



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Pizza Hut

4356 Leimert Boulevard
Los Angeles, CA 90008

EXCLUSIVELY MARKETED BY:

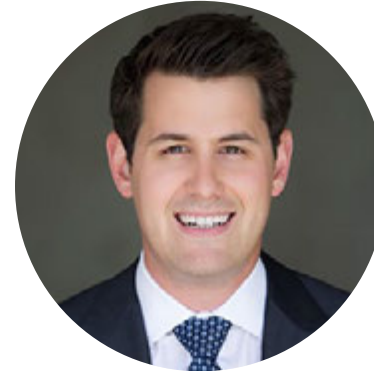


DAN HOOGESTEGER

Lic. # 01376759

310.853.1419 | DIRECT

dan@SIGnnn.com



ADAM SCHERR

Lic. # 01925644

310.853.1266 | DIRECT

adam@SIGnnn.com

11900 Olympic Blvd, Suite 490
Los Angeles, CA 90064
844.4.SIG.NNN
www.SIGnnn.com

TABLE OF CONTENTS

04

06

07

11

13

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location & Aerials

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 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 Pizza Hut Located at 4356 Leimert Boulevard Los Angeles, 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	\$2,732,321
CAP	4.25%
NOI	\$116,124
PRICE PER SF	\$1,469.78

PROPERTY SUMMARY

ADDRESS	4356 Leimert Boulevard Los Angeles, CA 90008
COUNTY	Los Angeles
BUILDING AREA	1,859 SF
LAND AREA	0.18 AC
YEAR BUILT	1991



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 Leimert Boulevard and 11th Avenue Featuring Over 41,000 Vehicles Per Day
- Affluent Trade Area With an Average Household Income of Over \$72,184 Within a 5-Mile Radius
- Densely Populated Area With 1,224,128 People Within 5-Miles
- Located Directly Down the Street to the Baldwin Hills Crenshaw Shopping Mall and Kaiser Permanente Providing For a Built-In Customer Base
- Nearby Retailers Include: El Pollo Loco, Chase Bank, McDonald's, IHOP, Dollar Tree, Staples, Macy's, Forever 21 and More



