

PIZZA HUT  
Augusta, GA



Representative Photo

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**CALKAIN**  
AMERICA'S NET LEASE COMPANY™

**\$ Asking Price**  
\$1,182,750

**% Cap Rate**  
8.00%

**2625 Georgetown Drive**  
**Augusta, GA 30906**

## Asset Summary

Net Operating Income (NOI)	\$94,620
Rent/Month	\$7,885.31
Rent/SF	\$29.00
Rentable Square Feet	3,252+/- SF
Tenant	NPC International Inc
Stock Symbol	NYSE: YUM
Guarantor	NPC International Inc
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Store Opened	July 25, 2001
Lease Term Remaining	2 Years
Rent Commencement	July 25, 2001
Lease Expiration	July 25, 2021
Increases	5% Every 5 Years
Options	Four (4), Five (5)

## Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Option 1	5%	\$99,351	\$8,279
Option 2	5%	\$104,318	\$8,693
Option 3	5%	\$109,534	\$9,127
Option 4	5%	\$115,011	\$9,584

## Investment Highlights

- Located within Walmart outparcel
- Strong guarantee - NPC International, Inc - 5th largest restaurant unit operator (1,200+ unit operator)
- Close proximity to Augusta University and Augusta Airport





### About NPC International

NPC International - the largest Pizza Hut and Wendy's franchisee in the world!

In 2013, we diversified our holdings and NPC's wholly owned subsidiary, NPC Quality Burgers, Inc. became a franchisee of the Wendy's brand.

Pizza Hut has a more than 60-year history, beginning in 1958 in Wichita, Kansas. NPC opened its first Pizza Hut restaurant shortly after in 1962. Today, Pizza Hut is an iconic global brand that delivers more pizza, pasta and wings than any other restaurant in the world.

NPC currently operates more than 1,213 Pizza Hut units in 27 states and more than 386 Wendy's units in 7 states, plus Washington D.C. Just use the restaurant finder to locate the NPC location nearest you.



**5th largest**  
Restaurant unit operator in  
the United States  
(based on unit count)

**36,500**  
employees



In partnership with our customers, NPC has  
given more than

**\$5 Million**  
to local and global charities in the last five years

Operates more than  
**1,213**  
Pizza Hut units in 27 states



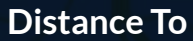
Operates more than  
**386**  
Wendy's units in 8 states



NPC International is the largest  
Pizza Hut franchisee in the world  
operating **20%**  
of the domestic Pizza Hut system



