



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Pizza Hut

44836 10th Street West
Lancaster, CA 93534

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Pizza Hut Located at 44836 10th Street in Lancaster, CA. The Franchisee is Southern California Pizza Co., LLC, Which is the Largest Pizza Hut Franchisee in California & the 3rd Largest in the Pizza Hut System. They Operate 224 Pizza Hut Restaurants in the Greater Los Angeles Market. This Property Has a Recently Extended New 15 Year Lease Demonstrating the Tenant’s Confidence in the Location. With Rare Annual 1.5% Increases and an Absolute Triple Net (NNN) Lease, This Deal Offers a Long-Term Secure Income Stream, Compounding Hedge Against Inflation With a Pandemic, Recession and an Internet Resistant Tenant.

OFFERING SUMMARY

PRICE	\$1,591,579
CAP	4.75%
NOI	\$75,600
PRICE PER SF	\$747.22

PROPERTY SUMMARY

ADDRESS	44836 10 th Street West Lancaster, CA 93534
COUNTY	Los Angeles
BUILDING AREA	2,130 SF
LAND AREA	0.68 AC
YEAR BUILT	1977

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

BEST OF CLASS INVESTMENT

- Long Term Lease - New 15 Year Lease Extension
- Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Ideal 1031 Exchange Opportunity
- Rare Annual 1.5% Increases Which Provides Strong Compounding Hedge Against Inflation
- Southern California Pizza Co., LLC is the Largest Pizza Hut Franchisee in California and the 3rd Largest in the Pizza Hut System; They Operate 224 Pizza Hut Restaurants in the Greater Los Angeles Market
- Tenant Recently Extended the Initial Term of the Lease Demonstrating Its Strong Confidence in This Location For the Long-Term Investment Outlook
- Tenant Has Resided at This Location Since 2009 Proving Its Long-Term Operating History

PANDEMIC, RECESSION & INTERNET RESISTANT TENANT

- Tenant Has Remained Open and is Paying Rent Throughout the COVID-19 Pandemic
- Takeout Only Concept Unaffected By Government Shutdown of Indoor Dining
- Early Lease Extension During Pandemic Demonstrates Strength of Concept and Operator

SOUTHER CALIFORNIA - LOS ANGELES COUNTY LOCATION

- Located on the Intersection of 10th Street and Kildare Street Featuring Over 25,700 Vehicles Per Day
- Average Household Income of Over \$66,700
- Over 146,700 People Within 5-Miles
- Centrally Located to Antelope Valley Hospital, Monte Vista Elementary School and Desert Christian Schools, Providing For a Built-In Customer Base
- Nearby Retailers Include: Starbucks, Chase Bank, Arco, Wells Fargo, McDonald's, AutoZone, Burger King and More



LEASE SUMMARY

TENANT	Pizza Hut
PREMISES	A Building of Approximately 2,130 SF
LEASE COMMENCEMENT	July 31, 2009
LEASE EXPIRATION	February 29, 2036
LEASE TERM	~15 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.5% Annually
LEASE TYPE	Absolute 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
2,130 SF	\$75,600	\$35.49







Mariposa Computer Science Magnet School



Arbor Grove Senior Apartments

Susan L. Kehoe-Jergens, LMFT

Antelope Valley Senior Center

Cántico Nuevo Antelope Valley



Arbor Court Apartments



W Kildare Street

10th Street W



Piute Middle School



Antelope Valley High School

Arbor Fields

Sacred Heart School

Sacred Heart Catholic Church

Antelope Valley Adventist School

Lancaster City Hall

Arbor Court Apartments

W Kildare Street



ANTELOPE VALLEY ADULT DAY HEALTH CARE CENTER

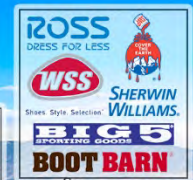
Palmdale Regional Airport

University of
Antelope Valley



Park View
Educational
Complex

Sierra
Elementary
School



Kaiser Permanente
Lancaster Medical
Offices



Antelope Valley
Juvenile Court

Sunnydale
Elementary
School



10th Street W



Residence Inn
BY MARRIOTT



La Papillon

nextgen
TECH



W Lancaster Boulevard



W Kildare Street

LANCASTER | LOS ANGELES COUNTY | CA

Lancaster is located in north Los Angeles County in the Antelope Valley, about seventy miles from downtown Los Angeles. The Antelope Valley is separated from the Los Angeles Basin by the Angeles National Forest. The City is situated on the north side of Los Angeles County, about 70 miles from downtown Los Angeles. The City is bordered by several unincorporated Los Angeles County communities and the city of Palmdale. Lancaster has a refreshing entrepreneurial spirit and a “can-do” approach. The City of Lancaster was incorporated on November 22, 1977. The city has a 2020 population of 155,559 people.

