



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# Popeyes

2491 Tobacco Road

Hephzibah (Augusta), GA 30815



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,700 SF Popeyes at 2491 Tobacco Road in Hephzibah, Georgia. This Opportunity Includes an Absolute Triple Net (NNN) Lease With 20 Years Remaining That is Located in Augusta's Metropolitan Area, Providing For a Great Investment.

## OFFERING SUMMARY

PRICE	\$2,548,672
CAP	5.65%
NOI	\$144,000
PRICE PER SF	\$943.95
GUARANTOR	Franchisee (14 Units) & Personal

## PROPERTY SUMMARY

ADDRESS	2491 Tobacco Road Hephzibah (Augusta), GA 30815
COUNTY	Richmond
BUILDING AREA	2,700 SF
LAND AREA	1.31 AC
BUILT	2015





POPEYES

# HIGHLIGHTS

- Brand New 20 Year Absolute Triple Net (NNN) Lease With No Landlord Responsibilities
- Franchisee & Personal Guarantee
- 5% Rent Escalations Every 5 Years
- Current Sales Nearly \$2 Million and Trending Up (Low Rent to Sale Ratio – 7.3%)
- Award Winning Popeyes Franchisee That Operates 14-Units in the Southeast
- Located at the Signalized Intersection of Tobacco Road and Windsor Springs Road – Which Have a Combined VPD of Over 43,660 Vehicles
- Over 85,490 Residents Live Within a 5-Mile Radius With an Average Household Income of Over \$52,773
- Situated 3-Miles From the Fort Gordon and Cyber Command Center
- Nearby Tenants Include: Taco Bell, Walmart Neighborhood Market, McDonald's, AutoZone, Hardee's, Walgreens, Dollar General and More





# LEASE SUMMARY

TENANT	Popeyes
PREMISES	A Building of Approximately 2,700 SF
LEASE COMMENCEMENT	December 20, 2019
LEASE EXPIRATION	January 31, 2040
LEASE TERM	20 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Absolute Triple 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
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,700 SF	\$144,000	\$53.33
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ACTUAL PROPERTY IMAGES





**POPeYes**

★ LOUISIANA KITCHEN ★



Bill Beazley  
HOMES

Diamond Lakes  
Elementary School

BI-LO  
FAMILY DOLLAR

Public  
Storage

SUBWAY

CITITRENDS

Little Caesars

O'Reilly  
AUTO PARTS

H&R  
BLOCK

Tobacco Rd

Advance  
Auto Parts

jiffy lube

McDonald's

bp

WELLS  
FARGO

QUEENSBOROUGH

Auto  
Zone

Pizza  
Hut

WAFFLE  
HOUSE

TACO  
BELL

SONIC

DOLLAR TREE

cricket  
wireless

Walmart

Walgreens

Windsor Spring Rd

Hardee's

Windsor Spring  
Baptist Church

POPEYES  
LOUISIANA KITCHEN

DOLLAR  
GENERAL





Bill Beazley  
HOMES

Diamond Lakes  
Elementary School

Public  
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BILO

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SUBWAY

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jiffylube



H&R  
BLOCK

O'Reilly  
AUTO PARTS

SONIC

DOLLAR TREE

Tobacco Rd

DOLLAR  
GENERAL



Walgreens

Windsor Spring Rd



Hardee's

POPEYES

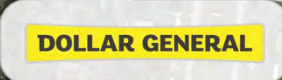
LOUISIANA KITCHEN

Windsor Spring  
Baptist Church





Windsor Spring Rd





## HEPHZIBAH | RICHMOND COUNTY | GEORGIA

Hephzibah is a city in southern Richmond County, in the state of Georgia. The city has an estimated population of about 3,954 residents. Hephzibah is part of the Augusta metropolitan area. Augusta is the principal city of the Augusta-Richmond County Metropolitan Statistical Area and is the 2nd-largest city in the state. Located in the east central section of the state, Augusta is approximately 150 miles east of Atlanta on Interstate 20. Augusta is also centrally located just two and a half hours from the beach and the mountains. According to 2018 US Census estimates, the Augusta population is about 196,939 residents and the Augusta-Richmond County population was 201,800 residents.

