

NNN PIZZA HUT - 10 YRS. REMAIN - 7.25% CAP

1110 Crosstown Court, Peachtree City, GA 30269

3rd Largest Pizza Hut Franchisee In U.S. Outstanding Metro Atlanta Location



Price: \$1,216,552

Property Highlights

- 10 Years Left On The Primary Term Of A 20 Year NNN Lease w/ Four Five-Year Renewal Options
- Located Across From Kroger, Kaufman Tire, Bank Of America and Dollar Tree Anchored Shopping Center
- Peachtree City Is An Award Winning Master Planned Community Located Only 30 Miles South Of Atlanta
- Operator, MUY! Companies, Is Now The Third Largest Management-Owned Franchise Restaurant Company In The U.S. And Employ 25,000+
- Peachtree City is a Growing and Affluent Metro Atlanta Suburban Location
- This Property Is Well Suited As a 1031 Replacement Property
- Operating Entity, Muy Pizza Southeast LLC, Consists of 82 Stores

Samuel Ivey, CCIM

G7RE, LLC - Managing Broker

4044092611

iveysam@gmail.com

303765

PROPERTY DESCRIPTION

Pizza Hut - Peachtree City, GA
1110 Crosstown Court | Peachtree City, GA 30269



Property/Area Description

The subject property is a 2,738 +/- sq. ft. freestanding Pizza Hut located in Peachtree City, GA on Crosstown Court. Peachtree City is an award winning master planned community located just south of Atlanta, Georgia. The subject property is located across from a Kroger, Dollar Tree, and Big Kmart anchored shopping center. Other area retailers include: Taco Bell, Big 10 Tires, GNC, Randstad, Delta Credit, Bank of America, Popeyes, Blimpie, UPS, and Kaufman Tire. The average household income in the 3 & 5-mile radius is over \$96,000.

The tenant, MUY! Companies, is the 3rd largest franchisee management-owned restaurant organization in the U.S. and employs 25,000+ people. The operating entity, MUY Pizza Southeast LLC, consists of 82 Pizza Hut Stores. There are 10 years left in the primary term of a 20 year NNN lease. The lease contains rental escalations of 5% every 5 years and four, 5-year options to extend. According to ProximityOne, the Atlanta MSA is among the top 25 metropolitan statistical areas in the U.S. with regards to both historical growth from 2000 to 2007 (23.27%) and projected population growth through 2020 (70.28%).

FINANCIAL SUMMARY

Pizza Hut - Peachtree City, GA
1110 Crosstown Court | Peachtree City, GA 30269

ASKING PRICE \$1,216,552

CAP RATE 7.25%

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PROPERTY VALUES

Net Operating Income	\$88,200	Ownership Type	Fee Simple
Rent/Month	\$7,350	Lease Type	NNN
Rentable Square Feet	2,738	Landlord Responsibilities	None
Land Area	0.68 acres	Store Open Date	06/1992
Tenant Name	Pizza Hut	Lease Term	10 years
Guarantor	MUY Pizza Southeast, LLC	Rent Commencement	06/01/2009
Web Site	www.muycompanies.com	Lease Expiration Date	05/31/2029

INVESTMENT HIGHLIGHTS

- ❖ 10 Years Left On The Primary Term Of A 20 Year NNN Lease w/ Four Five-Year Renewal Options
- ❖ Located Across From Kroger, Kaufman Tire, Bank Of America and Dollar Tree Anchored Shopping Center
- ❖ Peachtree City Is An Award Winning Master Planned Community Located Only 30 Miles South Of Atlanta
- ❖ Operator, MUY! Companies, Is Now The Third Largest Management-Owned Franchise Restaurant Company In The U.S. And Employ 25,000+
- ❖ Peachtree City is a Growing and Affluent Metro Atlanta Suburban Location
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RENT SCHEDULE

TERM	INCREASE	ANNUAL RENT	MONTHLY RENT	PER/SF
1-5		\$88,200	\$7,350.00	\$32.21
6-10	5.00%	\$92,610	\$7,717.50	\$33.82

NOTES

10 Years Left In the Primary Term of A 20 Year NNN Lease w/ (4) 5 Year Options Remaining. Increases Are 5% Every 5 Years. Operating Entity = 82 Units

