



PIZZA HUT WING STREET

101 Stacy Dawn Dr • McComb, MS 39648

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PIZZA HUT WING STREET
McComb, MS
ACT ID ZAA0060008

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

PROPERTY SUMMARY

THE OFFERING

Property	Pizza Hut/Wing Street
Property Address	101 Stacy Dawn Drive McComb, Mississippi 39648
Price	\$1,251,794
Capitalization Rate	7.75%
Price/SF	\$329.94

PROPERTY DESCRIPTION

Year Built / Renovated	2008/2014
Gross Leasable Area	3,794 SF
Zoning	N/A
Type of Ownership	Fee Simple
Lot Size	1.07 Acres

LEASE SUMMARY

Property Subtype	Net Leased Restaurant
Tenant	JJB Pizza, LLC (51+ Units)
Rent Increases	5% in Options
Guarantor	Franchisee Guarantee
Lease Type	NNN
Lease Commencement	2/2008
Lease Expiration	2/2023
Lease Term	15
Term Remaining on Lease (Years)	4.1
Renewal Options	Two (2) Five-Year
Landlord Responsibility	None
Tenant Responsibility	NNN Expenses; Roof & Structure
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$97,014

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$97,014	\$8,085	\$25.57	7.75%
Option Period 1	\$101,865	\$8,489	\$26.85	8.14%
Option Period 2	\$106,958	\$8,913	\$28.19	8.54%



EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$1,251,794
Net Operating Income	\$97,014
Capitalization Rate – Current	7.75%
Price / SF	\$329.94
Rent / SF	\$25.57
Lease Type	NNN
Gross Leasable Area	3,794 SF
Year Built / Renovated	2008 / 2014
Lot Size	1.07 acre(s)

FINANCING

Down Payment	All Cash
Net Cash Flow	7.75% / \$97,014
Cash on Cash Return	7.75%
Total Return	0.00% / \$97,014

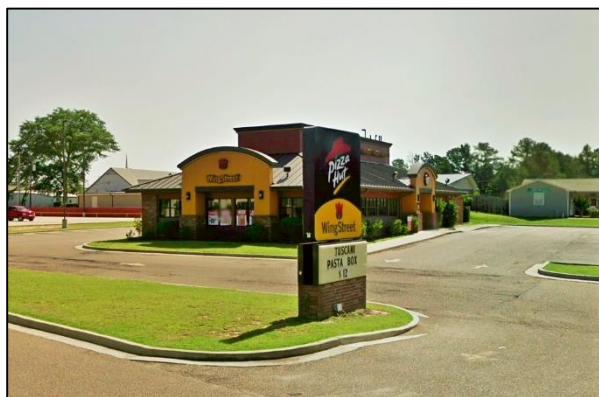
MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Southwest Miss Rgional Med Ctr	900
Walmart	500
Summit Health & Rehab Svcs Inc	450
Sanderson Farms Inc Prod Div	213
Southwest Miss Cmnty College	208
Hobby Lobby Stores Inc	155
Lowes	150
North Pike School District	150
Mc Comb Extended Care	145
Southwest Extended Care	130
Coca-Cola	128
Wm Food Svcs Brookhaven Inc	125

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	2,827	17,286	23,136
2010 Census Pop	2,773	17,189	23,022
2017 Estimate HH	1,326	6,754	8,746
2010 Census HH	1,319	6,786	8,785
Median HH Income	\$42,171	\$29,157	\$30,824
Per Capita Income	\$27,626	\$18,190	\$18,189
Average HH Income	\$58,253	\$45,972	\$47,510

* # of Employees based on 5 mile radius



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer this Absolute NNN Pizza Hut Wing Street located at 101 Stacy Dawn Drive in McComb, MS. The property is guaranteed by NPC International and boasts well above average store sales. The subject property was reimaged in 2014, demonstrating the tenant's long-term commitment to this site. Additionally, this store is located on an oversized 1.07 Acre parcel within close proximity to Interstate 55 and the building is 3,794 square feet. This is the rare opportunity to acquire an Absolute NNN property as a 7.40% CAP with strong fundamentals.