## Location Overview



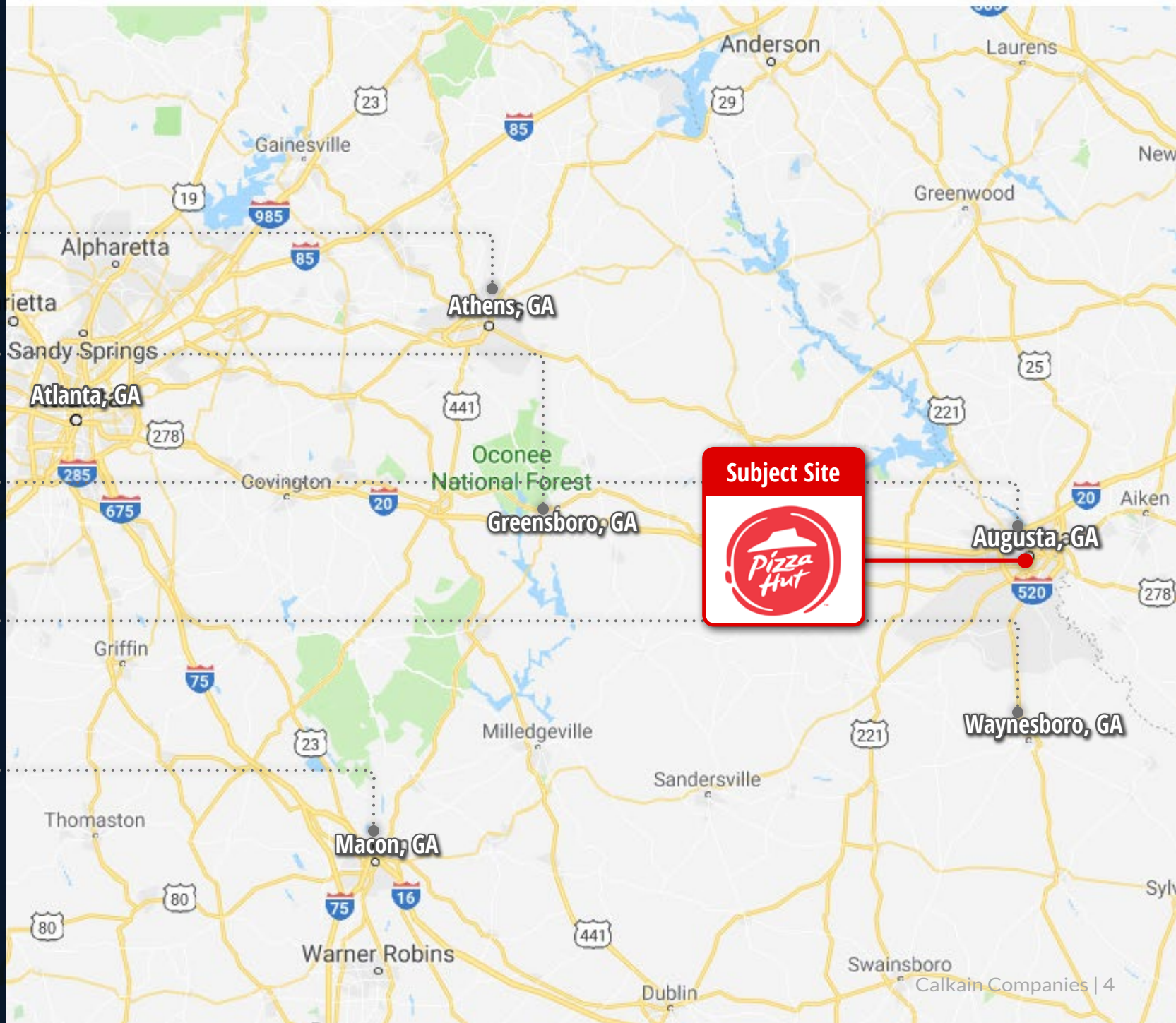
**Athens, GA**  
94 miles

**Greensboro, GA**  
71 miles

Augusta, GA  
5 miles

**Waynesboro,GA**  
26 miles

**Macon, GA**  
116 miles







Location  
Highlights



5-Mile Population  
of 133K



17,000 VPD  
Pass the Site



Walmart  
Outparcel





**Walmart**   
Supercenter