Due to the cities close proximity, Augusta's economy affects Hephzibah's. Augusta is home to Fort Gordon, an Army base that supports over 30,000 active Military personnel and an off-post population of 77,680 residents. Augusta is the Silicon Valley of Army Cyber security and is the new National Army Cyber Command Headquarters, which creates strategies to fight Cyber Terrorism. This has created nearly 4,000 new jobs and will indirectly create an additional 16,000 more jobs and have an annual economic impact of \$1.1 billion on the Augusta-Richmond county. Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion.

Hephzibah is less than a 20 minute drive to Augusta, making it the perfect city to spend the day. Augusta is considered the Garden City of the South and home of the globally-recognized Masters Tournament, birthplace of Soul Icon James Brown, and the headquarters of the US Army's Cyber Center of Excellence at Fort Gordon. Augusta is the site of the Head of the South Regatta and also the host of the World's Richest Drag Boat Race, held on the Savannah River, the Augusta Southern Nationals. The Augusta Riverwalk offers pedestrian access to the Savannah River from a public plaza and focuses attention on one of Augusta's most beautiful and unique assets. The city is home to the Phinizy Swamp Nature Park, which is a forest & swampland featuring multiuse trails. The city is also home to the Augusta Museum of history, which is devoted to Augusta's heritage & culture, from Native American settlement to James Brown United FC of MLS.



