

BRAND NEW CONSTRUCTION

Absolute NNN Sale-Leaseback Investment Opportunity



2109 Quintard Avenue

ANNISTON ALABAMA

REPRESENTATIVE PHOTO



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY



SHEREE STROME, CCIM

First Vice President

SRS National Net Lease Group

sheree.strome@srsre.com

D: 770.617.2149

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 341202

MICHAEL BERK

Senior Associate

SRS National Net Lease Group

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824



Qualifying Broker: Martin Smith, SRS Real Estate Partners | AL License No. 000070431

PHOTOS: JUNE 29th 2021



OFFERING SUMMARY



OFFERING

Asking Price	\$686,000
Cap Rate	5.25%
Net Operating Income	\$36,000

PROPERTY SPECIFICATIONS

Property Address	2109 Quintard Avenue Anniston, Alabama 36201
Rentable Area	1,125 SF
Land Area	0.22 AC
Year Built	2021
Tenant	Pizza Hut
Guaranty	GPS Hospitality Huts, LLC
Lease Type	Absolute NNN (Sale-Leaseback)
Landlord Responsibilities	None
Lease Term	10 Years
Increases	7.5% Every 5 Years & Beg. of Each Option
Options	3 (5-Year)
Rent Commencement	Close of Escrow
Lease Expiration	10 Years from Close of Escrow

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SQUARE FEET	Lease Term		Rental Rates				
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Pizza Hut	1,125	Close of Escrow	10 Years from Close of Escrow	Year 1	-	\$3,000	\$36,000	3 (5-Year)
(GPS Hospitality Huts, LLC)				Year 6	7.5%	\$3,225	\$38,700	7.5% Increase Beg. of Each Option

Brand New 10-Year Sale-Leaseback | GPS Hospitality - Strong Operator | Scheduled Rental Increases | Options to Extend

- The tenant, GPS Hospitality Huts, LLC, will execute a brand-new 10-year lease at the close of escrow with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- GPS Hospitality is an experienced QSR franchisee with nearly 500 restaurants including 60+ Pizza Huts, and is expected to achieve \$1B in revenue by 2022
- The lease will feature scheduled rental increases of 7.5% every five years and at the beginning of each option, generating NOI and hedging against inflation

Absolute NNN Lease | Zero Landlord Responsibilities | Fee-Simple Ownership

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Zero landlord responsibilities
- Investor benefits from fee-simple ownership (building & land)
- Ideal, management-free investment for a passive investor

Brand New Construction | Latest Prototype | Drive-Thru Equipped

- Brand new construction, which features high-quality construction and distinct Pizza Hut design elements
- This location is the latest Pizza Hut prototype and is equipped with a drive-thru, allowing for easy ordering and pick-up

Fronting Quintard Avenue | Primary Thoroughfare | Excellent Visibility & Access

- Pizza Hut is strategically fronting Quintard Avenue, the primary North/South thoroughfare serving Anniston and the immediate trade area
- Quintard Avenue, averages 38,500 vehicles passing by daily
- The asset benefits from excellent frontage and multiple point of access, providing ease and convenience for customers

Local Demographics In 5-mile Trade Area

- More than 43,000 residents and 27,000 employees support the trade area
- \$53,894 average household income

BRAND PROFILE



PIZZA HUT

pizzahut.com

Company Type: Subsidiary

Locations: 18,000+

Parent: Yum! Brands

2020 Employees: 38,000

2020 Revenue: \$5.65 Billion

2020 Net Income: \$904.00 Million

2020 Assets: \$5.85 Billion

Credit Rating: S&P: BB

Pizza Hut, Inc. operates a chain of pizza restaurants in the United States and internationally. The company offers pizzas, pastas, wings, sides, dipping sauces, drinks, and desserts. It also offers catering services. Pizza Hut operates nearly 18,000 restaurants in more than 100 countries. In addition, the company provides franchise opportunities. Further, it enables customers to order its products online. The company was founded in 1958 and is based in Plano, Texas. Pizza Hut, Inc. operates as a subsidiary of Yum! Brands, Inc.



GPS HOSPITALITY

gpshospitality.com

GPS Hospitality is a privately held company that is primarily a franchisee for quick service restaurants (QSR), including Popeyes Louisiana Kitchen, Burger King and Pizza Hut. GPS Hospitality was founded by Thomas A. Garrett in 2012 and has over 10,000 employees.

