



RETAIL INVESTMENT GROUP, LLC

4 GATEWAY BLVD W | SAVANNAH, GA 31419

\$ 2,115,000 | CAP: 7.90%





PROPERTY INFORMATION

Address: 4 Gateway Blvd W | Savannah, Georgia

CAP Rate: 7.90%

NOI: \$166,908*

Building Size: ±4,526 Square Feet

Land Area: ±2.05 Acres

Lease Expiration: December 31, 2026

Lease Options: 2 x 5 Year Options

Lessee: Corporate TW Restaurant Holder, LLC

Lease Type: Absolute NNN Lease

Increases: Option Period

*Current rent through December 31, 2021 is \$166,908 which represents a 7.9% Cap Rate. Rent will decrease to \$155,000 on January 1, 2022. This decrease was agreed to in exchange for an early extension of the lease agreement. The combined Cap Rate for the full term of the lease is 7.5%

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no representation, guarantee or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, estimates, opinions use are for example only. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

INVESTMENT HIGHLIGHTS

- ▶ Absolute NNN - Zero LL Obligations
- ▶ Corporate Hooters Guarantee
- ▶ Great Visibility From I-95 (82,200 VPD)
- ▶ Adjacent to Huge New Harley-Davidson Dealer
- ▶ Adjacent to Indian Motorcycle Dealer
- ▶ Easy Access and Excellent Parking
- ▶ Major Hotels Nearby (Best Western, La Quinta, Holiday Inn, Red Roof Inn)
- ▶ Major Tenants Nearby (Denny's, IHOP, Hardee's, Sonic)





SOUTHWEST ELEMENTARY AND MIDDLE SCHOOL

ABERCORN ST ±22,820 VPD

95 I-95 ±82,200 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2017)	2,061	12,623	41,677
Avg. Household Inc.	\$65,134	\$65,246	\$75,921
2022 Est. Population	2,235	13,534	44,780

