



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Pizza Hut

2803 Main Street
Newberry, SC 29108

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,846 SF Pizza Hut at 2803 Main Street in Newberry, SC. This Opportunity Includes Approximately 10 Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,882,317
CAP	6.15%
NOI	\$115,763
PRICE PER SF	\$489.42
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	2803 Main Street Newberry, SC 29108
COUNTY	Newberry
BUILDING AREA	3,846 SF
LAND AREA	0.97 AC
BUILT	2004



HIGHLIGHTS

- Long Term Triple Net (NNN) Lease With Zero Landlord Responsibilities
- YUM! Brands, Inc. is the Third Largest Management-Owned Franchise Restaurant Company and Employs Over 20,000 People in the U.S.
- Property Sits Near the Intersection of Main St and Wilson Rd Which Has a Combined Traffic Count of Over 23,992 Vehicles Per Day
- Out-Parcel to the Heritage Shopping Center and Lowe's and Adjacent to Tractor Supply and Walmart Supercenter
- Residents That Live Within a 3-Mile Radius Earn an Average Household Income of Over \$50,448
- Minutes From the Newberry High School and Newberry County School District Offices
- Less Than 3-Miles From the Samsung Home Appliance Manufacturing Plant, Kiswire Steel Fabricator, Doncasters Trucast Manufacturer and Komatsu America Manufacturer Along Main Street Near Hwy 26
- Newberry is the Home of Newberry College, a Private Liberal-Arts College Affiliated With the Evangelical Lutheran Church in America
- Just 45 Minutes From Columbia; the Columbia-Combined Statistical Area Has a Population of 937,288 Residents and is the 2nd Largest in the State
- Nearby Tenants Include: CVS Pharmacy, Goody's, Dollar General, AutoZone, McDonald's, Dunkin', Starbucks, Subway, Advance Auto Parts, Verizon, KFC, Taco Bell, Wendy's, GameStop, Aaron's and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Pizza Hut
PREMISES	A Building of Approximately 3,846 SF
LEASE COMMENCEMENT	March 17, 2010
LEASE EXPIRATION	March 31, 2030
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	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
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
3,846 SF	\$115,763	\$30.09



ACTUAL PROPERTY IMAGES



Newberry
High School



MERLE NORMAN
cosmetics



Main St





Aaron's

TSC TRACTOR
SUPPLY CO

CHOICE
HOTELS

Wilson Rd

NEWBERRY
DENTAL CARE
James Williams, DMD John Lake, DMD

Whitaker
Floor Coverings

SECURITY
FINANCE

DUNKIN'



Clemson Eye



Hardee's

CVS
pharmacy

Auto
Zone

ANYTIME
FITNESS

DOLLAR
GENERAL

Newberry
Beauty Supply

O'Reilly
AUTO PARTS



SpringField Place
& JF Hawkins

Palmetto
Bone & Joint, P.A.

FAMILY DOLLAR

SOUTH CAROLINA
219



SUBWAY

MURPHY
USA

Main St

FOOD LION
CITGO
CAPTAIN D'S
goodwill



FAMILY DOLLAR
BB&T
SONIC
Arby's

AutoZone
DOLLAR GENERAL
Badcock & more
ANYTIME FITNESS
FIREHOUSE SUBS
Hardee's
CVS pharmacy
Starbucks



Newberry High School

McDonald's
DUNKIN'
Walgreens
bp
TD Bank
cricket

Wilson Rd

Main St



Walmart Supercenter
Aaron's
ZAXBY'S
TSC
TRACTOR SUPPLY CO
Bojangles's
SOUTH STATE BANK
MURPHY USA
SHOE SHOW MEGA STORE
CATO

LOWE'S
GOODY'S
Advance Auto Parts
SUBWAY
DOLLAR TREE
HIBBETT SPORTS
Kentucky Fried Chicken
WAFFLE HOUSE
TACO BELL
AT&T

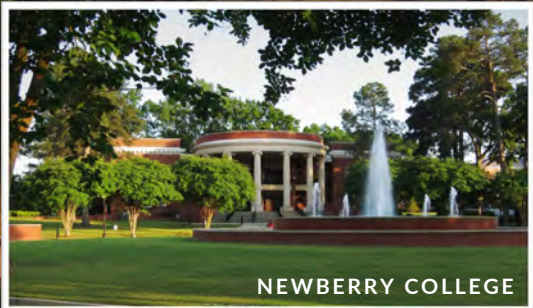
BURGER KING
PAPA JOHN'S
bp

NEWBERRY | NEWBERRY COUNTY | SC

Newberry is a city in Newberry County in South Carolina. The city's population was 10,199 residents at the estimate 2018 census. It is the county seat of Newberry County. It is the home of Newberry College, a private liberal-arts college affiliated with the Evangelical Lutheran Church in America. Newberry is in the Piedmont area and is 43 miles northwest of Columbia. Columbia is the capital and second-largest city of the U.S. state of South Carolina, with a population estimate of 131,674 as of 2019.

