

## Retail Investment Opportunity

Offering Memorandum

# MATTHEWS™



Representative Photo



**110 West 12th**

**Newton, KS 67114**



Representative Photo

### Exclusively Listed By



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# Investment Highlights



- **14-Year NNN Lease | Long-Term Security** – The property features approximately 14 years of remaining lease term, providing a future investor with long-term income. Additionally, the Absolute NNN lease structure provides for zero landlord expenses or responsibilities, allowing for a truly passive investment throughout the remaining lease term.
- **20+ Years Of Proven Operating History** – Wendy's has operated at this location for more than 20 years, demonstrating a proven operating history and long-term commitment to the property. This provides a future investor with additional security in the strength and viability of the location.
- **Recent Renovation | Tenant Reinvestment in the Property** – The location was recently renovated, showing the tenant's continued investment in the property while giving a investor added confidence in the locations' long-term viability.
- **Major Investment & Job Growth** – Newton continues to see new investment and job growth. GAF Materials is developing a new manufacturing facility at the Kansas Logistics Park expected to create significantly more jobs, while Hillsboro Industries recently opened a 56,000 square-foot manufacturing facility representing an \$11 million investment. These investments continue to strengthen the local employment base and bring additional economic activity to the market.
- **Proximity to Wichita** – Newton is located approximately 25 miles north of Wichita and is part of the Wichita Metropolitan Area, providing the property access to one of the largest population and employment centers in Kansas.
- **Nationally Recognized QSR Brand** – Wendy's is one of the largest and most recognizable QSR brands in the country with more than 7,300 restaurants worldwide, providing a investor with the security of a proven and established national brand.



**PRESTRESSED**  
CONCRETE CONSTRUCTION  
±200 Employees



**BETHEL**  
COLLEGE  
Bethel College  
±525 Students | ±100 Employees



**Newton High School**  
±980 Students



**Wendy's**  
Subject Property



**Newton City-County Airport**  
±3.9 Miles Away



**Sunset Elementary School**  
±210 Students



**ACE**  
Hardware



**Ford**  
**CHEVROLET**



**Chishalm Middle School**  
±450 Students



**BNSF**  
RAILWAY  
Transcontinental Route  
Trains route east toward Emporia and Kansas City



**GAF**  
GAF Materials  
±137 Employees



**STARBUCKS**



**DOLLAR TREE**



**NMC health**  
Your Health. Our Focus.  
±103 Beds | ±1,000 Employees

± 7,700 VPD



± 26,700 VPD

Google Earth



**110 West 12th**  
Newton, KS 67114

**1986**  
Year Built

**±0.83 AC**  
Lot Size\*

**±2,814 SF**  
GLA\*

\*Buyer to verify Lot Size & GLA with a new survey

# Financial Summary



**\$1,555,329**

List Price

**7.00%**

Cap Rate

**\$108,873**

Annual Rent

## Lease Summary

|                         |                      |
|-------------------------|----------------------|
| Tenant Trade Name       | Wendy's              |
| Tenant                  | Franchisee           |
| Type of Ownership       | Fee Simple           |
| Lease Type              | Absolute NNN         |
| Original Lease Term     | 20 Years             |
| Lease Commencement Date | 1/1/2020             |
| Lease Expiration Date   | 12/31/2040           |
| Term Remaining on Lease | ±14.3 Years          |
| Rent Increases          | 7% Every 5 Years     |
| Renewal Options         | Four, 5-Year Options |

## Annualized Operating Data

| Year                            | Monthly Rent | Annual       | Cap Rate |
|---------------------------------|--------------|--------------|----------|
| Current - 12/31/2030            | \$9,073.00   | \$108,873.00 | 7.00%    |
| 1/1/2031 - 12/31/2035           | \$9,703.00   | \$116,494.00 | 7.49%    |
| 1/1/2036 - 12/31/2040           | \$10,387.00  | \$124,648.00 | 8.01%    |
| Option 1: 1/1/2041 - 12/31/2045 | \$11,114.00  | \$133,373.00 | 8.58%    |
| Option 2: 1/1/2046 - 12/31/2050 | \$11,892.00  | \$142,710.00 | 9.18%    |
| Option 3: 1/1/2051 - 12/31/2055 | \$12,725.00  | \$152,699.00 | 9.82%    |
| Option 4: 1/1/2056 - 12/31/2060 | \$13,616.00  | \$163,388.00 | 10.51%   |

