

# Wendy's Sale Leaseback

DAVENPORT, FL



## OFFERING MEMORANDUM



Marcus & Millichap  
Real Estate Investment Services

# Wendy's Sale Leaseback

DAVENPORT, FL

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# Wendy's Sale Leaseback

DAVENPORT, FL

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PRICING AND FINANCIAL ANALYSIS

# Wendy's Sale Leaseback

DAVENPORT, FL

**Marcus & Millichap**  
Real Estate Investment Services

### FINANCIAL OVERVIEW

#### Location

44304 US Highway 27  
Davenport, FL 32966

Price	\$2,352,083
Down Payment	100% / \$2,352,083
Rentable Square Feet	3,000
Price/SF	\$784.03
CAP Rate	6.00%
Year Built	1995
Lot Size	.76 Acre
Type of Ownership	Fee Simple

#### Tenant Summary

Tenant Trade Name	Wendy's
Ownership	Private
Tenant	Franchisee
Lease Guarantor	Franchisee Guarantee
Lease Type	Absolute Net
Roof and Structure	Tenant Responsible
Lease Term	15 Years
Lease Commencement Date	COE
Rent Commencement Date	COE
Lease Expiration Date	15 Years
Term Remaining on Lease	15 Years
Increases	1.5% Annual Increases
Options	Four (Five Year) Option

#### Annualized Operating Data

Rent Increases	Annual Rent	Monthly Rent
Year One	\$141,125.00	\$11,760.42
Year Two	\$143,241.00	\$11,936.75
Year Three	\$145,390.00	\$12,115.83
Year Four	\$147,571.00	\$12,297.58
Year Five	\$149,784.00	\$12,482.00
Year Six	\$152,031.00	\$12,669.25
Year Seven	\$154,312.00	\$12,859.33
Year Eight	\$156,626.00	\$13,052.17
Year Nine	\$158,976.00	\$13,248.00
Year Ten	\$161,361.00	\$13,446.75
Year Eleven	\$163,781.00	\$13,648.42
Year Twelve	\$166,238.00	\$13,853.17
Year Thirteen	\$168,731.00	\$14,060.92
Year Fourteen	\$171,262.00	\$14,271.83
Year Fifteen	\$173,831.00	\$14,485.92
Option One (Year One)	\$176,439.00	\$14,703.25
Option Two (Year One)	\$190,074.00	\$15,839.50
Option Three (Year One)	\$204,764.00	\$17,063.67
Option 4 (Year 1)	\$220,589.00	\$18,382.42
Base Rent (\$47.04/SF)		141,125
<b>Net Operating Income</b>		<b>\$141,125</b>
<b>Total Return</b>		<b>6.00% / \$141,125</b>

#### Trailing Four Year Sales

Sales	Sales	Sales	Sales
2009	2010	2011	2012
1,317,527	1,299,547	1,467,638	1,660,298

### TENANT OVERVIEW

Property Name	Wendy's Sale Leaseback
Property Address	44304 US Highway 27 Davenport, FL 32966
Property Type	Net Leased Restaurant Fast Food
Rentable Square Feet	3,000

Tenant Trade Name	Wendy's
Ownership	Private
Tenant	Franchisee
Sales Volume	\$50,000,000
Net Worth	\$12,000,000 / Less than \$750,000 of Debt
Lease Guarantor	Franchisee Guarantee

Lease Type	Absolute Net
Roof and Structure	Tenant Responsible
Lease Term	15 Years
Year 1 Net Operating Income	\$141,125
Increases	1.5% Annual Increases

Options to Renew	Four (Five Year) Option
First Right of Refusal	Yes

No. of Locations	41 Unit Guarantor / 152 Unit Operator
Headquartered	Boca Raton, Florida
<b>Franchisee Profile</b>	
Years in the Business	21
Other Concepts Owned	Pizza Hut, Corner Bakery, Friday's, Miga's & Sukihana

Approximately 77 percent of Wendy's restaurants are franchised, the majority of which are located in North America. Wendy's and its affiliates employ more than 46,000 people in its global operations. In fiscal year 2006, the firm had \$2.469 billion (USD) in total sales. While Wendy's sets standards for exterior store appearance, food quality and menu, individual owners have control over hours of operations, interior decor, pricing, staff uniforms and wages. Wendy's menu consists primarily of hamburgers, chicken sandwiches, French fries and beverages, including the Frosty, a form of soft serve ice cream mixed with frozen starches. Before late 2011 and as of late 2012, the company no longer has a signature sandwich, such as the Big Mac or the Whopper. Instead, the square burger patties (which are fresh ground beef rather than frozen patties) are their signature items.

