

EXCLUSIVELY MARKETED BY:



1501 Johnson Ferry Road, Suite 200 Marietta, GA 30062 844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group Atlanta, LLC - Lic. # H-67374

MUNIR MEGHJANI

Lic. # 366616

678.770.2101 | DIRECT munir@SIGnnn.com

RAHILL LAKHANI

lic. # 340279

770.648.1163 | DIRECT rahill@SIGnnn.com

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT andrew@SIGnnn.com

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INVESTMENT SUMMARY



Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,890 SF Pizza Hut Located at 1406 Watson Boulevard in Warner Robins, Georgia. This Opportunity Includes a High Quality Tenant That is a Subsidiary of YUM! Brands, Inc., Which is the World's Largest Restaurant Company, Providing For a Stable Investment.



OFFERING SUMMARY

CAP 9.00%

NOI \$36,000

PRICE PER SF \$211.64

GUARANTOR Regional Franchisee (50+ Stores)

PROPERTY SUMMARY

ADDRESS	1406 Watson Boulevard
---------	-----------------------

Warner Robins, GA 31093

COUNTY Houston

BUILDING AREA 1,890 SF

LAND AREA 0.49 AC

BUILT 1992

HIGHLIGHTS



3 Years Remaining on a Triple Net (NNN) Lease With 2 x 5 Year Options



Strong Demographics and Foot Traffic – There are 85,557 Residents With an Average Household Income of \$68,701 Within a 5-Mile Radius of the Property



Strong Regional Franchisee With Over 50 Locations That Have Been With Pizza Hut For Over 10 Years



Only 2-Miles Away From Parkwood Elementary and Northside Highschool



Pizza Hut is a Subsidiary of YUM! Brands, Inc., the World's Largest Restaurant Company



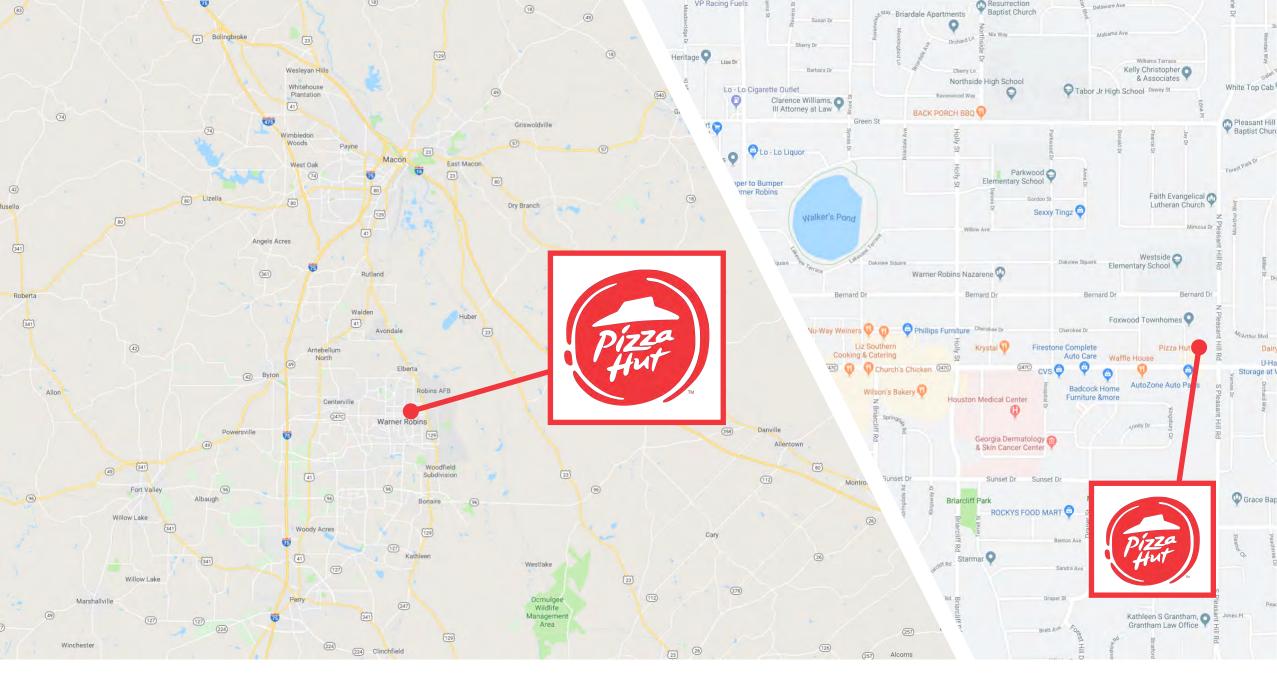
Located 1-Mile Away From Houston Medical Center