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PROPERTY PHOTOS

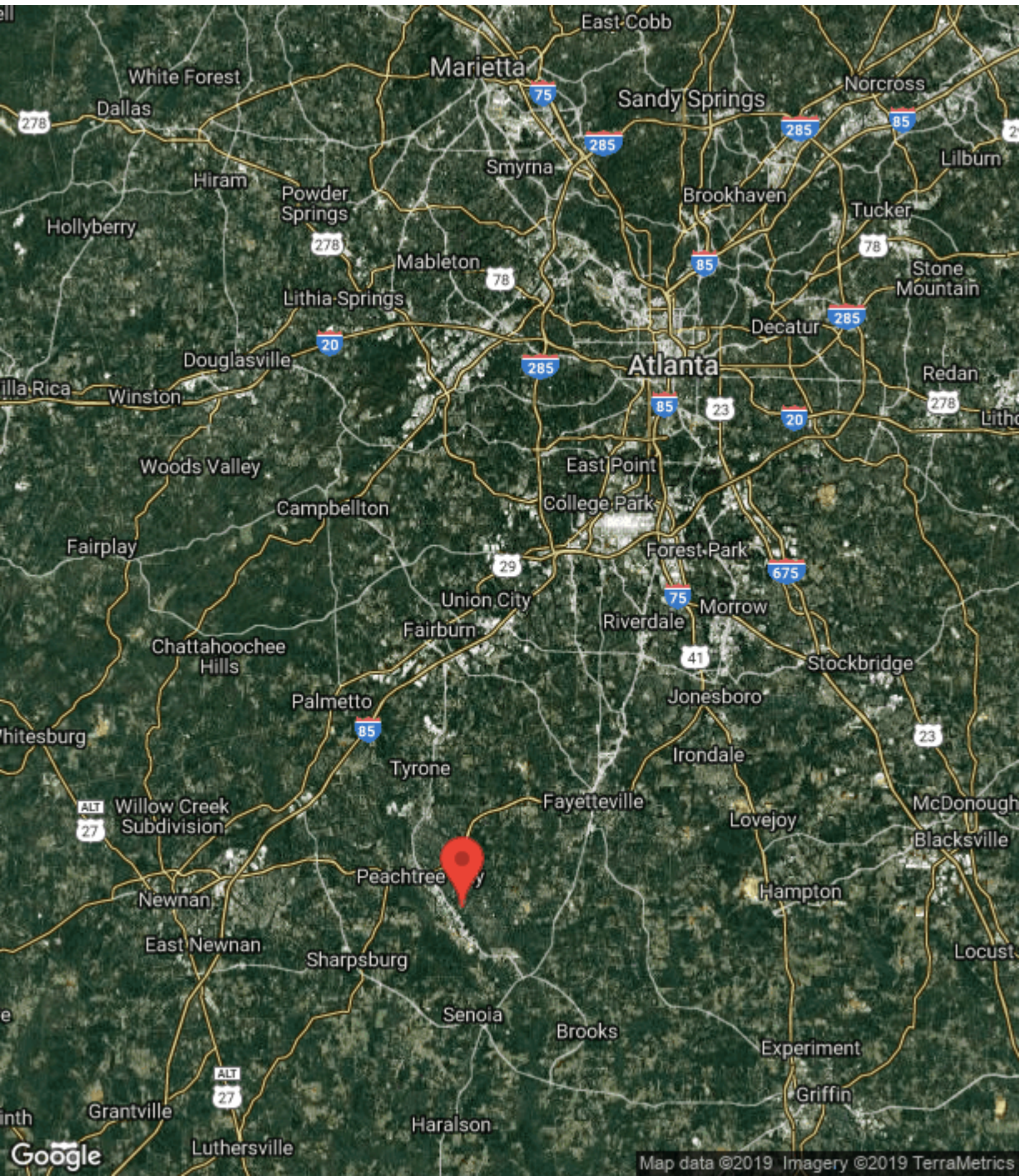
Pizza Hut - Peachtree City, GA
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REGIONAL MAP

