



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Pizza Hut & Wingstreet
734 Linden Drive
Eden, North Carolina 27288

EXCLUSIVELY MARKETED BY:



MATTHEW RIZNYK

Lic. # 404102

404.383.3244 | DIRECT
mriznyk@SIGnnn.com



ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT
andrew@SIGnnn.com

1501 Johnson Ferry Road, Suite 200
Marietta, GA 30062
844.4.SIG.NNN
www.SIGnnn.com

TABLE OF CONTENTS



04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profiles
Parent Company

© 2021 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Walmart Supercenter Shadow 3,718 SF Pizza Hut and Wingstreet Located at 734 Linden Drive in Eden, NC. This Deal Includes Over 7 Years on a Triple Net (NNN) Lease and Attractive Rent Increases Scheduled For 2023. This Opportunity Provides For a Best-of-Class Investment With Income Growth of an Established Tenant Who Acquired This Lease in 2019 as Part of a Broader Acquisition Strategy, Showing Commitment to the Site, Brand and Market.

OFFERING SUMMARY

PRICE	\$1,502,608
CAP	5.70%
NOI	\$85,582
PRICE PER SF	\$404.14
GUARANTOR	Frachnisee

PROPERTY SUMMARY

ADDRESS	734 Linden Drive Eden, NC 27288
COUNTY	Rockingham
BUILDING AREA	3,718 SF
LAND AREA	1.16 AC
BUILT	2008

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- A Highly Desirable Drive-Thru Property That Was Built Specifically For Pizza Hut in 2008 With an Up-to-Date Design
- Property is Strategically Located as a Walmart Supercenter Outparcel, Serving Both Local Residents and Travelers Alike
- Below Market Rent and Priced Below Replacement Cost Creating Significant Upside For Lease Extension
- No Missed Rent or Abatement During COVID-19 Demonstrating Strong Unit and Company Performance
- In 2019, Tasty Hut (Part of Prestige Restaurant Group) Acquired Rage Inc as Part of a 117 Unit Expansion Plan, They Invested in a Business That Had Demonstrated Strong, Sustainable Cash Flow
- Rental Increase Due in Mid 2023, Bringing NOI to \$90,087
- Positioned Just Off the Main Corridor Through Eden Seeing Over 20,200 Vehicles Per Day
- Eden is in the Greensboro MSA and is the Largest City in Rockingham County
- Adjacent to 3 Large Hotels and Multiple Apartment and Townhome Communities
- Less Than 1-Mile From UNC Rockingham Health Care Center
- Nearby Tenants Include: Walmart, Food Lion, Sonic, Taco Bell, McDonalds, NAPA Auto Parts and More



LEASE SUMMARY

TENANT	Pizza Hut
PREMISES	A Building of Approximately 3,718 SF
LEASE COMMENCEMENT	October 31, 2007
LEASE EXPIRATION	July 10, 2028
LEASE TERM	7+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% on July 10, 2023
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	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
----------------	------------------	-------------

3,718 SF

\$85,582

\$23.01



ACTUAL PROPERTY IMAGES





Furniture
Transport

Dan River
Steam Station



First Presbyterian
Church- EPC

Harris Pointe
Apartments

Eden Chase
Apartments

Hidden Valley
Apartments



E Harris Place



Linden Dr





N Van Buren Rd

311

Linden Dr

MONTERREY
MEXICAN BAR & GRILL

NAPA

Hampton
Inn & Suites
by HILTON

FARM
BUREAU
INSURANCE

DAVIS
APPRAISAL SERVICE

TACO
BELL

Rockingham
Family
DENTISTRY

WELLS
FARGO

Ruby
Tuesday

BB&T

CHOICE
HOTELS

BAYMONT
INN & SUITES

schewels
home

Los
Portales

Arbor Glen
APARTMENT HOMES

Rockingham County
Public Library

Walmart

Pizza
hut

WingStreet
ONLY AT Pizza hut

MURPHY
USA

Chaney's
Restaurant

DOLLAR TREE

Badcock
& more

Hardee's

CVS
pharmacy

BURGER
KING

UNC PHYSICIANS
NETWORK
UNC HEALTH CARE

CONE HEALTH

WILSON HOUSE
WE MAKE STEAK

Walgreens
verizon

UNC ROCKINGHAM
HEALTH CARE

Aaron's

ELIZABETH'S PIZZA

McDonald's

Auto
Zone

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT

Wendy's

Botangles

PAPA JOHN'S

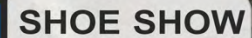
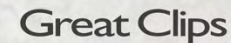
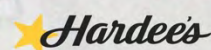
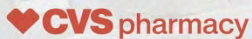
COOK OUT

