



PHONE
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Pizza-Hut
WE'RE OPEN!
562-422-1313



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

Pizza Hut

1171 E Market Street
Long Beach, CA 90805

EXCLUSIVELY MARKETED BY:

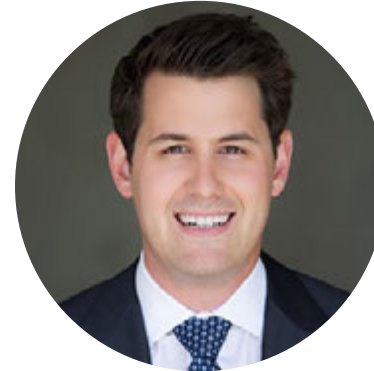


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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Pizza Hut Located at 1171 E Market Street in Long Beach, 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	\$1,706,667
CAP	4.50%
NOI	\$76,800
PRICE PER SF	\$1,441.44

PROPERTY SUMMARY

ADDRESS	1171 E Market Street Long Beach, CA 90805
COUNTY	Los Angeles
BUILDING AREA	1,184 SF
LAND AREA	0.13 AC
YEAR BUILT	1963



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
- The 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 2010 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

CORE INFILL URBAN LOS ANGELES LOCATION

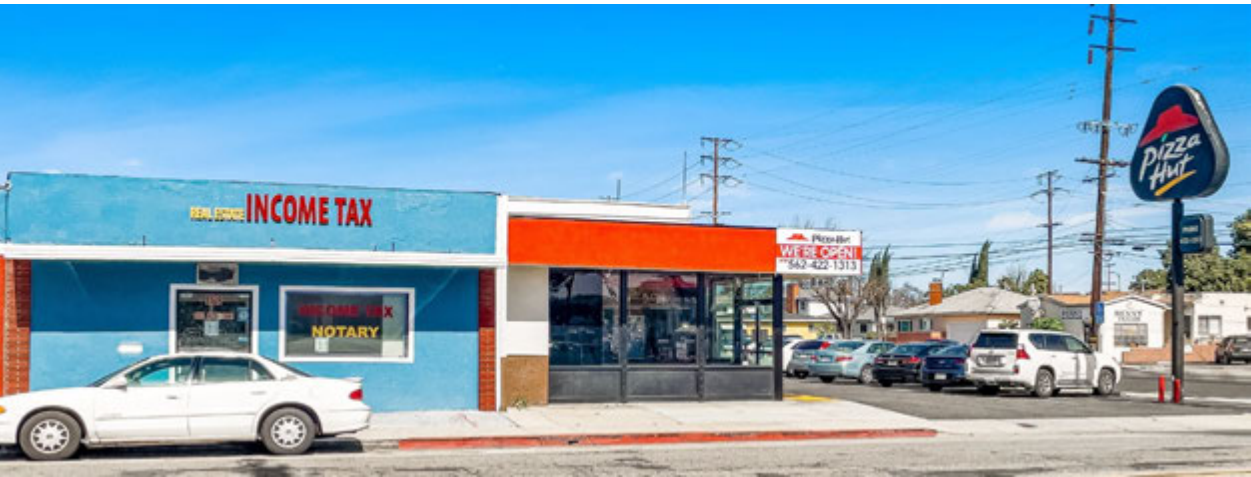
- Located on the Signalized Intersection of Orange Avenue and Market Street Featuring Over 16,000 Vehicles Per Day
- Affluent Trade Area With an Average Household Income of Over \$82,000 Within a 5-Miles Radius
- Densely Populated Area With Over 682,000 People Within 5-Miles
- Located Directly Across the Street to Lindbergh Middle School Providing For Built-In Customer Base
- Long Beach is Located 17-Miles From Downtown Anaheim, 19-Miles From Santa Ana and 20-Miles From Downtown Los Angeles

