



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OPPORTUNITY ZONE

Absolute Triple Net (NNN) Lease Investment

5953 W Jim Bilton Blvd | St. George, SC 29477

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer for Sale the 3,044 SF Pizza Hut WingStreet Co-Branded Location at 5953 W. Jim Bilton Blvd. in St. George, SC. With 6+ Years Remaining on an Absolute Triple Net (NNN) Lease and Attractive Rent Increases, this Opportunity Provides a Secure Investment With Income Growth of an Established Tenant.



OFFERING SUMMARY

PRICE	\$889,029
CAP	7.00%
NOI	*\$62,232
PRICE PER SF	\$292.06
GUARANTOR	Franchisee

*Based on May 2019 Rent Increase

PROPERTY SUMMARY

ADDRESS	5953 W. Jim Bilton Blvd. St. George, SC 29477
COUNTY	Dorchester
BUILDING AREA	3,044 SF
LAND AREA	1.54 AC
BUILT	1980

Actual Property Image



HIGHLIGHTS



INVESTMENT OPPORTUNITY WITH SIGNIFICANT NOI GROWTH

- 6+ Years Remaining on an Absolute NNN Lease – Provides For Ease of Management With No Landlord Responsibilities
- Significant NOI Growth With 1.5% Annual Rent Increases Throughout the Lease Term and Throughout Options
- Two (5) Year Renewal Options



NATIONAL TENANT & INDUSTRY LEADER

- Co-Branded as Pizza Hut and WingStreet
- Globally Recognized Brand – Pizza Hut Continues to Be the Top Pizza Brand in the Country in Terms of Unit Count and Revenue
- Pizza Hut, the Franchisor, is Owned by YUM! Brands Inc. YUM! Brands Inc. (NYSE: YUM) is the Largest Fast-Food Operator in the World in Terms of Number of Locations, With More Than 34,500 Outlets in More Than 100 Countries. YUM! Brands Inc. Has an S&P Credit Rating of BBB



EXCELLENT INTERSTATE LOCATION

- Located in Opportunity Zone, Which Offers Federal Tax Benefits For Investors
- Immediate Access Off Interstate I-95 (St. George Exit) – Highway Traffic of Over 40,000 Vehicles Daily
- Strong Visibility From W. Jim Bilton Blvd. (US 78) Which Sees Over 11,000 Vehicles Per Day
- Only One of Six Restaurants Immediately Off the Interstate



DOMINANT MARKET POSITION

- Ideal Location in Strong Infill Corridor Within Walking Distance to Several Hotels and the Lovely Hill Convention Center
- Projected Growth by 8.5% Within 3-Miles Over the Next 5 Years
- Well Established Location - Pizza Hut Has Been Operating at This Location Since 2005



NEARBY TENANTS

- Neighboring Tenants Include: BI-LO, McDonald's, KFC, Hardee's, Subway, Taco Bell and More



Pizza Hut WingStreet | 5953 W Jim Bilton Blvd | St. George, SC 29477



An inset box with a white background and an orange border. It contains two logos: the Pizza Hut logo on the left, which is a red circle with a white pizza slice and the text "Pizza Hut" in white script, and the WingStreet logo on the right, which is a yellow circle with a black silhouette of a city skyline and the text "WingStreet" in black. A yellow arrow points from the Pizza Hut logo to the Pizza Hut building in the main image.

W Jim Bilton Blvd



Pizza Hut
WingStreet



SUNOCO
QUALITY



BI-LO
Red BURRITO



bp
Knights Inn



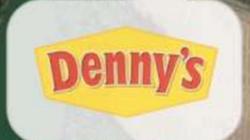
Shell
TACO BELL



ACE
DOLLAR GENERAL



Days Inn
WAFFLE HOUSE



Denny's



SUBWAY
EconoLodge



NAPA



SOUTH STATE BANK



CVS pharmacy



McDonald's
Kentucky Fried Chicken
FAMILY DOLLAR



piggly wiggly



CITITRENDS
First Citizens Bank
THEATRES

W Jim Bilton Blvd

CITY OVERVIEW

St. George | Dorchester County | South Carolina



St. George, SC

St. George is a town in Dorchester county in South Carolina. The city has been the county seat of Dorchester County since the latter's formation from Colleton County in 1897. As defined by the U.S. Office of Management and Budget, and used by the U. S. Census Bureau for statistical purposes only, Saint George is included within the Charleston-North Charleston-Summerville MSA area. St. George's population was estimated to be 2,151 residents at the 2017 census. The MSA area was estimated to have 744,526 residents in the 2017 census, which makes the area the 75th largest metropolitan area in the US. Principal cities in the area include Charleston, North Charleston and Summerville. The area is referred to as the Tri-County Area or the Lowcountry.