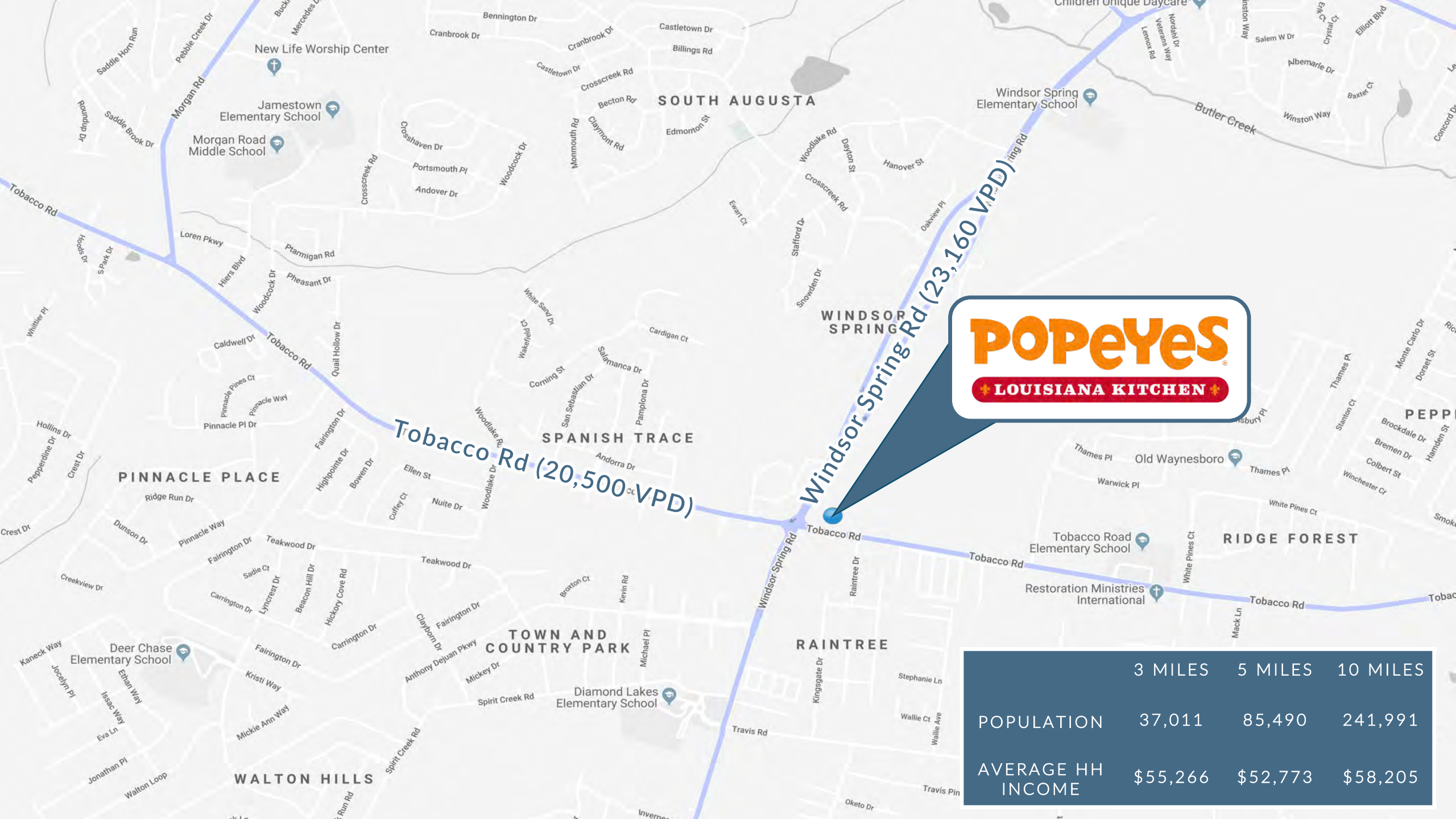
RICHMOND COUNTY COURTHOUSE



WORLD'S RICHEST DRAG BOAT RACE







**POPEYES**  
LOUISIANA KITCHEN

	3 MILES	5 MILES	10 MILES
POPULATION	37,011	85,490	241,991
AVERAGE HH INCOME	\$55,266	\$52,773	\$58,205



POPEYES

# TENANT PROFILE

Founded in New Orleans in 1972, Popeyes® has more than 45 years of history and culinary tradition. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items. The chain's passion for its Louisiana heritage and flavorful authentic food has allowed Popeyes to become one of the world's largest quick service restaurant chicken concepts with over 3,102 restaurants in the U.S. and around the world.

Popeyes is committed to supporting local communities. It is franchised in most of the country, and it is up to the individual restaurant franchise owner to decide whether he or she would like to contribute. Popeyes parent company, Restaurant Brands International Inc. ("RBI"), is one of the world's largest quick service restaurant companies with more than \$33 billion in system-wide sales and over 26,000 restaurants in more than 100 countries and U.S. territories. RBI owns three of the world's most prominent and iconic quick service restaurant brands - TIM HORTONS®, BURGER KING®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for over 40 years.

## ABOUT THE OPERATOR:

RRG, Inc.'s founder, Mark Rinna, began working with Popeyes in 1993. He was no stranger to the restaurant industry. After graduating from college, he immediately attended Arby's management training program and remained with Arby's for 15 years, and then 4 years with Taco Bell. Following that, he joined AFC Enterprises, first as Popeyes Brand General Manager and then as President. In 2000, Popeyes approached him with an opportunity to become a franchisee of the brand he had helped become so successful. He took advantage of the offer and is currently, with his wife Jane, owner of RRG, LLC. Together they operate 14 Popeyes Louisiana Kitchens in Georgia and South Carolina, and is still President of the Popeyes International Franchisee Association (PIFA) where he began serving in 2010. He has also served on several PIFA committees over the years.



COMPANY TYPE  
Subsidiary



FOUNDED  
1972



LOCATIONS  
3,102+



HEADQUARTERS  
Miami, FL



WEBSITE  
[popeyes.com](http://popeyes.com)



# 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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