Wendy's

NEW 20-YEAR LEASE
SINGLE TENANT NNN INVESTMENT

KALAMAZOO MSA (PAW PAW), MI

ACTUAL PHOTO OF THE SUBJECT PROPERTY

Marcus & Millichap
DUONG INVESTMENT GROUP

OFFERING MEMORANDUM

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Investment Highlights

Successful Store with a 7.5% Rent-to-Sales Ratio

New, 20-Year Wendy's Sale-Leaseback

Freeway-Close Location – Less Than ½ Mile From Interstate-94, Connecting Detroit to Chicago with a Traffic Counts Exceeding 46,000 Cars Per Day

Prime Retail Location

- Highly-Trafficked Location Located on the Corner of a Signalized Intersection **(Combined Traffic Counts Exceed 20,000 Cars Per Day)**
- Located on Main Retail Corridor in Close Proximity to Several Major Retailers such as Walmart, Tractor Supply Co, Speedway, Jimmy John's, Family Fare Supermarket, CITGO, Walgreens, Taco Bell, AutoZone, Advance Auto Parts, and Many More
- **Affluent Area with the Average Household Income Exceeding $92,000 within 5 Miles**

Experienced Franchisee

- **Absolute NNN Property with Zero Landlord Responsibilities** – Ideal for Investors Not Local to the Market
- **Meritage Hospitality Group is One of the Largest Wendy's Franchisee's in the Country with Over 12,000 Employees and 380 Locations in 16 States**
- Scheduled 1.5% Annual Rental Increases Throughout the Initial Term Provide for an Excellent Hedge Against Inflation

TENANT OVERVIEW

Wendy's®

Wendy's® is a globally recognized fast-food restaurant chain known for its square hamburgers, fresh ingredients, and innovative menu offerings. Founded by Dave Thomas in 1969 in Columbus, Ohio, Wendy's quickly grew from a single location to become one of the largest and most beloved fast-food chains in the world.

Today, Wendy's operates thousands of restaurants worldwide, offering a diverse menu that caters to a wide range of tastes and preferences. With a focus on innovation, quality, and customer satisfaction, Wendy's continues to be a leader in the fast-food industry, providing delicious meals and memorable dining experiences for millions of people every day.

Website:	www.wendys.com
# of Locations:	7,000+ (6,500+ U.S. Locations)
Ticker:	NASDAQ: WEN
Revenue:	$2.246 Billion (2024)

Meritage Hospitality Group

Frosty, Burgers, and Fries—what is not to love? On November 15, 1969, Dave Thomas opened his very first Wendy's® restaurant in Columbus, Ohio.

In no time, the quick-service chain became known for its square beef patties, made from fresh beef, and iconic Frosty® desserts. There are now more than 6,500 Wendy's® restaurants currently in operation in the United States and 29 countries and U.S. territories worldwide.

Meritage is proud to have recently opened one of the first Global Next Gen Wendy's restaurants in Edmond, OK. Click here to learn more.

The Company is the nation's only publicly traded Wendy's restaurant franchisee and their public filings can be viewed at www.otcmarkets.com, under the stock symbol MHGU, or the Company's website.

Website:	www.meritagehospitality.com
Headquarters:	Grand Rapids, MI
Employees:	12,000+
Ticker:	OTCMKTS: MHGU
Revenue:	$668.80 Million (2024)

MARket overview

Aerial Photo

FINANCIAL ANALYSIS

Offering Summary

Property Name	Wendy's
Property Address	828 S. Kalamazoo Street Paw Paw, MI 49079
Assessor's Parcel Number	80-47-583-048-00
Year Built	2016
Gross Leasable Area (GLA)	±2,869 Square Feet
Lot Size	±1.16 Acres (±50,530 Square Feet)

Pricing

Price	$1,846,154
Cap Rate	6.50%

Annualized Operating Data

Gross Potential Rent	$120,000
Total Expenses	Absolute NNN
Net Operating Income	**$120,000**

