



FOR SALE
LITTLE CAESARS PIZZA

1309 W FORT WILLIAMS STREET, SYLACAUGA, ALABAMA 35150



retail SPECIALISTS

CONFIDENTIALITY STATEMENT

All contents in this proposal are strictly confidential and are shared with the understanding that they will be held in confidence and not disclosed to third parties without the prior consent of Retail Specialists, LLC.



FINANCIAL OVERVIEW

EXECUTIVE SUMMARY

Address	1309 W Fort Williams Street
Market	Sylacauga, AL
Tenant	Four Foods Group dba Little Caesars Pizza
Building	1,834 SF
Land Size	0.812 AC (35,351 SF)
Parking	27 spaces
Year Built	2009/2016 (remodeled)
Lease Term	Ten (10) years 7/1/16 - 6/30/26
Options	Two (2), Five (5) year options
Rent	\$3,264/month effective 7/1/17 with 2% annual increases during base term & option periods
Landlord Responsibilities	Roof, structural repairs and replacements, parking lot replacement and repaving
Tenant Responsibilities	Taxes, insurance, CAM expenses, including HVAC and storefront glass
Cap Rate	7.0%
Sales Price	\$559,500

RENT SUMMARY

TERM	ANNUAL RENT	MONTHLY RENT
YEAR 2	\$ 39,168.00	\$ 3,264.00
YEAR 3	\$ 39,951.36	\$ 3,329.28
YEAR 4	\$ 40,750.39	\$ 3,395.87
YEAR 5	\$ 41,565.39	\$ 3,463.78
YEAR 6	\$ 42,396.70	\$ 3,533.06
YEAR 7	\$43,244.64	\$ 3,603.72
YEAR 8	\$ 44,109.53	\$ 3,675.79
YEAR 9	\$ 44,991.72	\$ 3,749.31
YEAR 10	\$ 45,891.55	\$ 3,824.30
OPTION ONE		
YEAR 11	\$ 46,809.39	\$ 3,900.78
YEAR 12	\$ 47,745.57	\$ 3,978.80
YEAR 13	\$ 48,700.48	\$ 4,058.37
YEAR 14	\$ 49,674.49	\$ 4,139.54
YEAR 15	\$ 50,667.98	\$ 4,222.33
OPTION TWO		
YEAR 16	\$ 51,681.34	\$ 4,306.78
YEAR 17	\$ 52,714.97	\$ 4,392.91
YEAR 18	\$ 53,769.27	\$ 4,480.77
YEAR 19	\$ 54,844.66	\$ 4,570.39
YEAR 20	\$ 55,941.5	\$ 4,661.80

TENANT OVERVIEW



Little Caesars®

FOUR FOODS GROUP. 48 LOCATIONS AND COUNTING

Headquartered in Detroit, Michigan, Little Caesars is the largest carryout-only pizza chain and fastest-growing pizza chain in America. Founded in 1959 as a single, family-owned restaurant, Little Caesars has become the third largest pizza chain in the world and today has stores in all 50 U.S. states, as well as 18 countries and territories worldwide.

