



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Pizza Hut
530 Church Street
Georgetown, SC 29440

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,678 SF Pizza Hut at 530 Church Street in Georgetown, SC. This Opportunity Includes 11 Years Remaining on an Absolute Triple Net (NNN) Lease With No Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,356,521
CAP	5.75%
NOI	\$78,000
PRICE PER SF	\$368.82
GUARANTOR	Southeast Restaurants – 51 Units

PROPERTY SUMMARY

ADDRESS	530 Church Street Georgetown, SC 29440
COUNTY	Georgetown
BUILDING AREA	3,678 SF
LAND AREA	1.00 AC
BUILT	2014



PIZZA HUT

HIGHLIGHTS

- 11 Years Remaining on an Absolute Triple Net (NNN) Lease – No Landlord Responsibilities
- Globally Recognized Brand – Pizza Hut Continues to Be the Top Pizza Brand in the Country in Terms of Unit Count and Revenue
- Pizza Hut is a Subsidiary of Yum! Brands – the Pizza Hut Division Has More Than 13,600 Restaurants in 85 Countries and Growing
- 3,768 SF Freestanding Building on a 1 Acre Lot
- Established Franchisee – 51 Units Covering 3 States (South Carolina, Georgia and Alabama)
- Georgetown is the Third Oldest City in the U.S. State of South Carolina and the County Seat of Georgetown County, in the Lowcountry
- Georgetown is the Second Largest Seaport in South Carolina, Handling Over 960,000 Tons of Materials a Year
- Located on Church Street With Over 21,000 VPD
- Nearby Tenants Include: Taco Bell, Dollar General, Burger King, McDonald's, T-Mobile, Hardee's, Aaron's, Walmart, CVS Pharmacy, Belk and More



