

THE
WOODMONT
COMPANY



INVESTMENT OPPORTUNITY
OFFERING MEMORANDUM
FORT WORTH, TEXAS

D/FW
McDONALD'S

19 YRS REMAINING ON TERM
ABSOLUTE NNN GROUND LEASE
3.75% CAP RATE



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D/FW McDONALD'S

EXECUTIVE SUMMARY



THE WOODMONT COMPANY

INVESTMENT OVERVIEW

THE WOODMONT COMPANY IS PLEASED TO PRESENT AN OPPORTUNITY TO ACQUIRE A MCDONALD'S GROUND LEASE ASSET IN A TROPHY LOCATION WITHIN THE DFW METROPLEX. 19 YEARS OF TERM REMAIN ON THE ABSOLUTE NNN GROUND LEASE THAT INCLUDES RENT INCREASES EVERY FIVE YEARS, INCLUDING OPTION PERIODS. THIS OPPORTUNITY PROVIDES INVESTORS A TREMENDOUS HEDGE AGAINST INFLATION AND A STABLE CASH FLOW.

- **19 YEARS REMAINING ON EXISTING LEASE TERM**
- **ABSOLUTE NNN GROUND LEASE**
- **ZERO LANDLORD RESPONSIBILITIES**
- **INTERSTATE LOCATION IN DFW METROPLEX**
- **LIMITED FAST FOOD COMPETITION IN MARKET**
- **+27 YEARS AT THIS LOCATION**
- **REMODEL COMPLETED IN 2016**
- **10% ESCALATIONS EVERY 5YRS (INCLUDING OPTIONS)**

CONTINUED COMMITMENT

McDonald's has been at this location for 27 years and their continued commitment is evidenced by the recent remodel of the entire property and extension of the absolute NNN ground lease through July 18, 2038.

Located in a densely populated, high-income area, at a major intersection (Interstate 20 & Hulen) with a combined traffic count of almost 200,000 vehicles per day, this McDonald's enjoys a tremendous level of exposure that's not easily replicated. In addition, the location is in the heart of one of the most predominant retail trade areas in the D/FW Metroplex, making this a true trophy location asset for any portfolio.

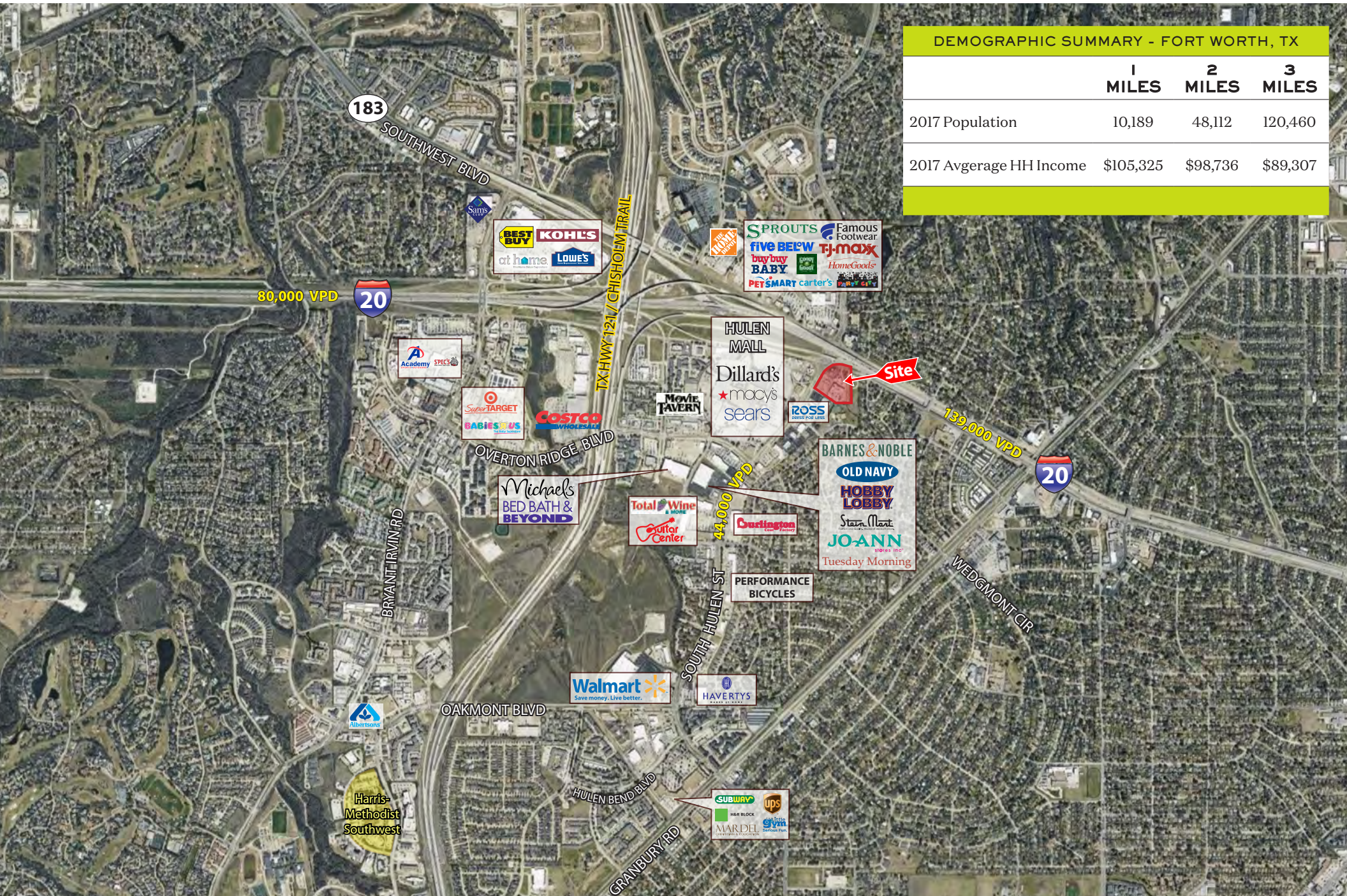
The surrounding market has extremely high barriers to entry and limited competition from other fast-food concepts, providing investors an outstanding opportunity to acquire a long term, investment grade, single tenant restaurant.