Wendy's

Botangles

PAPA JOHN'S

COOK OUT



N Van Buren Rd

311

EDEN | ROCKINGHAM COUNTY | NC

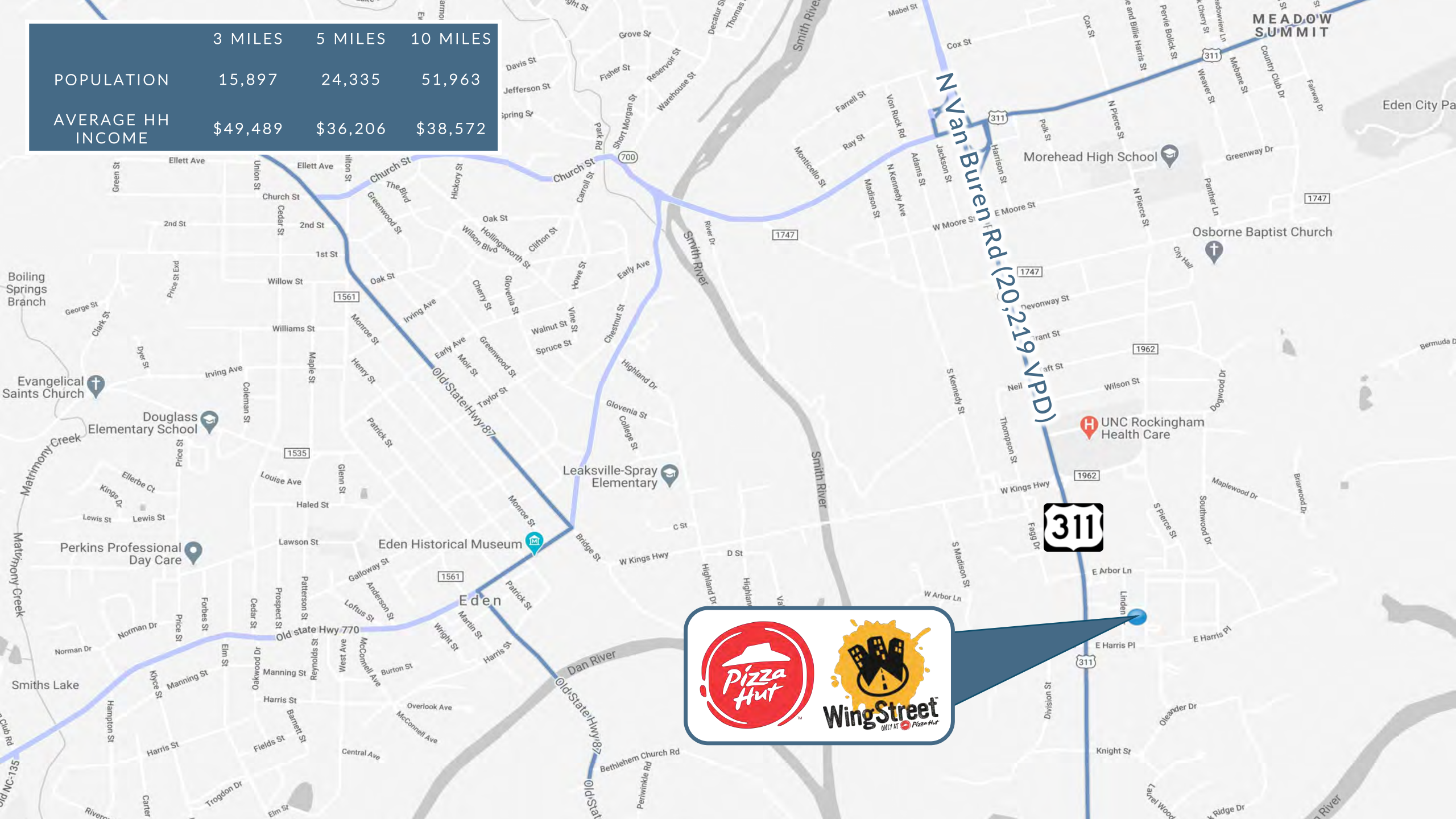
Eden is a city in Rockingham County, North Carolina, in the state's Piedmont Region. Eden is the largest city in Rockingham County and is part of the Greensboro-High Point MSA. The population was 14,886 residents at the 2020 estimate census. From the late nineteenth century through much of the 20th, the city was a center of textile mills and manufacturing. The city is located about 35 miles to Greensboro, NC. Greensboro is the 3rd-most populous city in North Carolina and the 68th-most populous city in the United States. It is the largest city in the surrounding Piedmont Triad metropolitan region.