## FRANCHISEE PROFILE



## HISTORY OF FRANCHISEE

Suki Hana

MIGA'S  
BAKERY-DELI-CAFE



## OUR FOUNDERS

- JHONNY MERCADO
- ANDRES GARCIA
- ANGELO FREITES

HAVE A LARGE EXPERIENCE IN FRANCHISE RESTAURANT BUSINESS JUST TO MENTION SOME:

- 56 WENDY'S RESTAURANTS IN VENEZUELA
- 18 WENDY'S RESTAURANTS IN MEXICO
- 07 WENDY'S IN PANAMA AND UNDER CONSTRUCTION
- 34 WENDY'S IN SOUTH FLORIDA (50 BY THE END OF THE YEAR)
- 11 FRIDAY'S RESTAURANTS IN VENEZUELA IN 5 YEARS
- 10 PIZZA HUTS IN VENEZUELA
- 11 MIGAS IN VENEZUELA
- 9 SUKIHANA IN VENEZUELA
- 04 CORNER BAKERY IN SOUTH FLORIDA (RIGHTS FOR DADE, BROWARD AND PALM BEACH)M PLAN 15 IN THREE YEARS





**PROPERTY DESCRIPTION**

# Wendy's Sale Leaseback

DAVENPORT, FL

## INVESTMENT OVERVIEW

### Investment Highlights

- 15-Year Absolute Triple-Net Lease to be Signed at Close of Escrow
- Seller to Place Money in Escrow at Closing for Store Remodel
- Lease is Guaranteed by a 41-Unit Franchisee Who Operates Multiple Restaurant Concepts in Several Countries
- Strong Store Sales which are Expected to Increase Post Remodel
- Rent to Sales Ratio of 8.5 Percent
- 1.5 Percent Annual Increases in Rent
- Wendy's Store Sales Exceeded Burger King for the First Time in Company History



Marcus & Millichap is pleased to present this single-tenant, absolute-net Wendy's Restaurant, located at 44304 US Highway 27 in Davenport, Florida.

The lease is 15 years with 1.5 percent annual increases in rent and is guaranteed by a 41-unit franchisee who operates over 120 multiple restaurant concepts in several countries. The seller has committed to placing money in escrow at closing which will be attributed to a complete store remodel.

This location is being offered with four other sale-leaseback Wendy's with the same franchisee and can be delivered individually or as a portfolio.

The Wendy's Company (NASDAQ: WEN), formerly branded as Wendy's Old Fashioned Hamburgers before October 11, 2012, is an international fast food chain restaurant founded by Dave Thomas on November 15, 1969, in Columbus, Ohio, United States.

Wendy's sales exceeded those of Burger King for the first time in the company's history. With sales of \$8.5 billion (USD), the company ranked number two in hamburger chains.

# Wendy's Sale Leaseback

DAVENPORT, FL

## PROPERTY DESCRIPTION



Local Map



Regional Map



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# Wendy's Sale Leaseback

## DAVENPORT, FL

### PROPERTY DESCRIPTION

#### AERIAL



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MARKET OVERVIEW

# Wendy's Sale Leaseback

DAVENPORT, FL

**Marcus & Millichap**  
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## ORLANDO

### Market Highlights

#### Economic diversity

- While Orlando's economy has a strong tourism component, distribution, high-tech and healthcare also are prevalent.

#### Pro-business environment

- Florida has low state and local taxes and no personal state income tax.

#### Population growth

- Orlando's population is expected to increase by 1.6 percent annually over the next five years.



### Geography

The Orlando metro encompasses 4,012 square miles near the center of Florida. There are numerous lakes scattered across the region, and the topography is generally flat with few impediments to development. Citrus, melons and strawberries are some of the agricultural products grown in the metro.



Orlando-Kissimmee Metro

## ORLANDO

### Metro

The Orlando metro is comprised of Osceola, Orange, Seminole and Lake counties. The metro is the third largest in Florida with a population of 2.2 million and is expected to grow 1.6 percent annually for the next five years. Orlando is the area's largest city, containing 248,200 inhabitants.

### Infrastructure

Air transportation service in the region is provided by Orlando International Airport, Orlando Sanford International Airport, Orlando Executive Airport and four smaller airports.

A rail system helps move freight across the state and the nation. By water, Port Canaveral and the Atlantic Ocean are within a 45-minute drive to the east, and the Port of Tampa on the Gulf of Mexico is one hour to the west. Each port provides access to global markets.

The region sits at the crossroads of Florida's highway network. Florida's Turnpike and Interstate 4 intersect in the metro. Toll roads include state Route 528, which links Orlando to Cape Canaveral; state Routes 417 and 429, which form a beltway around Orlando; and state Route 408, which crosses the city from east to west.

Public transportation is orchestrated by the Central Florida Regional Transportation Authority, also known as LYNX, which offers bus routes throughout Orange, Seminole and Osceola counties.



\* Forecast  
Sources: Marcus & Millichap Research Services, Experian

### Largest Cities: Orlando MSA

Orlando	248,200
Alafaya	81,800
Pine Hills	62,500
Kissimmee	61,500
Sanford	53,600
Apopka	42,300

2012 Estimate  
Sources: Marcus & Millichap Research Services, Experian

### Airports

- Orlando International, Orlando Sanford International, Orlando Executive
- Four smaller airports

### Major Roadways

- I-4, Florida's Turnpike
- State Routes 408, 417, 429 and 528

### Rail

- Freight - CSX, Florida Central
- Passenger - Amtrak

### The Orlando MSA is:

- 85 miles from Tampa
- 230 miles from Miami
- 430 miles from Atlanta
- 1,100 miles from New York City