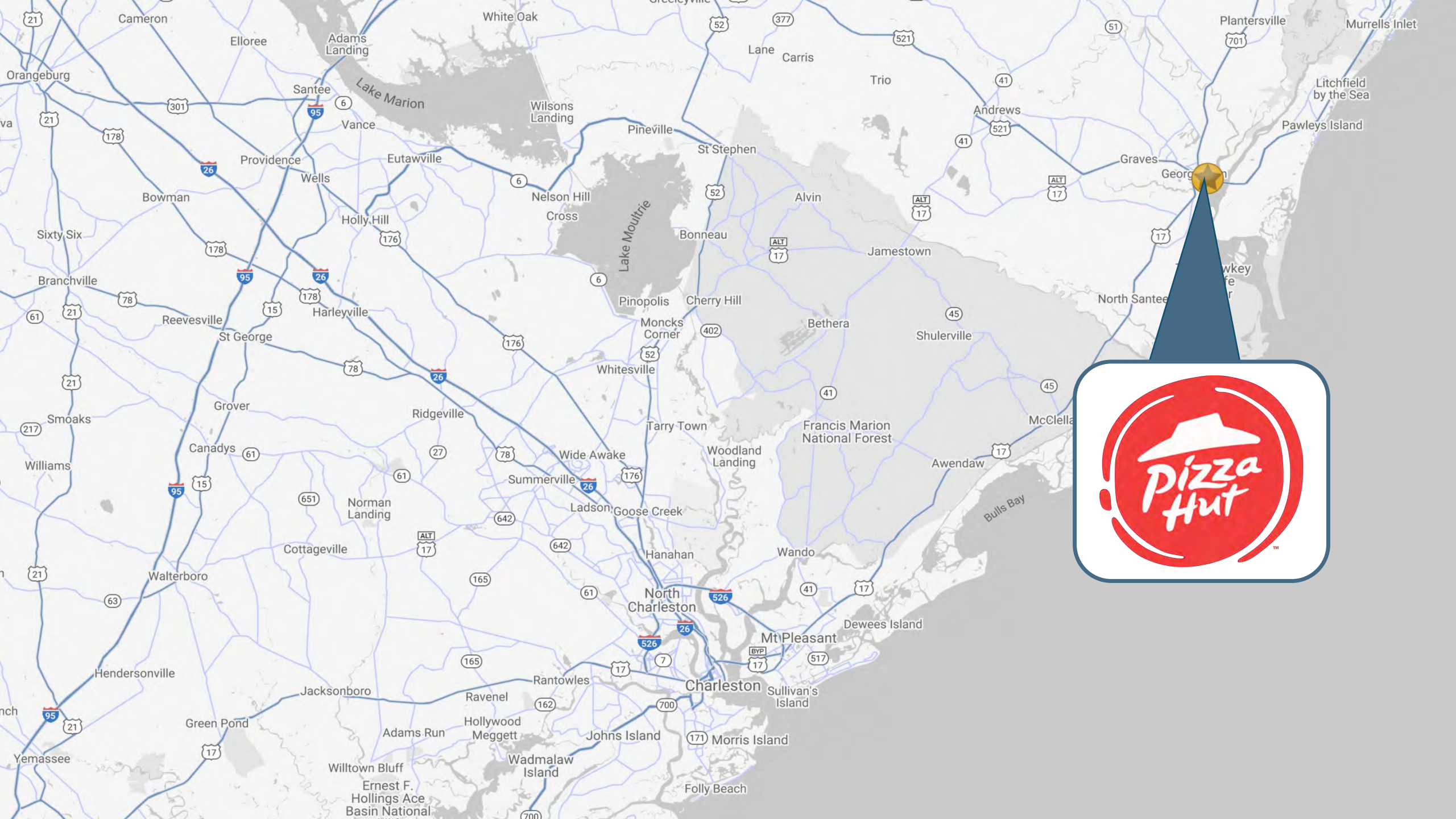
LEASE SUMMARY

TENANT	Pizza Hut WingStreet
PREMISES	A Building of Approximately 3,678 SF
LEASE COMMENCEMENT	September 29, 2015
LEASE EXPIRATION	September 30, 2030
LEASE TERM	~11 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Net (NNN)
PERMITTED USE	Fast Food
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

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,678 SF	\$78,000	\$21.21
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Fishing Pier



The Georgetown Real Estate Agency

Braces

Timothy J. Pence, DMD, MSD
Specialist in Orthodontics



Olives Tavern

Church St



GEORGETOWN
FIRST ASSEMBLY
OF GOD

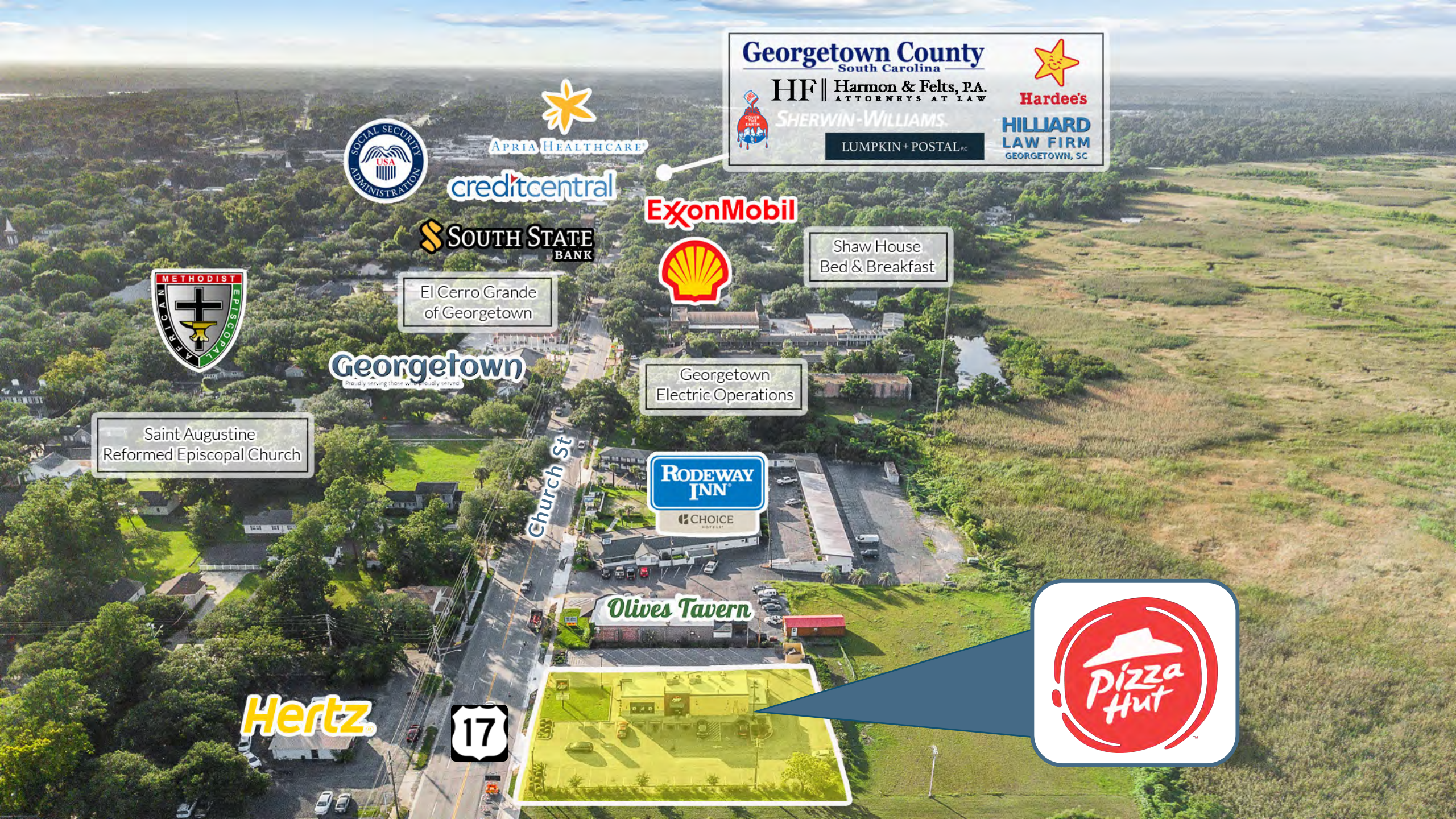


Allstate
You're in good hands.



