

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New 10-Year Lease | 1,200+ Unit Operator | Pad to Harbor Freight Anchored Center



1117A West Spring Street | Monroe, Georgia

ATLANTA MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



MICHAEL BERK

First Vice President

SRS National Net Lease

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824



NATIONAL NET LEASE

Qualifying Broker: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | GA License No. 318675

SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Pricing	\$906,075
Net Operating Income	\$59,801
Cap Rate	6.60%

PROPERTY SPECIFICATIONS

Property Address	1117A West Spring Street Monroe, Georgia 30655
Rentable Area	2,135 SF
Land Area	0.50 AC
Year Built	2002
Tenant	Flynn Restaurant Group
Guaranty	Hut Georgia LLC (99 Store Guaranty)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	10 Years
Increases	7.5% Increases Every 5 Years Including Options
Options	4 (5-Year)
Rent Commencement	January 2025
Lease Expiration	January 2035

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Pizza Hut	2,135	Jan. 2025	Jan. 2035	Year 1	-	\$4,983	\$59,801	4 (5-Year)
				Year 6	7.5%	\$5,357	\$64,286	

7.5% Rental Increases Beg. of Each Option

New 10-Year Lease | Scheduled Rental Increases | Options to Extend | Flynn Restaurant Group (1,200+ Units)

- The tenant signed a brand-new 10-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease will feature scheduled rental increases of 7.5% every five years and at the beginning of each option, generating NOI and hedging against inflation
- Flynn Restaurant Group is an established operator with 1,200+ sites
- A global leader in the pizza category, Pizza Hut operates more than 19,000 restaurants in more than 100 countries

Absolute NNN | Zero Landlord Responsibilities | Fee-Simple Ownership

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Zero landlord responsibilities
- Investor benefits from fee-simple ownership (building & land)
- Ideal, management-free investment for a passive investor

Part of Larger Development | Fronting W Spring St |

Surrounding Retailers | Excellent Visibility & Access

- Pizza Hut is part of a larger retail development that features Taco Bell, Panera Bread, Papa Johns, Harbor Freight Tools, and more; the tenant lineup will promote synergy and crossover store exposure
- Fronting W Spring St averaging 17,000 VPD
- The immediate trade area is supported by surrounding retailers such as The Home Depot, LongHorn Steakhouse, Walmart Supercenter, Dollar Tree, and more
- The asset benefits from excellent frontage and access, providing ease and convenience for customers

Demographics 5-Mile Trade Area | Proximity to Atlanta & Athens

- More than 33,000 residents and 11,000 employees support the trade area
- \$80,817 average household income
- Located 44 miles East of Atlanta and 27 miles West of Athens



Flynn Group operates a diversified portfolio across multiple industry-leading brands:

- Quick-Service Restaurants (QSR): Includes ownership and operations of global brands such as Taco Bell, Pizza Hut, and Arby's.
- Casual Dining: Manages well-known chains, including Applebee's and Panera Bread.

Flynn Group has experienced rapid growth through strategic acquisitions. The purchase of hundreds of Pizza Hut and Wendy's locations across the U.S. further solidifies its status as a powerhouse in the franchise business.

Flynn Group emphasizes giving back to the communities in which it operates through charitable initiatives and partnerships, contributing to local causes and community development.

