

Over 23

YEARS REMAIN



Retail Investment Group



Representative Photo



14249 JONES ST
LAVONIA, GA 30553

**Absolute NNN
Zero Landlord Responsibilities**



LAVONIA, GA

Exclusively Listed By

PRIMARY CONTACT

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480.429.4580 | retail1031.com



\$941,260
PRICE

5.0%
CAP

\$47,063
NOI

±2,898 SF
BUILDING SIZE

±1.01 AC
LAND SIZE

1987
YEAR BUILT



Executive Summary

ADDRESS	14249 Jones St Lavonia, GA 30553
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
- Walking distance from Hampton Inn & Suites (±82 rooms), Holiday Inn Express & Suites (±72 rooms) and Super 8 (±60 rooms)
- Food away from home spending of over \$11 million within 5-miles
- Over 10,000 vehicles per day on Jones Street
- Population of nearly 10,000 within 5-miles



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Rent Schedule

	Start	End	Annual Rent	Annual Return
Current	1/1/20	12/31/24	\$47,063	5.00%
Years 5-10	1/1/25	12/31/29	\$51,769	5.50%
Years 11-15	1/1/30	12/31/34	\$56,946	6.05%
Years 16-20	1/1/35	12/31/39	\$62,641	6.66%
Years 21-25	1/1/40	12/31/44	\$68,905	7.32%
Option 1 Years 26-30	1/1/45	12/31/49	\$75,795	8.05%
Option 2 Years 31-35	1/1/50	12/31/54	\$83,375	8.86%
Option 3 Years 36-40	1/1/55	12/31/59	\$91,712	9.74%
Option 4 Years 41-45	1/1/60	12/31/64	\$100,884	10.72%

**Asking Price****\$941,260****Annual Rent****\$47,063****Current Lease Term Start****2020****Options****(4) 5 Year****Increases****10% Every 5 Years**



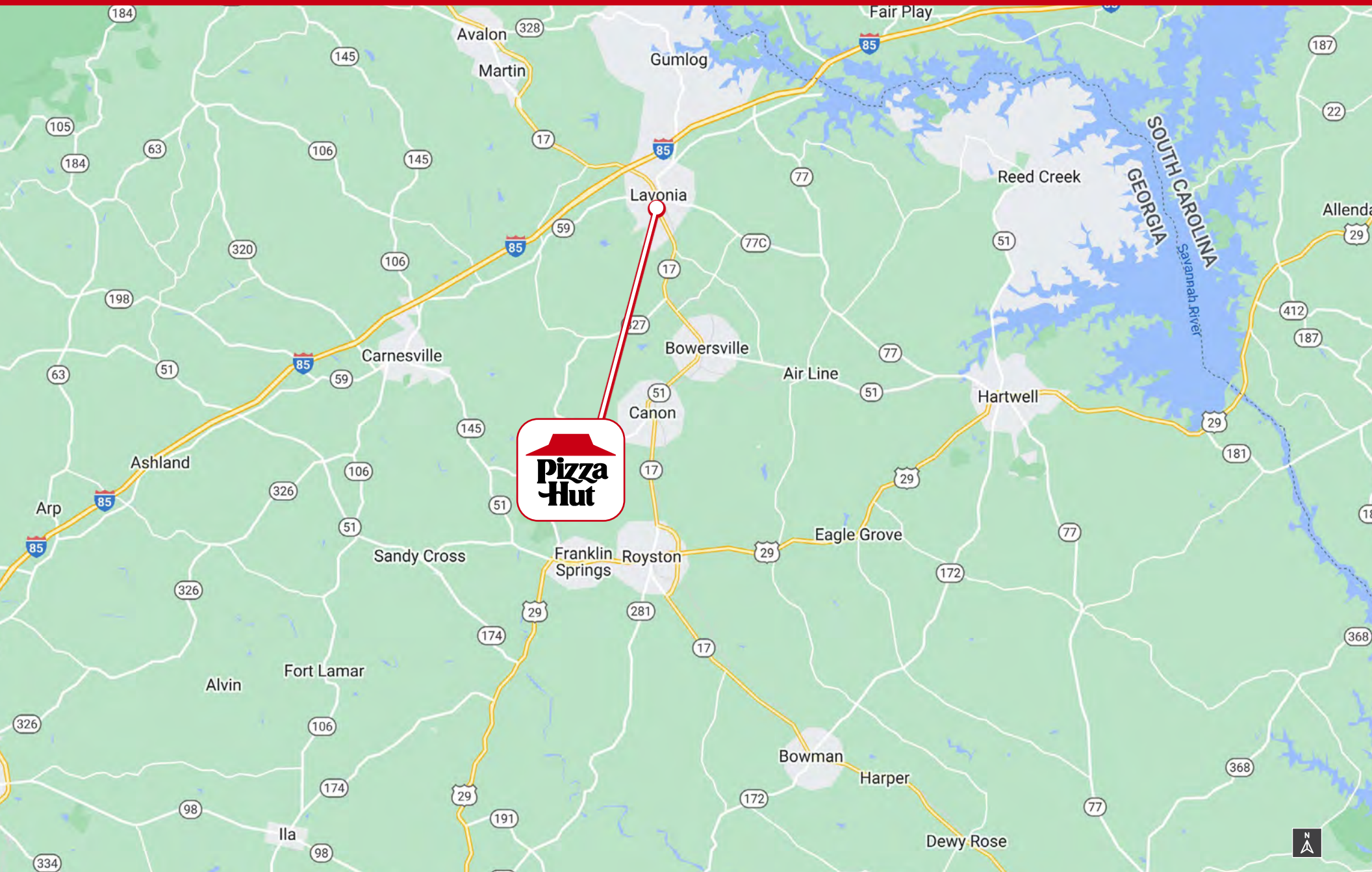
±87 MILES TO ATLANTA, GA

±140 MILES TO CHARLOTTE, NC

±220 MILES TO GREENSBORO, NC



LAVONIA, GA



**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

LAVONIA, GA

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



LAVONIA, GA

QUICK FACTS

2020 POPULATION
±2,143

COUNTIES
**FRANKLIN,
HART**

About Lavonia, GA

Lavonia is a city in Franklin and Hart Counties, Georgia, United States. The population was estimated at 2,143 as of 2020.

Lavonia is located in northeastern Franklin County with a small portion of the town extending southeast into Hart County. The city lies along Interstate 85, 53 miles southwest of Greenville, South Carolina, and 94 miles northeast of Atlanta.



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Demographics



POPULATION

	3 Miles	5 Miles	10 Miles
2022 Population	4,480	9,991	32,338
2027 Population Proj	4,750	10,691	34,501



INCOME

	3 Miles	5 Miles	10 Miles
2022 Avg HH Income	\$54,295	\$60,378	\$68,653
2022 Med HH Income	\$43,178	\$49,131	\$53,128



HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2022 Households	1,748	3,910	12,901
2027 Household Proj	1,857	4,192	13,782



DAYTIME DEMOS

	3 Miles	5 Miles	10 Miles
2022 Employees	3,404	3,994	6,853
2022 Businesses	366	439	845



Food-Away-From-Home Spending of

±\$4,552,334
within 3-miles

±\$11,002,435
within 5-miles

±\$39,315,051
within 10-miles

Traffic Counts



Jones Street @ N Fairview Rd W
State Rte 17 @ Jones St SE

±10,095 VPD
±8,826 VPD

Costar 2022



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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.



Actual Location