



PIZZA HUT

4034 South Cleveland Massillon Road - Norton, OH 44203

EXCLUSIVELY MARKETED BY

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Pizza Hut Located at 4034 South Cleveland Massillon Road in Norton, OH. This Property Boasts Approximately 18 Years Remaining on the Base Term of the Lease, With Six (5-Year) Option Periods, Ensuring a Long-Term and Stable Passive Income Stream. The Lease is an Absolute NNN, the Tenant is Responsible For All Property-Related Expenses and Includes Annual Rent Increases of 1.75% (Starting March 1, 2028), Providing a Steady Growth in Rental Income. Strategically Located in a High-Traffic Area With Strong Demographics. The Combination of a Well-Established Brand, a Leading Franchise Operator and Favorable Lease Terms Makes This an Attractive and Stable Investment Opportunity.

Sale Price

\$1,458,016

OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$87,481
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	4034 South Cleveland Massillon Rd
City, State, Zip:	Norton, OH 44203
County:	Summit
Building Size:	1,430 SF
Lot Size:	0.86 Acres
Year Built:	2012

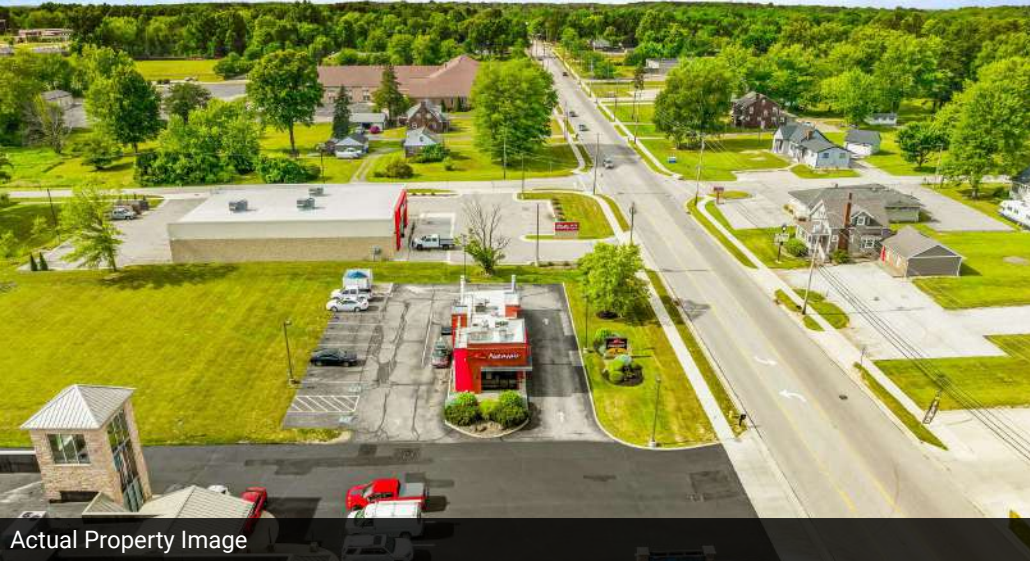


Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Long-Term Passive Income Opportunity With Approximately 18 Years Remaining on the Base Lease Term, Along With Six (6) Optional Five-Year Extensions, Investors Can Enjoy a Long-term and Stable Passive Income Stream; the Lease Structure Ensures Financial Security and Growth Potential Over the Years
- Absolute NNN Lease With Annual Rent Increases (Starting March 1, 2028) Provides an Investor Strong Rental Growth With Zero Landlord Responsibilities
- Leading Pizza Hut Franchisee With 120+ Locations Operated By SFR XI Holdings, LLC, and Guaranteed By SFR XI Holdings, LLC, the 11th Largest Pizza Hut Franchisee in North America, This Property Benefits From the Expertise of a Top Operator With Over 120 Units; the Franchisee Consistently Achieves Impressive Year-Over-Year Revenue Growth and is Committed to Optimizing Sales Across All of Their Locations
- Globally Recognized Restaurant Brand Pizza Hut, Part of the Yum! Brands Family, Operates Close to 20,000 Locations Globally; in 2023, Pizza Hut's System-Wide Sales Reached \$13.3 Billion; Meanwhile, Yum! Brands, its Parent Company, Reported System-Wide Sales Totaling Approximately \$63.8 Billion For the Same Year
- Pandemic, Recession and Internet Resistant Tenant, Providing a Secure and Passive Investment Opportunity
- Ideal 1031 Exchange Opportunity Featuring a Low Price Point
- First Signalized Intersection Off Highway 480, Across From a Giant Eagle Grocery Shopping Center
- Cross Synergy & Strong Retail Corridor With Adjacent Retailers Including McDonald's, Acme Fresh Market, Circle K, Wendy's, Chipotle, Subway, O'Reilly's Auto Parts and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

