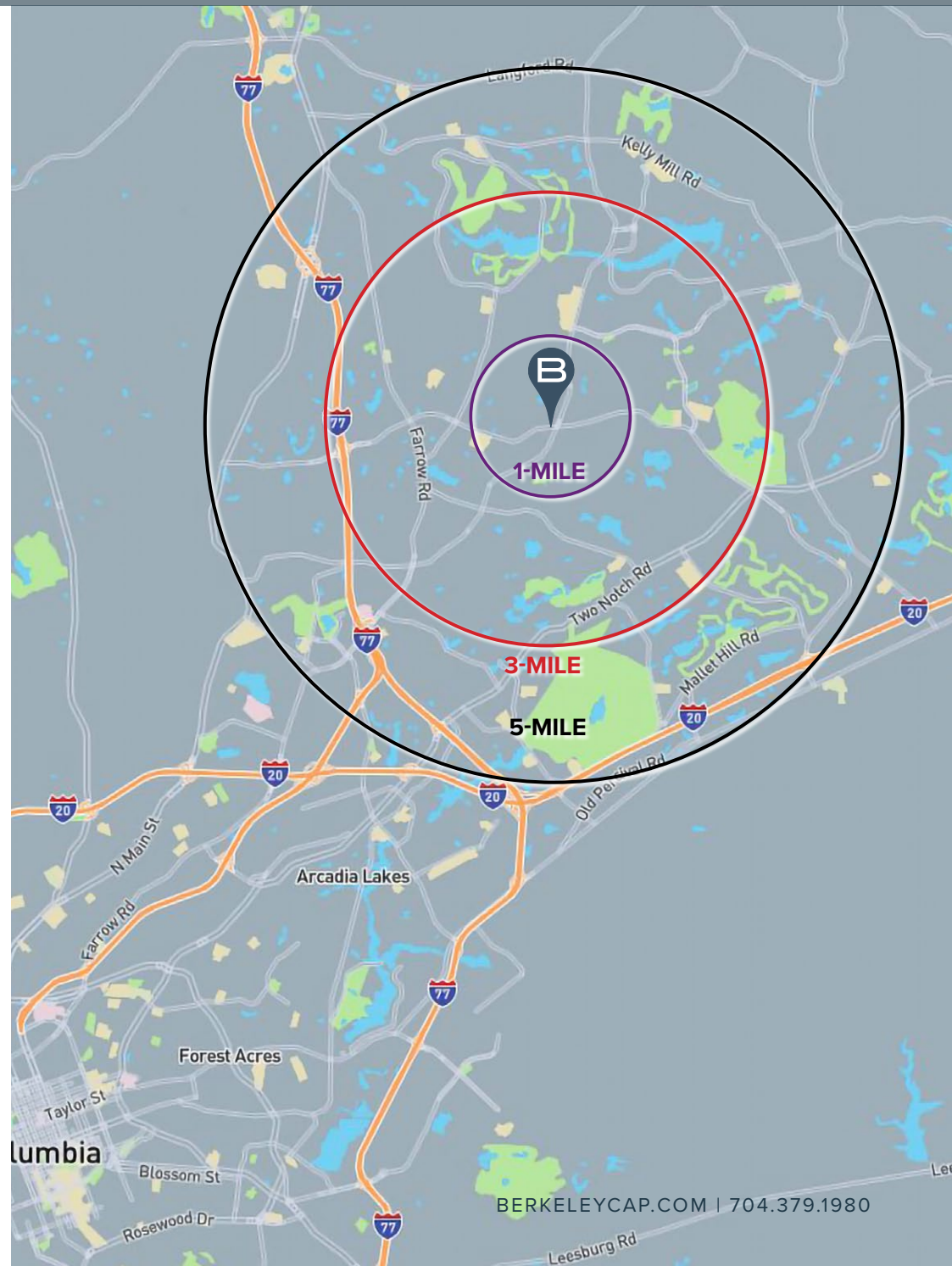
TRAFFIC
COUNTS

52,300 VPD

AT THE INTERSECTION OF CLEMSON
RD AND HARDCRABBLE RD

91,600 VPD

ON I-77 WITHIN 2.9 MILES



CONFIDENTIALITY DISCLAIMER

Berkeley Capital Advisors, LLC (“BCA”) has been authorized by the owner of the subject property (the “Seller”) to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or “broadcast facsimile” communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all “material facts” which the agent knows or reasonably should know. A fact is “material” if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a “listing agreement” with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or “subagent”. When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a “buyer agency agreement” with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or sub-agent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a “Seller's Agent” during the course of this offering, and as such are solely representing the interests of the Seller.

PLEASE CLICK [HERE](#) TO OBTAIN A COPY OF THE WORKING WITH REAL ESTATE AGENTS BROCHURE FROM THE NC REAL ESTATE COMMISSION.

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