## ORLANDO

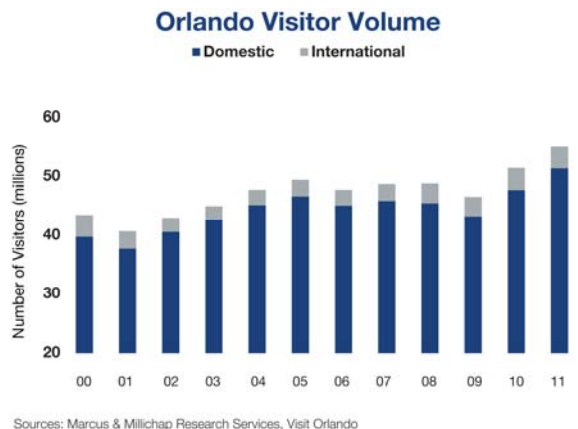
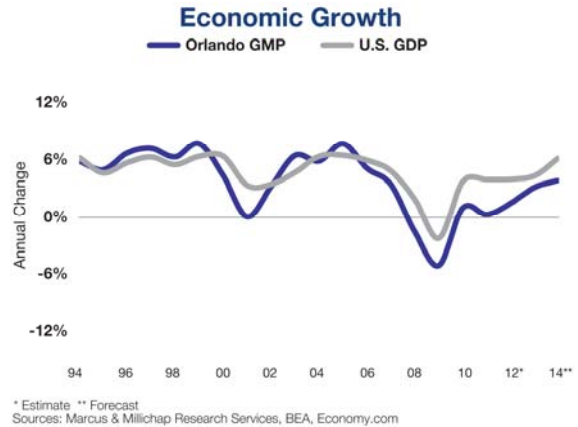
### Economy

Orlando is a top vacation destination and home to Walt Disney World. It has also become a popular site for business meetings, with one of the nation's largest convention centers. Over 55 million visitors traveled to Orlando last year, driving the hospitality employment sector to account for 21 percent of all area jobs.

Key industries in the region include aerospace and defense systems, modeling, simulation and training, digital media, and biotechnology. Orlando is quickly transforming into a center for digital media, fueled by an expanding number of software, simulation and entertainment companies. Today, hundreds of digital media companies are located in the metro.

The local life sciences, biotech and medical technology industries also are strengthening. Orlando has invested billions in its life sciences industry, with community leaders actively pursuing initiatives to further grow this vital sector.

University of Central Florida (UCF) offers top-ranked programs for engineering and computer sciences, and its Technology Incubator helps emerging technology companies, further enhancing the climate for high-tech growth. Adjacent to UCF are the Central Florida Research Park and the Quadrangle Office Park, the latter of which is recognized as one of the top research parks in the world.





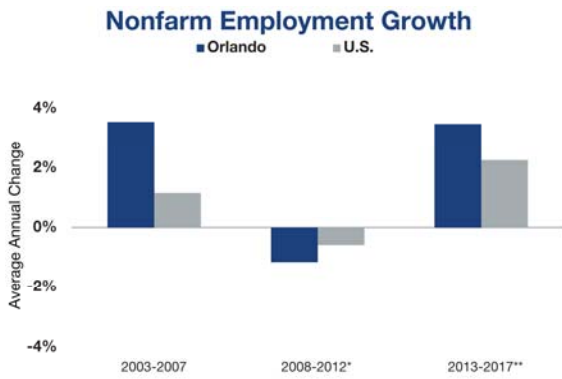
## ORLANDO

### Labor

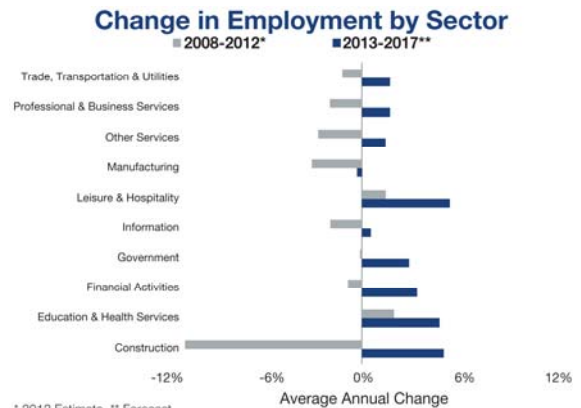
The Orlando metro has a skilled labor force of more than 1 million people. Although the troubled housing market and weak economy stymied job growth through the recession, recent economic improvements will help strengthen employment gains going forward. Through 2017, the local employment base is projected to expand at an average rate of 3.5 percent annually, well above the forecast growth rate for the nation.

While tourism provides the largest portion of jobs in the metro at 21 percent, or around 214,000 positions, the local economy is diverse. The trade, transportation and utilities sector accounts for 19 percent of total employment, professional and business services maintains 16 percent, and education and health services employers hire 12 percent of workers.

Over the next five years, all local employment sectors except manufacturing will register gains. The rebounding leisure and hospitality industry will post the largest growth rate, averaging a 5.4 percent increase per year, while construction and education and health services will expand 5.0 percent and 4.8 percent, respectively.