OFFERING SUMMARY	
PRICE	\$2,233,000
CAP RATE	3.75%
ANNUAL INCOME	\$83,736
EXPIRATION DATE (CURRENT TERM)	JULY 18, 2038
YEARS REMAINING ON CURRENT LEASE TERM	19
OPTIONS	SEVEN (7), 5 YEARS EACH
RENT ESCALATIONS	10% EVERY 5YRS (INCLUDING OPTIONS)
TENANT	MCDONALD'S
GUARANTOR	MCDONALD'S CORPORATION
LOCATION	FORT WORTH, TX
LEASE TYPE	GROUND LEASE (ABSOLUTE NNN)

DEMOGRAPHIC SUMMARY

DEMOGRAPHIC SUMMARY - FORT WORTH, TX			
	1 MILES	2 MILES	3 MILES
2017 Population	10,189	48,112	120,460
2017 Average HH Income	\$105,325	\$98,736	\$89,307





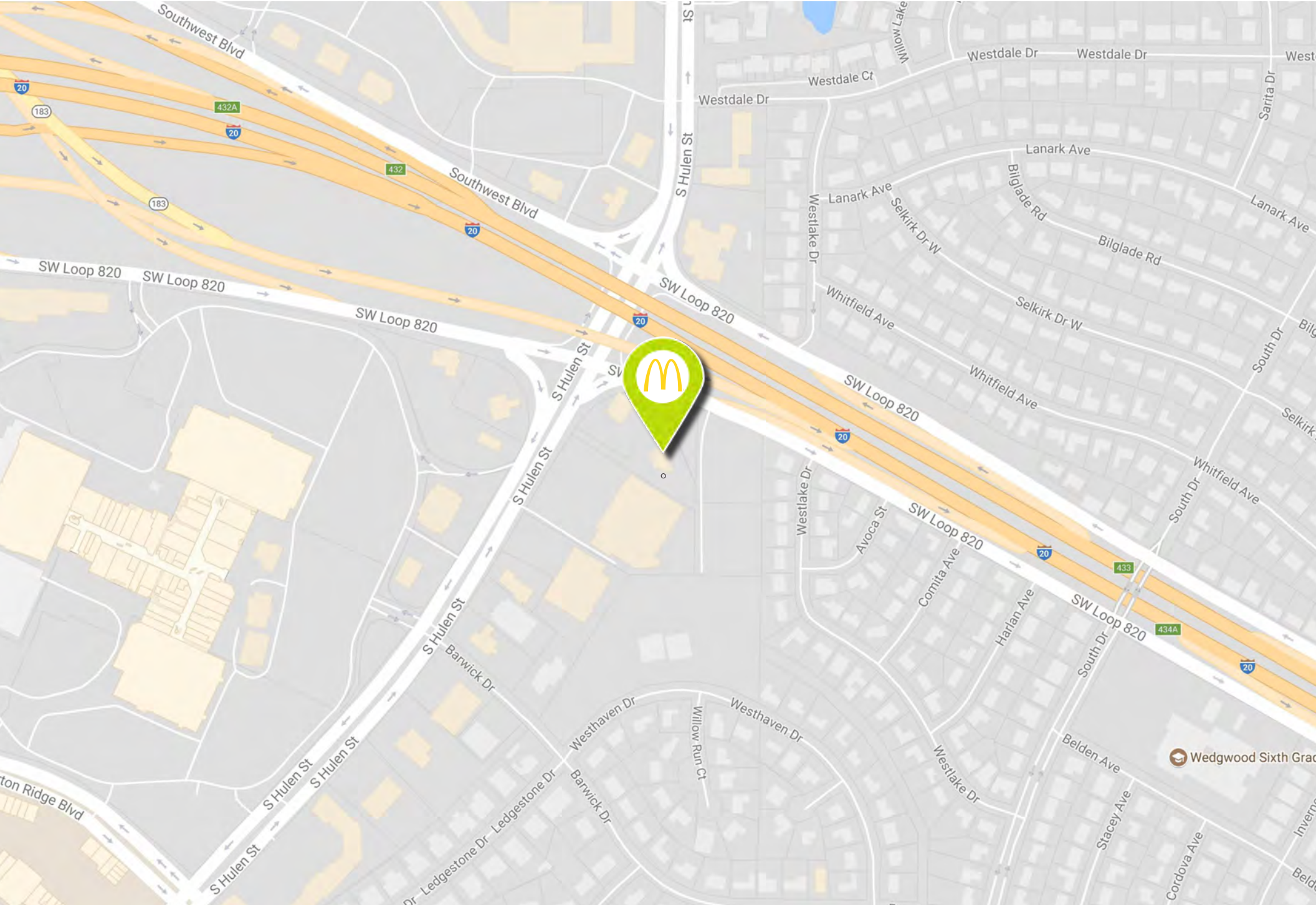
D/FW McDONALD'S

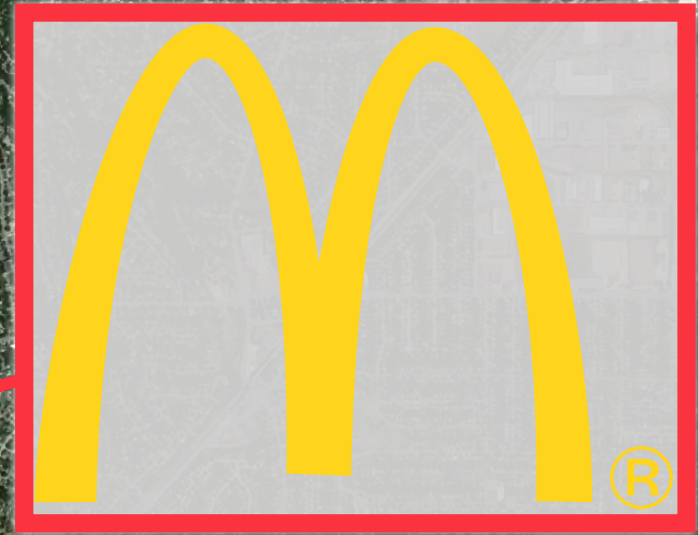
PROPERTY SUMMARY

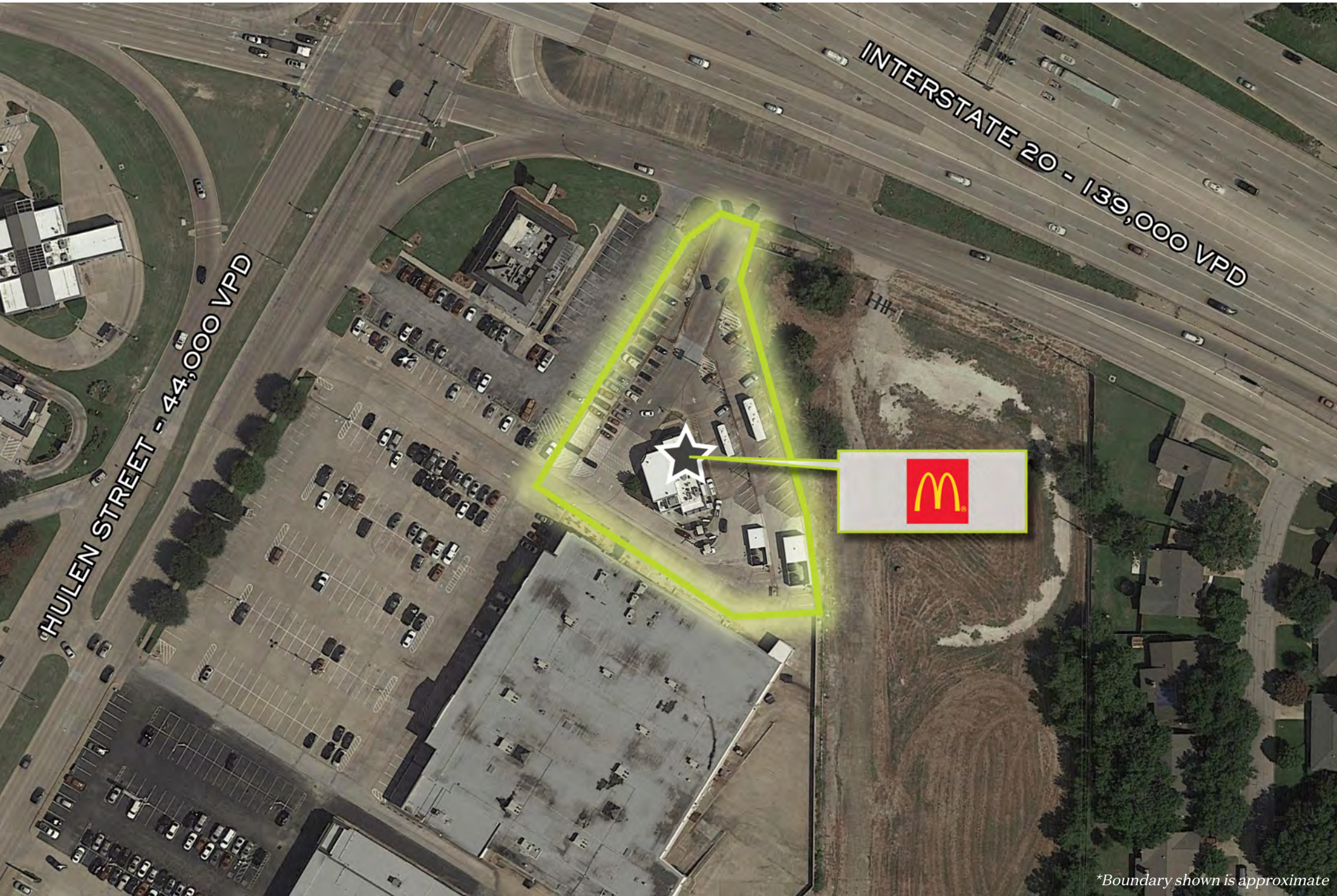


THE WOODMONT COMPANY

LOCATION MAP - MARKET













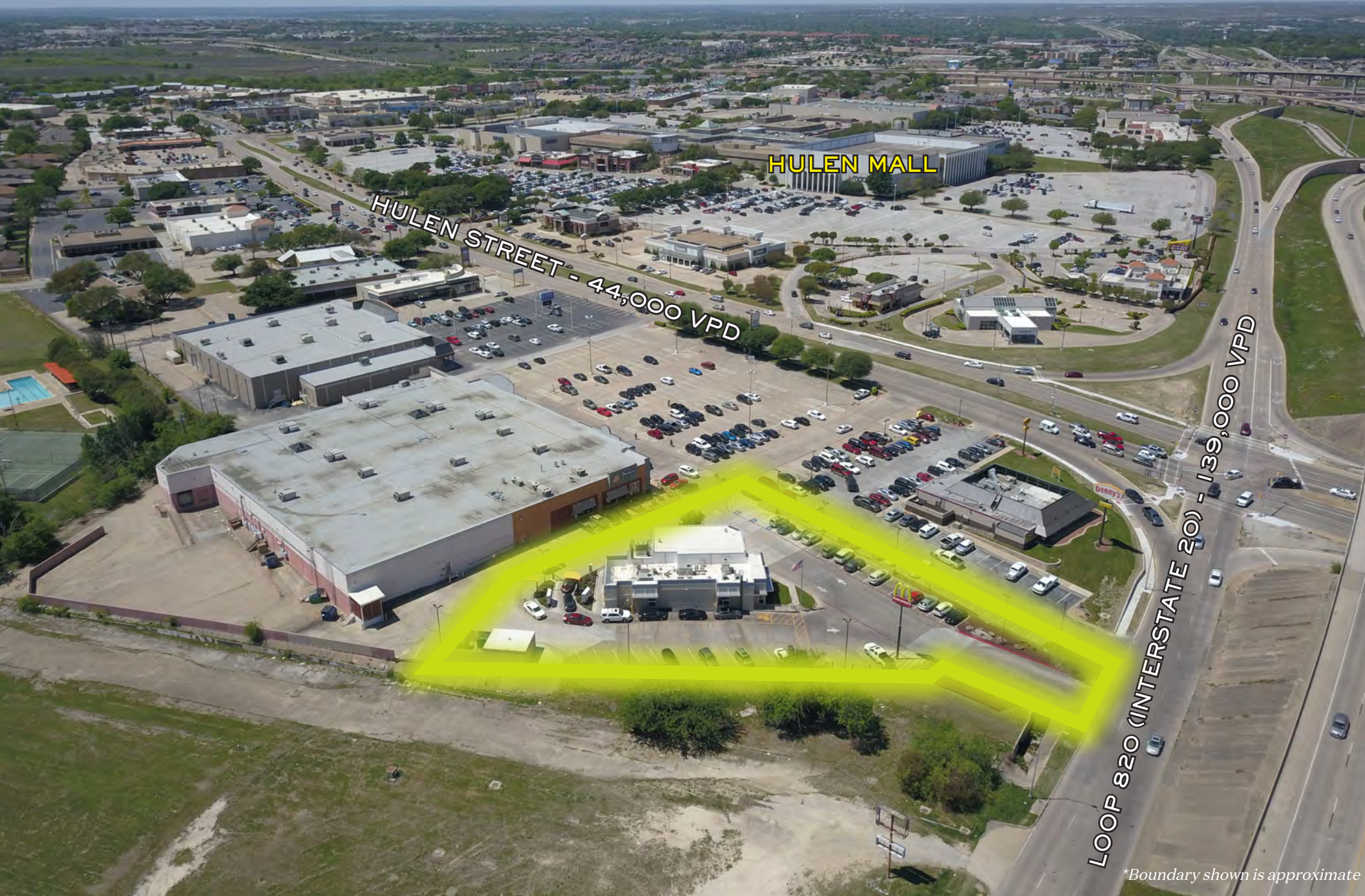
HULEN MALL

HULEN STREET* - 44,000 VPD

LOOP 820 (INTERSTATE 20) - 139,000 VPD



*Boundary shown is approximate



HULEN MALL

HULEN STREET - 44,000 VPD

LOOP 820 (INTERSTATE 20) - 139,000 VPD

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D/FW McDONALD'S

TENANT SUMMARY



THE WOODMONT COMPANY