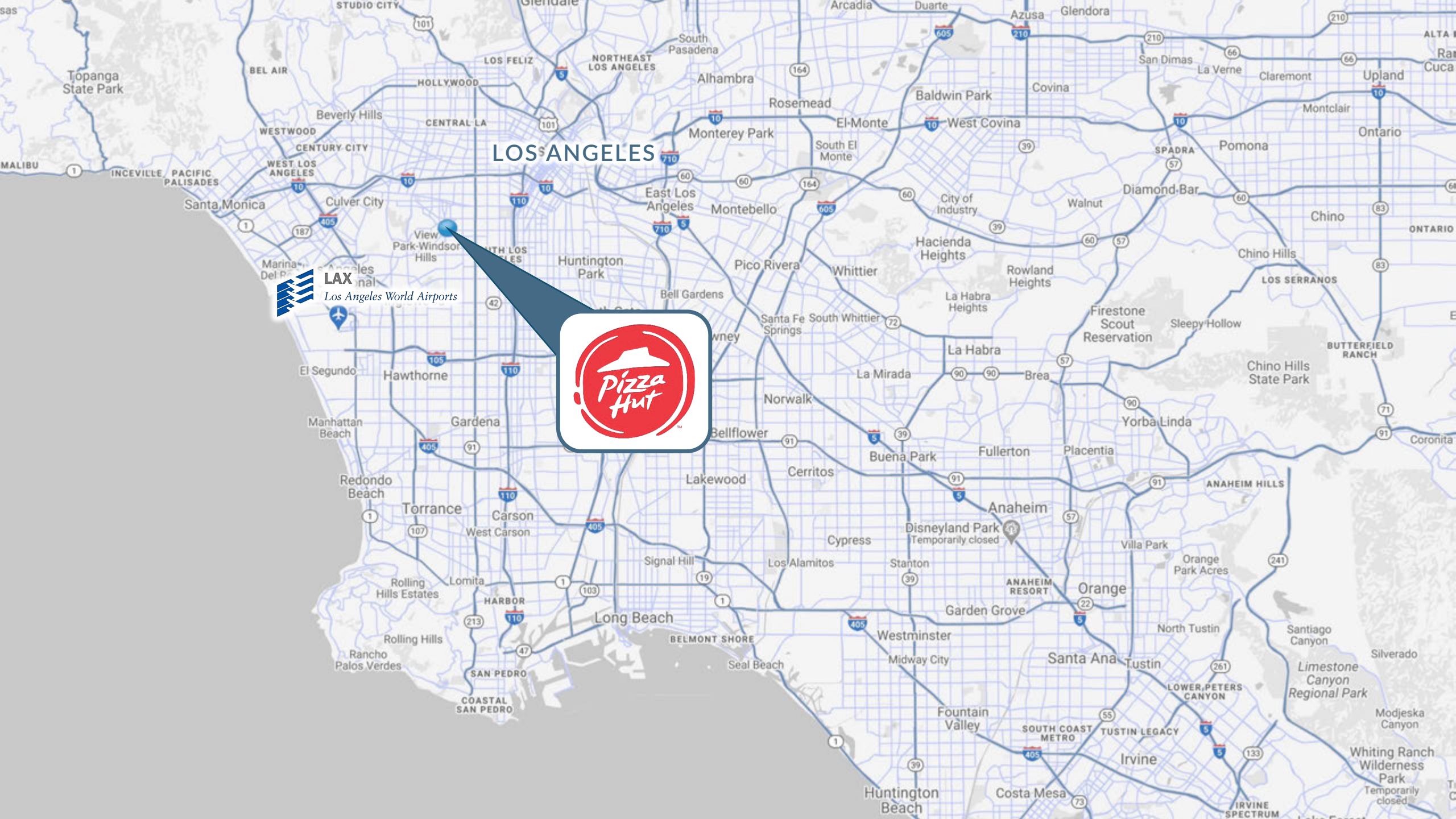
LEASE SUMMARY

TENANT	Pizza Hut
PREMISES	A Building of Approximately 1,859 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
-------------------	---------------------	----------------

1,859 SF	\$116,124	\$62.47
----------	-----------	---------







Angeles Mesa
Elementary School

Crenshaw
High School

DOLLAR TREE

RITE AID
AutoZone
Rainbow
Ralphs
Fitness 19

UNITED STATES
POSTAL SERVICE

SoFi Stadium

Los Angeles
International Airport

Crenshaw Boulevard

Good
Shepherd
Manor

Christ the Good
Shepherd Episcopal
Church

Living Word
Community Church

All Nations
Living Fountains

Pizza
Hut

Best of Times

11th Avenue



Church's
CHICKEN

CRASH CHAMPIONS
CULTURE LEADER TEAM

Today's Fresh
Start Charter

DAWAH
BOOKSHOP

AADAP

THE PARTY
BOSS CO.

DESTINATION
CRENSHAW

Pollo
Loco

CHASE

Leimert
Park Plaza

Vision Theater

Los Angeles
Third Church

SBS Hair Studios Inc.
RESTORATION CLINIC

azla
ETHIOPIAN EATERY



University of California
Los Angeles

Century City

Ralphs
SUPERIOR GROCERS
DOLLAR TREE
CVS pharmacy

Susan Miller Dorsey
Senior High School

Marlton School

Volunteers of America
CHC Community Health Council

WEEKEND URGENT CARE
"Come when you need it most"

Staples

ihop

sears

HOME SERVICES

TJ-maxx

CINEMARK
FOREVER-21

macy's

BUFFALO WILD WINGS
"GOAL & EAT"