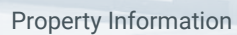
LEASE ABSTRACT

Tenant:	Pizza Hut
Premises:	1,430 SF
Base Rent:	\$87,481
Rent Per SF:	\$61.18
Lease Commencement:	February 22, 2022
Lease Expiration:	February 28, 2042
Lease Term:	~18 Years Remaining
Renewal Options:	6 x 5 Years
Rent Increases:	Annually By 1.75% Starting March 2028
Lease Type:	Absolute Triple Net (NNN)
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:	No
Guarantor:	SFR XI Holdings LLC



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image

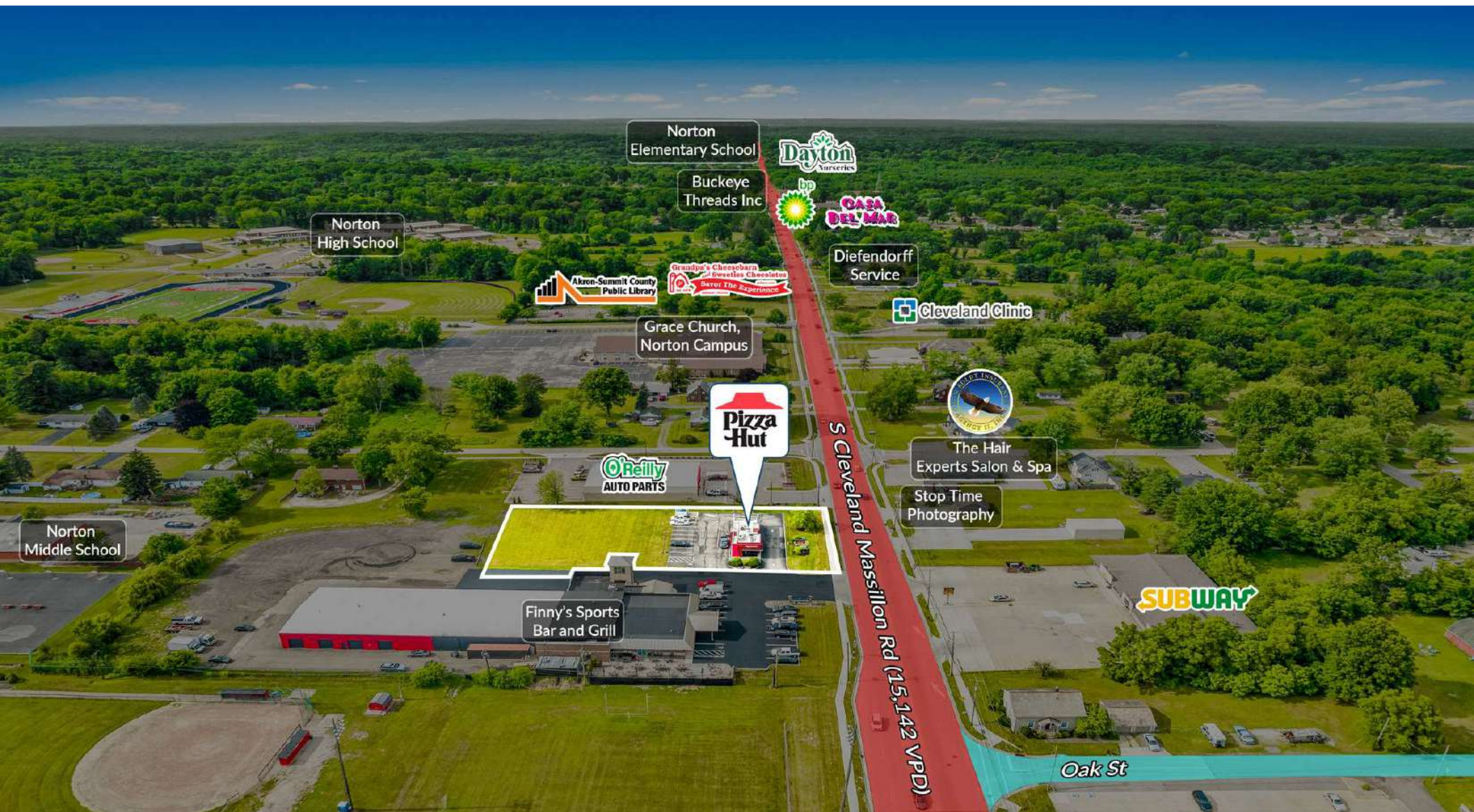


Actual Property Image

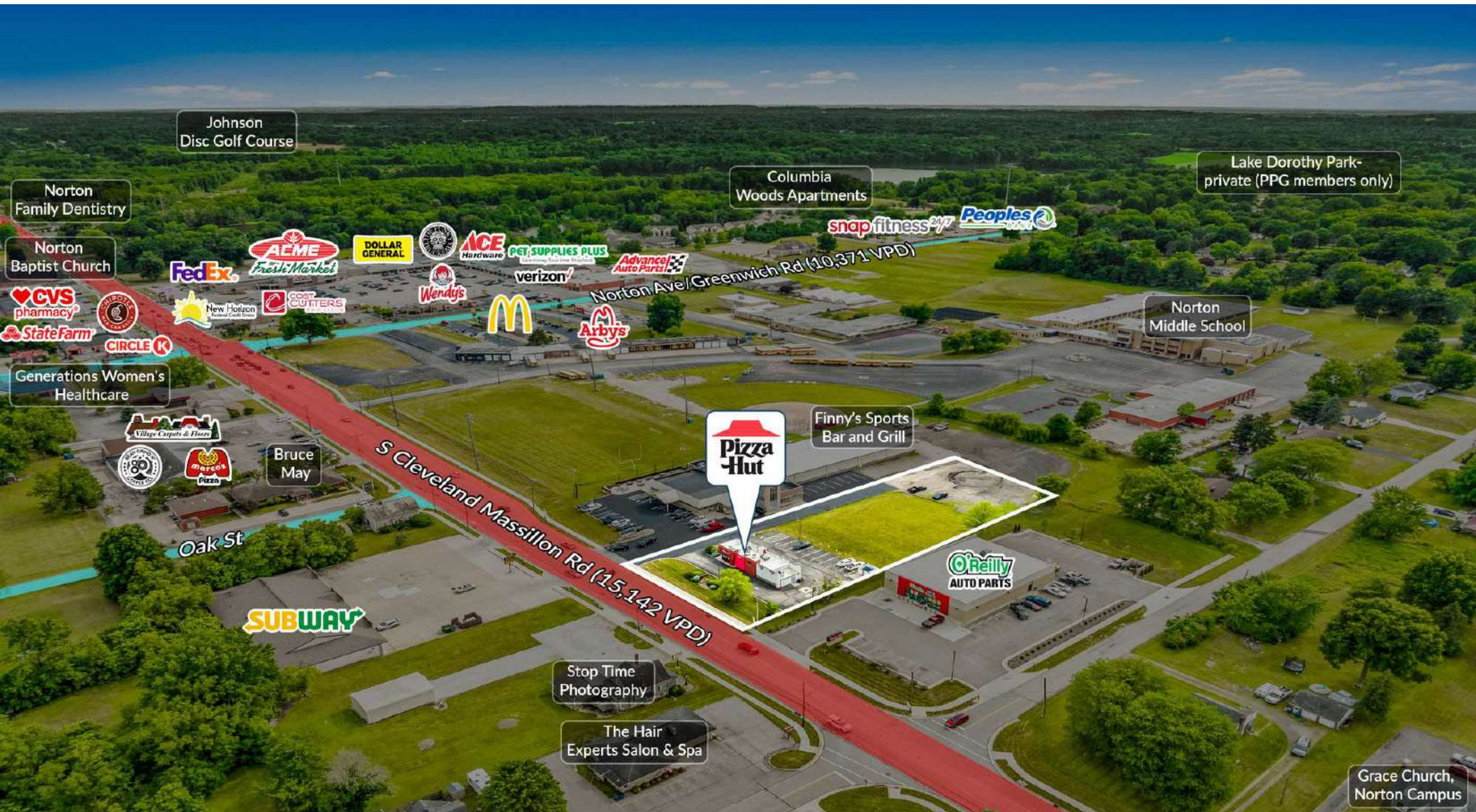


Actual Property Image

AERIAL MAP