PARENT COMPANY:	MCDONALD'S
PARENT COMPANY TRADE NAME	MCDONALD'S CORPOATION
OWNERSHIP	PUBLIC
STOCK	MCD (NYSE)
MARKET CAP (APRIL '18)	\$129.6B
CREDIT RATING (S&P)	BBB+
LOCATIONS (AS OF 12/31/17)	+37,000
HEADQUARTERS	OAK BROOK, IL
WEBSITE	WWW.MCDONALDS.COM WWW.ABOUTMCDONALDS.COM
YEAR FOUNDED	1940

Famous for its Golden Arches and innovations like the Big Mac, Egg McMuffin and Happy Meal, McDonald's is one of the most recognizable brands in the world. The world leader in the quick-serve restaurant arena for several decades, McDonald's continues to strive towards dynamic innovations, growth of revenue worldwide expansion of brand awareness and customer satisfaction.

McDonald's Corporation operates and franchises McDonald's restaurants in the United States and internationally. Its restaurants offer various food products, soft drinks, coffee, and other beverages, as well as breakfast menu. As of December 31, 2017, the company operated 37,241 restaurants, including 34,108 franchised restaurants and 3,133 company-operated restaurants. McDonald's Corporation was founded in 1940 and is based in Oak Brook, Illinois.



