OFFERING MEMORANDUM

WENDY'S

PORT CHARLOTTE, FL

Marcus & Millichap
THE DELTONDO GROUP

19680 Cochran Blvd, Port Charlotte, FL

$1,650,000
PRICE

5.00%
CAP

$82,500
NOI

INVESTMENT SUMMARY

Lease Type	Abs-Net
Landlord Responsibility	None
Year Built / Remodeled:	2004 / 2023
Building Area	2,752 SF
Land Area	1.00 AC

INVESTMENT HIGHLIGHTS

20 YEAR ABSOLUTE NET LEASE WITH ZERO LANDLORD RESPONSIBILITIES
The Lease Is Structured On An Absolute-Net Basis With 14 Years Remaining On The Initial Term

CONTRACTUAL 10% RENT INCREASES EVERY 5 YEARS + FOUR RENEWAL OPTIONS
Built-In 10% Rent Escalations Every Five Years Through The Base Term And Four 5-Year Options Drive Over 77% NOI Growth Over The Full Lease Lifecycle

1-ACRE PARCEL WITH DRIVE-THRU EQUIPPED WENDY'S PROTOTYPE
Built In 2004 On A Full Acre, The 2,752 SF Building Features Drive-Thru Infrastructure And Ample Parking, Supporting Long-Term Operational Viability

OPERATED BY EXPERIENCED 80+ UNIT WENDY'S FRANCHISEE
Lease Is Guaranteed By QFRM Holdings LLC, A Florida-Based Franchisee Led By Tim Cloe, Operating Approximately 80+ Wendy's Locations Across The Gulf Coast

POSITIONED ALONG COCHRAN BOULEVARD RETAIL CORRIDOR
High-Visibility Site Located Near Major Retail Anchors, Medical Offices, And Residential Communities With Direct Access To U.S. 41 (Tamiami Trail)

STRONG SURROUNDING DEMOGRAPHICS WITH 100K+ POPULATION IN 5-MILE RADIUS
Over 100,000 Residents Within 5 Miles, Along With Stable Year-Round and Seasonal Population; Local Household Incomes Exceed $76,000 In The Surrounding Area

PORT CHARLOTTE—EXPANDING SOUTHWEST FLORIDA MARKET
Located In Charlotte County, Port Charlotte Is Experiencing Steady Growth Fueled By Affordable Housing, Gulf Coast Access, And Infrastructure Expansion

FLORIDA'S INCOME-TAX-FREE, PRO-GROWTH INVESTMENT CLIMATE
The Asset Is Located In A No-State-Income-Tax Jurisdiction With A Pro-Business Environment, Making It An Attractive Long-Term Investment Destination


VILLAGE MARKETPLACE
STAPLES
BAM! BOOKS-A-MILLION
CARRABBA'S ITALIAN GRILL
DOLLAR TREE
planet fitness
Once upon a child
CHIPOTLE MEXICAN GRILL
WELLS FARGO
HomeGoods
ROSS DRESS FOR LESS
Total Wine SPIRITS · BEER & MORE
MURDOCK PLAZA
PLATO'S CLOSET
Sky
BatteriesPlus
Charlotte Technical College
481 STUDENTS
PORT CHARLOTTE TOWN CENTER
JCPenney
Dillard's
VICTORIA'S SECRET
MATTRESSFIRM
RACK ROOM SHOES
bealls OUTLET
HOLLISTER CALIFORNIA
DSW DESIGNER SHOE WAREHOUSE
Bath & Body Works
Ashley HOMESTORE
LONGHORN STEAKHOUSE
Olive Garden
OUTBACK STEAKHOUSE
RED LOBSTER
Culver's
Publix
41
49,000 VPD
BJ's
KOHL'S
PETSMART
Walmart
THE HOME DEPOT
Firestone
McALISTER'S DELI
KAHWA
ZAXBY'S
Advance Auto Parts
Wendy's
Southwest Florida Pain Center
SPINAL DIAGNOSTICS & NEUROMODULATION
PRIME SERIOUS STEAK
AutoZone
COLDWELL BANKER SUNSTAR REALTY


PORT CHARLOTTE
Walmart
THE HOME DEPOT
Marshalls
Michaels
BED BATH & BEYOND
BEST BUY
Cheddar's SCRATCH KITCHEN
HONDA
Wendy's
SHERWIN WILLIAMS.
CIRCLE K
Extra Space Storage
DUNKIN'
Mod Wash
TRUIST
COLDWELL BANKER SUNSTAR REALTY
Veterans Blvd
27,000 VPD
Advance Auto Parts
Peachland Blvd
7,900 VPD
Cochran Blvd
8,400 VPD
AutoZone


PORT CHARLOTTE
WATERSIDE CLUB IV AT HERITAGE APARTMENTS
LOWE'S
Publix
Dirty Dave's Car Wash
Southwest Florida Pain Center
MILLENNIUM PHYSICIAN GROUP
Wendy's
PRIME SERIOUS STEAK
AutoZone
Peachland Blvd 7,900 VPD
Cochran Blvd 8,400 VPD
Daybreak MARKET
ZAXBY'S
KAHWA
McALISTER'S DELI
Advance Auto Parts
KOHL'S
PETSMART
COLDWELL BANKER SUNSTAR REALTY
THE HOME DEPOT