\* 2012 Estimate \*\* Forecast  
Sources: Marcus & Millichap Research Services, BLS, Economy.com



\* 2012 Estimate \*\* Forecast  
Sources: Marcus & Millichap Research Services, BLS, Economy.com

## ORLANDO

### Employers

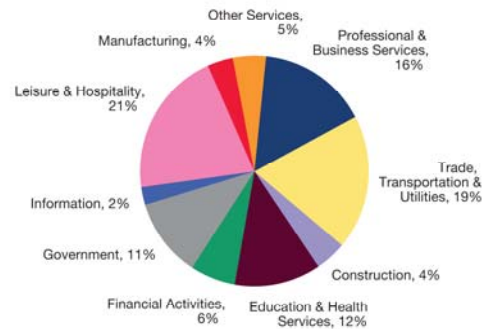
For over 30 years, Orlando has been identified with Disney World. In addition to six Disney theme parks, the area contains other attractions such as SeaWorld and Universal Studios. Many of the area's major employers are tourism-related.

Orlando is also one of the fastest-growing high-tech centers in the country, led by efforts at the University of Central Florida. The region has a large concentration of laser and optics manufacturers, with companies producing everything from tattoo-removal lasers to laser-guided systems that maneuver fighter planes.

The local manufacturing industry includes Lockheed Martin Missiles and Fire Control, Siemens AG, and Harris. The area is also home to the National Center of Simulation, internationally renowned for its research in laser and optics, as well as for its unique microelectronics technology training programs.

The region is an ideal place to film television shows and motion pictures, ranking first in the state and third nationwide. State-of-the-art soundstages, inimitable venues, year-round filming capabilities, a highly skilled local crew base and supportive communities have all helped the industry grow into a \$845 million annual market.

Share of 2012 Total Employment\*

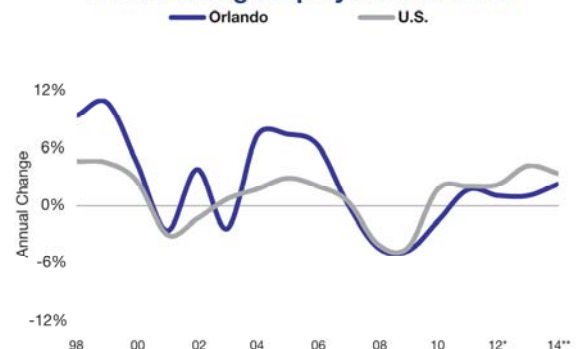


\* Estimate  
Sources: Marcus & Millichap Research Services, BLS, Economy.com

### Major Employers

Walt Disney World Co.
Florida Hospital
Publix Super Markets Inc.
Universal Orlando
Orlando Health
Busch Entertainment Corp.
Lockheed Martin Corp.
Marriott International
Darden Restaurants Inc.
Starwood Hotels & Resorts Worldwide Inc.

Office-Using Employment Growth



\* Estimate \*\* Forecast  
Sources: Marcus & Millichap Research Services, BLS, Economy.com

## ORLANDO

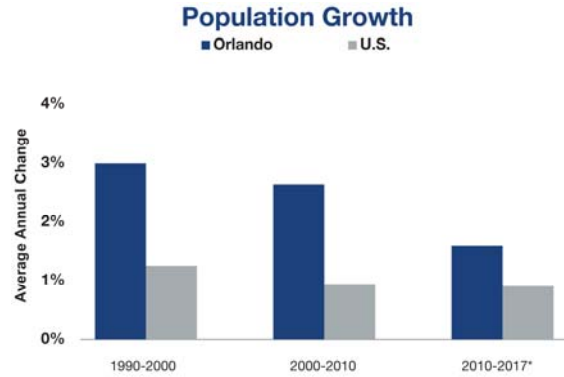
### Demographics

Expanding employment opportunities will draw a steady stream of workers into the metro, pushing population growth to an average of 1.6 percent annually through the next five years. Over the past decade, the local population grew by almost 30 percent to 2.2 million residents.

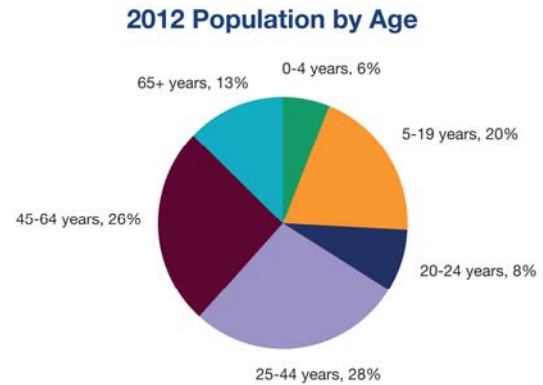
Much of the region's population growth in recent years occurred in the areas south of Orlando and Walt Disney World and west of Kissimmee, spurred by the completion of SR-417 and improved access to Interstate 4.

The median household income, at \$51,900 annually, will increase an average of 2.3 percent per year over the next five years. The prevalence of lower-paying tourism jobs, however, will keep the median household income below the national rate and prevented many residents from purchasing a home. Homeownership in the metro stands at 52 percent, with the median home price resting around \$133,000.