With 94 square miles of residential communities, recreation and art venues, hi-tech industry, retail businesses, and open, natural space Lancaster fosters an exciting atmosphere for living and a place of limitless opportunity for business. Some of America's top companies have discovered the remarkable advantages Lancaster has to offer. BYD, Deluxe, Incotec, Lance Camper, Michaels, Morton Manufacturing, Rite Aid and Sygma are just a few of the growing firms, some among the Fortune 500, which have chosen to locate in the city. Several found Lancaster to be a strategic place for warehouse distribution. Others sought a dedicated workforce for customer service operations. More than a few found the lower cost structure to be irresistible. Lancaster is a great place to do business. Edwards Air Force Base (EAFB) and the aerospace industry continue to be the top employers in the area followed closely by government agencies.

Through the Parks, Recreation and Arts Department, the City of Lancaster provides open space for a wide variety of activities and cultural opportunities through the Lancaster Museum of Art and History and street festivals. Lancaster City Park/Big 8 Softball Complex is located on 10th Street West and spans approximately 63 acres of land. The Lancaster Performing Arts Center located in the heart of downtown Lancaster, has 750+ seat theatre and hosts top name entertainment of all types including exceptional theatre, dance, and cultural shows, comedy performances, and musical entertainment. More intimate shows and community theatre take the stage in the 110-seat Black Box Theatre within the Center. Some attractions of note in Lancaster include: The Antelope Valley Fair & Alfalfa Festival, The City of Lancaster Aerospace Walk of Honor and The Lancaster Golf Center. The Hangar, also known as Lancaster Municipal Stadium is a stadium in Lancaster, California. It is built just off California State Route 14. It is primarily used for baseball, and is the home field of the Lancaster JetHawks.