Hertz





Georgetown County
South Carolina



HF || Harmon & Felts, P.A.
ATTORNEYS AT LAW

SHERWIN-WILLIAMS

LUMPKIN + POSTAL, PC



Hardee's

HILLIARD
LAW FIRM
GEORGETOWN, SC



APRIA HEALTHCARE

creditcentral

SOUTH STATE
BANK

ExxonMobil



Shaw House
Bed & Breakfast



El Cerro Grande
of Georgetown

Georgetown
Proudly serving those who proudly served

Georgetown
Electric Operations

Saint Augustine
Reformed Episcopal Church

Church St

RODEWAY
INN

CHOICE
HOTELS

Olives Tavern

Hertz



Badcock & more SUBWAY
HIBBETT TSC TRACTOR SUPPLY CO SUNDOD
TREAD 60 QUARTERS verizon✓ Bojangles
DOLLAR TREE Little Caesars

Walmart Supercenter belk
Advance Auto Parts CATO
DOLLAR GENERAL SHOE SHOW cricket
MEGA STORE

FOOD LION
ANYTIME FITNESS

Walgreens

DOLLAR GENERAL

FAMILY DOLLAR piggy wiggly

CVS pharmacy
Hardee's
BURGER KING MCDONALD'S

Pizza Hut

Exxon MAVIS



AutoZone
O'Reilly AUTO PARTS

RODEWAY INN

SUNDOD Aaron's

N Fraser St

Church St

TD Bank WELLS FARGO
CITITRENDS

T-Mobile
Speedway bp KANGAROO EXPRESS

DOLLAR GENERAL

QUALITY BAYMONT INN & SUITES



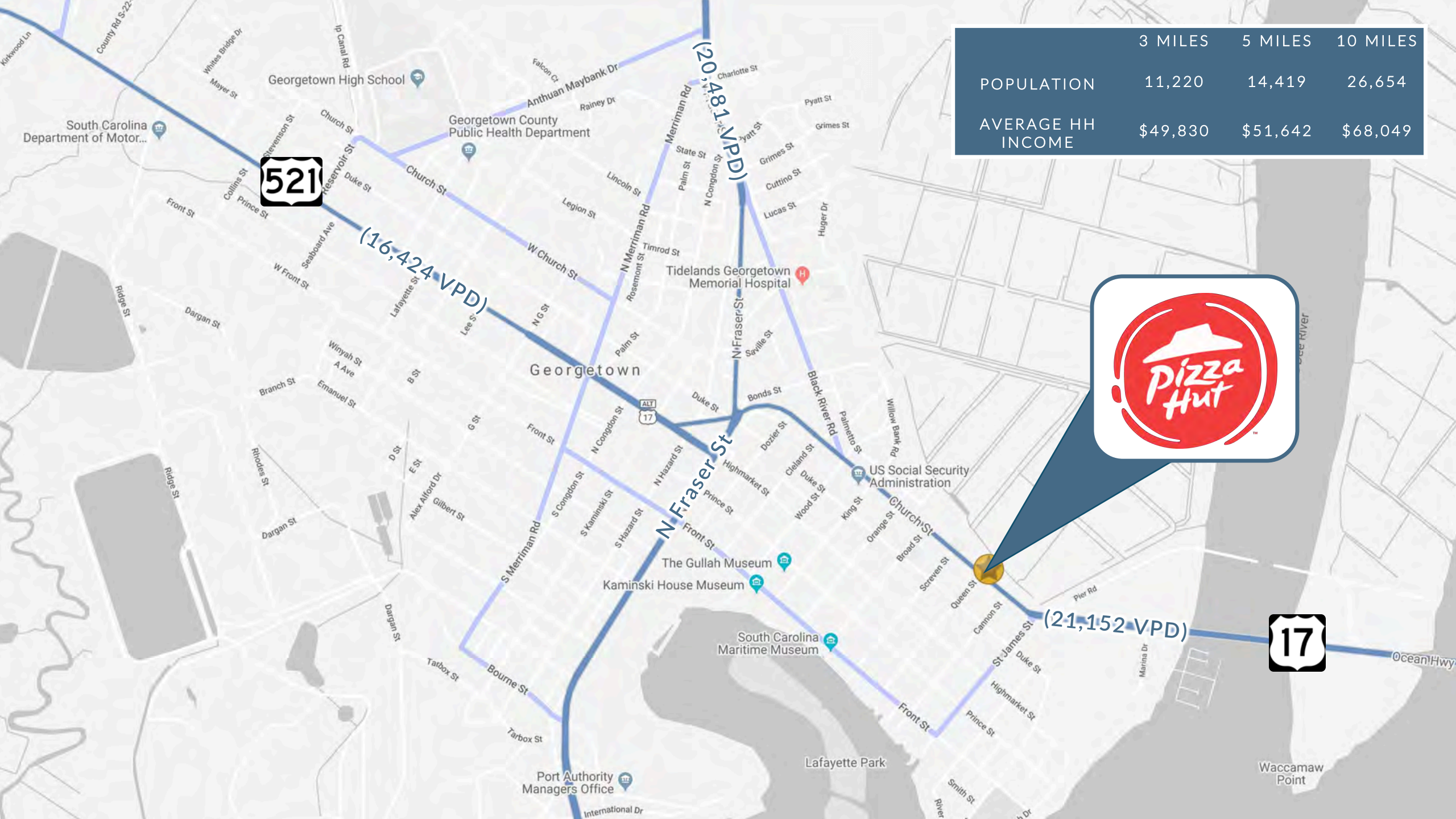
TACO BELL Hampton by HILTON

Georgetown is the third oldest city in the U.S. state of South Carolina and the county seat of Georgetown County, in the Lowcountry. As of the 2017 estimate census the city had a population of about 9,163 residents. Located on Winyah Bay at the confluence of the Black, Great Pee Dee, Waccamaw, and Sampit rivers, Georgetown is the second largest seaport in South Carolina, handling over 960,000 tons of materials a year. Georgetown was the commercial center of an indigo- and rice-producing area. Historic Georgetown, South Carolina, is a beautiful quaint waterfront community easily accessible by land, sea or air. It is located just off of highway 17 half-way between Myrtle Beach and Charleston. Surrounded by live oak lined streets, Downtown Historic Georgetown is the 3rd oldest city in the state and is filled with history, charm and personality.

The city of Georgetown, South Carolina's third oldest port city, seeks to promote a positive business environment in order to provide a high quality of life for its citizens. The City's main sources for jobs include manufacturing and retail trade. It also serves as the governmental and industrial center for Georgetown County. The Georgetown Steel Mill and the International Paper Company are two of the area's major employers. The city greatly benefits from its close proximity to the Myrtle Beach area. The recent boom in tourism along the Grand Strand increased the number of visitors to the city's revitalized downtown commercial district. The downtown offers a scenic view of the Sampit River via the Harborwalk, unique shops and restaurants and historic homes within walking distance.

