

# OFFERING MEMORANDUM

Captain D's Sale Leaseback | Elberton, GA



Representative Photo

123 Elbert Street, Elberton, GA 30635

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585 | A Licensed Georgia Broker #77666



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# TRANSACTION SUMMARY

<b>Purchase Price:</b>	<b>\$1,805,310</b>
<b>Cap Rate:</b>	<b>5.65%</b>
<b>Annual Rent:</b>	<b>\$102,000</b>



## Lease Summary

<b>Tenant:</b>	Captain D's
<b>Guarantor:</b>	Trident Holdings (45 Units)
<b>Lease Type:</b>	Absolute NNN
<b>Landlord Responsibilities:</b>	None
<b>Initial Lease Term:</b>	20 Years
<b>Options to Renew:</b>	5, 5 Year Options
<b>Rent Increases:</b>	10% Every 5 Years
<b>Rent Commencement:</b>	Upon Closing

## Property Specifications

<b>Location:</b>	123 Elbert Street Elberton, GA 30635
<b>Building Size:</b>	+/- 2,618 SF
<b>Land Size:</b>	+/- 0.88 acres
<b>Year Built:</b>	2021 (Retrofit)



## Investment Highlights

- Largest Captain D's Franchisee in the System
- Long Term Absolute NNN Lease to Commence upon Closing
- Located along an Established, Heavily Trafficked Retail Corridor
- Area Retailers Include Ingles, Walmart, CVS, Walgreens, and O'Reilly
- Established Brand - Founded in 1969 with 540 Total Units Systemwide



# AREA MAP





# AERIAL VIEW



Elbert Memorial  
HOSPITAL  
47 TOTAL BEDS

EAGLE GRANITE  
The First Name in Granite

ELBERT COUNTY STADIUM -  
GRANITE BOWL

DOLLAR GENERAL

CIRCLE K

PINNACLE BANK

Walgreens

16,900  
CARS PER DAY



SUBJECT  
PROPERTY



REGIONS

TITLEMAX

Thomas Street

E Elbert Street 72



# AERIAL VIEW





**SUBJECT PROPERTY**

**2 Hour Commute**

**1.5 Hour Commute**

**Atlanta**

**Augusta**

**Athens**

**Greenville**

**Elberton, Georgia**

**Captain D's Seafood Kitchen**

**Stream Capital Partners**

**Elberton, Georgia**

Elberton, Georgia is located in Northeast Georgia about 33 miles east of Athens and 110 miles East of Atlanta. Elberton is known as the **"Granite Capital of the World,"** with more than 45 quarries producing more granite monuments than any other area in the world. Elbert County is a prosperous, growing community boasting an economy as solid as they come - the area's granite monument production accounts for one-third of total production nationwide. Elberton is also known for several attractions including granite monuments, well-maintained parks, beautiful lakes, its picturesque downtown square, historic Elbert County Courthouse and the legendary 20,000-seat Granite Bowl.

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# DEMOGRAPHICS

Source: LandVision 2021



## Residential Population

5 Minutes

**6,590**

10 Minutes

**10,409**

15 Minutes

**15,903**



## Average Household Income

5 Minutes

**\$57,591**

10 Minutes

**\$63,547**

15 Minutes

**\$62,452**



## Area Employees

5 Minutes

**1,599**

10 Minutes

**1,907**

15 Minutes

**2,259**



# TENANT SUMMARY

## “SIT-DOWN FOOD AT FAST-FOOD PRICES”

Headquartered in Nashville, Tenn., Captain D's has more than 540 restaurants in 23 states. Captain D's is the nation's leading fast-casual seafood restaurant and was named the #1 seafood chain in the QSR 50, ranked by AUV. Founded in 1969, Captain D's has been offering its customers high-quality seafood at reasonable prices in a welcoming atmosphere for more than 48 years. Captain D's is dedicated to serving freshly prepared seafood at reasonable prices, all while offering the best dining experience in the industry.

Captain D's serves a wide variety of seafood that includes freshly prepared entrees and the company's signature hand-battered fish. The restaurants also offer premium-quality, grilled items such as varieties of fish and shrimp, as well as hushpuppies, desserts and freshly brewed, Southern-style sweet tea, a Captain D's favorite.



### FOUNDED

1969 In Donelson, Tennessee and Headquartered in Nashville, Tennessee

### RESTAURANTS

Over 540 Restaurants Located across the United States within 23 States and over 6,000 total employees



### REVENUES

Total company revenues are roughly \$544 Million Annually.



# FRANCHISEE SUMMARY

Trident Holdings LLC was formed in early 2015 by three partners from different backgrounds that combined has created a team with an excellent formula for a successful food-service franchise. Trident Holdings began their journey as Captain D's franchisees by acquiring four Captain D's restaurants in the Tri-Cities region of Tennessee and signing a development deal for four new locations. Just seven months after the first acquisition Trident Holdings closed a transaction with two separate sellers for eleven more Captain D's restaurants. In less than twelve months Trident Holdings became the third-largest franchisee of the Captain D's brand with sixteen locations across four states in the Southeastern U.S.



**Today, through acquisitions and new store growth Trident Holdings is the largest franchisee in the Captain D's brand with 45 locations across 8 states and over 500 employees.**







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