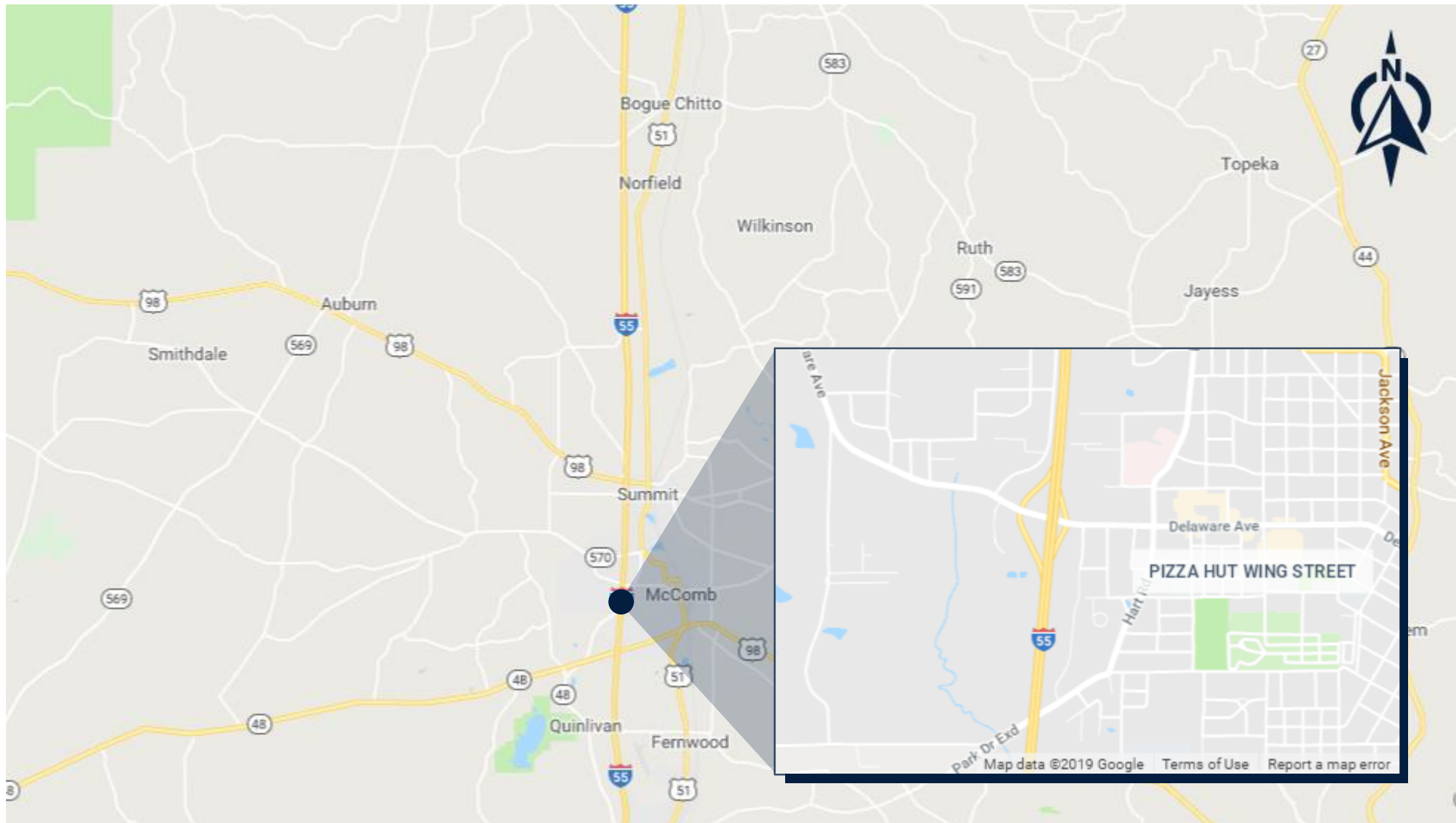
McComb is a city in Pike County, Mississippi, United States, approximately 80 miles (130 km) south of Jackson. As of the 2010 census, the city had a total population of 13,644. It is the principal city of the McComb, Mississippi Micropolitan Statistical Area. McComb is strategically located 100 miles north of New Orleans, 80 miles from Jackson, and 75 miles from Hattiesburg on the transportation routes of Interstate 55 and US Highway 98. McComb is located in close proximity to Southwest Mississippi Community College as well as several major universities such as The University of Southern Mississippi, Louisiana State University, Tulane University, The University of New Orleans, Jackson State University and Alcorn University. McComb is surrounded by the natural beauty of scenic rivers and streams; and nestled in the rolling, pine covered hills of Southwest Mississippi.