Georgetown is home to the Rice Museum which exhibits & tours are focused on the local history of rice cultivation housed in the Old Market Building. The city is also home to the South Carolina Maritime Museum which is a small museum with various artifacts, photos and documents relating to the region's maritime heritage. The area is also home to several plantations like the Hopsewee Plantation, Annandale Plantation, and the Hobcaw Balcony Plantation. The city is filled with unique restaurants and little shops in its historic district that lays in the city's downtown.





	3 MILES	5 MILES	10 MILES
POPULATION	11,220	14,419	26,654
AVERAGE HH INCOME	\$49,830	\$51,642	\$68,049



PIZZA HUT

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. 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 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.

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

Y U M ! B R A N D S

PARENT COMPANY

Yum! Brands, Inc., based in Louisville, Kentucky, has over 48,000 restaurants in more than 145 countries and territories primarily operating the company's restaurant brands – KFC, Pizza Hut and Taco Bell – global leaders of the chicken, pizza and Mexican-style food categories. Worldwide, the Yum! Brands system opens over eight new restaurants per day on average, making it a leader in global retail development. In 2018, Yum! Brands was named to the Dow Jones Sustainability North America Index and ranked among the top 100 Best Corporate Citizens by Corporate Responsibility Magazine. In 2019, Yum! Brands was named to the Bloomberg Gender-Equality Index for the second consecutive year.

Since their spin-off from PepsiCo in 1997, they have become a truly global company led by over 2,000 world-class franchisees. In 2016, the company successfully spun off the China business as an independent, publicly traded company and announced their Recipe for Growth, their multi-year growth strategy to become more focused, more franchised and more efficient. Their mission is to build the world's most loved, trusted and fastest growing restaurant brands. The company is evolving KFC, Pizza Hut and Taco Bell into iconic, distinctive and relevant global brands.



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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SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With

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Pizza Hut

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Georgetown, SC 29440