FLYNN GROUP

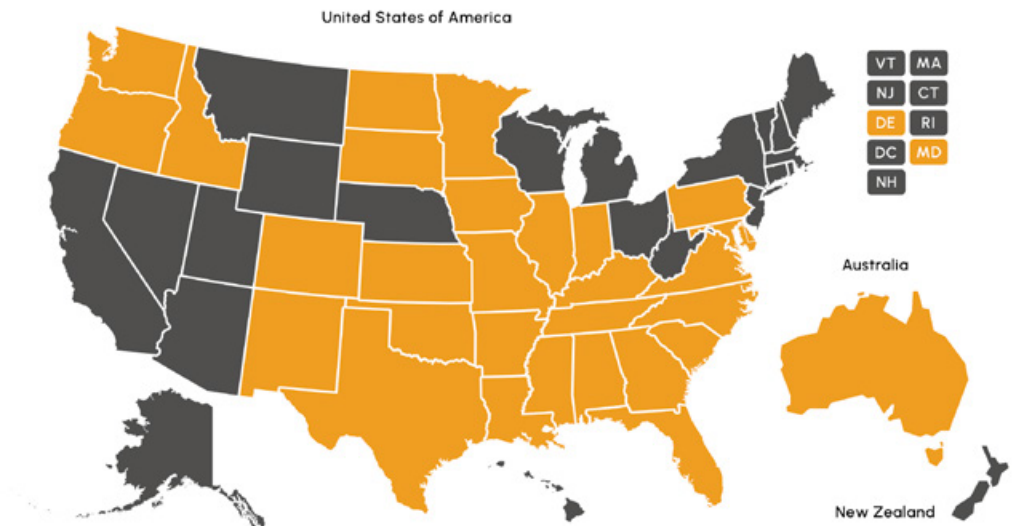
flynn.com/pizza-hut/

Locations: 1,200+

Countries: 2

2024 Employees: 19,100

Flynn Group entered the Pizza Hut system in 2021 with the acquisition of 900+ restaurants in the US. In 2023 they expanded internationally acquiring Pizza Hut's master franchisee in Australia with 260+ units. Today they are the largest Pizza Hut franchisee in the world and continue to grow by building new stores and acquiring other franchise operators.



Source: flynn.com



PIZZA HUT

pizzahut.com

Company Type: Subsidiary

Locations: 19,000+

Parent: Yum! Brands

2023 Employees: 35,000

2023 Revenue: \$7.08 Billion

2023 Assets: \$1.60 Billion

2023 Equity: \$6.23 Billion

Credit Rating: S&P: BB+

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas and since then has earned a reputation as a trailblazer in innovation with the creation of icons like Original Pan and Original® Stuffed Crust pizzas. In 1994, Pizza Hut pizza was the very first online food order. Today, Pizza Hut continues leading the way in the digital and technology space with over half of transactions worldwide coming from digital orders. Pizza Hut is committed to providing an easy pizza experience – from order to delivery – and has Hut Rewards, the Pizza Hut loyalty program that offers points for every dollar spent on food any way you order. Hut Rewards is open to U.S. residents 16+. A global leader in the pizza category, Pizza Hut operates more than 19,000 restaurants in more than 100 countries. Through its enormous presence, Pizza Hut works to unlock opportunity for its team members and communities around the world.

Source: prnewswire.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Monroe, Georgia
Walton County
Atlanta MSA

ACCESS



West Spring Street/State Highway 10: 2 Access Points

TRAFFIC COUNTS



West Spring Street/State Highway 10: 17,000 VPD
Breedlove Drive: 4,800 VPD
State Highway 10/U.S. Highway 78: 24,700 VPD

IMPROVEMENTS



There is approximately 2,135 SF of existing building area

PARKING



There are approximately 42 parking spaces on the owned parcel.

