

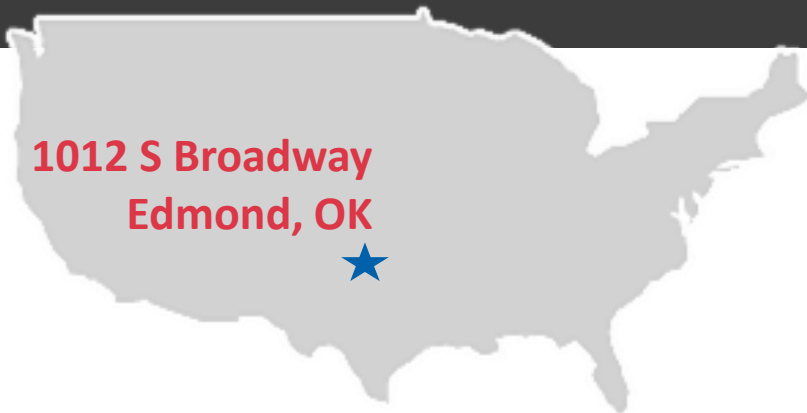


EXCLUSIVE NET-LEASE OFFERING

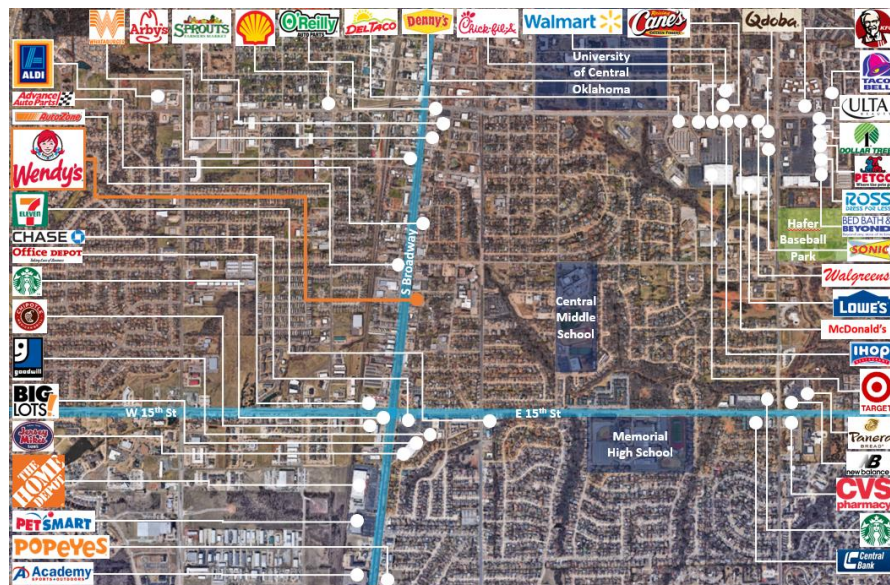
PRICE: \$1,827,773 ♦ CAP: 5.75% ♦ RENT: \$105,097

INVESTMENT HIGHLIGHTS

- ✓ Original 20-Year Triple-Net (NNN) Lease With 14.8 Years Remaining
- ✓ Guaranteed by Meritage Hospitality Group | Publicly Traded | Ticker: MHGU | Experienced 321 Unit Operator & Growing
- ✓ Attractive Rental Increases of 8% Every Five (5) Years
- ✓ Two (2), Ten (10)-Year Tenant Renewal Options
- ✓ Robust Demographics | More than 150,000 Individuals within a Five-Mile Radius
- ✓ Internationally Recognizable Concept | Wendy's is the World's Third Largest Hamburger Chain



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