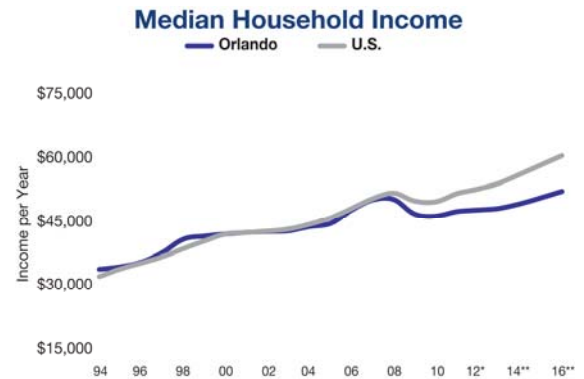
The median age of Orlando's residents is 36.7 years old, closely matching the U.S. median age but significantly less than the state median age of 41.1 years old. More than half of the metro's inhabitants are in their working years.



\* Forecast  
Sources: Marcus & Millichap Research Services, AGS, Experian



Sources: Marcus & Millichap Research Services, Experian



\* Estimate \*\* Forecast  
Sources: Marcus & Millichap Research Services, Economy.com, U.S. Census Bureau

## ORLANDO

### Quality Of Life

Orlando provides its residents with a remarkable quality of life, highlighted by a warm, sunny climate; professional sporting opportunities; outdoor recreational activities; cultural venues; world-famous attractions; and ocean beaches nearby.

The region offers outstanding healthcare facilities and exceptional community services such as Orlando Health and Florida Hospital. In addition, Florida residents are not required to pay a personal state income tax.

Orlando features dozens of cultural opportunities, including the Civic Theatre of Central Florida, the Orlando Opera Company, the Orlando Ballet Company and the Bach Festival Society. Also, the Shakespeare Festival is held downtown every year.

For art lovers, there are a number of galleries, as well as the Morse Museum and the Orlando Museum of Art.

Amway Center is the new arena for the Orlando Magic. The facility was built in an area in downtown Orlando currently undergoing redevelopment; a new performing arts center is also nearby.

The Orlando region provides numerous higher-education opportunities. The largest institutions are the University of Central Florida, with 59,800 students, and Valencia Community College with an enrollment of around 35,400.



## ORLANDO

### Retail Continues to Improve; Investor Demand Intensifies

Positive economic trends in the Orlando metro, such as heightened tourism, job creation, and an improving housing market, will generate additional demand for retail space this year. Orlando's many theme parks, shopping centers, and golf courses attracted 57 million visitors last year, a 3.3 percent increase from 2011. Tourism will improve further with the expansion of Universal Resort's Harry Potter theme park, which is slated to open next year. Tourism supported employment gains in the leisure and hospitality sector. In addition to employment growth, retailers are benefiting from Orlando's strengthening housing market as new homeowners spend on housing-related goods. Solid demand from prospective home buyers triggered a 49 percent year-over-year increase in single-family home permits in the first half of 2013. To accommodate the growing population, retailers such as WaWa, RaceTrac, 7-Eleven and Dollar General are expanding in the Orlando market.

A limited number of properties for sale is generating strong competition for Orlando retail assets among investors. In particular, interest in quality single-tenant, net-leased assets has compressed cap rates roughly 50 basis points over the past six months, causing a shift among some investors to the multi-tenant segment, where yields trend higher. A Publix-anchored shopping center remains the domain of institutions, and cap rates here range from 6.5 percent to 7.5 percent. Smaller investors and those seeking higher yields are pursuing small multi-tenant properties with established tenants secured under lengthy leases. Value-add opportunities are also popular, and can trade at cap rates starting at 8 percent. Acquisition financing is more readily available and encompasses a wider array of assets than one year ago, and lenders are competing for business on well-located properties. Generally, lenders are considering properties with higher risk profiles than one year ago, and diversifying their loan portfolios after concentrating heavily on apartments and single-tenant net-lease properties over the past three years.

### 2013 Annual Retail Forecast



**Employment:** Employers in the metro will create 24,600 jobs in 2013 to expand payrolls 2.3 percent. More than 55,000 positions were added over the past three years, including 21,200 posts in 2012.



**Construction:** Developer activity will slow to only 470,000 square feet of total retail space will be delivered this year. In 2012, 1 million square feet of space was added to inventory.



**Vacancy:** Strong demand for space and modest construction will contribute to a 30-basis point decline in vacancy this year to 7.6 percent.

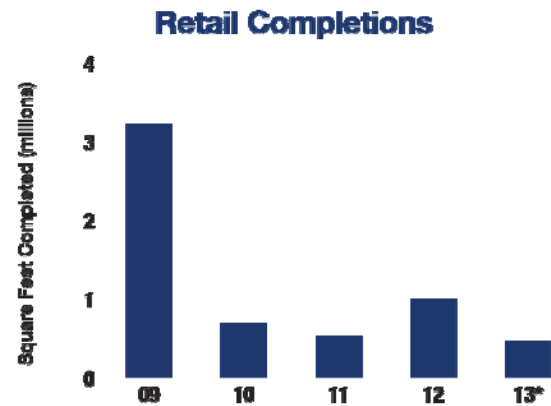
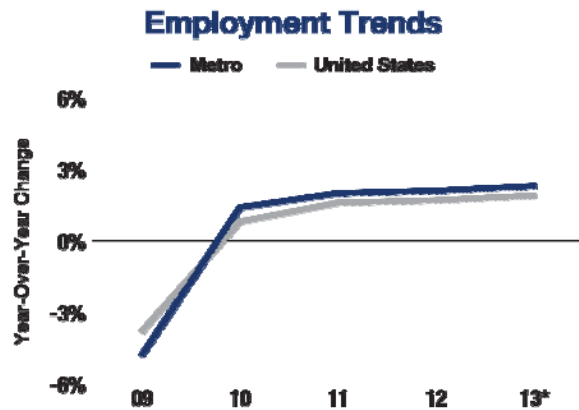


**Rents:** By year end, asking rents will decrease 1.5 percent to \$16.42 per square foot. Last year, rents declined 3.0 percent.

