

# FOR SALE

## Augusta, GA

CAPITAL  
REAL ESTATE VENTURES INC



# LISTING OVERVIEW

## TABLE OF CONTENTS

LISTING BROKER	2
INVESTMENT SUMMARY	3
CASH FLOW ANALYSIS	4
TENANT OVERVIEW	5
PROPERTY PHOTOS	6
AERIAL VIEW	7-8
LOCATION MAP	9
AREA OVERVIEW	10
DEMOGRAPHICS	11



**Geoff Hannan** - BRE Lic #01378322

**Senior Vice President**

**T: 619.398.8903**

**E: [ghannan@capital-rev.com](mailto:ghannan@capital-rev.com)**

**CAPITAL**  
REAL ESTATE VENTURES INC

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage and or age are approximate. Buyers must verify the information and bears all risk for any inaccuracies.

# INVESTMENT SUMMARY



## Price

\$2,625,000

## Address

430 South Belair Street  
Augusta, GA 30907

## Cap Rate

6.43%

## Building Size

3,364 sq. ft.

## Lot Size

44,866 sq. ft. (1.03 acres)

## Year Built / Remodel

2002 / 2019

## Highlights

- Historically Above Average Store Sales.
- Store Remodeled in 2018 Showing Tenants Long Term Commitment
- 50 Foot Pole Sign Visible from Interstate 20
- Average Annual Daily Traffic Counts of 39,700 Cars
- Large 1+ Acre Parcel Close to Freeway.

## LEASE SUMMARY

**Primary Lease Term:** 20 Years (Commencing November 30, 2005)

**Tenant:** WENDGUSTA, LLC

**Lease Expiration:** November 30, 2025

**Rental Rate:** \$168,913 as of December 1, 2018

**Options:** Two- 5 Year Options

**Rent Increases:** 1.5% Annually Next Increase December 1, 2019

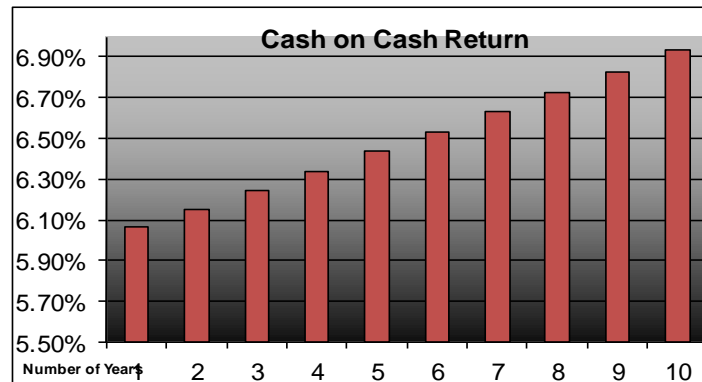
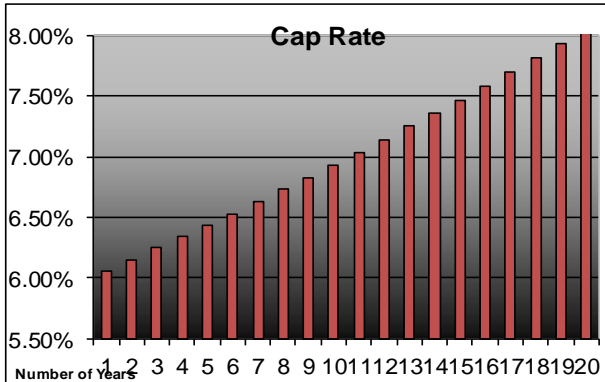
**Lease Type:** NNN