SAVANNAH INTERNATIONAL AIRPORT



1 MILE

3 MILE

5 MILE

SITE PHOTOGRAPHY

PHOTOS TAKEN - JANUARY 2018



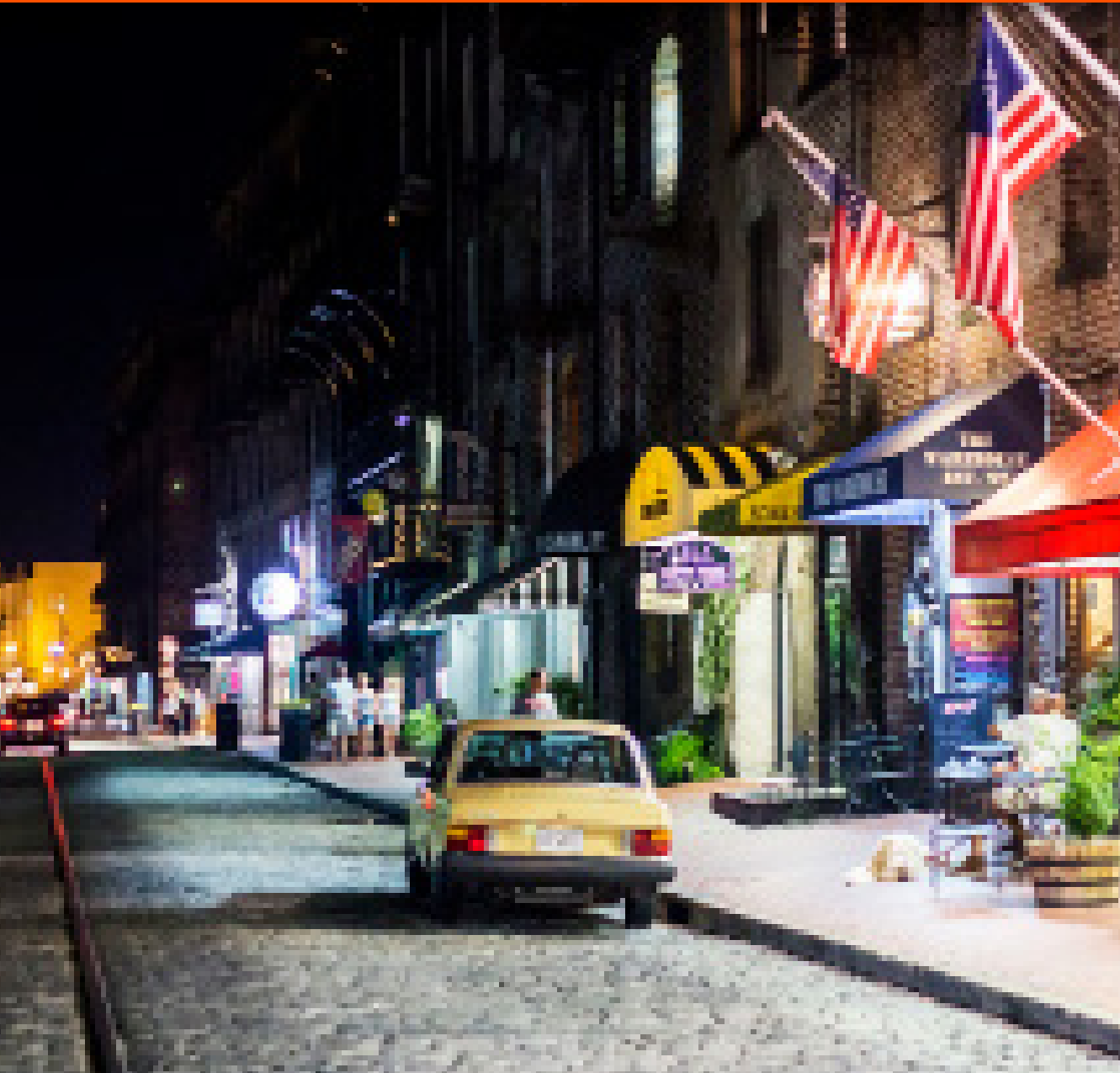
ABOUT HOOTER'S



Hooters was appropriately incorporated on April Fool's Day, 1983, when six businessmen with absolutely no previous restaurant experience got together and decided to open a place they couldn't get kicked out of. Soon after, on October 4th of that year, the doors to the first Hooters Restaurant opened in Clearwater, Florida. The now famous "Hooters Six" were: L.D. Stewart, a painting contractor; Gil DiGiannantonio, a liquor salesman; "Uncle Billy" Ranieri, a retired service station owner; Ed Droste, a real estate executive; Dennis Johnson, a brick mason by trade; and Ken Wimmer, a partner in the painting business with L.D. Strange group.

Out of their fertile imaginations – and more R & R than R & D – came the concept of Hooters. The restaurant would combine their favorite manly finger foods with the 50's and 60's music they felt best exemplified a happy, nostalgic time in most Americans' memories. Then came the wood. Lots of wood. Walls, floors, tables, bars-Denny & L.D. put it everywhere, choosing T1-11 as the exterior of choice because it was the cheapest.

Although fun, once opened, the pressure to succeed was intense (two of the Hooters Six were Italian). So Droste, the marketing guy, donned a chicken suit and stood in traffic waving people in the door (many still consider the costume a great improvement in his wardrobe). Shortly after the trick in the costume (and a little event known as Super Bowl), the little joint's fame began to spread. Now you know which came first, the chicken or the Super Bowl. They had a hunch, but little did the Hooters Six know how much the public yearned for a fun, casual alternative to the existing fern bars and fine dining establishments. Hooters was to become an oasis. An oasis with great food.



With its pedestrian-friendly layout and innovative urban design, Savannah serves as a balm for the senses. The city of Savannah inspires visitors with its emerald tree canopy, quaint cobblestone streets and majestic architecture. Take the time to wander off the beaten path and experience the history, beauty and charm of this beloved coastal city.

Savannah is an abundant city to visit any time of year, with activities for everyone to indulge in. From architectural tours, music and food festivals, to art exhibits and Civil War reenactments, Savannah brims with all kinds of events to excite and entertain. Savannah's downtown area, which includes the Savannah Historic District, the Savannah Victorian Historic District, and 22 parklike squares, is one of the largest National Historic Landmark Districts in the United States (designated by the U.S. government in 1966). Downtown Savannah largely retains the original town plan prescribed by founder James Oglethorpe (a design now known as the Oglethorpe Plan).

Each year Savannah attracts millions of visitors to its cobblestone streets, parks, and notable historic buildings: the birthplace of Juliette Gordon Low (founder of the Girl Scouts of the USA), the Georgia Historical Society (the oldest continually operating historical society in the South), the Telfair Academy of Arts and Sciences (one of the South's first public museums), the First African Baptist Church (one of the oldest African-American Baptist congregations in the United States), Temple Mickve Israel (the third oldest synagogue in America), and the Central of Georgia Railway roundhouse complex (the oldest standing antebellum rail facility in America).