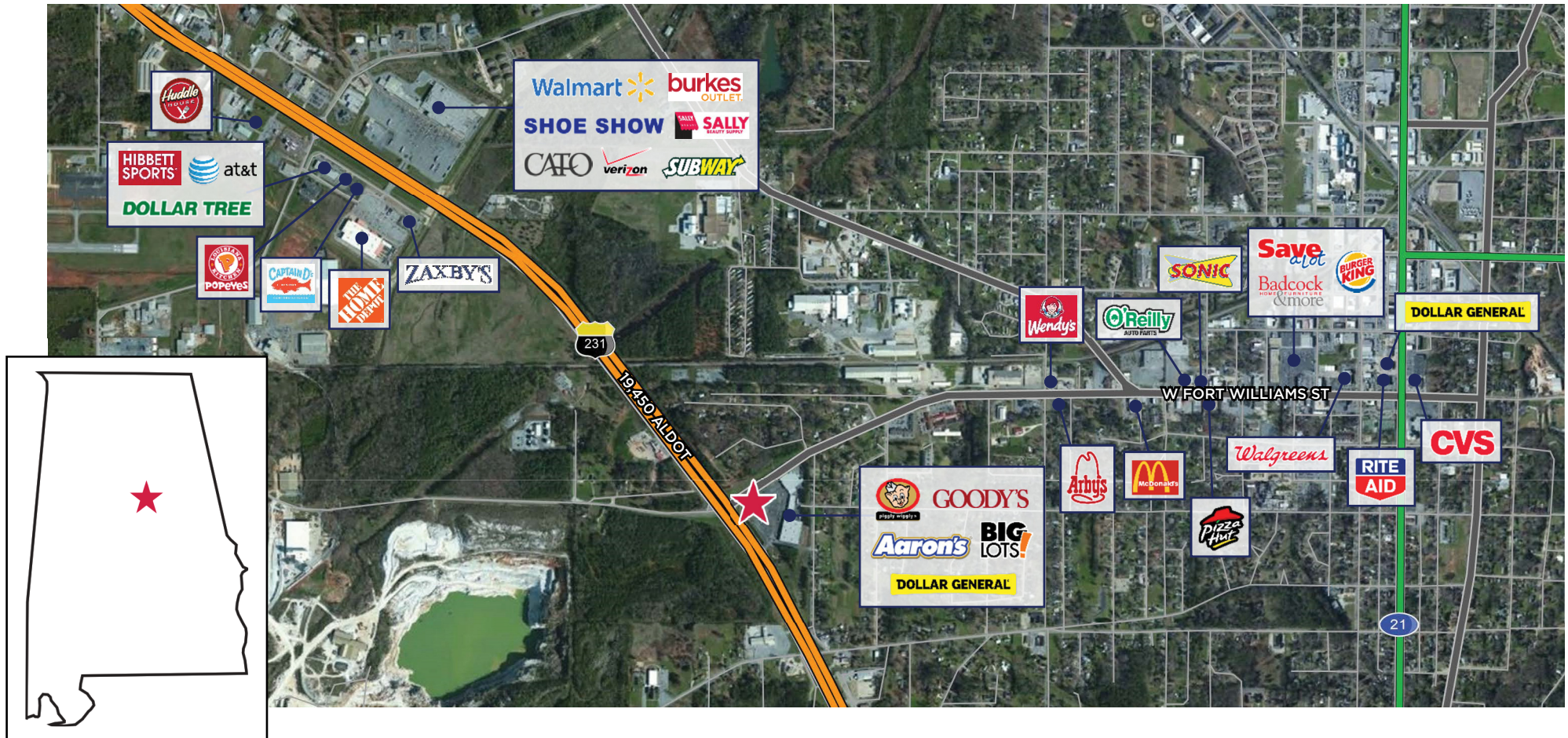
Known for its HOT-N-READY® pizza and famed Crazy Bread®, Little Caesars has been named “Best Value in America” for nine years in a row. Little Caesars products are made with quality ingredients, like fresh, never frozen, mozzarella and Muenster cheese, dough made fresh daily in the stores, and sauce made from fresh-packed, vine-ripened California crushed tomatoes.

Little Caesars is an exceptionally high-growth company with more than 57 years of experience in the nearly \$135 billion worldwide pizza industry.

AREA OVERVIEW

Sylacauga, "The Marble City", is constructed on a solid deposit of the hardest, whitest marble in the world. The bed is approximately 32 miles long by one and one half miles wide and 400 feet deep. Some of the most beautiful buildings in the country, such as the United States Supreme Court, the Al Jolson Shrine in California, the Woolworth building in Houston, Texas and many others have been constructed and ornamented with Sylacauga marble.

Sylacauga is a mature trade area conveniently located slightly to the east of the geographical center of the State of Alabama in Talladega County. The city is roughly 51 miles southeast of Birmingham, 63 miles north of Montgomery, and 40 miles southwest of Anniston, Alabama. Highway 21 intersects 280 near the site serving as a regional draw for surrounding counties.





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