# CASH FLOW ANALYSIS



Year	Income	CAP	Cash Flow	% Return Cash/Cash	Principal Reduction	Total Return	%Return Total Return	Assumptions
1	\$159,148	6.06%	\$159,148	6.06%	\$0	\$159,148	6.06%	<b>Price:</b> \$2,625,000 <b>Down Payment:</b> \$2,625,000 100.00% <b>Loan Amount:</b> 0.00% <b>Interest:</b> <b>Amortization:</b> <b>Due Date</b> <b>Montly Payment:</b> \$0.00 <b>Annual debt service:</b> \$0.00 <b>Notes:</b> 1.5% annual increases
2	\$161,535	6.15%	\$161,535	6.15%	\$0	\$161,535	6.15%	
3	\$163,958	6.25%	\$163,958	6.25%	\$0	\$163,958	6.25%	
4	\$166,418	6.34%	\$166,418	6.34%	\$0	\$166,418	6.34%	
5	\$168,914	6.43%	\$168,914	6.43%	\$0	\$168,914	6.43%	
6	\$171,448	6.53%	\$171,448	6.53%	\$0	\$171,448	6.53%	
7	\$174,019	6.63%	\$174,019	6.63%	\$0	\$174,019	6.63%	
8	\$176,630	6.73%	\$176,630	6.73%	\$0	\$176,630	6.73%	
9	\$179,279	6.83%	\$179,279	6.83%	\$0	\$179,279	6.83%	
10	\$181,968	6.93%	\$181,968	6.93%	\$0	\$181,968	6.93%	
<b>Total:</b>						<b>\$1,888,014</b>	<b>71.92%</b>	
11	\$184,698	7.04%	\$184,698	7.04%	\$0	\$184,698	7.04%	
12	\$187,468	7.14%						
13	\$190,280	7.25%						
14	\$193,134	7.36%						
15	\$196,031	7.47%						
16	\$198,972	7.58%						
17	\$201,957	7.69%						
18	\$204,986	7.81%						
19	\$208,061	7.93%						
20	\$211,182	8.05%						



Option Period

# Tenant Overview

The Company's relationship with Wendy's International is governed by Franchise agreements and certain other agreements between the Company and Wendy's International. A franchise agreement is executed for each store upon site approval by Wendy's International. Each agreement provides Wendy's International with the right to approve any change in ownership, including any change in control of the Company.

Established and Growing Operation: Wendgusta, LLC. has invested heavily in training, productivity, headsets, timers, computer systems and other equipment which have significantly improved store operations and poised the Company for future growth.

Wendgusta, LLC is another store under the expertise of Lewis Topper (Chairman and Ceo) of Wendcentral. Mr. Topper operates in excess of fifty individual LLC's and has been a Wendy's franchisee for over 25 years. Mr. Topper's related entities comprise the largest Wendy's Franchisee group with over 300 stores in 20 states. Although the individual LLC's are not cross-guaranteed, this unique corporate structure provides the management team the strength and ability to operate with greater efficiency. Wendy's is the third largest quick-serve hamburger chain in the United States with restaurants in the US and Canada and International markets. As of 2005 there are more than 6,750 Wendy's restaurants with 1,515 operating under corporate and 5,235 franchised units.