On July 21, 2015, GPS purchased 60 Burger Kings from one of “Michigan’s largest multi-brand restaurant group[s]”, TEAM Schostak Family Restaurants, partnering financially up with The Cynosure Group and Nonami Investments.

In 2016, GPS became a franchisee of Popeyes Louisiana Kitchens with 7 units and bought 194 more Burger Kings from Strategic Restaurants Acquisition Corporation (SRAC) Holdings. With the additional locations in Mississippi, Alabama, Florida and Arkansas, GPS increased their Burger King presence to 424 units.

On June 8, 2017, GPS added 11 Popeyes Louisiana Kitchen’s in Georgia to bring their total up to 19 including, the ones GPS already have franchised in West Virginia. On November 13, 2018, Burger King Corporation gave GPS three awards, the “Global Franchisee of the Year”, “North America Franchisee of the year” and the “Gold Crown” awards.

In 2019, GPS bought 60+ Pizza Hut franchises bringing their portfolio up to almost 500 franchised restaurants. This acquisition kept GPS on their course of achieving their goal of \$1 billion revenue by the year 2022.

“Goals. People. Service.

At GPS, our name says it all because it’s the shorthand for our Values... Goals, People and Service. Everything we do and how we make decisions are guided by these Values.

And, our destination...our Vision...is to be our Guests’ Favorite Fast Food Destination. By staying true to our Values, we deliver what our guests expect and deserve...great tasting food served by friendly and courteous People in clean, attractive and comfortable restaurants.

As we work together to achieve our Vision, we create a Win-Win culture where both the company and individuals are equally successful and prosperous.

We view the GPS team as partners who share the accountability to deliver the financial performance of a healthy and growing company while providing the tools, resources and support for every individual to earn competitive compensation and to be positioned for future growth as top performing leaders.

This simple formula of Goals, People and Service paints a clear picture of what it takes to succeed, creates a deep pride in our work and rewards each of us professionally, financially and personally. In short, we are committed to a culture where everybody wins.



PROPERTY OVERVIEW



Location



Anniston, Alabama
Calhoun County

Parking



There are approximately 7 parking spaces on the owned parcel.
The parking ratio is approximately 6.20 stalls per 1,000 SF of leasable area.

