



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM  
Triple Net (NNN) Investment Opportunity

1406 Watson Boulevard | Warner Robins, GA 31093

# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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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.



Representative Image

## OFFERING SUMMARY

PRICE	\$400,000
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 Regional Franchisee With Over 50 Locations That Have Been With Pizza Hut For Over 10 Years



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



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



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



Only 2-Miles Away From Parkwood Elementary and Northside Highschool



Located 1-Mile Away From Houston Medical Center



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

WARNER ROBINS  
NAZARENE

Westside  
Elementary School



Crestwood  
Group



SYNOVUS



O'Reilly  
AUTO PARTS

THE VACSHOP

H&R BLOCK

TOP  
WOK

Wellston  
Exchange



Krystal

unity  
Worldwide Ministries

Southern  
Star Downs

Medicine  
Stop

American  
Finance

Rocky  
Mountain  
Liquors

Watson Blvd



HOUSTON HEALTHCARE



HOUSTON HEALTHCARE

CVS

Firestone

Badcock & more



WAFFLE  
HOUSE



American  
Furniture Gallery

MARINER  
FINANCE



Advance  
Auto Parts

C & G  
Automotive

H&H  
CARPETS

Georgia  
Dermatology &  
SKIN CANCER CENTER

Pleasant Hill Rd

**LOWE'S** **Walmart** **McDonald's**  
 Supercenter  
**Rocky Point** **IHOP** **T.J. MAXX**  
**PETSMART** **Payless** **bealls**  
 OUTLET  
**Krispy Kreme** **Little Caesars** **Great Clips**  
**WELLS FARGO** **RACK ROOM SHOES** **T-Mobile** **MURPHY USA**  
**Rainbow**

**THE HOME DEPOT** **ROSS** **HomeGoods** **HIBBETT**  
 DRESS FOR LESS SPORTS  
**OLD NAVY** **KIRKLAND'S**  
**Me's** **ULTA** **BAM!** **Michaels**  
**Pier 1 imports** **COLD STONE** **CAFO** **atlanta BREAD**  
**DOLLAR TREE** **metroPCS**  
**SHOE CARNIVAL** **carter's** **rue21**

**FAMILY DOLLAR**

**CVS pharmacy**

**Walmart**  
Neighborhood Market



Pleasant Hill Rd

**O'Reilly**  
AUTO PARTS

Carl Vinson Pkwy

**HUDDLE HOUSE**

**RAMADA**  
WORLDWIDE  
**Jiffy lube**  
**FAMILY DOLLAR**

**Walgreens**

model **6**

N Houston Rd

Watson Blvd

**TACO BELL** **Starbucks** **PANDA EXPRESS**  
**Sprint**  
**BAYMONT INN & SUITES** **Days Inn & Suites** **Comfort INN**  
**AspenDental**

**BIG LOTS!** **HARBOR FREIGHT TOOLS** **CITITRENDS**  
**Food Depot**  
**SUNOCO** **RBC** **cricket**  
**Advance Auto Parts**

**Arby's** **at home**

**McDonald's** **Church's** **Chick-fil-A**  
**SUBWAY** **HEARTLAND**

**Badcock & more** **WAFFLE HOUSE**  
**Firestone** **CVS pharmacy** **SUNOCO**



# 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 re-established 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	5-MILE	10-MILE
54,245	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  
NYSE: 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



Representative Image

# RENT ROLL

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



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



# CONFIDENTIALITY AGREEMENT

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.



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