# PROPERTY PHOTOS



815 J Street #202 ■ San Diego ■ CA 92101 ■ [www.capital-rev.com](http://www.capital-rev.com)

**CAPITAL**  
REAL ESTATE VENTURES INC





72,900 AADT



S Bell Rd

39,700 AADT

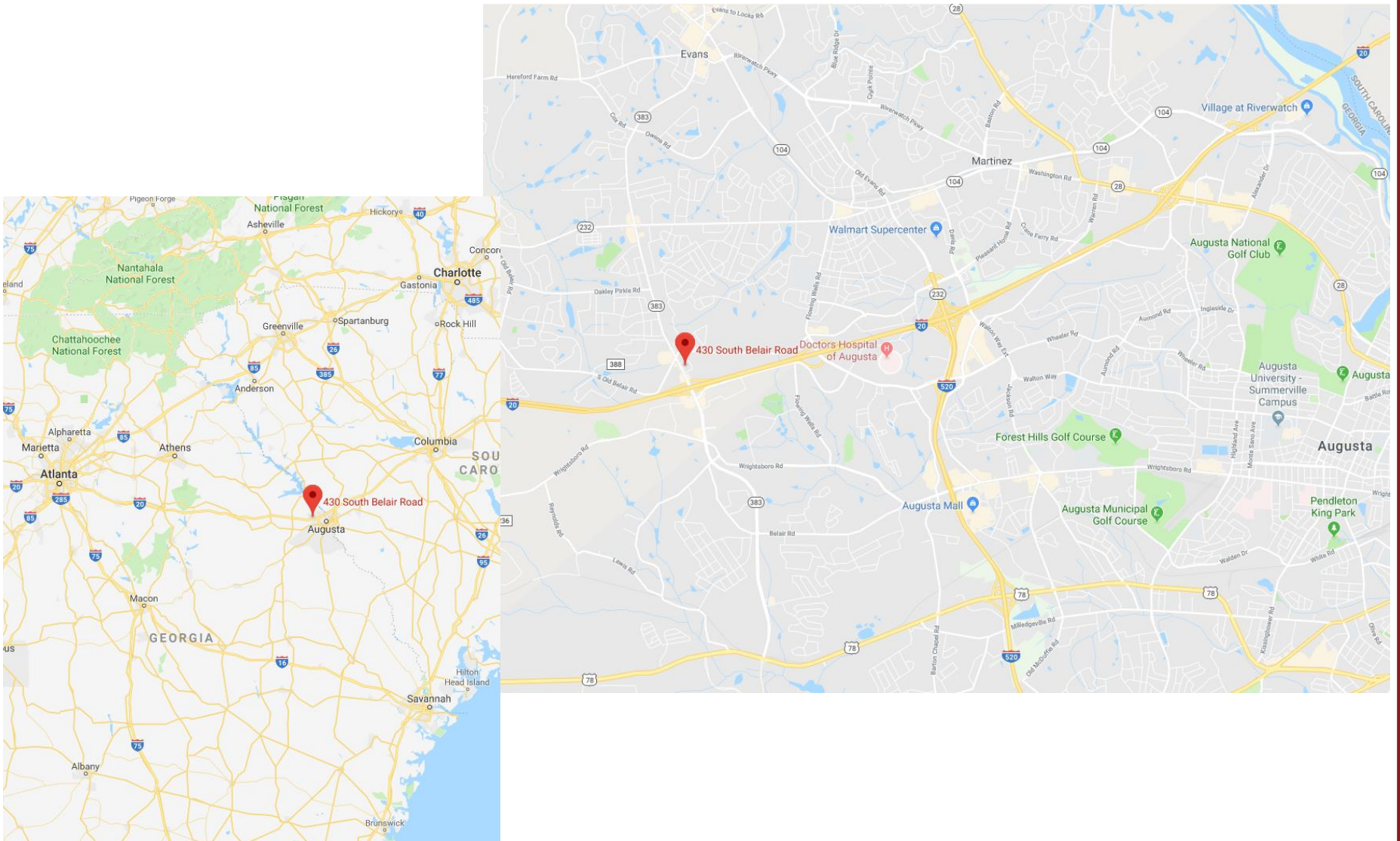








# LOCATION MAP



815 J Street #202 ■ San Diego ■ CA 92101 ■ [www.capital-rev.com](http://www.capital-rev.com)

**CAPITAL**  
REAL ESTATE VENTURES INC

# AREA OVERVIEW

Augusta, Georgia, located in the east central section of the state, is approximately 150 miles east of Atlanta on Interstate 20. The Savannah River serves as the boundary between Augusta and Aiken County, South Carolina. Augusta's current population is about 200,000. Neighboring Columbia County is home to about 100,000. Along with several other Georgia and South Carolina counties the region is known as the Central Savannah River Area, commonly referred to as the CSRA and is home to approximately half a million people. Augusta is Georgia's second oldest and second largest city, founded during the British colonial period as a trading outpost.

Augusta has a rich history dating as far back as the early 1700's. The settlement was established in 1736 by British General James Oglethorpe, and named in honor of the bride of Frederick Louis, Prince of Wales. Built on the flat slopes of the Savannah River, in the area now known as "Summerville", Augusta was also home to many neighboring tribes of Creek and Cherokee Indians. A pivotal site during the Revolutionary and Civil Wars, Augusta also boasts the only structure ever built by the Confederate States of America, the site of the old Confederate Powderworks. With the construction of the Augusta Canal in 1847, Augusta became the second largest inland cotton market in the world during the cotton boom. Augusta has nine neighborhoods on the National Register of Historic Places, and several historic monuments and cemeteries.

Augusta served as the state capital of Georgia from 1785 until 1795, and has many historically significant homes and buildings, such as: the Cotton Exchange, established in 1872; the boyhood home of Woodrow Wilson (28th president of the United States); Ezekiel Harris House (1797); George Walton home (signer of the Declaration of Independence) and Springfield Baptist Church, the oldest African American church in America. In 1996 the City of Augusta Consolidated with Richmond County to form Augusta-Richmond County. Augusta is perhaps best known as home of the Masters Golf Tournament held the first full week in April. The area is also a center for medicine, manufacturing and military.





# DEMOGRAPHICS

1 mi Radius 3 mi Radius 5 mi Radius

Population	1 mi Radius	3 mi Radius	5 mi Radius
2000 Census	3,616	31,877	86,939
2010 Census	5,082	43,895	112,924
2019 Estimate	5,973	52,115	129,996
2024 Projection	6,456	56,436	138,826
Population Growth			
Percent Change: 2000 to 2010	40.54	37.70	29.89
Percent Change: 2010 to 2019	17.53	18.73	15.12
Percent Change: 2019 to 2024	8.09	8.29	6.79
Households			
2000 Census	1,289	11,754	32,163
2010 Census	1,889	17,619	42,172
2019 Estimate	2,243	21,149	49,151
2024 Projection	2,431	23,015	52,899
Household Growth			
Percent Change: 2000 to 2010	46.55	49.90	31.12
Percent Change: 2010 to 2019	18.74	20.04	16.55
Percent Change: 2019 to 2024	8.38	8.82	7.63
Family Households			
2000 Census	1,038	8,833	23,682
2010 Census	1,436	11,803	28,812
2019 Estimate	1,704	14,257	33,894
2024 Projection	1,848	15,533	36,563
Family Household Growth			
Percent Change: 2000 to 2010	38.34	33.62	21.66
Percent Change: 2010 to 2019	18.66	20.79	17.64
Percent Change: 2019 to 2024	8.45	8.95	7.88