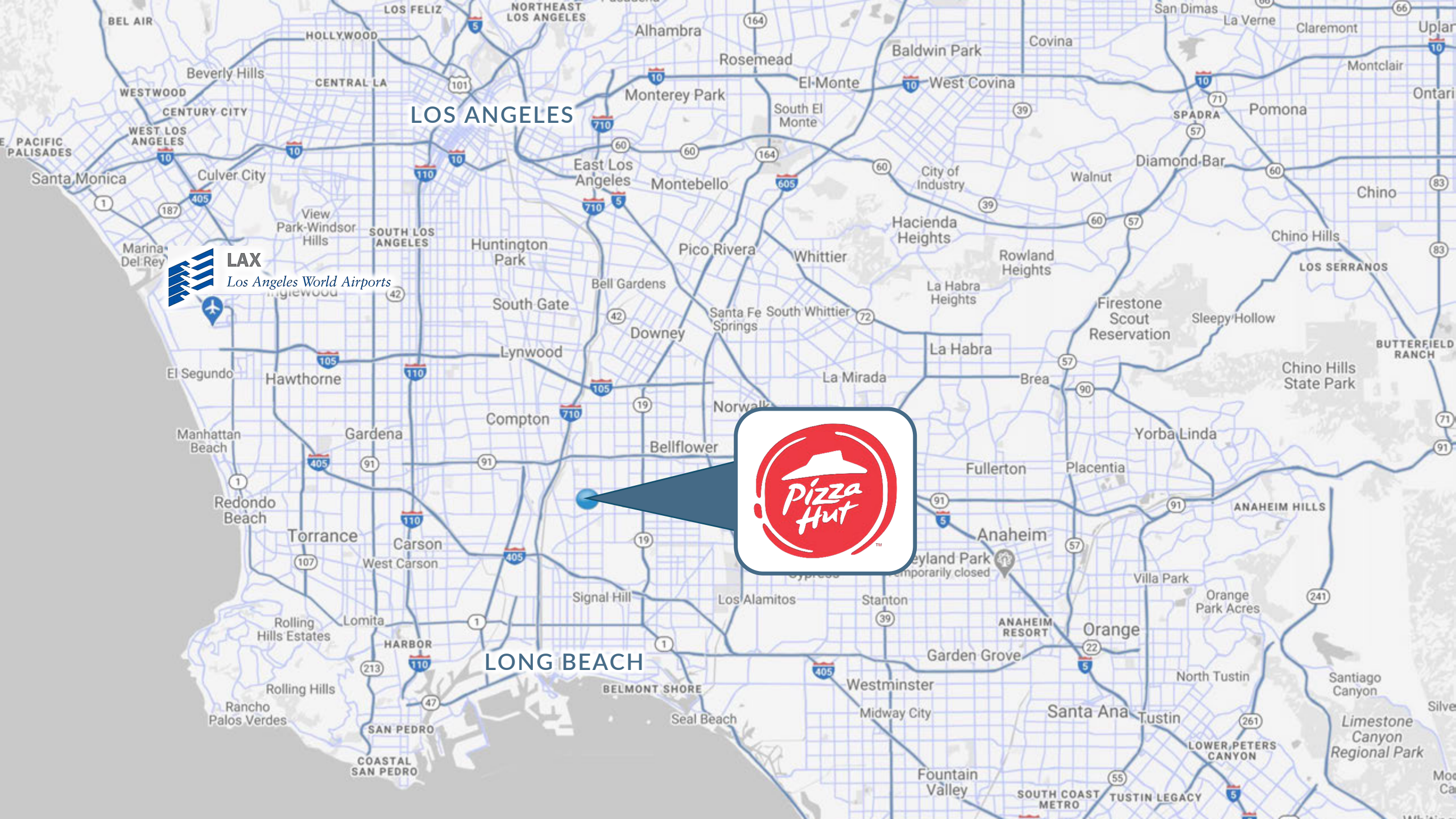


LEASE SUMMARY

TENANT	Pizza Hut
PREMISES	A Building of Approximately 1,184 SF
LEASE COMMENCEMENT	April 16, 2010
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
1,184 SF	\$76,800	\$64.86





LOS ANGELES



LAX

Los Angeles World Airports

LONG BEACH





Lakewood Regional
Medical Center



E. 55th Street

E. Washington Street

E. Market Street

E. Plymouth Street

Orange Avenue





Smart & Final

Addams
Elementary
School



Popeyes



Lindbergh
Middle School

Iglesia Cristiana
Templo Shalom

North Long Beach
Christian Church

E. Market Street



Orange Avenue

LONG BEACH | LOS ANGELES COUNTY | CA

Long Beach is a Charter City, incorporated in 1897, in Southern California within the County of Los Angeles. With a 2020 population of 456,154, it is the 7th largest city in California and the 43rd largest city in the United States. Long Beach is conveniently located on the Pacific Ocean, south of Los Angeles and adjacent to Orange County. Enjoying an ideal Southern California climate, Long Beach is home to an abundance of cultural and recreation options that serve to draw 6 million visitors a year.

The City has a diverse economic base including international trade, oil, aerospace, aviation, healthcare, education, and tourism. Long Beach has drawn from the strength and adaptability of the local economy to maximize opportunities in today's global world economy. The blending of local, national and international businesses keep Long Beach growing and adapting to meet the constantly changing needs of today's modern life. Perhaps the greatest single driver of economic activity in the city and greater region is the Port of Long Beach, which, combined with its neighboring Port of Los Angeles, is responsible for processing about 39% of the country's maritime international trade. The port supports businesses in the trade, logistics and real estate sectors, including trucking firms, customs brokers and freight forwarders, shipping lines, warehouses and other enterprises. Long Beach is a key contributor to Southern California's economy. The city continues to remove barriers to employment through its two major educational institutions—CSU Long Beach and Long Beach City College—as well as the Pacific Gateway Workforce Innovation Network.