PARCEL



Parcel Number: M0070-033
Acres: 0.50
Square Feet: 21,780

CONSTRUCTION



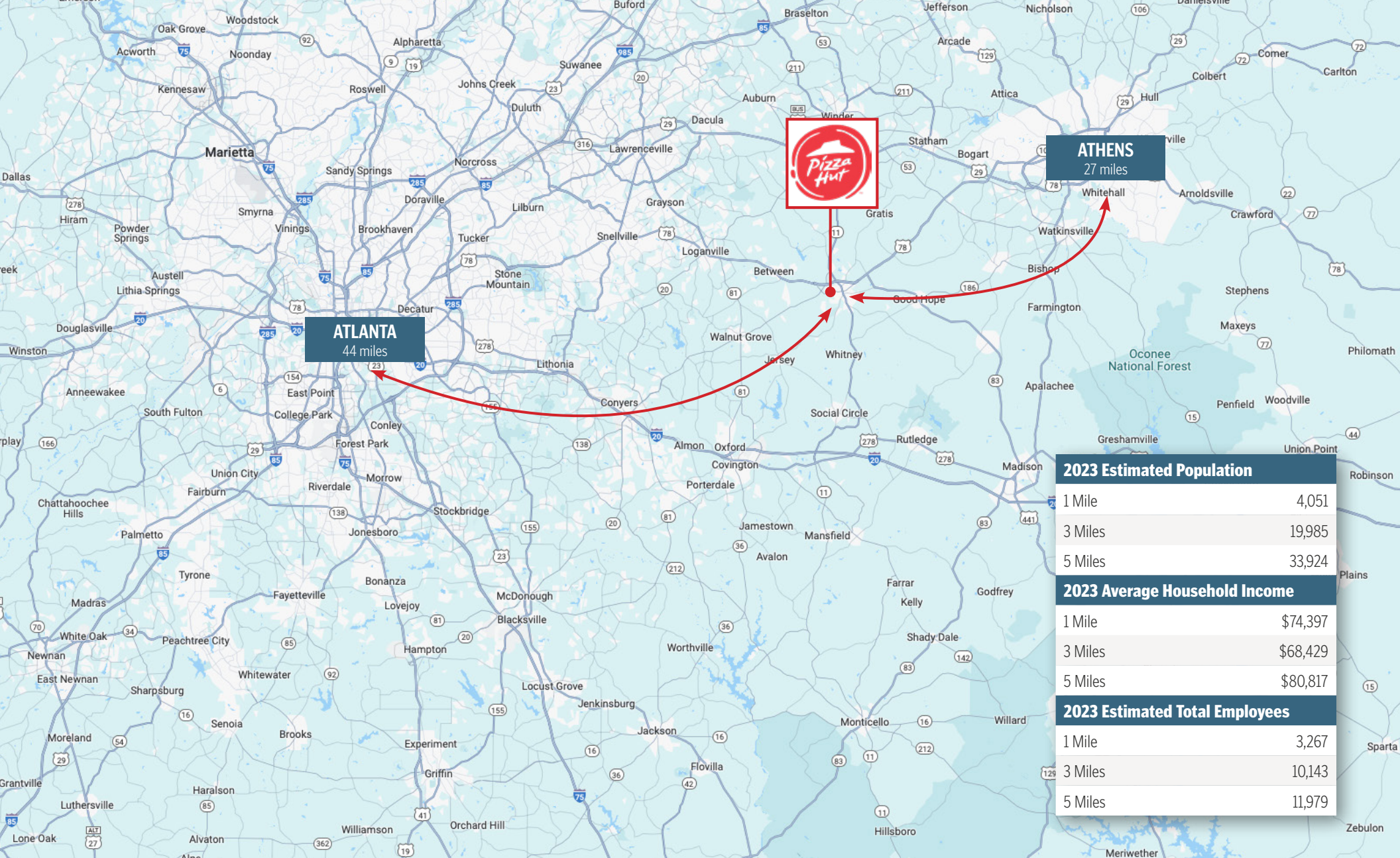
Year Built: 2002

ZONING



Commercial

LOCATION MAP



2023 Estimated Population	
1 Mile	4,051
3 Miles	19,985
5 Miles	33,924
2023 Average Household Income	
1 Mile	\$74,397
3 Miles	\$68,429
5 Miles	\$80,817
2023 Estimated Total Employees	
1 Mile	3,267
3 Miles	10,143
5 Miles	11,979



4,800
VEHICLES PER DAY

17,000
VEHICLES PER DAY

SecurCare
Self Storage

BIG LOTS!

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

CITITRENDS

BREEDLOVE DR.

peach state
FEDERAL CREDIT UNION

metro
by T-Mobile

SHOPS AT BREEDLOVE

TACO BELL

PAPA JOHN'S

H&R
BLOCK

Panera
BREAD

Pizza
Hut

Wendy's

W. SPRING ST.

LIBERTY TAX

O'Reilly AUTO PARTS





Publix.
OLD NAVY
planet fitness
Marshalls
HIBBETT SPORTS
five BELOW
ROSS DRESS FOR LESS
MATTRESS FIRM
ULTA BEAUTY

NUCOR
WAREHOUSE SYSTEMS

C'Reilly AUTO PARTS

SWANSON DR.