	1 mi Radius		3 mi Radius		5 mi Radius	
	Count	%	Count	%	Count	%
<b>2019 Est. Pop Age 25+ by Edu. Attainment</b>						
Less than 9th Grade	124	3.11	1,350	3.78	2,871	3.37
Some High School, No Diploma	173	4.34	2,114	5.92	5,015	5.88
High School Graduate (or GED)	1,278	32.09	11,135	31.20	23,569	27.64
Some College, No Degree	738	18.53	7,731	21.66	18,810	22.05
Associate's Degree	495	12.43	4,041	11.32	8,883	10.42
Bachelor's Degree	748	18.79	6,124	17.16	16,086	18.86
Master's Degree	254	6.38	2,057	5.76	6,071	7.12
Professional Degree	44	1.10	499	1.40	2,213	2.60
Doctorate Degree	128	3.21	636	1.78	1,765	2.07
<b>2019 Est. Pop Age 25+ by Edu. Attain., Hisp/Lat.</b>						
High School Diploma	34	14.72	426	20.11	939	17.10
High School Graduate	78	33.77	463	21.86	1,110	20.22
Some College or Associate's Degree	69	29.87	738	34.84	2,213	40.31
Bachelor's Degree or Higher	50	21.64	491	23.18	1,229	22.39
<b>2019 Est. Households by HH Income</b>						
Income < \$15,000	176	7.85	1,435	6.79	3,962	8.06
Income \$15,000 - \$24,999	229	10.21	1,807	8.54	4,133	8.41
Income \$25,000 - \$34,999	167	7.45	1,658	7.84	3,909	7.95
Income \$35,000 - \$49,999	408	18.19	3,399	16.07	7,407	15.07
Income \$50,000 - \$74,999	425	18.95	4,274	20.21	9,385	19.09
Income \$75,000 - \$99,999	345	15.38	3,544	16.76	7,384	15.02
Income \$100,000 - \$124,999	210	9.36	2,212	10.46	4,952	10.07
Income \$125,000 - \$149,999	138	6.15	1,384	6.54	3,231	6.57
Income \$150,000 - \$199,999	84	3.75	910	4.30	2,672	5.44
Income \$200,000 - \$249,999	29	1.29	290	1.37	994	2.02
Income \$250,000 - \$499,999	27	1.20	207	0.98	894	1.82
Income \$500,000+	5	0.22	31	0.15	227	0.46
2019 Est. Average Household Income	--	71,731.32	--	74,274.50	--	79,459.87
2019 Est. Median Household Income	--	57,015.46	--	62,437.55	--	62,835.74
<b>2019 Median HH Inc. by Single-Class. Race or Eth.</b>						
White Alone	--	61,505.04	--	63,705.23	--	67,330.78
Black or African American Alone	--	46,107.58	--	59,294.88	--	52,560.45
American Indian and Alaskan Native Alone	--	130,107.77	--	126,495.69	--	93,777.91
Asian Alone	--	41,990.41	--	45,426.72	--	61,880.00
Native Hawaiian and Other Pacific Islander Alone	--	35,000.00	--	59,900.22	--	62,840.02
Some Other Race Alone	--	27,291.92	--	43,627.87	--	44,955.68
Two or More Races	--	68,485.69	--	73,139.47	--	71,602.68
Hispanic or Latino	--	47,044.29	--	66,711.91	--	55,635.76
Not Hispanic or Latino	--	58,046.77	--	62,223.83	--	63,284.37
<b>2019 Est. Families by Poverty Status</b>						
2019 Families at or Above Poverty	1,526	89.55	12,959	90.90	30,450	89.84
2019 Families at or Above Poverty with children	697	40.90	5,788	40.60	13,924	41.08
2019 Families Below Poverty	178	10.45	1,298	9.10	3,444	10.16
2019 Families Below Poverty with children	74	4.34	805	5.65	2,567	7.57





**Geoff Hannan - BRE Lic #01378322**  
**Senior Vice President**  
**T: 619.398.8903**  
**E: ghannan@capital-rev.com**

**CAPITAL**  
REAL ESTATE VENTURES INC