Due to the city's close proximity, the Greensboro economy affects Eden's. Greensboro economy and the surrounding Piedmont Triad area center around textiles, tobacco, and furniture. Greensboro's central proximity in the state has made it a popular place for families and businesses, as well as becoming more of a logistics hub, with FedEx having regional operations based in the city. Notable companies headquartered in Greensboro include the Honda Aircraft, ITG Brands Kayser-Roth, VF, Mack Trucks, The Biscuitville, TIMCO, and Wrangler. The University of North Carolina at Greensboro and North Carolina A&T State University opened a joint research park called Gateway University Research Park.

Eden is less than a 40 minute drive to Greensboro. The Greensboro Science Center houses red pandas, sharks and a hands-on museum. Nearby, Guilford Courthouse National Military Park has displays on the American Revolution. Video re-enactments and interactive exhibits trace the civil rights struggle at the International Civil Rights Center & Museum. The Bog Garden is a wetlands area with flowers, birds and an elevated boardwalk. Among Greensboro's many attractions, some of the most popular include the Wet 'n Wild water park, International Civil Rights Center & Museum, the Weatherspoon Art Museum, the Greensboro Symphony, the Greensboro Roller Derby and the National Folk Festival.



	3 MILES	5 MILES	10 MILES
POPULATION	15,897	24,335	51,963
AVERAGE HH INCOME	\$49,489	\$36,206	\$38,572





ONLY AT 

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 December 31, 2020, the company has over 17,639 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
17,639+



HEADQUARTERS
Plano, TX



WEBSITE
pizzahut.com

WING STREET

TENANT PROFILE

WingStreet is a restaurant chain specializing in chicken. The restaurants sell breaded and traditional buffalo wings for take-out and delivery. Their sauces include Teriyaki, Spicy Garlic, Honey BBQ, Garlic Parmesan and Buffalo (Mild, Medium, and Hot), as well as cajun and lemon pepper dry rubs. They also offer sauce-free "Naked" wings. Aside from chicken wings, the restaurant usually offers additional sides such as fried cheese sticks, chicken tenders, apple pies, French fries, and potato wedges.

The restaurant chain is owned by Yum! Brands, which also owns its sister franchises of Taco Bell, Pizza Hut, and KFC. Yum! Brands is one of the world's largest restaurant companies. In 2003, Yum! launched WingStreet as a hybrid combo unit with an existing Pizza Hut franchise. In 2007 and 2008, a thousand WingStreet stores a year were opened. On October 19, 2009, the company president Steve Udovic publicized WingStreet's national launch. WingStreet, the world's largest delivery wing chain. The company currently has more than 5,000 locations in the United States, Australia and Canada. They are always co-located with Pizza Hut.



COMPANY TYPE
NYSE: YUM



FOUNDED
2003



OF LOCATIONS
5,000+



HEADQUARTERS
Plano, TX



WEBSITE
wingstreet.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.



ACTUAL PROPERTY IMAGE

EXCLUSIVELY MARKETING BY:

MATTHEW RIZNYK

Lic. # 404102

404.383.3244 | DIRECT

mriznyk@SIGnnn.com

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT

andrew@SIGnnn.com



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With Sands Investment Group North Carolina, LLC
Lic. # 29362 BoR: Amar Goli- Lic. # 310575



Pizza Hut & Wingstreet
734 Linden Drive
Eden, North Carolina 27288