

## INVESTMENT OFFERING

**ZAXBY'S**

4424 Buena Vista Rd  
Columbus, GA 31907



ACTUAL SITE



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**ZAXBY'S**



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$2,150,000
DOWN PAYMENT	100% / \$2,150,000
RENTABLE SQUARE FEET	3,080 SF
CAP RATE	6.00%
YEAR BUILT / RENOVATED	1979 / 2023
LOT SIZE	1.15 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Zaxby's
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
RENT COMMENCEMENT DATE	11/07/2022
LEASE EXPIRATION DATE	10/11/2032
TERM REMAINING ON LEASE	Ten (10) Years
INCREASES	2.0% Annually
OPTIONS TO RENEW	(1) 10-Year Option
RIGHT OF FIRST REFUSAL	No



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Year 1	\$129,000.00	\$10,750.00
Year 2	\$131,580.00	\$10,965.00
Year 3	\$134,211.60	\$11,184.30
Year 4	\$136,895.83	\$11,407.99
Year 5	\$139,633.75	\$11,636.15
Year 6	\$142,426.42	\$11,868.87
Year 7	\$145,274.95	\$12,106.25
Year 8	\$148,180.45	\$12,348.37
Year 9	\$151,144.06	\$12,595.34
Year 10	\$154,166.94	\$12,847.25

BASE RENT		\$129,000.00
NET OPERATING INCOME		\$129,000.00
TOTAL RETURN YR-1	6.00%	\$129,000.00



# TENANT OVERVIEW



## ZAXBY'S

The first Zaxby's location was opened in 1990 in Statesboro, GA by founder and CEO Zach McLeroy. The Zaxby's concept is built around indescribably good chicken and their ever so popular flavored sauce fittingly called "Zax sauce." McLeroy built the culture around a desire to enrich the lives of others and that culture has spread tremendously since 1990. Today there are more than 900 locations in 18 states, nine distinct sauces, and a signature sandwich. The Zaxby's mission to consistently create encore experiences that enrich lives, one person at a time. Whether you're part of the Zaxby's family or part of the community they serve, Zaxby's strive to make a positive and lasting impact. Zaxby's continues to grow and expand across the country, with additional new locations on the way.

## ABOUT THE TENANT

This experienced franchise operator currently has multiple Zaxby's locations in the Columbus markets. In addition to operating Zaxby's, they are also a multi-unit franchise operator of Chicken Salad Chick. Based in the Columbus area, this operator has been a part of the Zaxby's franchise system for the last 15-years and part of the Chicken Salad Chick system over the last 8-years.



PROPERTY NAME	Zaxby's
PROPERTY ADDRESS	4424 Buena Vista Road Columbus, GA 31907
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
TERM REMAINING ON LEASE	Ten (10) Years
OPTIONS TO RENEW	(1) 10-Year Option
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	2.0% Annually
YEAR 1 NET OPERATING INCOME	\$129,000.00
NO. OF LOCATIONS	940+
HEADQUARTERED	Athens, GA
WEBSITE	<a href="http://www.zaxbys.com">www.zaxbys.com</a>
YEARS IN THE BUSINESS	Since 1990



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject Property is a Zaxby's with a proven success record located in Columbus, Georgia. With 12-years of operational history and success, the new 10-year absolute NNN lease includes 2.0% annual rent increases in the primary term and throughout the (1) 10-year option period. Georgia is the most important core market for Zaxby's with approximately 244 Zaxby's, twice as many as the next leading state and about 26% of all Zaxby's stores in the US. The brand was founded in Georgia and has an immense amount of brand equity/loyalty throughout the state.

The property is strategically located in a busy retail corridor immediately off interstate 185 (64,000 vehicles per day). The site benefits from its excellent frontage and visibility along Buena Vista Road which boasts over 26,000 vehicles per day. Historical sales and the rent offered provide for a rent to sales ratio below 7.0%, which puts this property in a great position for long term operating success. Additionally, within a 5-mile radius of the subject property there are approximately 140,000 residents with continuous growth to the area over the next 5-years.

