

Over 23

YEARS REMAINING



Retail Investment Group



Taken May 2022



812 W GREENWOOD ST
ABBEVILLE, SC 29620

Absolute NNN
Zero Landlord Responsibilities



ABBEVILLE, SC

Exclusively Listed By

PRIMARY CONTACT

MARK McLOONE

Managing Partner
AZ Lic: BR673250000
602.790.1526
mark@retail1031.com

STEVEN DAVIS

Managing Partner
AZ Lic: BR101032000
602.625.8338
steven@retail1031.com

BROKER OF RECORD

Brian Brockman
SC Lic: 108250





\$1,024,000
PRICE

5.50%
CAP

\$56,320
NOI

±2,231 SF
BUILDING SIZE

±20,790 SF
LAND SIZE

1982
YEAR BUILT

2000
RENOVATED



Executive Summary

ADDRESS	812 W Greenwood St Abbeville, SC 29620
LEASE TYPE	Absolute NNN with Zero Landlord Responsibilities
LEASE EXPIRATION	December 31, 2045
LESSEE	AYVAZ Pizza, LLC ±388 Locations
GUARANTOR	AYVAZ Pizza, LLC ±388 Locations
OPTIONS	(4) 5-Year Options
INCREASES	10% Every 5 Years
ROFR	None

Property Highlights

- Long-term lease with over 23 years remaining on base lease
- Absolute NNN with ZERO landlord responsibilities
- Strong guarantor - AYVAZ Pizza, LLC operates ±388 Pizza Hut locations, wholly owned by the founder and CEO of Dhanani Group
- Healthy rent-to-sales ratio - ask broker for details
- Nearby traffic generators include CVS, Dollar Tree, Advance Auto Parts and O'Reilly Auto Parts
- Food away from home spending of over \$8 million within 5-miles
- Over 12,000 vehicles per day on Greenwood St
- Population of nearly 9,000 within 5-miles