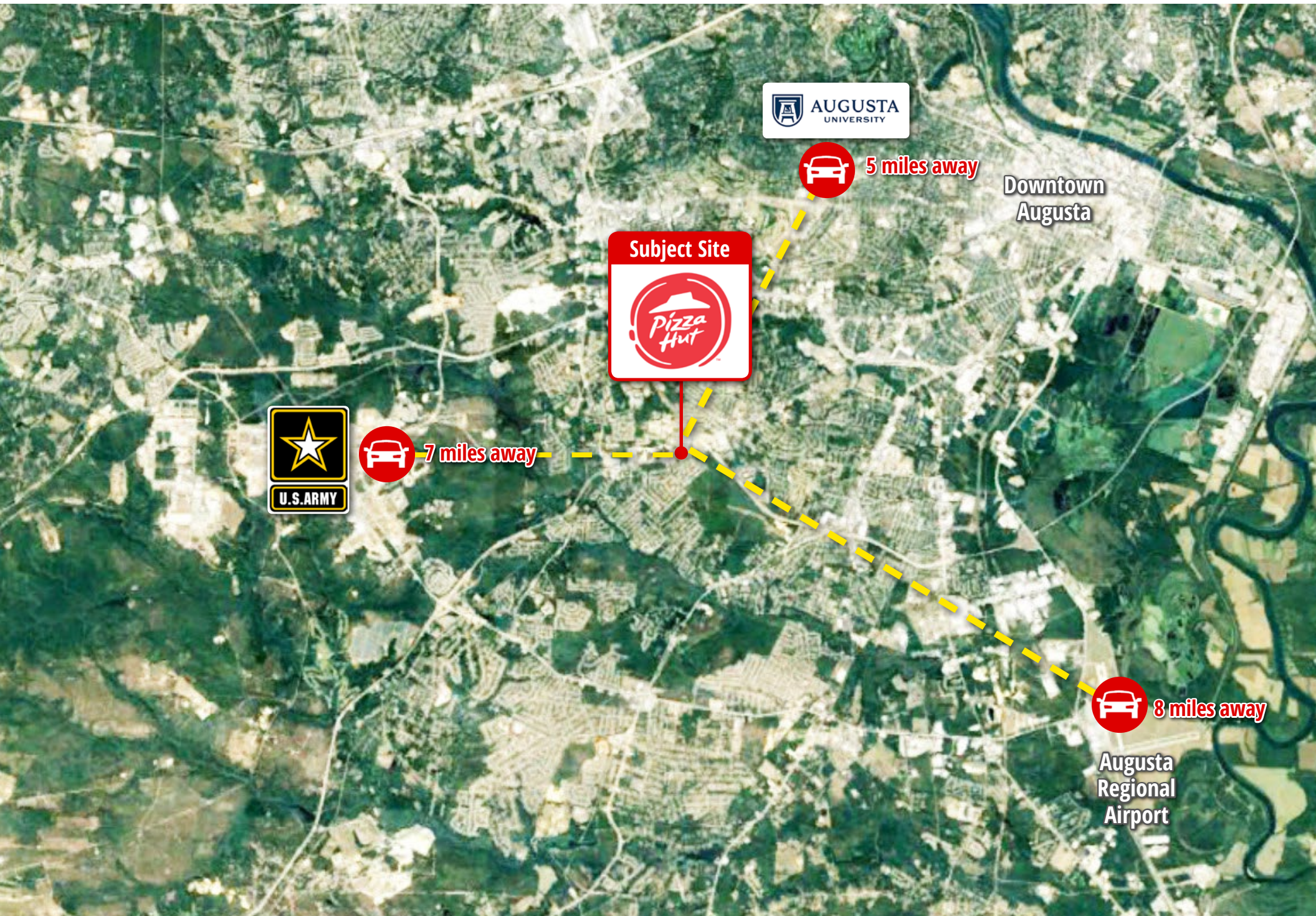
Subject Site



### **SOUTHPOINTE PLAZA**

Southpointe Plaza is located at the corner of Deans Bridge Rd. (US Hwy. 1) & Georgetown Dr., Augusta. It is a Community Center which opened in 1996. It is an Open shopping mall with 1,135 parking spaces. It covers an area of 227,255 sqft. and has about 20 stores.