National retailers in the immediate vicinity include McDonald's, Waffle House, Dollar Tree, Taco Bell, Popeyes, Burger King, Dollar General, O'Reilly Auto Parts, AutoZone, Walgreens, Circle K, Wal-Mart and more. In addition to the retailers, some of the employers in the immediate vicinity include Fort Benning, Muscogee County School District, TSYS, Aflac, Columbus Regional Healthcare System, St. Francis Hospital, Columbus State University, and more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.

## INVESTMENT HIGHLIGHTS

- 10-Year Absolute NNN Lease with 2.0% Annual Rent Increases
- Excellent Visibility and Frontage Along Buena Vista Road with Traffic Counts Exceeding 26,000 Vehicles Per Day
- Under 7% Rent to Sales Ratio (12-Yrs of Operational History & Success)
- 140,000 Residents within 5-Miles of Subject Property
- Home to Fort Benning Army Post (38,000 Employees)
- Georgia Has Approximately 244 Zaxby's, Twice as Many as the Next Leading State and About 26% of all Zaxby's Stores in the US



ACTUAL SITE



# AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.



# SUBJECT PROPERTY



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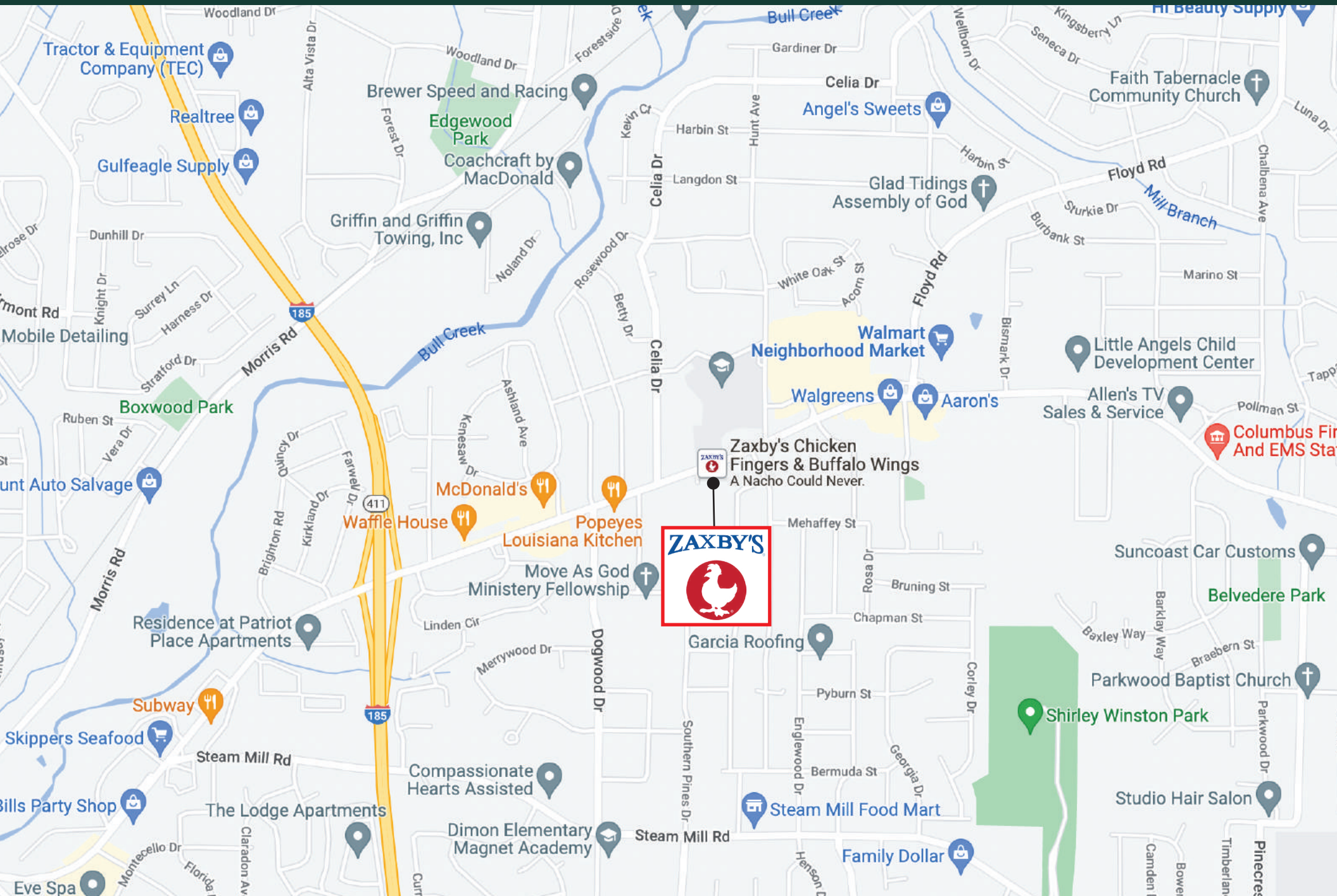
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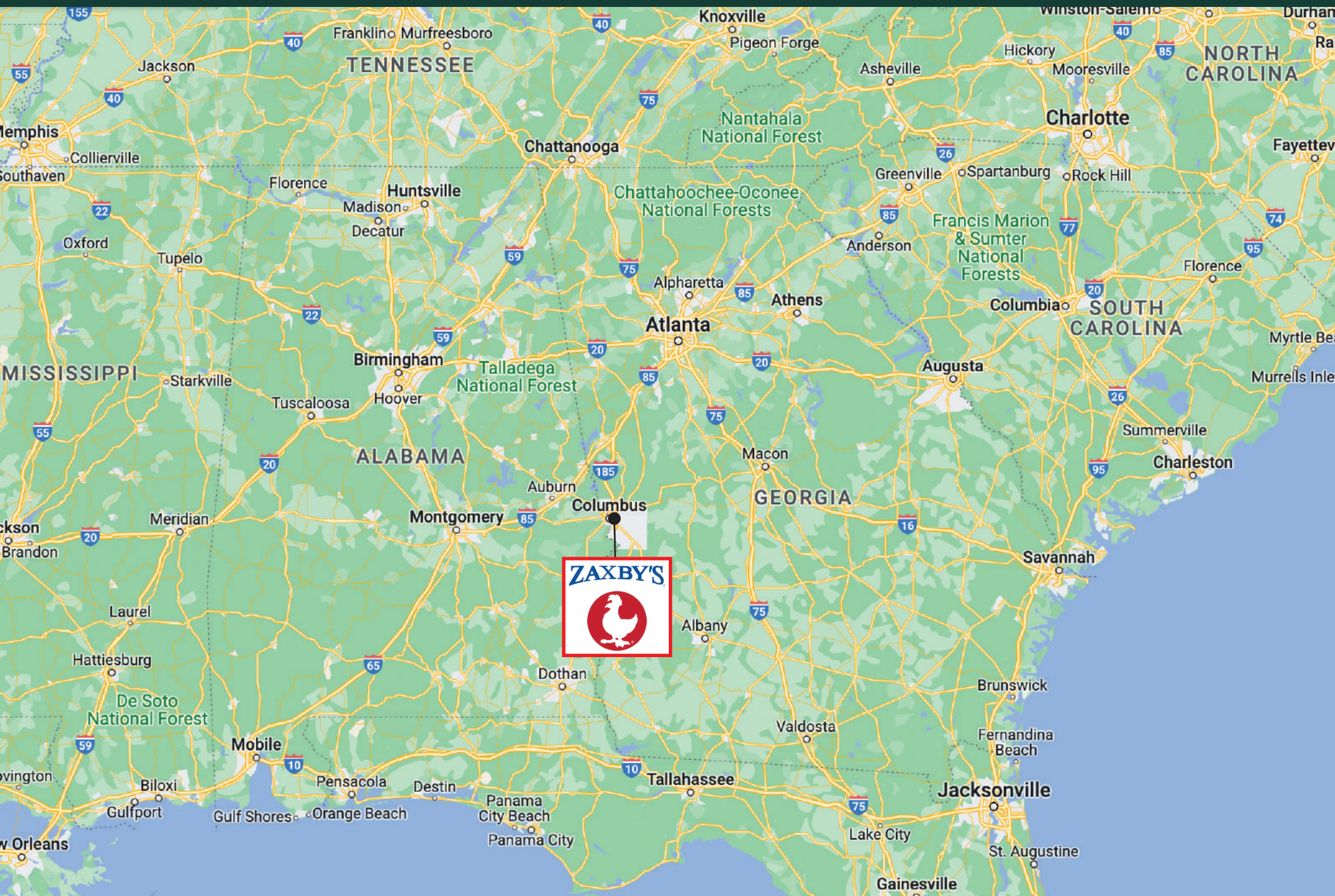
# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## COLUMBUS, GEORGIA