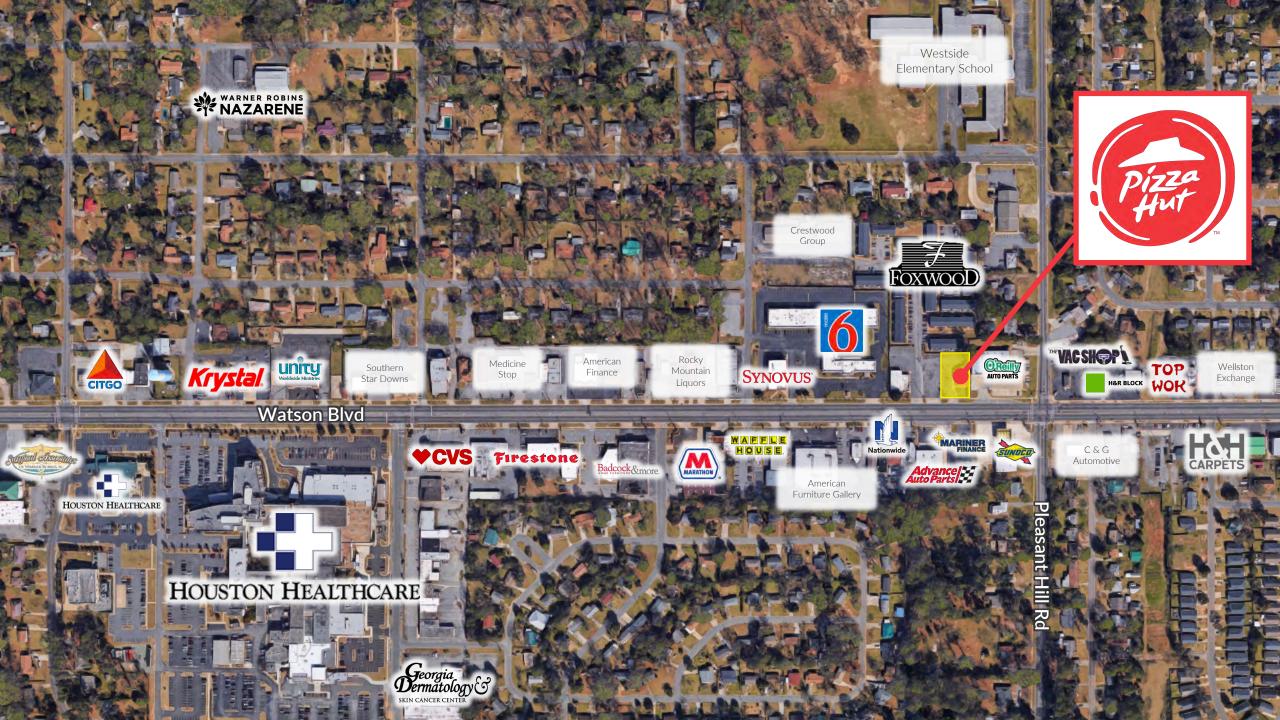
As of December 30, 2011, YUM! Brands, Had a Total Revenue of \$12.62 Billion, a Net Income of \$1.31 Billion, and a Net Worth of \$1.82 Billion; YUM! Brands Has a BBB/STABLE Rating With Standard & Poors



Nearby Tenants Include: O'Reilly Auto Parts, AutoZone, Waffle House, Chick-fil-A, Walmart Neighborhood Market, Walgreens and CVS Pharmacy



Pizza Hut | 1406 Watson Boulevard | Warner Robins, GA 31093











RAMADA



OREILY

Watson Blvd

♥CVS pharmacy





















HUDDLE HOUSE

CITY OVERVIEW

Warner Robins | Houston County | Georgia







Warner Robins, GA

Warner Robins is a city in the U.S. state of Georgia, located in Houston County in the central part of the state. The city has a 2017 estimated population of about 74,854 residents. Warner Robins is a part of the larger Macon-Warner Robins Combined Statistical Area, with a population of about 420,693 people. Warner Robins is approximately 20 miles south of Macon and 100 miles south of Atlanta. The city is located along U.S. Highway 129, and Interstate 75 is about 6 miles to the west. The Ocmulgee River is about 3 miles to the east. In 2012, CNN Money named Warner Robins No. 7 on its Best Places To Live list for America's best small cities. Warner Robins Air Depot was built in 1942 just outside the city limits. Its expansion has attracted more residents.