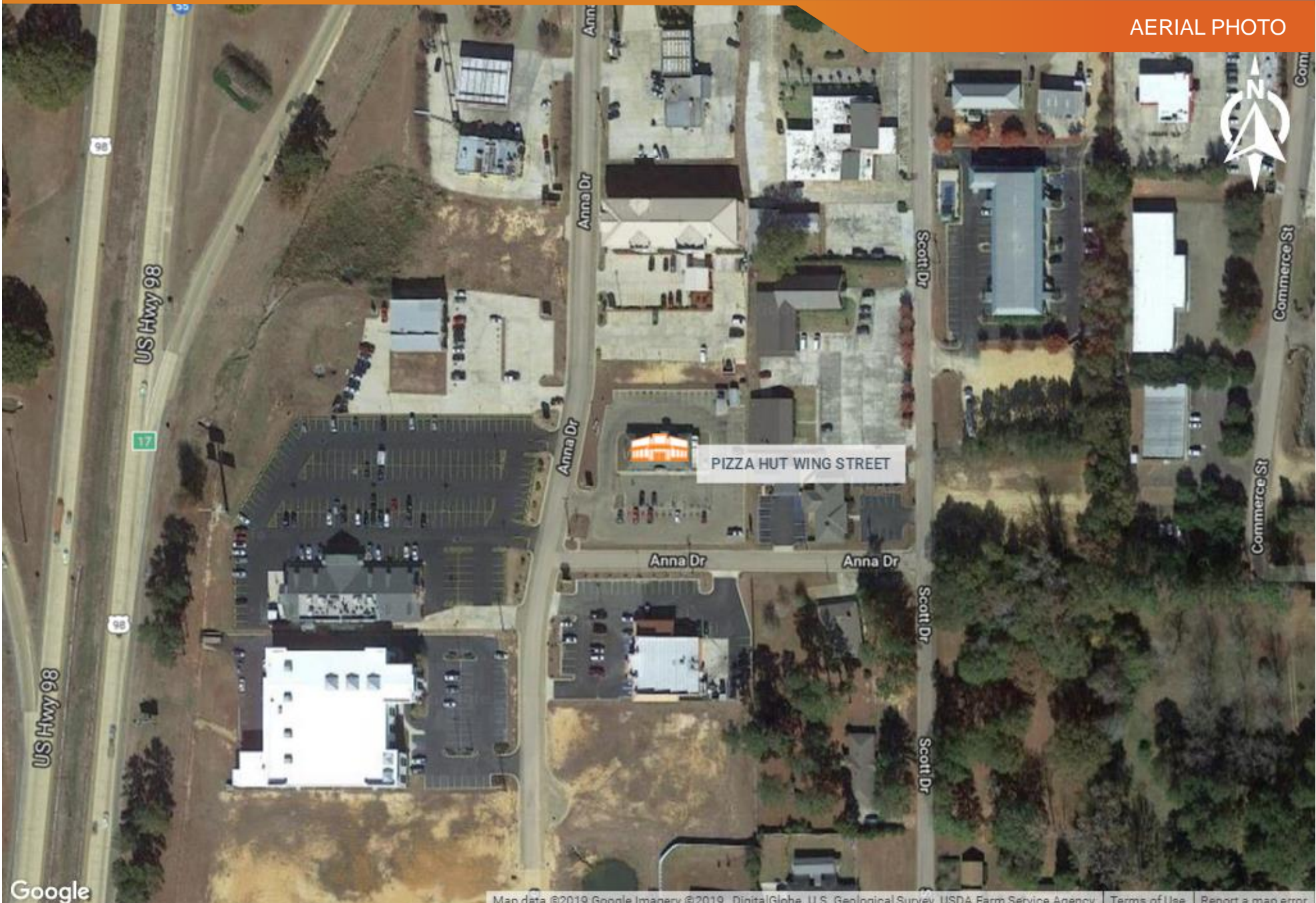
INVESTMENT HIGHLIGHTS

- NNN Lease to Pizza Hut Through 2/2023
- Zero Landlord Responsibilities
- 51-Unit Franchisee Guarantee
- Strong, Above-Average Store Sales
- Recent 2014 Store Reimage
- Located in a Dense Retail Corridor