Albertsons

Krispy Kreme
DONUTS

boost

Jack
in the box

St. John's

McDonald's

Allstate

7
ELEVEN

Swift

BANANA TREE

TACO MELL
CATERING

THE METAPHOR CLUB
LOUNGE

Metro

Delicious
southern cuisine

Leimert
Park Plaza

Vision Theater

SBS Hair Studios Inc.
RESTORATION CLINIC
azla
ETHIOPIAN CATERING

Leimert Boulevard

Pizza Hut

Living Word
Community Church

All Nations
Living Fountains

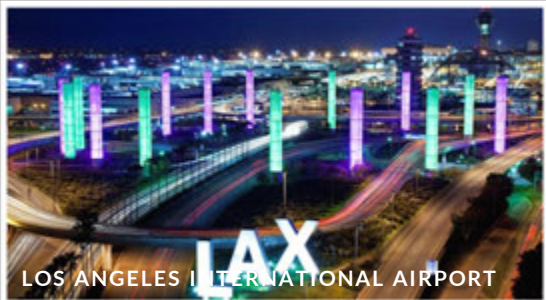
11th Avenue

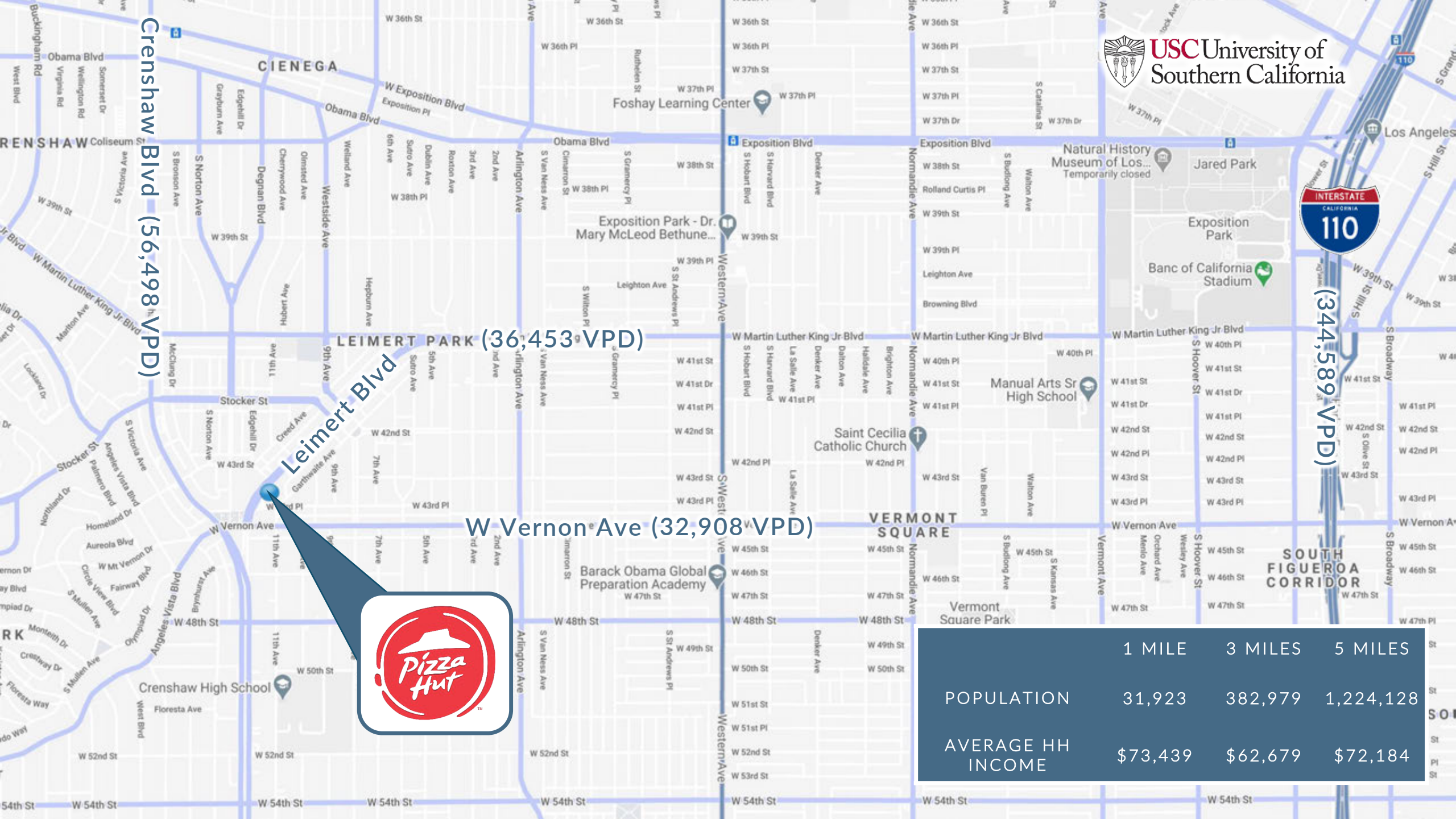
Best of Times

The City of Los Angeles is the second most populous city in the nation with an estimated January 1, 2020 population of 4,010,684. It is home to 39% of the population of the County of Los Angeles (County) and 11.5% of the area of the County. With an area of 470 square miles, Los Angeles is located in the southern part of the State of California and is the principal city of a metropolitan region that stretches from the City of Ventura to the north, to the City of San Clemente to the south, and to the City of San Bernardino to the east. Los Angeles is a global economic powerhouse, boasting the world's third-largest metropolitan economy. For generations, people from around the globe have come to Los Angeles to create the future and in turn, helped build one of the most diverse and dynamic cities in history.

The City and its surrounding metropolitan region feature incredible diversity in terms of both population and the economy. Tourism and hospitality, professional and business services, international trade, entertainment production, and wholesale trade and logistics all contribute significantly to local employment. The Port of Los Angeles handles the largest volume of containerized cargo of all U.S. ports and is top in cargo value for U.S. waterborne foreign traffic. Los Angeles International Airport (LAX) is the third busiest airport in the world in terms of total number of passengers and is 13th in the world in air cargo tonnage. With over a dozen major industries, the LA region is also known for innovation as creative collisions occur where industries overlap, driving new business concepts and entirely new sectors, making LA the creative capital of the nation.