Economy

The economy of St. George employs about 735 people and it is specialized in Public Administration, Utilities, and Manufacturing. The town is nearby certain universities which help its economy. The universities nearby include the Trident Technical College with 3,331 graduates, the College of Charleston with 2,761 graduates, and the Citadel Military College of South Carolina with about 990 graduates. Due to the cities close proximity, Charleston's economy also affects St. George's. The Charleston region ranked as one of the top 10 places in the U.S. for job seekers last winter. With companies like Boeing, Benefitfocus, Daimler, and Snagajob adding thousands of new jobs to the region, it's no surprise Charleston region made the list.

Contemporary Life

St. George is home to the Worlds Gritts Festival, which was created and has been held there each year since. The festival takes place in mid-April and close to 10,000 people flock to the tiny town for food, music, and games. One event even includes people rolling in grits. The city is also home to the Dorchester County Archives and History Center, which is home to the Heritage Museum. The museum is dedicated to preserving the history of Dorchester County. Exhibits in the museum include information on historical persons, Native Americans, the environment, and more. The city is also home to the Brosnan Forest, which is a wildlife preserve that is home to the largest population of red-cockaded woodpeckers, in the United States.

DEMOGRAPHICS

Pizza Hut WingStreet | 5953 W Jim Bilton Blvd | St. George, SC 29477



Population

3-MILE

4,354

5-MILE

6,974

10-MILE

14,362



Average Household Income

3-MILE

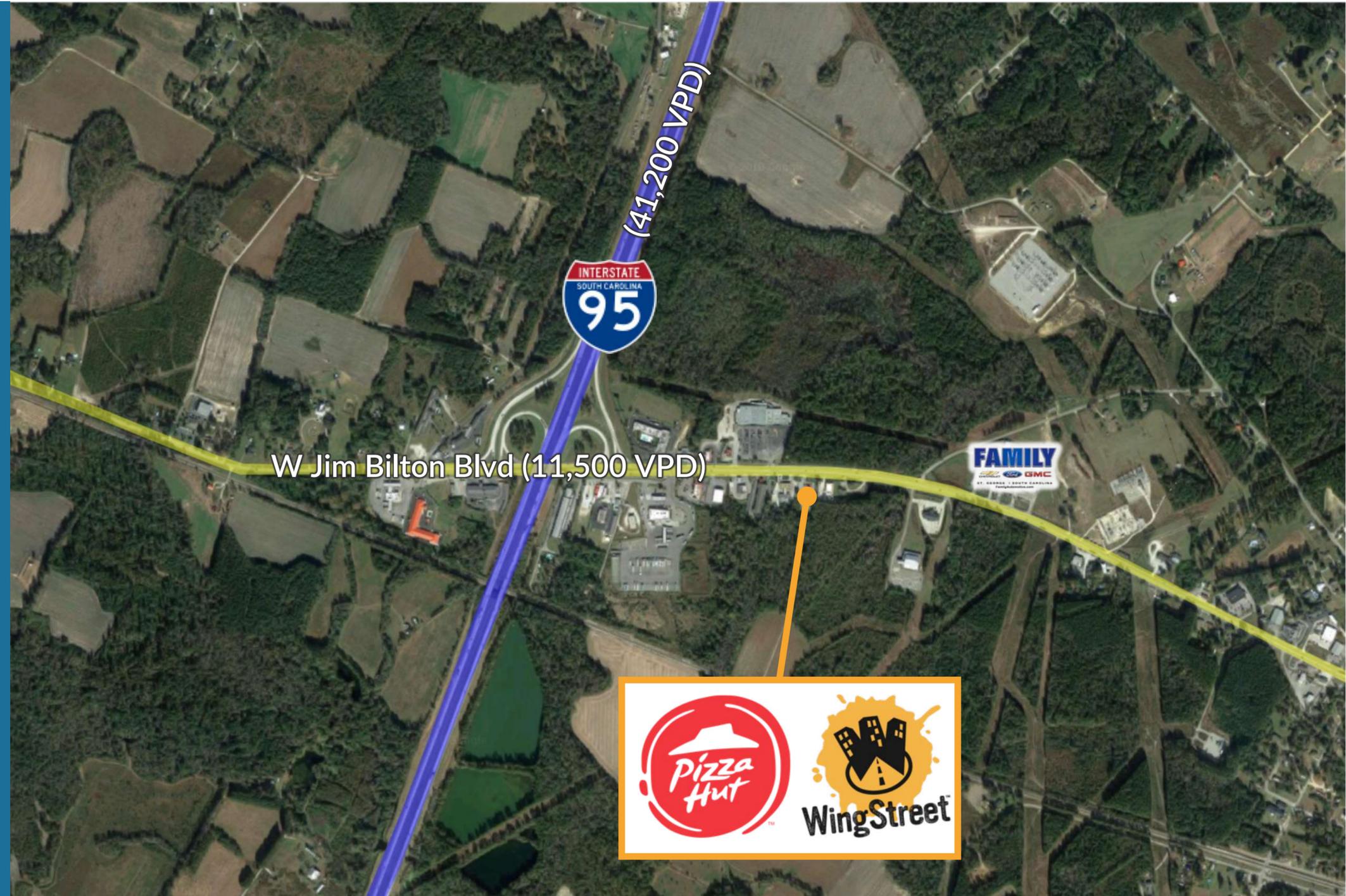
\$52,346

5-MILE

\$51,434

10-MILE

\$49,893



TENANT PROFILE



Pizza Hut is an American restaurant chain and international franchise, known for its Italian-American cuisine menu including pizza and pasta, as well as side dishes and desserts. The company has over 16,796 restaurants in more than 100 countries, making it the world's largest pizza chain in terms of locations. Pizza Hut is a subsidiary of Yum! Brands, Inc., which is one of the world's largest restaurant companies. Pizza Hut was founded in June 1958 by two Wichita State University students, brothers Dan and Frank Carney, as a single location in Wichita, Kansas.

The company announced a rebrand that began on November 19, 2014. The rebrand was an effort to increase sales. The menu was expanded to introduce various items such as crust flavors and eleven new specialty pies. Pizza Hut is split into several different restaurant formats; the original family-style dine-in locations; store front delivery and carry-out locations; and hybrid locations that have carry-out, delivery, and dine-in options. Some full-size Pizza Hut locations have a lunch buffet, with "all-you-can-eat" pizza, salad, bread sticks, and a pasta bar.