Economy

Robins Air Force Base is one of the largest employers in the state of Georgia and directly contributes over 25,000 military, civil service, and contractor jobs to the local economy. It has provided economic stability for Warner Robins that has benefited the entire Middle Georgia community. The city of Warner Robins is working on redeveloping and renewing areas that have suffered from urban decay and/or abandonment through neglect and city growth. The city's plans include development of a centralized downtown center "for pedestrian-oriented businesses, culture and community gathering" to be reestablished at Commercial Circle in order to "connect commerce and culture back to Downtown."

Contemporary Life

From historical and cultural landmarks to outdoor recreation, there's so much to do and see in Warner Robins. The city is best known as the home of Robins Air Force, the Museum of Aviation, and SE Regional Little League. Visitors can "bird watch" – the silver birds, that is, by viewing aircraft traffic from the Museum's observation deck. For railroad enthusiasts, visit "depot row" where you'll find the historic train depot which is now the E.L. Greenway Welcome Center, designated on the National Registry of Historic Places. For a taste of "the way things used to be" visit Mildred's Country Store which is full of local antiques. The historic Southern caboose and the Elberta Depot Center are there to learn local history and the link to the railroad.

DEMOGRAPHICS

Pizza Hut | 1406 Watson Boulevard | Warner Robins, GA 31093



Population

3-MILE 54,245

5-MILE

10-MILE

85,557

156,983



Average Household Income

3-MILE

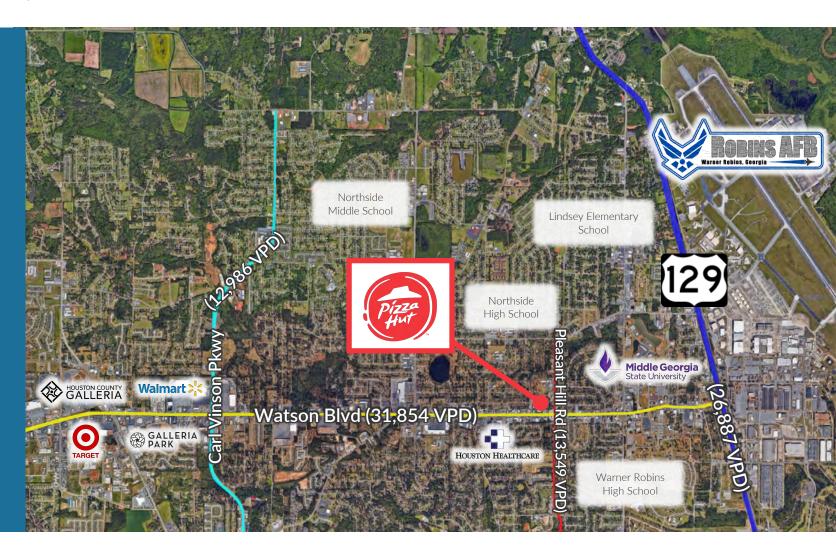
5-MILE

10-MILE

\$56,405

\$68,701

\$77,046



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 18,431 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
NYSF: YUM



FOUNDED 1958



OF LOCATIONS 18,431+



HEADQUARTERS Plano, TX



WEBSITE pizzahut.com

LEASE SUMMARY

TENANT

Pizza Hut/Southeast Restaurant Corp

PREMISES

A Building of Approximately 1,890 SF

LEASE COMMENCEMENT

August 1, 2010

LEASE EXPIRATION

August 1, 2022

LEASE TERM

3 Years Remaining

RENEWAL OPTIONS

2 x 5 Years

RENT INCREASES

None

LEASE TYPE

Triple Net (NNN)

PERMITTED USE

Quick Service Restaurant

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



RENT ROLL

Pizza Hut | 1406 Watson Boulevard | Warner Robins, GA 31093





TENANT	SQUARE	ANNUAL	RENT	RENTAL	LEASE	LEASE	OPTIONS
NAME	FOOTAGE	BASE RENT	PER SF	INCREASE	BEGIN	END	
Pizza Hut	1,890 SF	\$36,000	\$19.04	None	08/01/2010	08/01/2022	2 x 5 Years

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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.

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SANDS INVESTMENT GROUP NET INVESTMENTS... NET RESULTS

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