Pizza Hut - Peachtree City, GA

1110 Crosstown Court | Peachtree City, GA 30269



LOCATION MAP

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AERIAL MAP

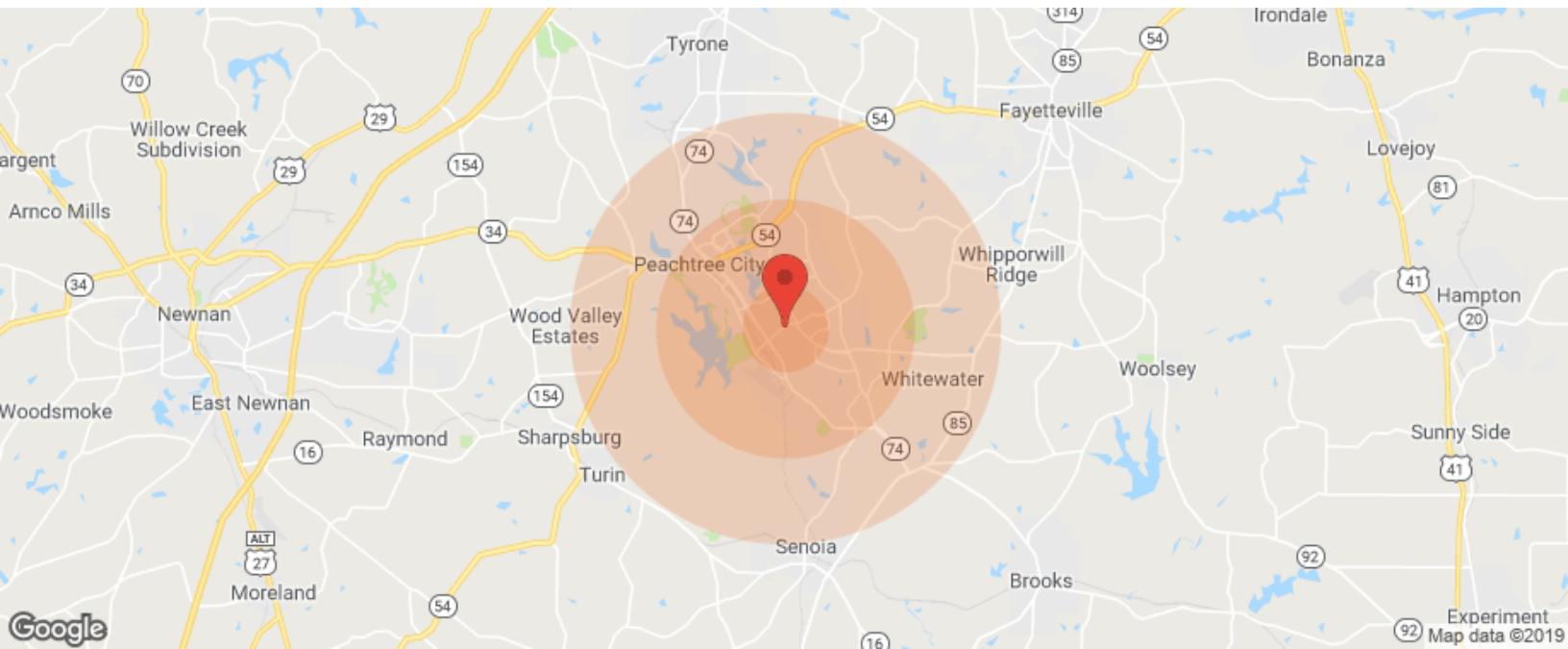
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DEMOGRAPHICS

Pizza Hut - Peachtree City, GA

1110 Crosstown Court | Peachtree City, GA 30269



Population	1 Mile	3 Mile	5 Mile
Male	2,211	9,536	28,855
Female	2,542	10,152	29,813
Total Population	4,753	19,688	58,668

Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	227	785	2,529
Ages 5-9	316	1,198	3,745
Ages 10-14	325	1,397	4,405
Ages 15-19	346	1,642	5,072
Ages 20-24	309	1,611	4,873
Ages 25-29	275	1,394	4,087
Ages 30-34	274	1,123	3,274
Ages 35-39	271	943	2,890
Ages 40-44	292	982	3,102
Ages 45-49	333	1,219	3,668
Ages 50-54	305	1,336	4,033
Ages 55-59	268	1,370	4,033
Ages 60-64	242	1,256	3,697
Ages 65-69	206	1,023	3,096
Ages 70-74	210	806	2,327
Ages 75-79	198	582	1,546
Ages 80-84	139	391	953
Ages 85+	217	630	1,338

Race Characteristics	1 Mile	3 Mile	5 Mile
Non Hispanic White	3,581	16,866	49,442
Population Black	502	1,203	4,606
Population Am In/AK Nat	N/A	4	18

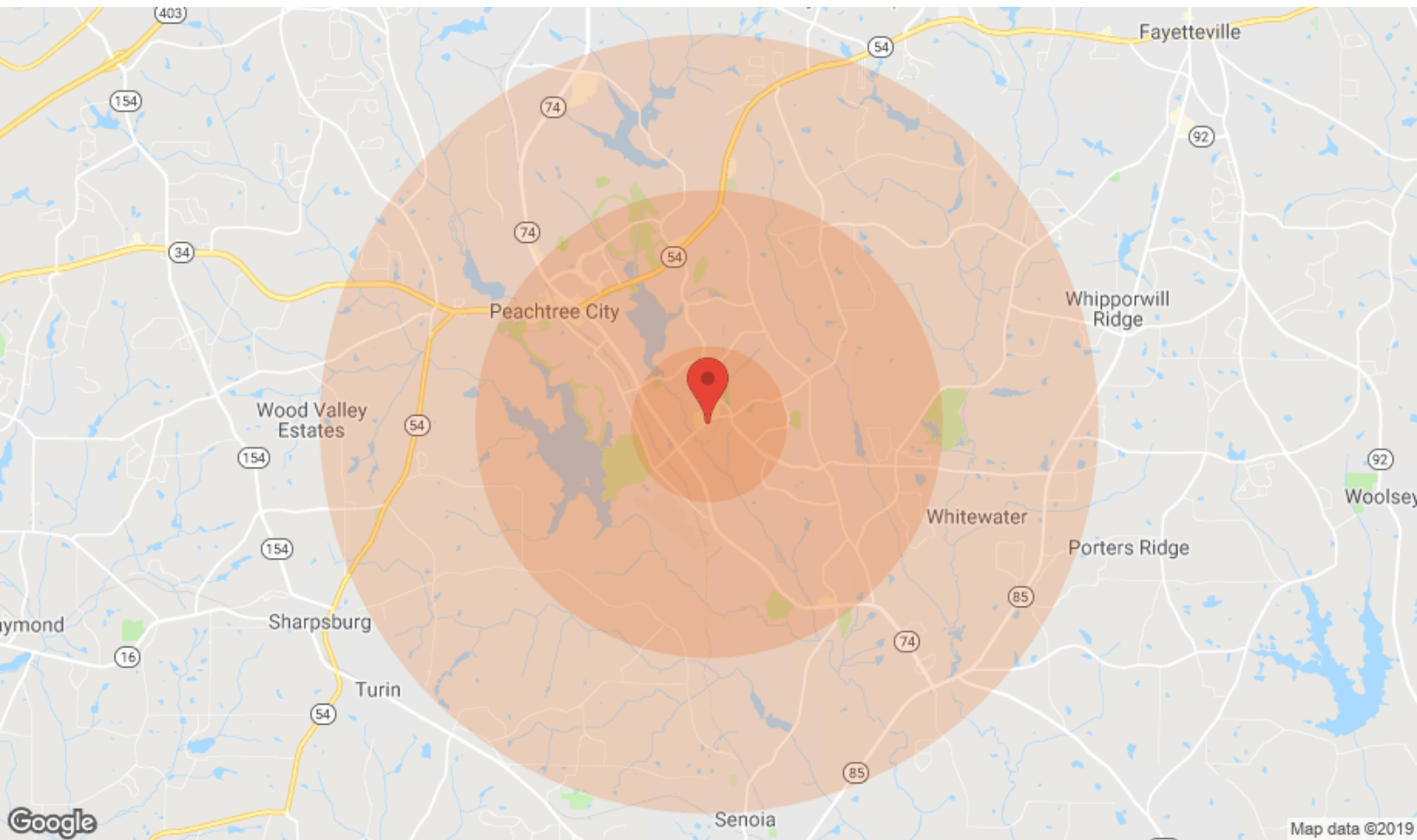
Household Income	1 Mile	3 Mile	5 Mile
Median	\$73,155	\$81,818	\$90,462
< \$10000	1	325	636
\$10000-\$14999	148	257	387
\$15000-\$19999	51	126	556
\$20000-\$24999	44	175	366
\$25000-\$29999	106	224	696
\$30000-\$34999	N/A	86	411
\$35000-\$39999	149	324	975
\$40000-\$44999	125	164	660
\$45000-\$49999	119	283	690
\$50000-\$60000	120	550	1,498
\$60000-\$74000	107	561	1,633
\$75000-\$99999	408	1,231	3,527
\$100000-\$124999	252	968	2,774
\$125000-\$149999	62	641	1,809
\$150000-\$199999	157	837	2,389
> \$200000	56	549	1,920