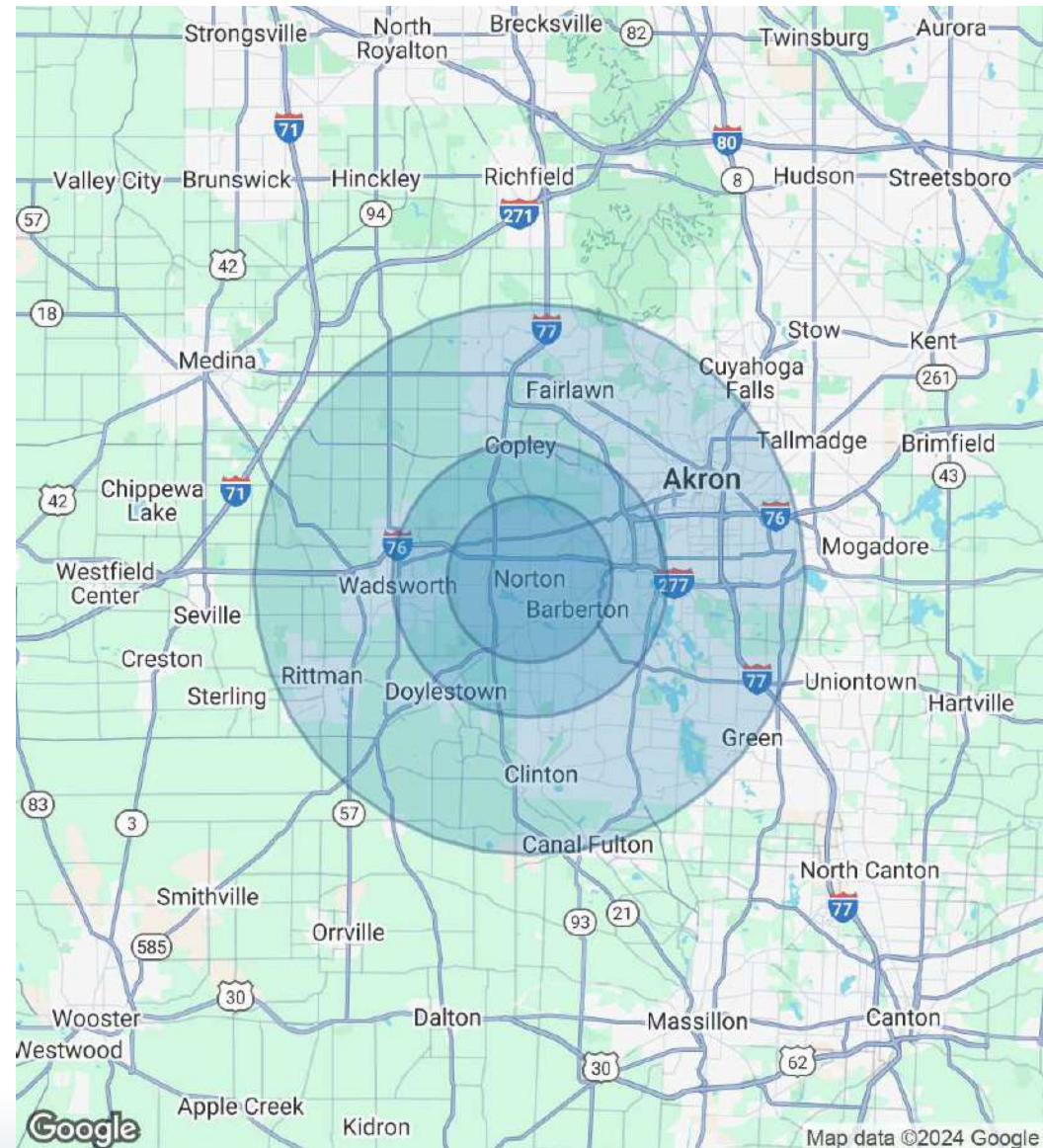
AERIAL MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	32,750	94,288	290,821
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,979	40,322	124,399
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$77,646	\$80,361	\$88,557
Average House Value	\$168,381	\$181,736	\$214,812