Due to the city's close proximity, Columbia's economy also affects Newberry's. Columbia enjoys a diversified economy, with the major employers in the area being South Carolina state government, the Palmetto Health hospital system, Blue Cross Blue Shield of South Carolina, Palmetto GBA and the University of South Carolina. The corporate headquarters of Fortune 1000 energy company, SCANA, are located in the Columbia suburb of Cayce. Other major employers in the Columbia area include Computer Sciences Corporation, Fort Jackson, Humana/TriCare, and the Unites Parcel Service, which operates its Southeastern Regional Hub at the Columbia Metropolitan Airport. Major manufacturers such as Square D, CMC Steel, Spirax Sarco, Michelin, International Paper, Honeywell, Harsco, Track Tech, Intertape Polymer Group, and Bose Technology have facilities in the Columbia area. There are over 70 foreign affiliated companies and 14 Fortune500 companies in the region. Several companies have their global, continental, or national headquarters in Columbia.

Newberry is located 45 minutes from Columbia. Columbia is steeped in history and calls to tourists with heritage-filled neighborhoods, beautiful parks, world-class museums and plenty of fun outdoor adventures. Columbia is known for its compact, easily navigable streets as well as its southern charm, cuisine, and hospitality. More than 2,000 creatures make their home at Columbia's Riverbanks Zoo. This 170-acre zoo and garden is a two-time recipient of the Governor's Cup Award for South Carolina's most outstanding tourist attraction and it draws more than 1 million visitors per year. Columbia residents favorite time of the year is football season as they cheer on their Gamecocks. The entire city is filled with tailgates and different festivities. Williams-Brice Stadium is party central during USC football season, with fans coming into town from all over the country. Other top destinations in the city include the South Carolina State Museum, EdVenture Children's Museum, Congaree National Park and the Columbia Museum of Art.





KOMATSU
SAMSUNG

	3 MILES	5 MILES	10 MILES
POPULATION	14,474	17,989	26,254
AVERAGE HH INCOME	\$50,448	\$51,095	\$53,845

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. As of April 29, 2020, the company has over 18,533 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
18,533+



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 50,000 restaurants in more than 150 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. The Company's family of brands also includes The Habit Burger Grill, a fast-casual restaurant concept specializing in made-to-order chargrilled burgers, sandwiches and more. In 2019, Yum! Brands was named to the Dow Jones Sustainability North America Index and in 2020, the company ranked among the top 100 Best Corporate Citizens by 3BL Media.

Since our spin-off from PepsiCo in 1997, we've become a truly global company led by over 2,000 world-class franchisees. In 2016, we successfully spun off our China business as an independent, publicly traded company and announced our Recipe for Growth, our multi-year growth strategy to become more focused, more franchised and more efficient. Our Recipe for Growth strategy includes four growth drivers and is the foundation on which our sustainable, long-term results are built. These drivers will allow us to keep our promises to serve delicious food, make our food accessible to customers, give employees a place to grow and make a difference, offer opportunities for franchisees and deliver strong returns and long-term value. These growth capabilities are the key drivers of same-store sales and net-new unit growth and serve as our guiding principles in all business decisions.

As we build a world with more Yum!, we're also sharpening our set of shared values and elevating our brands and business practices through our Recipe for Good, our global citizenship and sustainability strategy. This means listening to and engaging with stakeholders around our three priority areas of Food, Planet and People. We're on a journey when it comes to our sustainability work and are proud of the progress we're making on the priority issues that are most material to our business. See how our efforts are being recognized. We're also extremely proud of the 1.5 million employees and franchise associates in our system around the globe and the unique culture we've built grounded on innovation, inclusion and growth. We believe in our people, trust in their positive intentions, encourage ideas from everyone and have actively developed a workforce that is diverse in style and background.



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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