Columbus is a consolidated city-county located on the west-central border of the U.S. state of Georgia. Columbus lies on the Chattahoochee River directly across from Phenix City, Alabama. It is the county seat of Muscogee County, with which it officially merged in 1970. Columbus is the second-largest city in Georgia (after Atlanta), and fields the state's fourth-largest metropolitan area. At the 2020 census, Columbus had a population of 206,922, with 328,883 in the Columbus metropolitan area. The metro area joins the nearby Alabama cities of Auburn and Opelika to form the Columbus–Auburn–Opelika Combined Statistical Area, which had an estimated population of 486,645 in 2019.

Columbus lies 100 miles southwest of Atlanta. Fort Benning, the United States Army's Maneuver Center of Excellence and a major employer, is located south of the city in southern Muscogee and Chattahoochee counties. Columbus is home to museums and tourism sites, including the National Infantry Museum, dedicated to the U.S. Army's Infantry Branch. It has the longest urban whitewater rafting course in the world constructed on the Chattahoochee River.

Fort Benning is a United States Army post near Columbus, Georgia, adjacent to the Alabama–Georgia border. Fort Benning supports more than 120,000 active-duty military, family members, reserve component soldiers, retirees and civilian employees on a daily basis. It is a power projection platform, and possesses the capability to deploy combat-ready forces by air, rail, and highway. Fort Benning is the home of the United States Army Maneuver Center of Excellence, the United States Army Armor School, United States Army Infantry School, the Western Hemisphere Institute for Security Cooperation (formerly known as the School of the Americas), elements of the 75th Ranger Regiment, the 1st Security Force Assistance Brigade, and other tenant units.



*2nd Largest City in  
Georgia (After Atlanta)*



*Home to Museums and  
Tourism Sites, Including the  
National Infantry Museum*



*Home of Fort Benning  
(38,000 Employees)*



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# DEMOGRAPHIC REPORT



ACTUAL SITE

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	8,859	73,612	141,772
2022 Estimate	8,788	72,716	140,294
Percent Change 2022-2027	0.81%	1.23%	1.05%
Median Age	35.75	35.15	34.13

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Est. Avg. HH Income	\$55,692	\$59,240	\$58,671
2027 Projection	3,612	30,091	54,927
2022 Est. Households	3,558	29,494	55,784
Percent Change 2022-2027	1.52%	2.02%	2.00%

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Listed with Georgia broker  
DZ Net Lease Realty, LLC license h-63528



# Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

**(Please put an X below in front of what is applicable)**

\_\_\_\_\_ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

\_\_\_\_\_ shall be paid by:

**(Please put an X below in front of what is applicable)**

Seller/landlord

Buyer/tenant

Not applicable

**Acknowledged and Accepted:**

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date