TRAFFIC COUNTS	
S Cleveland Massillon Rd	15,142 VPD
I-76	60,784 VPD
Norton Ave / Greenwich Rd	10,371 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Akron, OH



University of Akron

NORTON, OH

Norton is situated southwest of Akron and is part of the Akron Metropolitan Statistical Area. It has easy access to major highways, including Interstate 76 and State Route 21. The city covers approximately 20 square miles, with a mix of residential, commercial, and agricultural areas. Norton is known for its suburban-rural mix, with many families and retirees. The community is relatively close-knit, with a small-town feel. The City of Norton had a population of 11,781 as of July 1, 2023.

Norton's economy reflects its suburban-rural character and proximity to larger urban centers like Akron. Manufacturing remains a significant part of the local economy, with several small to medium-sized manufacturing businesses operating in the area. These businesses produce a range of products, contributing to local employment and economic stability. Given its rural aspects, agriculture plays an important role in Norton's economy. Many residents of Norton commute to nearby cities, particularly Akron, for work. The City of Akron boasts a wide array of industry clusters, ranging from polymers, biomedical, information technology, and much more. Area companies benefit from industry clusters that allow them to take advantage of common technologies, a shared labor pool, and close proximity to suppliers and buyers. The city is home to the University of Akron. The college is recognized as one of the leaders in the world in polymer research and has noteworthy graduate programs in engineering. Principal employers include: Amazon Fulfillment Center, Summa Health System, Akron Children's Hospital, University of Akron and Akron Public Schools among the top.

The city has a number of parks which have playgrounds, picnic areas, soccer fields, baseball fields and basketball courts. The parks are suitable for family gatherings and individual recreation. Golf can be played at the excellent courses in the neighboring areas. Norton and Nearby Attractions are Columbia Woods Park, Akron Zoo, Lake Dorothy, Loyal Oak Golf Course and National Inventors Hall of Fame. Norton has several parks and recreational facilities, providing residents with opportunities for outdoor activities such as hiking, fishing, and sports. The city hosts various community events throughout the year, fostering a sense of community and engagement among residents.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Subsidiary (NYSE: YUM)
Founded:	1958
Locations:	19,000+
Headquarters:	Plano, TX
Website:	pizzahut.com

PIZZA HUT

Pizza Hut is an American restaurant chain and international franchise, known for its Italian-American cuisine menu including pizza and pasta, as well as side dishes and desserts. Pizza Hut was founded in June 1958 by two Wichita State University students, brothers Dan and Frank Carney, as a single location in Wichita, Kansas. The company operates more than 19,000 restaurants in more than 100 countries, making it the world's largest pizza chain in terms of locations. Pizza Hut is a subsidiary of Yum! Brands, Inc., which is one of the world's largest restaurant companies. The company announced a rebrand that began on November 19, 2014 as an effort to increase sales. The menu was expanded to introduce various items such as crust flavors and eleven new specialty pies. Pizza Hut is split into several different restaurant formats: the original family-style dine-in locations, store front delivery, carry-out locations and hybrid locations that have carry-out, delivery, and dine-in options. Some full-size Pizza Hut locations have a lunch buffet, with "all-you-can-eat" pizza, salad, bread sticks and a pasta bar.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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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.

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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 SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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