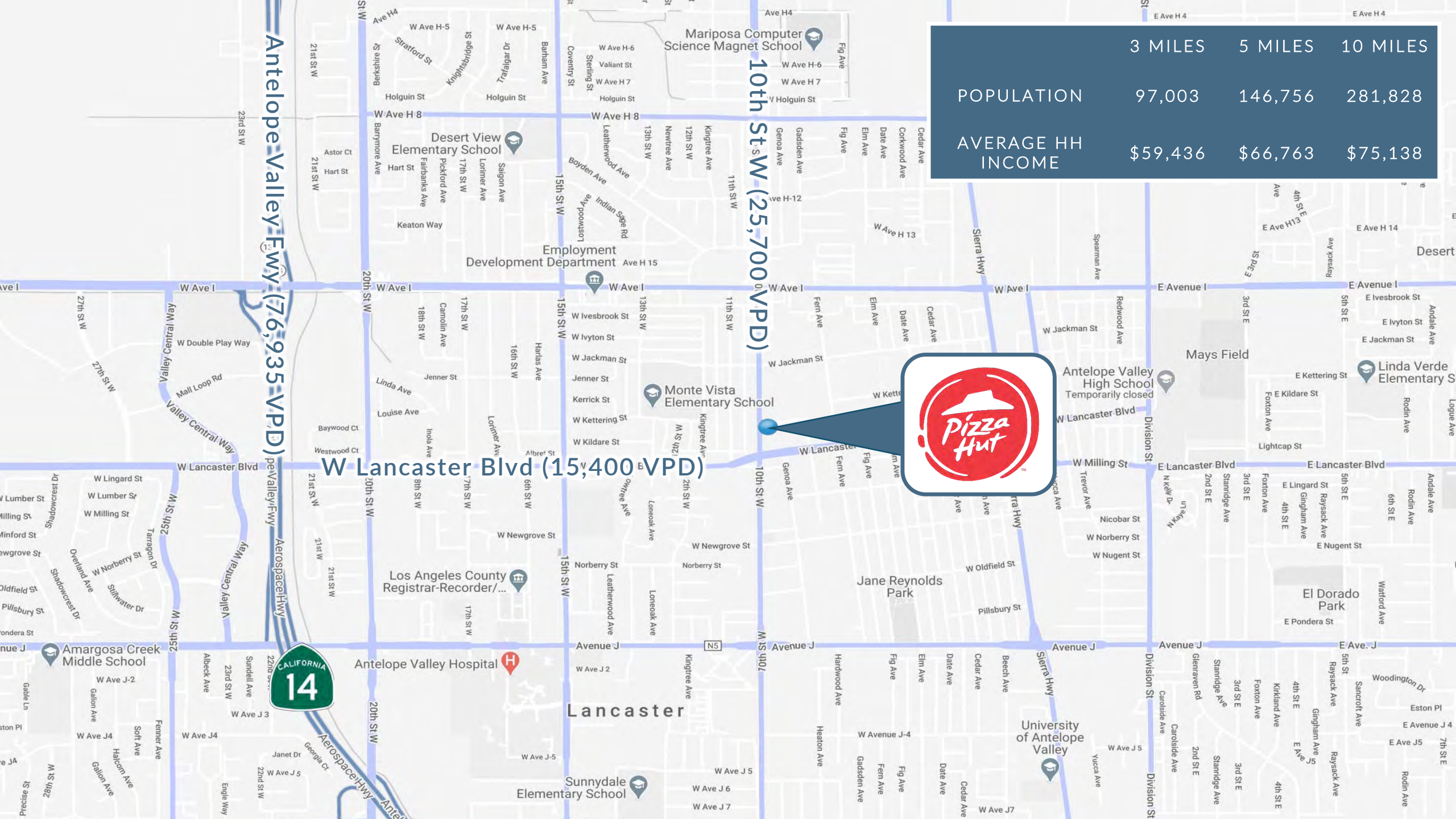


THE HANGAR



EDWARDS AIR FORCE BASE





	3 MILES	5 MILES	10 MILES
POPULATION	97,003	146,756	281,828
AVERAGE HH INCOME	\$59,436	\$66,763	\$75,138



W Lancaster Blvd (15,400 VPD)

10th St W (25,700 VPD)

Antelope Valley Fwy (7,693 VPD)



SOUTHERN CALIFORNIA PIZZA CO., LLC

FRANCHISEE PROFILE

Southern California Pizza, a Corona, California company organized by Sentinel and management, owns and operates 224 Pizza Hut restaurants in the greater Los Angeles market, and has rights to develop the Pizza Hut brand in this region.

In 2008, Sentinel acquired an initial block of 123 of restaurants in a corporate divestiture transaction from franchisor Pizza Hut, a subsidiary of Yum! Brands, Inc. This was Sentinel's third investment in the quick-service restaurant sector and its second in the Yum! Brands system. Sentinel's two prior quick-service restaurant investments—Border Foods, a Taco Bell franchisee (part of Yum! Brands), and Falcon Holdings, a Church's Chicken franchisee—were both successful. Sentinel made the acquisition through an investment in newly-formed Southern California Pizza Company.

In August 2009, Southern California Pizza acquired an additional 98 Pizza Huts in northern Los Angeles, making it the largest franchisee in California and the third largest in the Pizza Hut system, which operates more than 7,500 QSRs worldwide. Sentinel originated and sponsored the transaction, arranged the acquisition debt and provided equity financing from Sentinel Capital Partners III, L.P.

Sentinel Capital Partners also originated, sponsored and provided the private equity financing for the original formation of Southern California Pizza and structured and arranged debt financing for the acquisition.

In December 2012, after owning the business for more than four years and achieving substantially all of our investment objectives, Southern California Pizza was sold to another private equity firm. Under Sentinel's ownership, Southern California Pizza was transformed into a standalone business with its own management and corporate infrastructure from a regional group of stores tightly integrated into Pizza Hut's existing infrastructure. During this period, Southern California Pizza grew substantially and almost tripled its profitability. Southern California Pizza remains well positioned to continue growing under the leadership of its superb management team.

 [CLICK HERE TO LEARN MORE](#)

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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