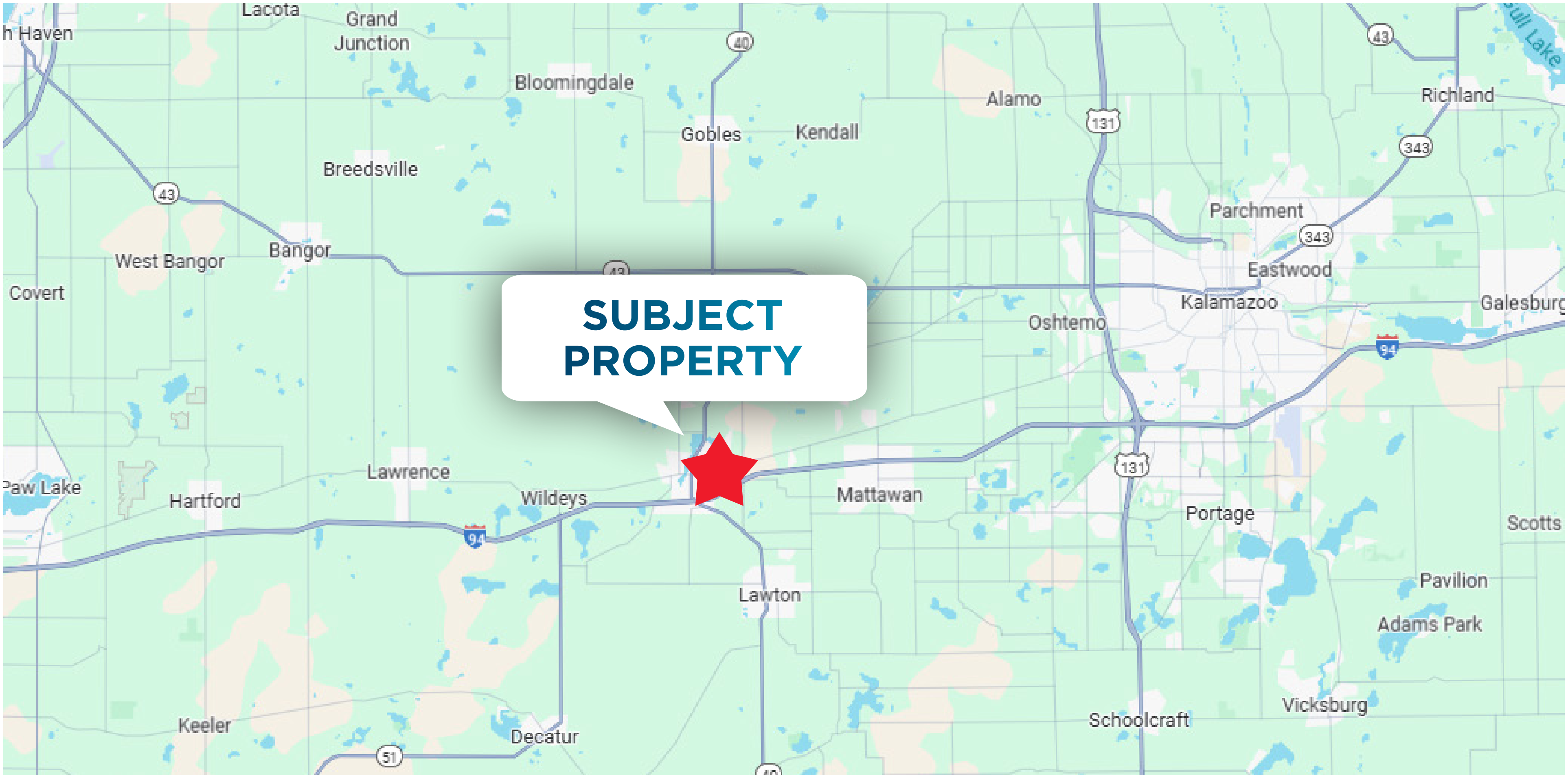
Lease Information

Initial Lease Term	±20 Years
Lease Commencement Date	Close of Escrow
Lease Expiration Date	±20 Years From Close of Escrow
Increases	Annual CPI (1.50% Maximum)
Options	Six, Five-Year
Guarantee	Franchisee (380+ Units)
Lease Type	Absolute NNN
Lease Type Details	Zero Landlord Responsibilities

PROPERTY PHOTOS

MARKET OVERVIEW

Regional Map



±40,000

CARS PER DAY ON NEARBY INTERSTATE 94

±18 MILES

TO KALAMAZOO/BATTLE CREEK INTERNATIONAL AIRPORT (AZO)

±20 MILES

TO DOWNTOWN KALAMAZOO, MI

±20,000

ON KALAMAZOO STREET (M-40 HIGHWAY)

MARKET OVERVIEW

The Village of Paw Paw, MI

Paw Paw benefits from its placement within the Kalamazoo Metropolitan Statistical Area, one of southwest Michigan's most balanced regional economies. The market is anchored by higher education, life sciences, manufacturing, and logistics, producing stable employment and consistent population growth over the past decade. Retail fundamentals remain supported by the area's mix of local and regional consumers, with Kalamazoo serving as a retail and service hub for surrounding Van Buren and Allegan counties.

Interstate 94 serves as the area's primary commercial corridor, linking Paw Paw directly to Kalamazoo and Benton Harbor as well as major regional markets such as Chicago and Detroit. This corridor supports steady traveler traffic, commuter flow, and distribution activity, which in turn drives strong quick-service restaurant and convenience retail performance. Retail along I-94 has benefited from both consumer mobility and limited new supply, sustaining demand for modern, single-tenant assets.

The Kalamazoo MSA continues to record healthy retail occupancy and moderate rent growth, supported by resilient local spending and institutional stability from major employers including Stryker, Pfizer, and Western Michigan University. The Paw Paw submarket captures a balanced consumer base of residents and travelers, providing a consistent revenue environment for national operators. With strong franchisee presence and limited competition for prime frontage, the area remains a reliable market for long-term net lease investment.

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	$76,561	$88,994	$92,636
Average Home Value	$147,762	$191,023	$207,698
2024 Daytime Population	3,738	9,666	19,880
Population			
2029 Population	2,788	9,014	19,112
2024 Population	2,802	8,987	18,986
2010 Population	2,854	8,539	17,936
Households			
2029 Households	1,213	3,661	7,606
2024 Households	1,202	3,617	7,505
2010 Households	1,147	3,375	6,945


Downtown Paw Paw, MI

St. Julian Winery & Distillery


Paw Paw Lake

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