## ORLANDO

### Economy

- Orlando employers added 22,700 positions over the 12 months ending at midyear, marking a 2.2 percent expansion of payrolls. In the previous 12 months, local employers created 26,500 jobs.
- Over one-third of the jobs created in the past year were in the leisure and hospitality sector, where 8,000 workers were hired. The trade, transportation and utilities sector followed with a gain of 4,500 jobs.
- An improving job market and greater visitor volume supported a 5.5 percent rise in retail sales over the past 12 months. Since falling to a recessionary low level more than four years ago, retail sales have increased nearly 30 percent.
- Outlook: Employers will increase payrolls 2.3 percent this year through the creation of 24,600 jobs. Half of new jobs will be in the leisure and hospitality, and trade, transportation and utilities sectors. In 2012, employment grew 2.1 percent.



### Construction

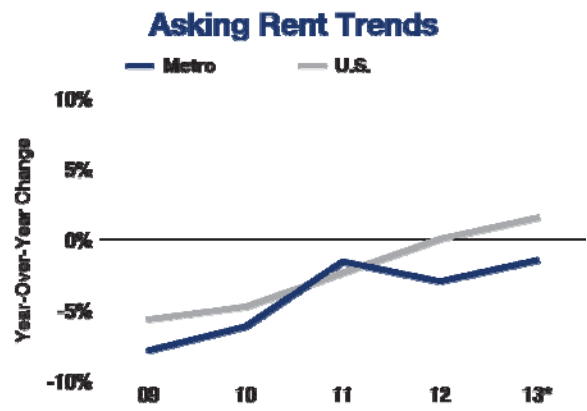
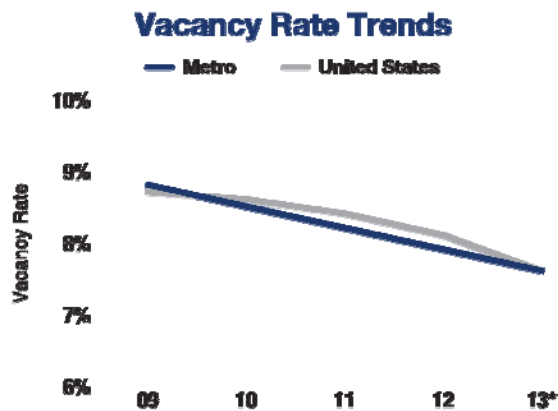
- Over the last four quarters, nearly 1.1 million square feet of retail space came online, increasing inventory 0.8 percent. During the previous period, developers delivered 450,000 square feet of retail space in the region.
- The pace of construction is slowing. In the first two quarters, only 300,000 square feet came online. One of the largest projects was an 86,000-square foot Wal-Mart Supercenter on Orange Blossom Trail, which was completed in June. Other single-tenant projects completed in the first six months of 2013 include a Dick's Sporting Goods and Aldi Supermarket.
- An additional 170,000 square feet is under construction in the metro and scheduled for delivery in the second half of 2013. Convenience store chain WaWa will continue to expand in the area, opening five stores during the period. In addition, the planning pipeline consists of 2.3 million square feet.
- Outlook: Developers will complete 470,000 square feet of total retail space in 2013. Last year, 1 million square feet of space was added to inventory.

\* Forecast

## ORLANDO

### Vacancy

- Retail vacancy contracted 60 basis points over the past year to 7.8 percent in the second quarter, a four-year low. During the preceding 12-month span, vacancy ticked down 30 basis points.
- Year over year, neighborhood/community center vacancy retreated 110 basis points to 11.2 percent. The West University submarket recorded the lowest vacancy, plummeting 920 basis points over the last 12 months to 4.9 percent. The University Research submarket posts vacancy of 32.3 percent, the highest level in the metro.
- Single-tenant vacancy declined 60 basis points to 6.2 percent while multi-tenant fell 50 basis points to 9.2 percent as retailers expanded into the metro.
- Outlook: An increase in space demand and modest construction will contribute to a 30-basis point decline in vacancy this year to 7.6 percent.