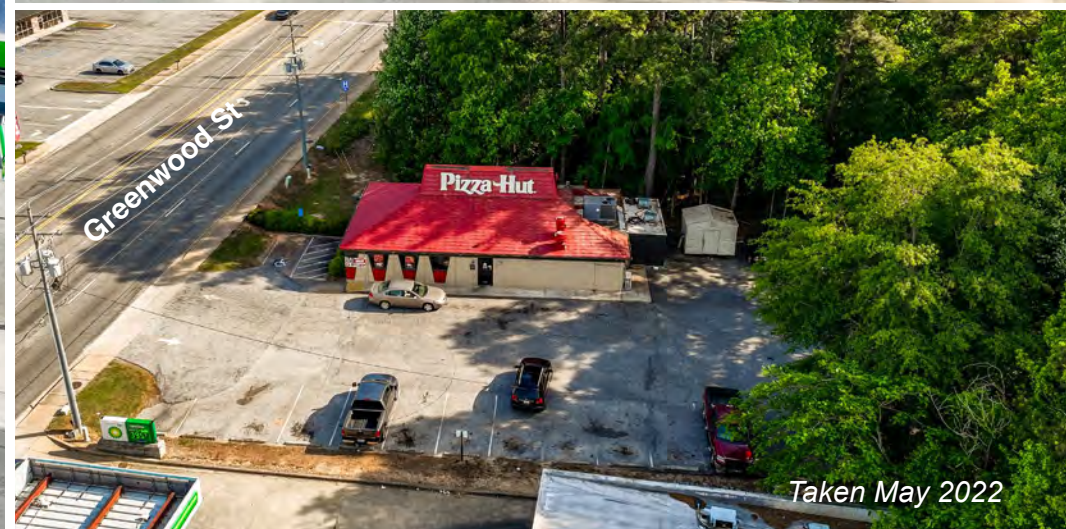
Retail Investment Group

480.429.4580 | retail1031.com

ABBEVILLE, SC



ABBEVILLE, SC





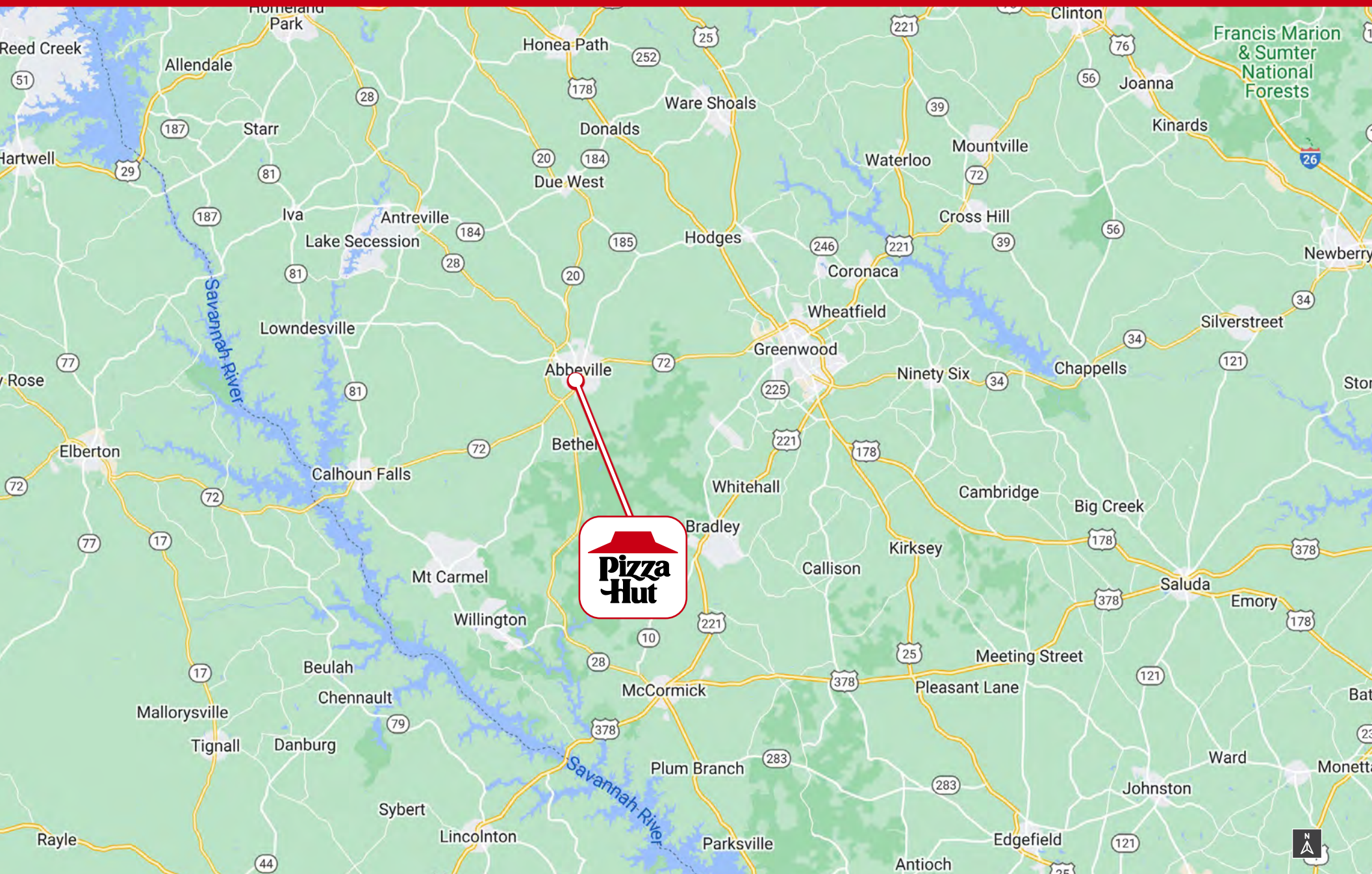
Rent Schedule

	Start	End	Annual Rent	Annual Return
Current	1/1/21	12/31/25	\$56,320	5.50%
Years 5-10	1/1/26	12/31/30	\$61,952	6.05%
Years 11-15	1/1/31	12/31/35	\$68,147	6.66%
Years 16-20	1/1/36	12/31/40	\$74,962	7.32%
Years 21-25	1/1/41	12/31/45	\$82,458	8.05%
Option 1 Years 26-30	1/1/46	12/31/50	\$90,704	8.86%
Option 2 Years 31-35	1/1/51	12/31/55	\$99,774	9.74%
Option 3 Years 36-40	1/1/56	12/31/60	\$109,752	10.72%
Option 4 Years 41-45	1/1/61	12/31/65	\$120,727	11.79%

**Asking Price****\$1,024,000****Annual Rent****\$56,320****Current Lease Term Start****2021****Options****(4) 5 Year****Increases****10% Every 5 Years**



ABBEVILLE, SC



**AYVAZ
PIZZA, LLC**
LESSEE

±388
LOCATIONS
(FRANCHISEE)

TEXAS
HEADQUARTERS
(FRANCHISEE)

2021
FOUNDED
(FRANCHISEE)

PIZZA HUT
TENANT

+18,000
LOCATIONS
(CORPORATE)

TEXAS
HEADQUARTERS
(CORPORATE)

1958
FOUNDED
(CORPORATE)



Tenant Profile

Pizza Hut

Pizza Hut, a subsidiary of **Yum! Brands, Inc.**, is an American multinational restaurant chain and international franchise founded in 1958 by Dan and Frank Carney. With more than 18,000 restaurants in over 100 countries, Pizza Hut is one of the largest pizza chains in the world.

pizzahut.com

Lessee / Guarantor

AYVAZ Pizza, LLC is a restaurant-operating company led by a collection of seasoned restaurant industry veterans. It owns and operates ±388 Pizza Hut locations throughout the country. All locations have a history of operations and built-in customer base providing a strong foundation from which to grow.