LEASE SUMMARY

TENANT TRADE NAME	MCDONALD'S
LEASE GUARANTOR	MCDONALD'S CORPORATION
TYPE OF OWNERSHIP	FEE SIMPLE (LAND ONLY)
LEASE TYPE	ABSOLUTE NNN (GROUND LEASE)
INITIAL LEASE TERM	25 YEARS
TERM REMAINING	19 YEARS
LEASE COMMENCEMENT DATE	DECEMBER 18, 1992
LEASE EXPIRATION DATE	JULY 18, 2038
RENEWAL OPTIONS	SEVEN (7), 5 YEARS EACH
RENT ESCALATIONS	10% EVERY 5 YEARS, INCLUDING OPTIONS
ROOF & STRUCTURE	TENANT RESPONSIBILITY
REAL ESTATE TAXES	TENANT RESPONSIBILITY
INSURANCE	TENANT RESPONSIBILITY
HVAC	TENANT RESPONSIBILITY
CAM	TENANT RESPONSIBILITY
REPAIRS & MAINTENANCE	TENANT RESPONSIBILITY
RIGHT OF FIRST REFUSAL	YES

RENT SCHEDULE

PERIOD	MONTHLY RENT	ANNUAL RENT	CAP RATE
CURRENT - JULY 18, 2023	\$6,978.00	\$83,736	3.75%
JULY 19, 2023 - JULY 18, 2028	\$7,676.00	\$92,112	4.13%
JULY 19, 2028 - JULY 18, 2033	\$8,444.00	\$101,328	4.54%
JULY 19, 2033 - JULY 18, 2038	\$8,866.20	\$106,394	4.76%
OPTION 1	\$9,309.51	\$111,714	5.00%
OPTION 2	\$9,744.99	\$116,940	5.24%
OPTION 3	\$10,263.74	\$123,165	5.52%
OPTION 4	\$10,776.92	\$129,323	5.79%
OPTION 5	\$11,315.77	\$135,789	6.08%
OPTION 6	\$11,881.56	\$142,579	6.39%
OPTION 7	\$12,475.63	\$149,708	6.70%

PROPERTY DETAILS

PROPERTY NAME	MCDONALD'S
PROPERTY ADDRESS	4405 SW LOOP 820 FORT WORTH, TX 76132
COUNTY	TARRANT
YEAR BUILT/RENOVATED	1992/2016
GROSS LEASABLE AREA (GLA)	APPROX. 4,560 SF
LOT SIZE	APPROX. 48,787 SF (1.12 ACRES)



D/FW McDONALD'S

MARKET SUMMARY



THE WOODMONT COMPANY

4TH LARGEST METRO AREA IN THE UNITED STATES

The Dallas-Fort Worth Metroplex (DFW, the Metroplex) is the largest Metropolitan Statistical Area (MSA) in Texas and the fourth largest in the United States. This dynamic 12-county region is the economic and cultural hub of the region commonly referred to as North Texas or the Metroplex.

PROJECTED 37% POPULATION INCREASE BY 2030

As the nation's fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1.3 million people – a 25 percent increase. The official 2015 U.S. Census estimate is 7,117,896, an increase of 131,879 residents from the prior year. It is projected that by year 2030, the Dallas/Fort Worth population will increase by an additional 29% to over 9.2 million people living the Metroplex.

DFW LEADS THE NATION IN JOB GROWTH

According to the U.S. Bureau of Labor Statistics, total employment in the Dallas-Fort Worth MSA stood at 3,148,400 in October 2014, up 96,100 over the prior year. The DFW MSA consists of two separately identifiable employment divisions within the larger metropolitan area. The Dallas-Plano-Irving Metropolitan Division, which accounted for 70 percent of the area's workforce, added 77,500 jobs from July a year ago, a gain of 3.7 percent. The Fort Worth- Arlington Metropolitan Division, which accounted for the remaining 30 percent of the area workforce, added 34,300 jobs during the 12-month period, a 3.8 percent increase. Moody's Economy.com projects consistent positive job growth for DFW over the next five years, adding more than 300,000 jobs; further solidifying DFW as the top metropolitan area in terms of job growth.

STRONG BASE OF CORPORATE HEADQUARTERS

DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.



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