### Rents

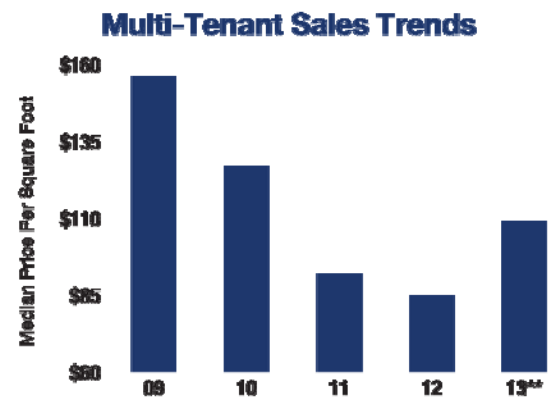
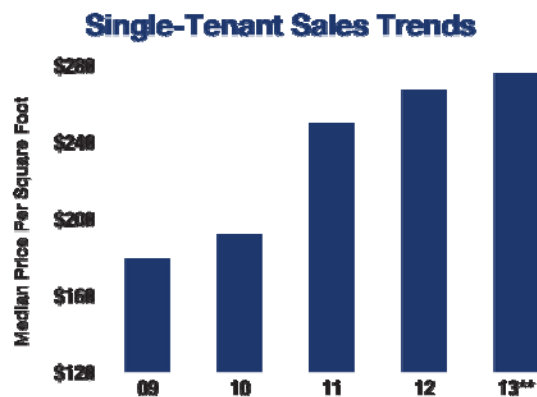
- Asking rents fell 4.6 percent year over year to \$16.07 per square foot at midyear. Since mid-2009, when the recession ended, rents have decreased 15 percent.
- Neighborhood/community center rents dropped 4.8 percent in the second quarter to \$14.61 per square foot. University and University Research submarkets have the highest asking rents in the metro, averaging \$21.29 per square foot.
- The Downtown Orlando submarket posted the highest rent growth of 26.1 percent over the past 12 months, followed by Maitland Center, with an increase of 18.2 percent.
- Outlook: Asking rents will fall 1.5 percent to \$16.42 per square foot in 2013. Last year, rents declined 3.0 percent.

\* Forecast

## ORLANDO

### Single-Tenant Sales Trends\*\*

- During the last year, transaction velocity in the single-tenant sector surged 52 percent. Investors targeted convenience stores and other single-tenant retail concepts in high-traffic areas.
- The median sales price increased 6 percent over the last 12 months to \$275 per square foot. A lack of properties listed for sale and intense competition for the highest-rated credit tenants and best locations continue to provide owners leverage to push prices higher.
- WaWa, Dollar General, O'Reily Auto Parts and RaceTrac are expanding in the metro this year. New WaWa stores are coming onto the market, and these assets command average cap rates in the high-5 percent range. First-year returns typically range higher on Dollar Stores, where cap rates average in the mid-6 percent region.
- Outlook: With the recent increase in long-term interest rates, cap rates are not expected to compress significantly from current levels. Generally, single-tenant assets net leased to highly rated corporate tenants will elicit considerable interest from exchange buyers and risk-averse investors. Prospective investors seeking higher yields, however, will devote greater attention to small multi-tenant properties.



### Multi-Tenant Sales Trends\*\*

- Heightened investor demand, fueled by more widely available acquisition financing, contributed to a significant rise in transaction velocity in the multi-tenant sector over the past year. The number of multi-tenant assets sold climbed 21 percent from the previous year.
- Multi-tenant properties traded at a median sales price of \$109 per square foot during the last 12 months, a rise of 23 percent year over year.
- Cap rates for performing properties start at approximately 9 percent. Demand for value-add properties remains intense, and cap rates sit in the mid-8 to low-9 percent range.
- Outlook: Multi-tenant operators who bought properties in 2008 and 2009 will increasingly find opportunities to execute transactions as property operations improve and competition from new supply remains limited.

\*\* Trailing 12-Month Period



## ORLANDO

### Capital Markets

- The FOMC seems poised to begin withdrawing the third round of quantitative easing by year end and, as stated, terminating the program by mid-2014. Speculation that a drawdown was eminent has pushed up the yield on 10-year Treasuries from 1.6 percent to the high-2 percent range in September. The Fed is currently purchasing \$85 billion per month in bonds and mortgage-backed securities.
- Although the third round of quantitative easing will likely come to an end in the next 12 months, the federal funds rate should remain between 0 and 0.25 percent, which will keep short-term interest rates close to historically low levels. Additionally, the Fed has backed away from tying the rate to 6.5 percent unemployment.
- Most lenders are active in the single-tenant arena, though the cost of debt is becoming a consideration for investors and a deterrent to high-cost transactions. Underwriting is also reflecting an increase in the cost of capital. Most loans originate at LTVs between 60 and 70 percent with investment-grade, credit-tenant-lease financing near 85 percent. Assets with investment-grade tenants can be leveraged for 10- to 25-year terms at interest rates in the mid- to high-4 percent range, while less-creditworthy tenants are financed in the low- to mid-5 percent area.
- In the multi-tenant sector, LTVs are between 70 and 75 percent, depending on the presence of an anchor. Loans for anchored centers above \$10 million are typically funded by life companies or CMBS lenders at rates in the low-5 percent range for 10-year terms. National and regional banks are more active for unanchored centers priced below \$10 million. Interest rates for these assets begin in the mid- to high-4 percent range for five- to seven-year terms.

### Local Highlights

- Strong tourism is boosting spending in the metro and supporting a strong hotel sector. Year to date through August, occupancy in the metro jumped 160 basis points to 73.6 percent behind a 4.3 percent rise in room demand. Nationally, the number of occupied rooms rose 2.4 percent over the same period.
- Construction will begin on All Aboard Florida, a privately owned passenger rail connecting South Florida to Orlando, by the end of 2013. The project will create thousands of construction jobs and is slated to become operational in 2015.