Housing	1 Mile	3 Mile	5 Mile
Total Units	2,093	8,153	22,455
Occupied	1,839	7,602	21,094
Owner Occupied	1,195	6,169	17,067
Renter Occupied	644	1,433	4,027
Vacant	254	551	1,361

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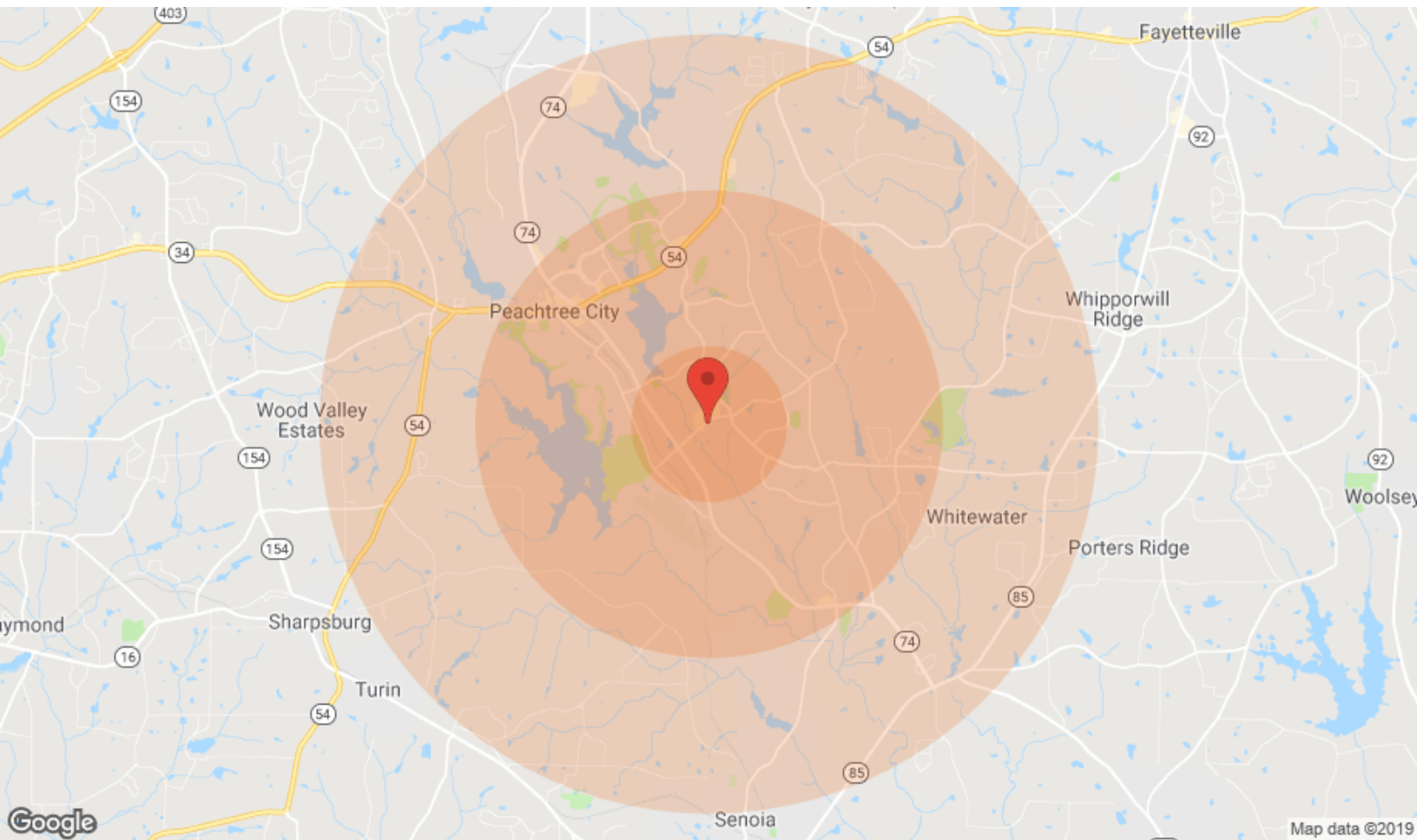
Population	1 Mile	3 Mile	5 Mile
Male	2,211 (46.52 %)	9,536 (48.44 %)	28,855 (49.18 %)
Female	2,542 (53.48 %)	10,152 (51.56 %)	29,813 (50.82 %)
Total Population	4,753	19,688	58,668