# Tenant Overview

Year Founded  
1969

Headquarters  
Dublin, Ohio

Ownership Status  
Publicly traded

Employees  
223,000+

Locations  
7,397+

Annual Revenue  
\$2.177 Billion



## 7,166+ Stores Across 50 States



## Company Overview

The Wendy's Company (NASDAQ: WEN), headquartered in Dublin, Ohio, is one of North America's most recognizable quick-service restaurant brands—renowned for its “fresh, never-frozen” beef, square hamburgers, and distinctive menu offerings. Wendy's delivers consistent quality and value to a broad customer base, particularly in suburban and urban markets. Founded in 1969 by Dave Thomas, the company has fortified its brand equity through franchise-driven growth, product innovation, and a strong reputation for operational consistency.

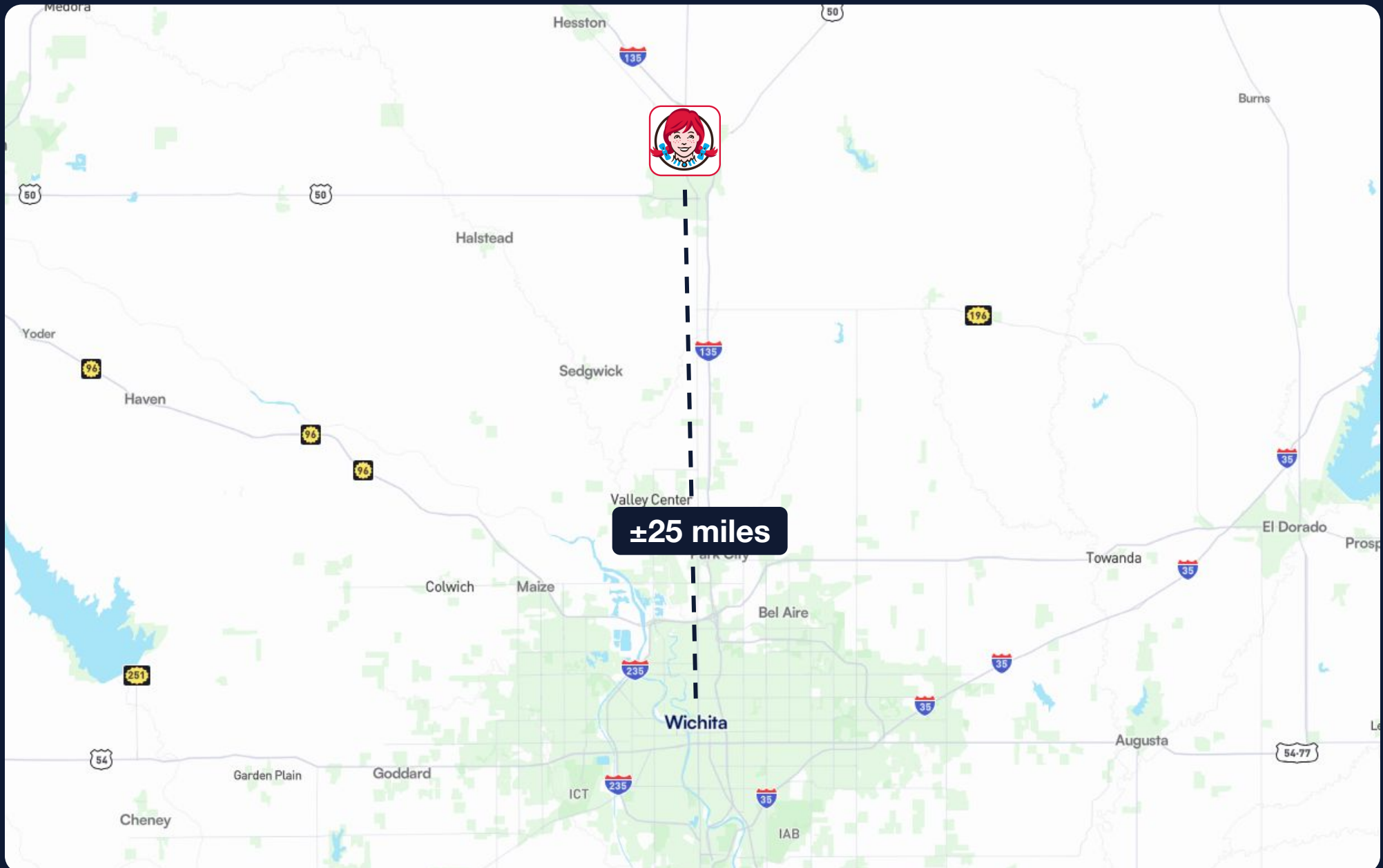
## Why Invest in Wendy's?