Sources: CoStar Group, Inc., Real Capital Analytics



**DEMOGRAPHIC ANALYSIS**

# Wendy's Sale Leaseback

DAVENPORT, FL

### DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
1990 Population	112	2,117	4,421
2000 Population	364	5,596	11,804
2010 Population	1,105	10,685	25,074
2012 Population	1,136	10,991	25,802
2017 Population	1,205	11,669	27,415
1990 Households	29	712	1,496
2000 Households	120	2,201	4,623
2010 Households	382	3,847	9,237
2012 Households	391	3,933	9,431
2017 Households	413	4,140	9,905
2012 Average Household Size	2.90	2.78	2.73
2012 Daytime Population	616	2,733	5,776
1990 Median Housing Value	\$55,241	\$62,340	\$62,139
2000 Median Housing Value	\$110,106	\$106,577	\$106,779
2000 Owner Occupied Housing Units	53.79%	54.11%	54.27%
2000 Renter Occupied Housing Units	4.38%	6.32%	6.45%
2000 Vacant	41.72%	39.55%	39.27%
2012 Owner Occupied Housing Units	43.87%	43.53%	36.72%
2012 Renter Occupied Housing Units	10.93%	12.38%	13.36%
2012 Vacant	45.21%	44.09%	49.92%
2017 Owner Occupied Housing Units	42.10%	41.38%	34.62%
2017 Renter Occupied Housing Units	13.70%	15.03%	15.51%
2017 Vacant	44.20%	43.59%	49.86%
\$ 0 - \$14,999	6.7%	8.2%	6.4%
\$ 15,000 - \$24,999	10.1%	9.6%	8.9%
\$ 25,000 - \$34,999	7.3%	10.7%	12.2%
\$ 35,000 - \$49,999	22.2%	17.9%	17.7%
\$ 50,000 - \$74,999	24.3%	22.4%	22.6%
\$ 75,000 - \$99,999	14.5%	22.2%	20.5%
\$100,000 - \$124,999	5.0%	4.8%	5.3%
\$125,000 - \$149,999	5.8%	2.5%	3.1%
\$150,000 - \$199,999	3.4%	1.2%	1.6%
\$200,000 - \$249,999	0.7%	0.3%	0.4%
\$250,000 +	0.3%	0.3%	1.6%
2012 Median Household Income	\$53,580	\$53,324	\$54,925
2012 Per Capita Income	\$21,828	\$20,437	\$22,746
2012 Average Household Income	\$59,412	\$54,932	\$64,431

Demographic data © 2010 by Experian/Applied Geographic Solutions.

### SUMMARY REPORT

#### Geography: 5 Miles

#### Population

In 2012, the population in your selected geography was 25,802 . The population has changed by 118.57% since 2000. It is estimated that the population in your area will be 27,415 five years from now, which represents a change of 6.25% from the current year. The current population is 49.5% male and 50.4% female. The median age of the population in your area is 38.8 , compare this to the U.S. average which is 36.9. The population density in your area is 328.87 people per square mile.

#### Households

There are currently 9,431 households in your selected geography. The number of households has changed by 103.99% since 2000. It is estimated that the number of households in your area will be 9,905 five years from now, which represents a change of 5.02% from the current year. The average household size in your area is 2.73 persons.

#### Income

In 2012, the median household income for your selected geography is \$54,925 , compare this to the U.S. average which is currently \$53,620. The median household income for your area has changed by 38.35% since 2000. It is estimated that the median household income in your area will be \$62,112 five years from now, which represents a change of 13.08% from the current year.

The current year per capita income in your area is \$22,746 , compare this to the U.S. average, which is \$28,713. The current year average household income in your area is \$64,431 , compare this to the U.S. average which is \$73,458.

#### Race & Ethnicity

The current year racial makeup of your selected area is as follows: 76.84% White, 8.71% African American, 0.61% Native American and 1.11% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.40% White, 12.60% African American, 0.95% Native American and 4.93% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 28.80% of the current year population in your selected area. Compare this to the U.S. average of 16.90%.

#### Housing

The median housing value in your area was \$106,779 in 2000, compare this to the U.S. average of \$110,796 for the same year. In 2000, there were 4,134 owner occupied housing units in your area and there were 491 renter occupied housing units in your area. The median rent at the time was \$482 .

#### Employment

In 2012, there are 5,776 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 53.6% of employees are employed in white-collar occupations in this geography, and 46.3% are employed in blue-collar occupations. In 2012, unemployment in this area is 8.60% . In 2000, the median time traveled to work was 25.7 minutes.

Demographic data © 2010 by Experian/Applied Geographic Solutions.

## POPULATION DENSITY



Demographic data © 2010 by Experian/Applied Geographic Solutions.

### Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

## EMPLOYMENT DENSITY



Demographic data © 2010 by Experian/Applied Geographic Solutions.

### Employment Density

Theme	Low	High
Low	less than 9	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.

## AVERAGE HOUSEHOLD INCOME



Demographic data © 2010 by Experian/Applied Geographic Solutions.

### Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

Average income of all the people 15 years and older occupying a single housing unit.

### TRAFFIC COUNTS



Traffic Count data © 2010 by TrafficMetrix. All rights reserved.

Two-way, average daily traffic volumes.



# Wendy's Sale Leaseback

DAVENPORT, FL

## OFFERING MEMORANDUM

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