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\$30,000 - \$34,999	N/A	86	411
\$35,000 - \$39,999	149	324	975
\$40,000 - \$44,999	125	164	660
\$45,000 - \$49,999	119	283	690
\$50,000 - \$59,999	120	550	1,498
\$60,000 - \$74,999	107	561	1,633
\$75,000 - \$99,999	408	1,231	3,527
\$100,000 - \$124,999	252	968	2,774
\$125,000 - \$149,999	62	641	1,809
\$150,000 - \$199,999	157	837	2,389
Greater than \$200,000	56	549	1,920

Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	227 (4.78 %)	785 (3.99 %)	2,529 (4.31 %)
Ages 5-9	316 (6.65 %)	1,198 (6.08 %)	3,745 (6.38 %)
Ages 10-14	325 (6.84 %)	1,397 (7.10 %)	4,405 (6.38 %)
Ages 15-19	346 (7.28 %)	1,642 (8.34 %)	5,072 (8.65 %)
Ages 20-24	309 (6.50 %)	1,611 (8.18 %)	4,873 (8.31 %)
Ages 25-29	275 (5.79 %)	1,394 (7.08 %)	4,087 (6.97 %)
Ages 30-34	274 (5.76 %)	1,123 (5.70 %)	3,274 (5.58 %)
Ages 35-39	271 (5.70 %)	943 (4.79 %)	2,890 (4.93 %)
Ages 40-44	292 (6.14 %)	982 (4.99 %)	3,102 (5.29 %)
Ages 45-49	333 (7.01 %)	1,219 (6.19 %)	3,668 (6.25 %)
Ages 50-54	305 (6.42 %)	1,336 (6.79 %)	4,033 (6.87 %)
Ages 55-59	268 (5.64 %)	1,370 (6.96 %)	4,033 (6.87 %)
Ages 60-64	242 (5.09 %)	1,256 (6.38 %)	3,697 (6.30 %)
Ages 65-69	206 (4.33 %)	1,023 (5.20 %)	3,096 (5.28 %)
Ages 70-74	210 (4.42 %)	806 (4.09 %)	2,327 (3.97 %)
Ages 75-79	198 (4.17 %)	582 (2.96 %)	1,546 (2.64 %)
Ages 80-84	139 (2.92 %)	391 (1.99 %)	953 (1.62 %)
Ages 85+	217 (4.57 %)	630 (3.20 %)	1,338 (2.28 %)