COMPANY TYPE
Subsidiary



FOUNDED
1958



OF LOCATIONS
16,796+



HEADQUARTERS
Plano, TX



WEBSITE
pizzahut.com



TENANT PROFILE



WingStreet is a restaurant chain specializing in chicken. The restaurants sell breaded and traditional buffalo wings for take-out and delivery. Their sauces include Teriyaki, Spicy Garlic, Honey BBQ, Garlic Parmesan and Buffalo (Mild, Medium, and Hot), as well as cajun and lemon pepper dry rubs. They also offer sauce-free "Naked" wings. Aside from chicken wings, the restaurant usually offers additional sides such as fried cheese sticks, chicken tenders, apple pies, French fries, and potato wedges.

The restaurant chain is owned by Yum! Brands, which also owns its sister franchises of Taco Bell, Pizza Hut, and KFC. Yum! Brands is one of the world's largest restaurant companies. In 2003, Yum! launched WingStreet as a hybrid combo unit with an existing Pizza Hut franchise. In 2007 and 2008, a thousand WingStreet stores a year were opened. On October 19, 2009, Company president Steve Udovic publicized WingStreet's national launch. The chain predicted aggressive growth, adding more than 4,000 locations by 2010. As of March 2014, there are close to 5,000 locations in the U.S. and Canada. They are always co-located with Pizza Hut.



COMPANY TYPE
Subsidiary



FOUNDED
2003



OF LOCATIONS
5,000+



HEADQUARTERS
Plano, TX



WEBSITE
wingstreet.com



LEASE SUMMARY

TENANT	Pizza Hut WingStreet
PREMISES	A Building of Approximately 3,044 SF
LEASE COMMENCEMENT	May 13, 2005
LEASE EXPIRATION	May 31, 2025
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	1.5% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Casual Dining
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTOR	Franchisee
RIGHT OF FIRST REFUSAL	Yes



RENT ROLL

Pizza Hut WingStreet | 5953 W Jim Bilton Blvd | St. George, SC 29477



Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
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Palmetto Restaurant Operations, Inc.
(Pizza Hut WingStreet)

3,044 SF

\$62,232*

\$20.44

1.50%

Annually and During Options

05/13/2005

05/31/2025

2 x 5 Years

*Based on May 2019 Rent Increase



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



Pizza Hut Wingstreet | 5953 W Jim Bilton Blvd | St. George, SC 29477



Actual Property Image

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