17,000
VEHICLES PER DAY

Advance Auto Parts

KFC

W. SPRING ST.

Wendy's

Pizza Hut







10 W. SPRING ST.

17,000
VEHICLES PER DAY

MONUMENT SIGN

Panera
BREAD

Wendy's

Pizza Hut





	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	4,051	19,985	33,924
2028 Projected Population	4,052	20,360	34,888
2023 Median Age	35.5	36.9	37.9
Households & Growth			
2023 Estimated Households	1,626	7,555	12,515
2028 Projected Households	1,637	7,751	12,951
Income			
2023 Estimated Average Household Income	\$74,397	\$68,429	\$80,817
2023 Estimated Median Household Income	\$53,662	\$50,392	\$58,194
Businesses & Employees			
2023 Estimated Total Businesses	297	958	1,185
2023 Estimated Total Employees	3,267	10,143	11,979



MONROE, GEORGIA

Monroe, Georgia, in Walton county, is 22 miles SW of Athens, Georgia and 38 miles E of Atlanta, Georgia. The city is included in the Atlanta metropolitan area. The City of Monroe had a population of 15,575 as of July 1, 2023.

Monroe was originally known as Spring Place. The city was later named after James Monroe, the 5th President of United States. In 1821, it became the county seat. Monroe is also known as the City of Governors, as four Georgia Governors were born or grew up here.

Monroe and nearby Attractions are McDaniel Tichenor House, Church - Waddel - Brumby House, Hard Labor Creek State Park, Georgia Museum of Art, Yellow River Game Ranch, Zoo Atlanta Playspace. While in the city of Monroe, you can visit the Davis Edwards House and the McDaniel - Tichenor House. Club Park, Monroe Commercial Historic District, Hammond Street Park, the East Church Street Historic District, Dennis Coker City Park, Mathews Park, Monland Place Historic District and the McDaniel Street Historic District are also popular destinations in Monroe. In addition, the city organizes several recreational events all through the year.

Gwinnett Technical College, Gainesville College, Emory University and the University of Georgia are among the nearby institutes of higher education. Air transportation is available from Athens-Ben EPPS Airport.




HOME TO **CORPORATE HEADQUARTERS**





Coca-Cola	Home Depot	UPS
Delta Airlines	AT&T	Newell Brands
NCR	Chik-fil-A	Equifax
Focus Brands	CNN	Georgia Pacific
Floor & Decor	Chik-fil-A	Equifax
Arby's	Krystal	Oxford Industries
Hooters	Mercedes-Benz	Norfolk Southern Railway

 **Atlanta has become a major hub for film production** in recent years, with many film studios setting up shop in the city.

10 OF THE TOP FILM STUDIOS IN ATLANTA

Tyler Perry Studios | Pinewood Atlanta Studios | Blackhall Studios
 EUE/Screen Gems Studios Atlanta | Eagle Rock Studios | Atlanta Filmworks Studios
 Third Rail Studios | Moonshine Post-Production | Blue Marble Jubilee | Thrasher Studios

 **HOME TO 6.14M+** APPROX 1% ANNUAL POPULATION GROWTH
 8TH LARGEST METRO IN THE COUNTRY

2022 MEDIAN HOUSEHOLD INCOME \$71,000 	2022 MEDIAN ATLANTA MSA AGE 36 	2022 MEDIAN HOME VALUE \$395,000 	MEAN TRAVEL TIME TO WORK 32 MINUTES 
--	---	---	--

COLLEGES & UNIVERSITIES

 Georgia Tech.  EMORY UNIVERSITY  Georgia State University

 **\$385B+ GDP** MSA:
 11TH LARGEST IN U.S.
 22ND LARGEST IN THE WORLD

 **Ranked #1 In The World BUSIEST AIRPORT**
 110,000,000 PASSENGERS IN 2019

Microsoft has been in Atlanta since 2007, working with civic, nonprofit and academic organizations and institutions. The new 90-acre campus will house approximately 500K SF office space creating an active partner in the Atlanta community.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

[SRSRE.COM/CapitalMarkets](https://www.srsre.com/CapitalMarkets)