Access



Quintard Avenue: 1 Access Point

Parcel



Parcel Number: 21-03-05-2-002-008.000
Acres: 0.22
Square Feet: 9,583

Traffic Counts



Quintard Avenue: 38,500 Vehicles Per Day

Construction



Year Built: 2021

Improvements



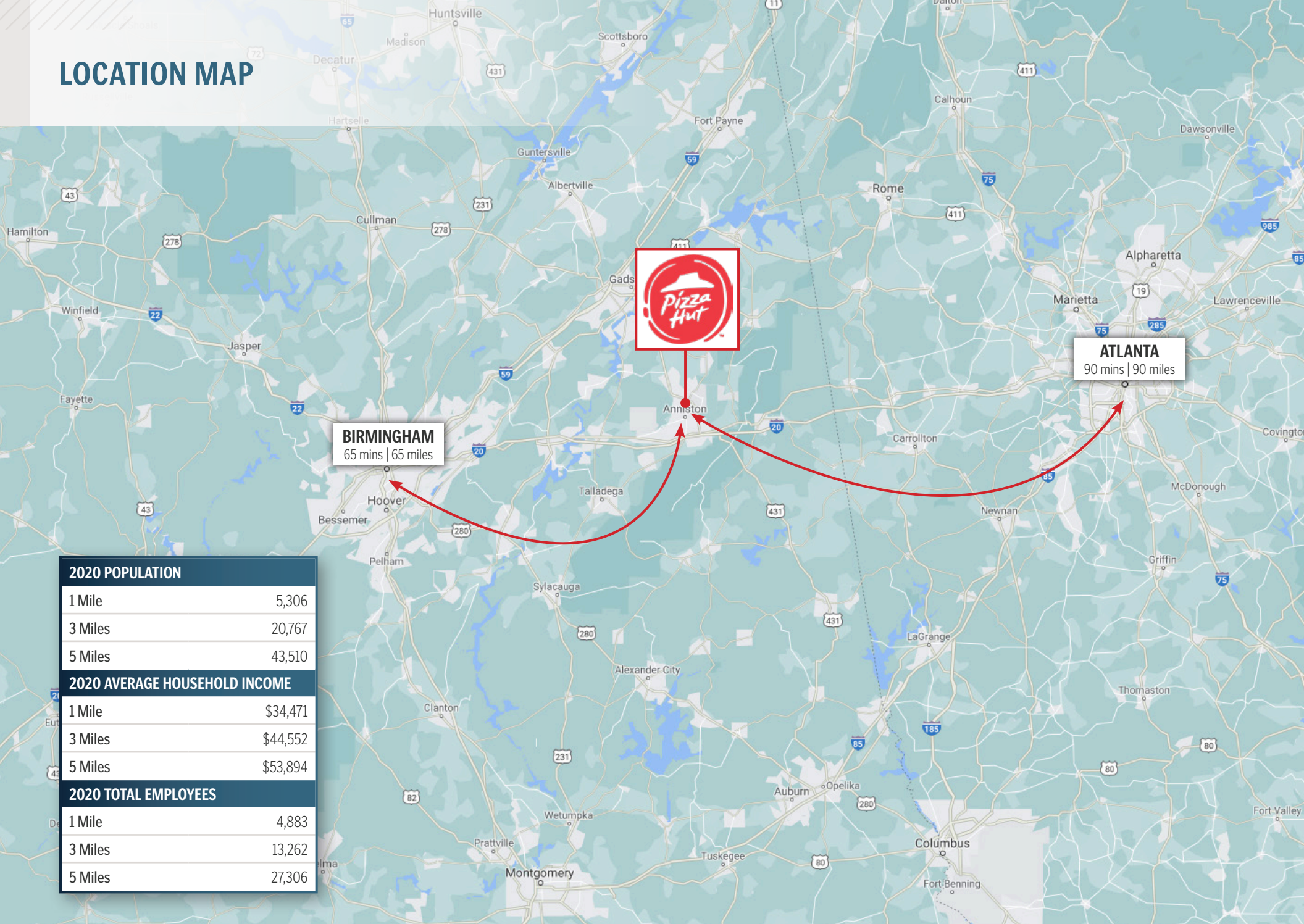
There is approximately 1,125 SF of existing building area

Zoning



Commercial

LOCATION MAP





38,500
VEHICLES PER DAY



QUINTARD AVE./STATE HIGHWAY 21

E. 21ST ST.





AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	5,306	20,767	43,510
2025 Projected Population	5,140	20,230	42,597
2020 Median Age	40.0	40.6	41.5
HOUSEHOLDS & GROWTH			
2020 Estimated Households	2,283	8,553	17,942
2025 Projected Households	2,202	8,299	17,514
INCOME			
2020 Estimated Average Household Income	\$34,471	\$44,552	\$53,894
2020 Estimated Median Household Income	\$20,486	\$25,903	\$36,049
DAYTIME POPULATION			
2020 Estimated Total Businesses	464	1,138	2,176
2020 Estimated Total Employees	4,883	13,262	27,306





ANNISTON, ALABAMA

Anniston, Alabama, in Calhoun county, is 56 miles E of Birmingham, Alabama and 83 miles W of Atlanta, Georgia. The City of Anniston had a population of 20,894 as of July 1, 2020.

Metal products and textiles are the city's major manufactures. The Anniston Museum of Natural History has a notable collection of bird specimens, and the Berman Museum showcases military-related artifacts. Cheaha State Park, in nearby Talladega National Forest, is the location of Cheaha Mountain, Alabama's highest point which attracts tourism in the city. The largest industries in Anniston, AL are Manufacturing, Health Care & Social Assistance, and Retail Trade, and the highest paying industries are Finance & Insurance, Professional, Scientific, & Technical Services, and Construction.

Anniston is home to the Berman Museum, Anniston Museum of Natural History, and Women's Army Corps Museum. You can also visit Pelham Park, West Anniston Park, Jaycee Park, and Zinn Park. Golfers can enjoy their leisure time at the Pine Hill Country Club. Shopping can be enjoyed at the McClellan Mart Shopping Center, Lenlock Shopping Center, Five Points Shopping Center, Anniston Plaza Shopping Center, and Golden Springs Shopping Center.

Harry M Ayers State Technical College and Gadsden Business College-Anniston are located within the city. Anniston Metropolitan Airport is nearby.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

This document has been prepared by SRS Real Estate Partners' National Net Lease Group (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

[SRSRE.COM/NNLG](https://srsre.com/nnlg)