- **Differentiated Food Quality:** Wendy's emphasizes fresh, never frozen beef and made-to-order menu items, reinforcing a premium perception within the quick-service burger segment.
- **Strong Brand Identity & Marketing:** The company maintains a highly recognizable and culturally relevant brand, driven by bold, engaging social media campaigns and a distinct voice that resonates with younger demographics.
- **Menu Innovation & Daypart Expansion:** Continued investment in product innovation—particularly the successful expansion into breakfast—has broadened revenue streams and increased customer visit frequency.
- **Digital & Convenience Focus:** Robust digital ecosystem including mobile ordering, delivery partnerships, and a growing loyalty program enhances customer convenience and supports same-store sales growth.

# Market Overview



**110 West 12th**  
Newton, KS 67114





### Local Market Overview

Newton, Kansas, is a well-established community in south-central Kansas that combines small-town character with convenient access to the broader Wichita metropolitan area. Located along major transportation routes and historically shaped by the railroad and agricultural industries, the city benefits from a diverse employment base spanning healthcare, education, manufacturing, retail, and logistics. Its proximity to Wichita provides residents and businesses with access to a larger regional workforce, commercial services, and employment opportunities while maintaining a lower-cost community environment.

The community also offers a strong quality-of-life profile, supported by established neighborhoods, local schools, healthcare services, parks, recreation, and a revitalized historic downtown. Newton continues to emphasize downtown investment, neighborhood redevelopment, infrastructure improvements, and economic development as part of its long-term growth strategy. Recent industrial expansion and ongoing development initiatives further support the area's economic base, while cultural and recreational amenities contribute to its appeal for residents, employees, and visitors.

### Property Demographics

| Population            | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|--------|--------|--------|
| Current Year Estimate | 7,441  | 20,205 | 21,209 |

| Income                   | 1-Mile   | 3-Mile   | 5-Mile   |
|--------------------------|----------|----------|----------|
| Average Household Income | \$82,625 | \$93,330 | \$93,711 |

# Wichita, KS | MSA



Wichita is the largest city in Kansas and serves as the principal economic and commercial center of south-central Kansas. The city benefits from a broad employment base anchored by advanced manufacturing, aerospace, healthcare, education, agriculture, energy, and professional services. Its central location provides direct access to major interstate corridors, including I-35, I-135, and I-235, while rail connections and Wichita Dwight D. Eisenhower National Airport support regional and national commerce.

Wichita's economic profile is complemented by an established corporate presence, higher-education institutions, healthcare systems, cultural amenities, and a diverse collection of established residential neighborhoods. Major employers include Spirit AeroSystems, Textron Aviation, McConnell Air Force Base, Wichita Public Schools, Ascension Via Christi, Koch Industries, and Wichita State University. Downtown Wichita provides restaurants, retail, entertainment, museums, parks, and event venues, while continued investment in infrastructure and redevelopment supports the city's long-term commercial and residential growth.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 110 West 12th, Newton, KS, 67114 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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