5 miles away

Downtown  
Augusta



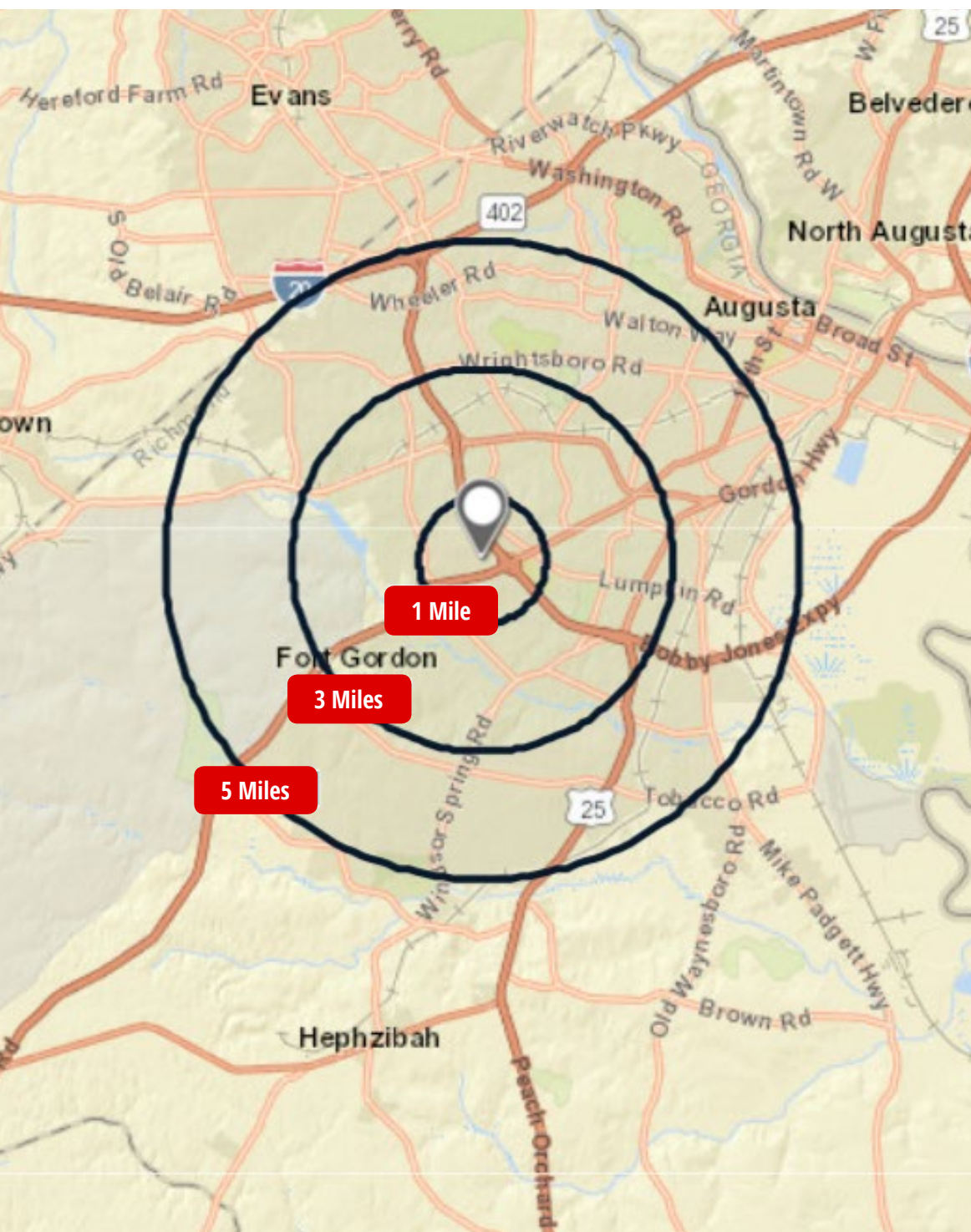
7 miles away



8 miles away

Augusta  
Regional  
Airport





	1 Mile	5 Miles	10 Miles
<b>Population</b>			
2018 Population	5,683	51,587	133,400
2023 Population	5,603	51,238	134,514
2019 Median Age	35.9	34.4	33.5
<b>Households</b>			
2018 Total Households	2,060	19,522	50,217
2023 Total Households	2,027	19,383	50,740
<b>Median Household Income</b>			
2018 Median HH Income	\$36,445	\$36,570	\$40,459
2023 Median HH Income	\$38,540	\$38,474	\$43,905
<b>Average Household Income</b>			
2018 Average HH Income	\$49,150	\$47,707	\$56,605
2023 Average HH Income	\$54,942	\$52,498	\$63,350

## Augusta, GA

Augusta is a city in Georgia, near the South Carolina border. The Augusta Museum of History includes exhibits on golf and soul singer James Brown. The Augusta Riverwalk runs along the Savannah River. Nearby, the Morris Museum of Art is dedicated to the art of the American South. The Boyhood Home of President Woodrow Wilson depicts the early life of the 28th president. Trails span the length of the 1845 Augusta Canal.

According to the U.S. Census Bureau, Augusta-Richmond County had a 2017 estimated population of 197,166, not counting the unconsolidated cities of Blythe and Hephzibah. It is the 122nd largest city in the United States.

In 2017 it had an estimated population of 600,151, making it the second-largest metro area in the state. It is the 93rd largest metropolitan area in the United States.



## About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit [calkain.com](https://calkain.com) or call us at:

### Headquarters | Washington, DC

12930 Worldgate Dr, Ste 150 | Herndon, VA  
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Atlanta

Boston

Nashville

New York

Philadelphia



**\$12 Billion**  
in Closed Transactions

**\$400 Million**  
in Active Listings

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