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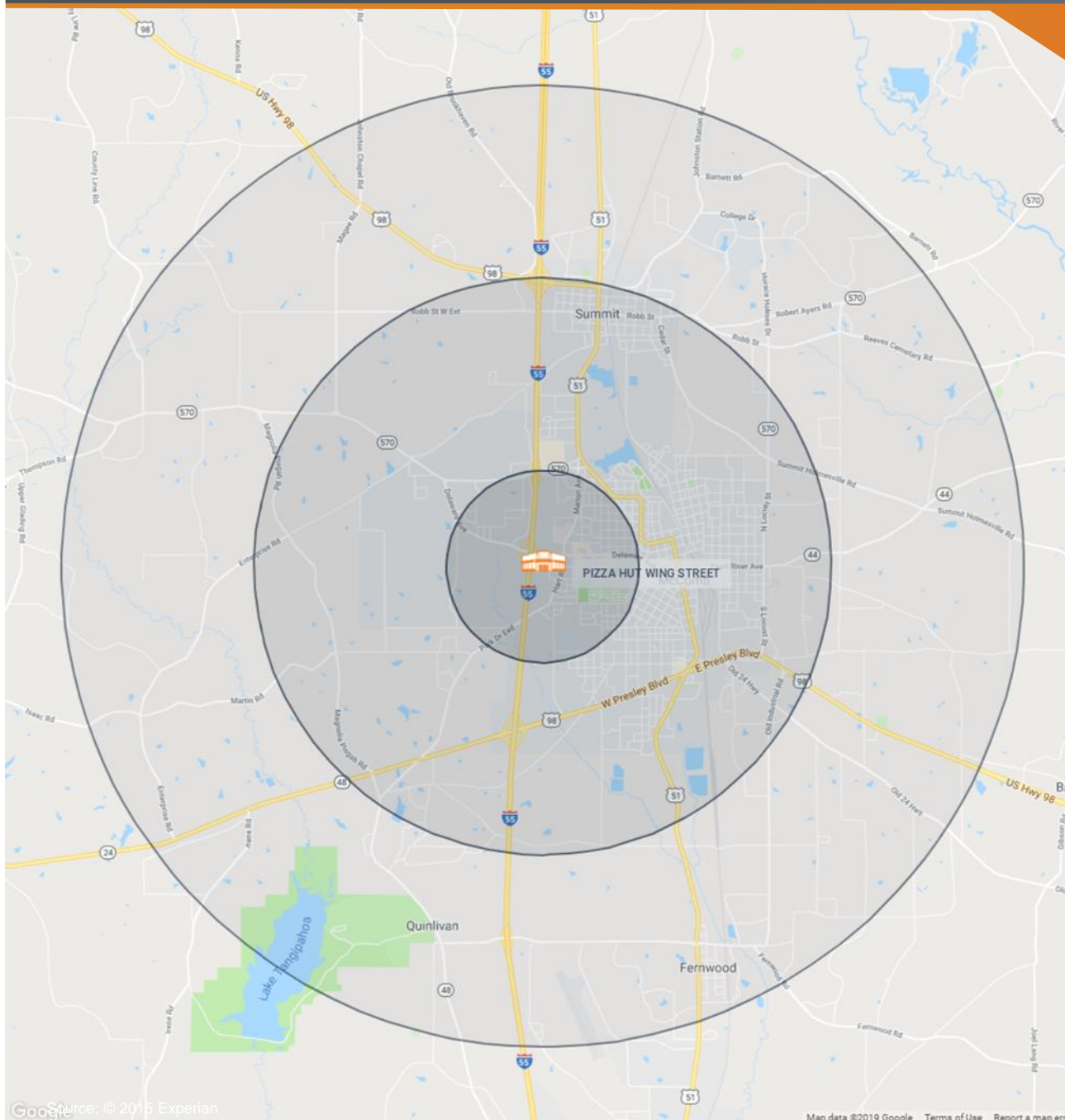
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DEMOGRAPHICS



CREATED ON JANUARY 8, 2019



1 Miles 3 Miles 5 Miles

POPULATION

2022 Projection	2,858	17,165	23,139
2017 Estimate	2,827	17,286	23,136
2010 Census	2,773	17,189	23,022
2000 Census	2,721	17,309	22,740

INCOME

Average	\$58,253	\$45,972	\$47,510
Median	\$42,171	\$29,157	\$30,824
Per Capita	\$27,626	\$18,190	\$18,189

HOUSEHOLDS

2022 Projection	1,365	6,799	8,856
2017 Estimate	1,326	6,754	8,746
2010 Census	1,319	6,786	8,785
2000 Census	1,276	6,868	8,743

HOUSING

2017	\$109,678	\$89,912	\$89,906
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EMPLOYMENT

2017 Daytime Population	7,117	24,171	30,069
2017 Unemployment	6.01%	9.08%	8.57%
2017 Median Time Traveled	17	19	20

RACE & ETHNICITY

White	52.46%	34.10%	40.08%
Native American	0.00%	0.03%	0.03%
African American	43.24%	63.38%	57.38%
Asian/Pacific Islander	2.37%	0.78%	0.73%

Source: © 2015 Experian

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We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



Closed 1,707
debt and equity
financings
in 2017



National platform
operating
within the firm's
brokerage offices



\$5.63 billion
total national
volume in 2017



Access to more
capital sources
than any other
firm in the
industry

WHY MMCC?

Optimum financing solutions to enhance value

Our ability to enhance buyer pool by expanding finance options

Our ability to enhance seller control

- Through buyer qualification support
- Our ability to manage buyers finance expectations
- Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings
- By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file

PRESENTED BY

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