The Long Beach Convention & Entertainment Center has the Long Beach Arena and the Long Beach Performing Arts Center, which hosts the Long Beach Symphony Orchestra, the International City Theatre, and a wide variety of musical acts. The city is home to the Long Beach Museum of Art, the Museum of Latin American Art and one of the country's largest aquariums named Aquarium of the Pacific. Each summer Long Beach is home to a 3-day Bayou Festival, featuring Louisiana music and food, plus the 2-day Long Beach Blues Festival, with some of the biggest names in the genre's past and present. With 81 miles of beaches, Long Beach's top recreational attraction is obvious, with swimming, boating, jet skiing and kayaking all available. In April, the 3-day Grand Prix of Long Beach is one of the world's largest grand prix events, featuring America's premier street race, celebrity races and musical entertainment.



PORT OF LOS ANGELES

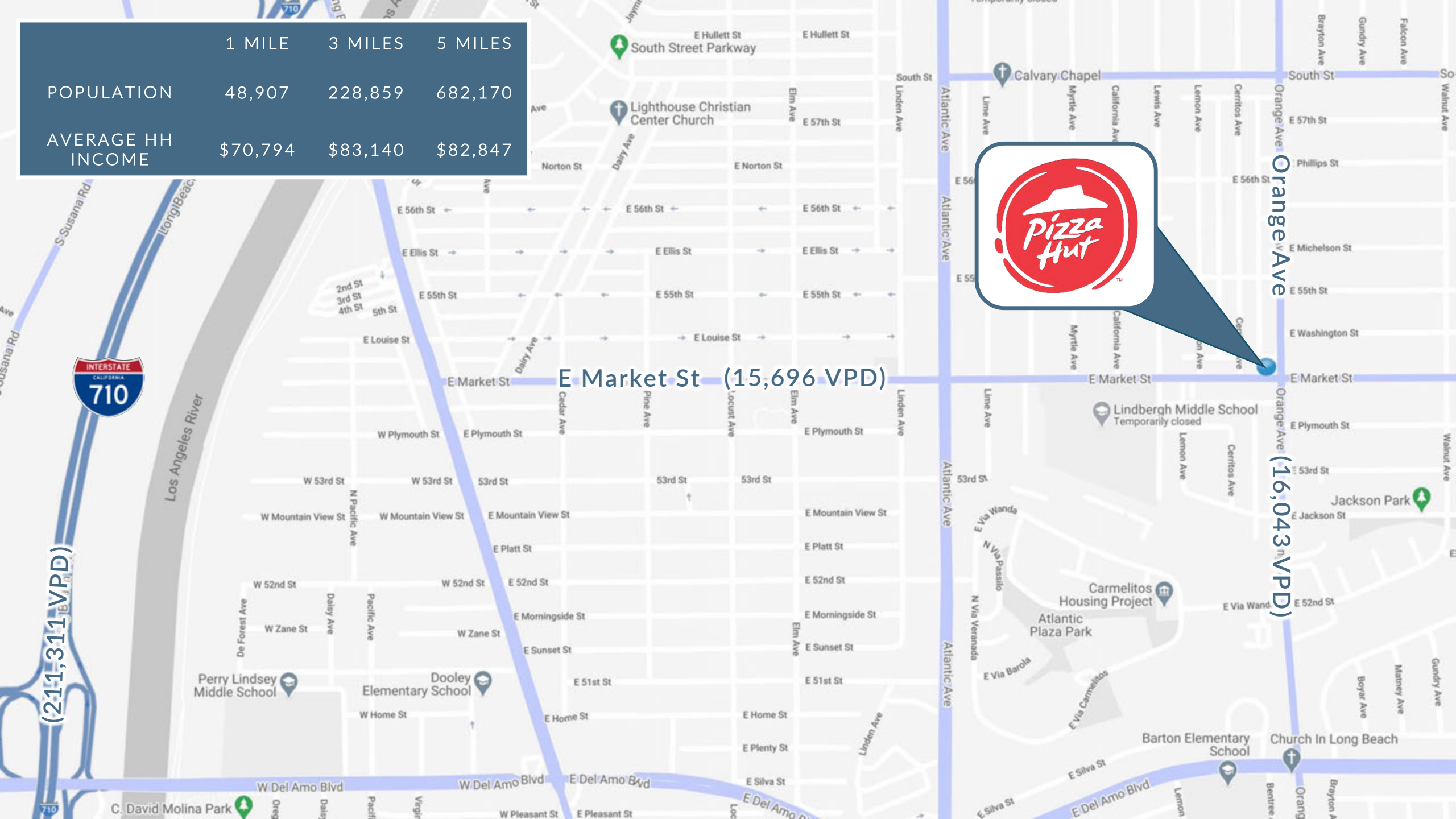


AQUARIUM OF THE PACIFIC



LONG BEACH CA

	1 MILE	3 MILES	5 MILES
POPULATION	48,907	228,859	682,170
AVERAGE HH INCOME	\$70,794	\$83,140	\$82,847



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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