Renowned for mild and beautiful weather, Los Angeles boasts a year-round outdoor lifestyle. LA is a place where residents can experience beautiful beaches, epic hiking and camping, world class dining, music, fine and performing arts, and professional sports. LA is the entertainment capital of the world, with most of the country's major motion picture, television and recorded music operations based in the city. The entertainment industry is a big part of the city's culture, with Hollywood Boulevard, the Hollywood Walk of Fame, Grauman's Chinese Theater and Universal Studios among its top attractions. Outdoor recreation in the Los Angeles area is practically unmatched. Some of the country's best surfing is within reach, from Malibu and Santa Monica to Huntington Beach, with its famous pier, surf shops and surfing walk of fame. Skateboarding, which originated in Los Angeles less than 50 years ago, has never been more popular. In the winter, skiing is available within a manageable distance at Sierra Nevada mountain slopes.





Crenshaw Blvd (56,498 VPD)

CIENEGA

Leimert Blvd

LEIMERT PARK (36,453 VPD)

W Vernon Ave (32,908 VPD)

INTERSTATE CALIFORNIA 110

(344,589 VPD)



	1 MILE	3 MILES	5 MILES
POPULATION	31,923	382,979	1,224,128
AVERAGE HH INCOME	\$73,439	\$62,679	\$72,184

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.



ACTUAL PROPERTY IMAGE

EXCLUSIVELY MARKETING BY:

DAN HOOGESTEGER

Lic. # 01376759

310.853.1419 | DIRECT

dan@SIGnnn.com

ADAM SCHERR

Lic. # 01925644

310.853.1266 | DIRECT

adam@SIGnnn.com



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Pizza Hut

4356 Leimert Boulevard
Los Angeles, CA 90008