AYVAZ Pizza, LLC is wholly owned by the founder and CEO of **Dhanani Group**, one of the largest QSR franchisees in the U.S. with over 900 total locations. In the aggregate, the Dhanani family owns and operates more than 2,000 locations and is the second largest franchisee operation in the United States.

dhananigroupinc.com

ABBEVILLE, SC

Parent Company



Yum! Brands, Inc., based in Louisville, Kentucky, has over 53,000 restaurants in more than 155 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 2021, Yum! Brands was named to the Dow Jones Sustainability North America Index and was ranked on Newsweek's list of America's Most Responsible Companies.



yum.com



QUICK FACTS

2019 POPULATION
±5,014

COUNTY
ABBEVILLE

About Abbeville, SC

Abbeville is a city in Abbeville County, South Carolina, United States, 86 miles west of Columbia and 45 miles south of Greenville. Its population was an estimated 5,014 as of 2019. It is the county seat of Abbeville County. Settled by French Huguenot settlers, it was named, along with the county, for the French town of the same name.

Abbeville was established by French Huguenots in 1764, at a site named by John de la Howe. It was incorporated in 1840.

Famed states' rights advocate and Vice President John C. Calhoun first practiced law in Abbeville, and he was born on a farm on the outskirts in what is now Mt. Carmel.





Demographics



POPULATION

	1 Mile	3 Miles	5 Miles
2022 Population	1,355	7,226	8,751
2022 Median Age	43.9	44.3	44.8



INCOME

	1 Mile	3 Miles	5 Miles
2022 Avg HH Income	\$38,325	\$48,755	\$51,084
2022 Med HH Income	\$23,526	\$33,765	\$37,003



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Households	573	2,936	3,540
2022 Avg HH Size	2.2	2.4	2.4



DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2022 Employees	2,586	4,797	5,156
2022 Businesses	178	448	471



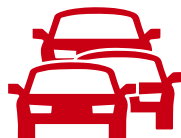
Food-Away-From-Home Spending of

±\$1,130,642
within 1-mile

±\$6,763,592
within 3-miles

±\$8,461,997
within 5-miles

Traffic Counts



W Greenwood St @ Morse Ave N
W Greenwood St @ 1st St S

±12,041 VPD
±12,439 VPD

Costar 2022



ABBEVILLE, SC

Exclusively Listed By

PRIMARY CONTACT

MARK McLOONE

Managing Partner

AZ Lic: BR673250000

602.790.1526

mark@retail1031.com

STEVEN DAVIS

Managing Partner

AZ Lic: BR101032000

602.625.8338

steven@retail1031.com

BROKER OF RECORD

Brian Brockman

SC Lic: 108250



Retail Investment Group

480.429.4580 | retail1031.com

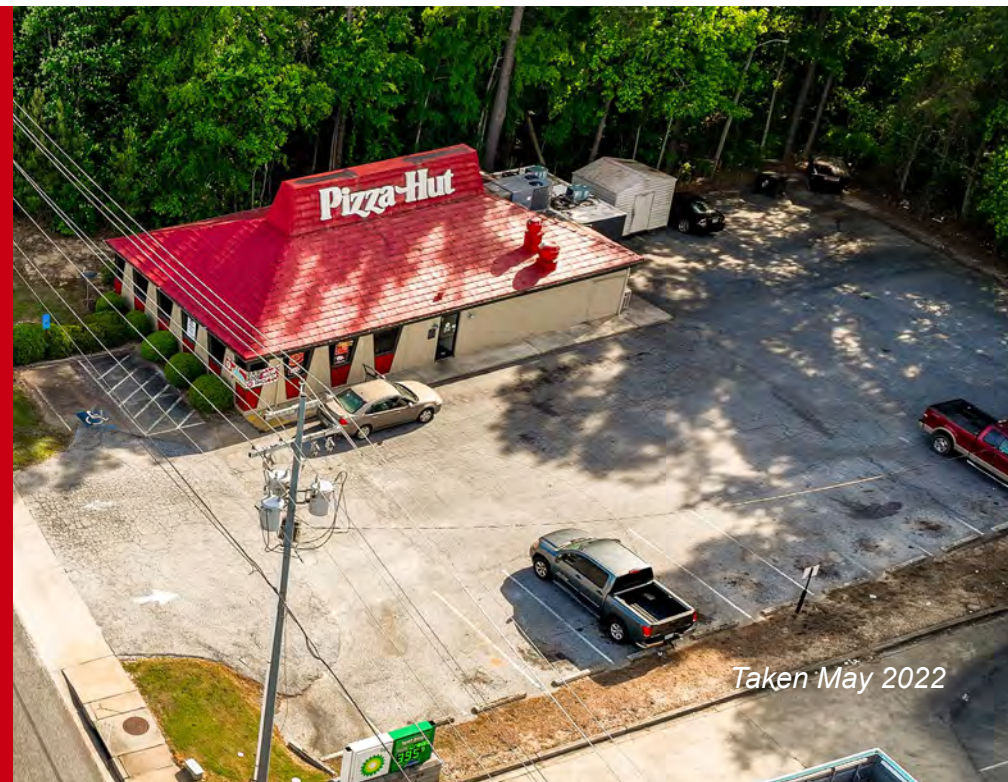
Confidentiality Disclaimer

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical 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. Retail Investment Group has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



Taken May 2022