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planet fitness
Once upon a child
CHIPOTLE MEXICAN GRILL
WELLS FARGO
SPROUTS FARMERS MARKET
HCA Florida Fawcett Hospital
253 BEDS
$4.14B PATIENT REVENUE
AdventHealth
254 BEDS
900+ EMPLOYEES
41
49,000 VPD
Ford
ACE Hardware
LARGE RESIDENTIAL BASE
2,171 HOUSEHOLDS IN 1 MILE RADIUS
17,622 HOUSEHOLDS IN 3 MILE RADIUS
bealls OUTLET
HOME centric
MCDONALD'S
DAIRY QUEEN
7-ELEVEN
DUNKIN'

SUBJECT PROPERTY

Wendy's (NASDAQ: WEN), one of the world's largest quick-service restaurant brands, continues to dominate the fast-food industry with over 7,240 locations worldwide, $14.5 billion in systemwide sales, and a relentless focus on innovation, quality, and customer experience. Looking ahead, Wendy's plans to enhance customer experience by expanding the use of AI technology in its drive-thru operations. The company aims to implement AI ordering systems in 500 to 600 U.S. locations by the end of 2025. In the fiscal year 2024, Wendy's reported total revenues of $2.2 billion, reflecting a 3% increase from the previous year. Systemwide sales grew by 3.1%, reaching $14.5 billion.

FRANCHISEE

QFRM Holdings LLC is a seasoned multi-unit Wendy's franchisee operating approximately 80+ locations across Florida's Gulf Coast, from Ellenton to Naples. Founded in 2017 and headquartered in Lakewood Ranch, Florida, the group is led by experienced operators with a strong focus on training, regional efficiency, and operational excellence. QFRM maintains an active development pipeline and has been involved in site-level real estate projects throughout Southwest Florida. The company's scale, geographic concentration, and established leadership team position it as a reliable long-term operator and guarantor within the Wendy's.

80+ STORES

2017 FOUNDED

HEADQUARTERED IN LAKEWOOD RANCH, FL

$14.5B±	7,240+	15,300	PUBLIC	1969
REVENUE (2024)	STORES	EMPLOYEES	NASDAQ | WEN	FOUNDED

Year	Annual	Monthly
Current - Oct. 6, 2029	$82,500.00	$6,875.00
Oct. 7, 2029 - Oct. 6, 2034	$90,750.00	$7,562.50
Oct. 7, 2034 - Oct. 6, 2039	$99,825.00	$8,318.75
Oct. 7, 2039 - Oct. 6, 2044 (Option 1)	$109,807.50	$9,150.63
Oct. 7, 2044 - Oct. 6, 2049 (Option 2)	$120,788.25	$10,065.69
Oct. 7, 2049 - Oct. 6, 2054 (Option 3)	$132,867.08	$11,072.26
Oct. 7, 2054 - Oct. 6, 2059 (Option 4)	$146,153.78	$12,179.48

LEASE SUMMARY

Tenant:	Wendy's
Guaranty:	QFRM Holdings LLC, a Florida LLC (Tim Cloe)
Type of Ownership:	Fee Simple
Lease Type:	Abs-Net
Landlord Responsibilities:	None
Rent Commencement:	6-Oct-19
Lease Expiration:	6-Oct-39
Term Remaining:	14 Years
Increases:	10% Every 5 Years
Options:	Four, 5-Year

PORT CHARLOTTE FLORIDA

$6.93B
GPD (MSA)

205,000
POPULATION OF MSA

95,000
LABOR FORCE

$330,000
MEDIAN HOME VALUE

$63,000
MEDIAN HOUSEHOLD INCOME

Port Charlotte stands as one of Southwest Florida's most accessible and fast-growing markets, offering a balance of coastal living, economic expansion, and regional connectivity. Strategically located between Sarasota (MSA population ≈ 870,000) and Fort Myers (MSA population ≈ 830,000), the city serves as a central hub within the Gulf Coast corridor — connecting major transportation routes, thriving healthcare networks, and expanding commercial development zones.

Known for its business-friendly environment and growing population base, Port Charlotte's economy is supported by healthcare, retail, logistics, and tourism sectors. The area benefits from robust infrastructure, including proximity to I-75, regional airports, and deepwater ports that enable efficient logistics and supply chain operations.

Beyond its economic strengths, Port Charlotte offers a high quality of life with affordable housing, waterfront recreation, and a strong sense of community. The combination of population growth, rising median incomes, and infrastructure investment positions Port Charlotte as a dynamic market for investors, developers, and operators seeking long-term regional growth in Florida's expanding southwest corridor.

PORT CHARLOTTE BEACH PARK

HCA FLORIDA MEDICAL CENTER

DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	4,130	42,149	101,083
AVG. HOUSEHOLD INCOME	$68,726	$70,107	$76,236

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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