



PIZZA HUT WING STREET

616 E Havens Ave • Mitchell, SD 57301

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

PIZZA HUT WING STREET
Mitchell, SD
ACT ID ZAA0060007

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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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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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	616 East Havens Street Mitchell, South Dakota 57301
Price	\$874,839
Capitalization Rate	7.75%
Price/SF	\$206.14

PROPERTY DESCRIPTION

Year Built / Renovated	2007
Gross Leasable Area	4,244 SF
Zoning	N/A
Type of Ownership	Fee Simple
Lot Size	0.92 Acres

LEASE SUMMARY

Property Subtype	Net Leased Restaurant
Tenant	NPC International, Inc.
Rent Increases	5% in Options
Guarantor	Franchisee Guarantee
Lease Type	NNN
Lease Commencement	2/29/2008
Lease Expiration	2/28/2023
Lease Term	15
Term Remaining on Lease (Years)	4.2
Renewal Options	Three (3) Five-Year
Landlord Responsibility	None
Tenant Responsibility	NNN Expenses; Roof & Structure
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$67,800

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$67,800	\$5,650	\$15.98	7.75%
Option Period 1	\$74,580	\$6,215	\$17.57	8.52%
Option Period 2	\$82,038	\$6,837	\$19.33	9.38%
Option Period 3	\$90,242	\$7,520	\$21.26	10.32%



EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$874,839
Net Operating Income	\$67,800
Capitalization Rate – Current	7.75%
Price / SF	\$206.14
Rent / SF	\$15.98
Lease Type	NNN
Gross Leasable Area	4,244 SF
Year Built / Renovated	2007
Lot Size	0.92 acre(s)

FINANCING

Down Payment	All Cash
Net Cash Flow	7.75% / \$67,800
Cash on Cash Return	7.75%
Total Return	0.00% / \$67,800

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Trail King Industries Inc	861
Walmart	300
Admission Department	219
Cabelas	200
Liferequest	185
Innovative Systems	175
UPS	152
Menards 3515	150
Masonic Temple	140
Trail-Eze Trailers	140
Vantage Point Solutions Inc	140
Shopko	134

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	7,132	16,089	17,559
2010 Census Pop	6,851	15,556	16,975
2017 Estimate HH	3,108	7,201	7,748
2010 Census HH	2,911	6,817	7,334
Median HH Income	\$50,520	\$51,296	\$51,943
Per Capita Income	\$28,152	\$30,134	\$30,155
Average HH Income	\$63,080	\$66,269	\$67,272

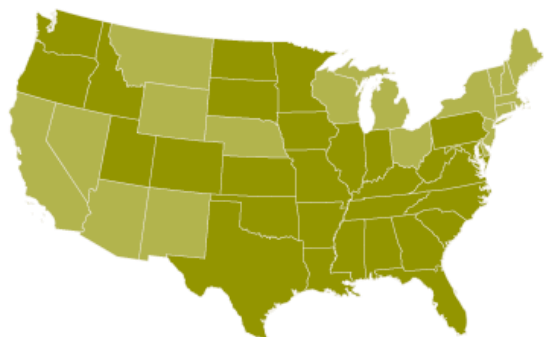
* # of Employees based on 5 mile radius



5th largest

Restaurant unit operator in
the United States

(based on unit count)



Operates more than

1,213

Pizza Hut units in 27 states



Operates more than

386

Wendy's units in 8 states

36,500



employees

In partnership with our customers, NPC has
given more than



\$5 Million

to local and global charities in the last five years



NPC International is the largest
Pizza Hut franchisee in the world

operating approximately 20%

of the domestic Pizza Hut system



NPC International, Inc., through its subsidiary NPC Quality Burgers, Inc., operates as a franchisee of Pizza Hut restaurants in the United States. The company's restaurants offer various products, such as pizza, pasta, chicken wings, salads, soft drinks, sandwiches, and beer. As of December 27, 2017, it operated 1,226 Pizza Hut restaurants and delivery units in 27 states; and 386 Wendy's units in 8 states. The company was founded in 1962 and is based in Overland Park, Kansas. NPC International, Inc. is a subsidiary of NPC Restaurant Holdings, LLC.

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to offer for sale this Pizza Hut & WingStreet located in Mitchell, SD. This Pizza Hut is part of the newest Pizza Hut & WingStreet prototype. The lease is guaranteed by NPC International, which is the largest Pizza hut operator in the world with annual sales exceeding \$1 Billion. This Pizza Hut benefits from its close proximity to Interstate 90, which runs from the East to West coast of the Continental U.S. Additionally, the property is surrounded in a dense retail corridor by many national credit tenants including – Walmart Supercenter, Tractor Supply, McDonalds, Cabela's, Walgreens, Menard's, and many others.

Pizza Hut & WingStreet is located at 616 Ease Havens Street in Mitchell, South Dakota. The 4,244-square foot restaurant was built in 2007 and is situated on 0.92 acres of land.

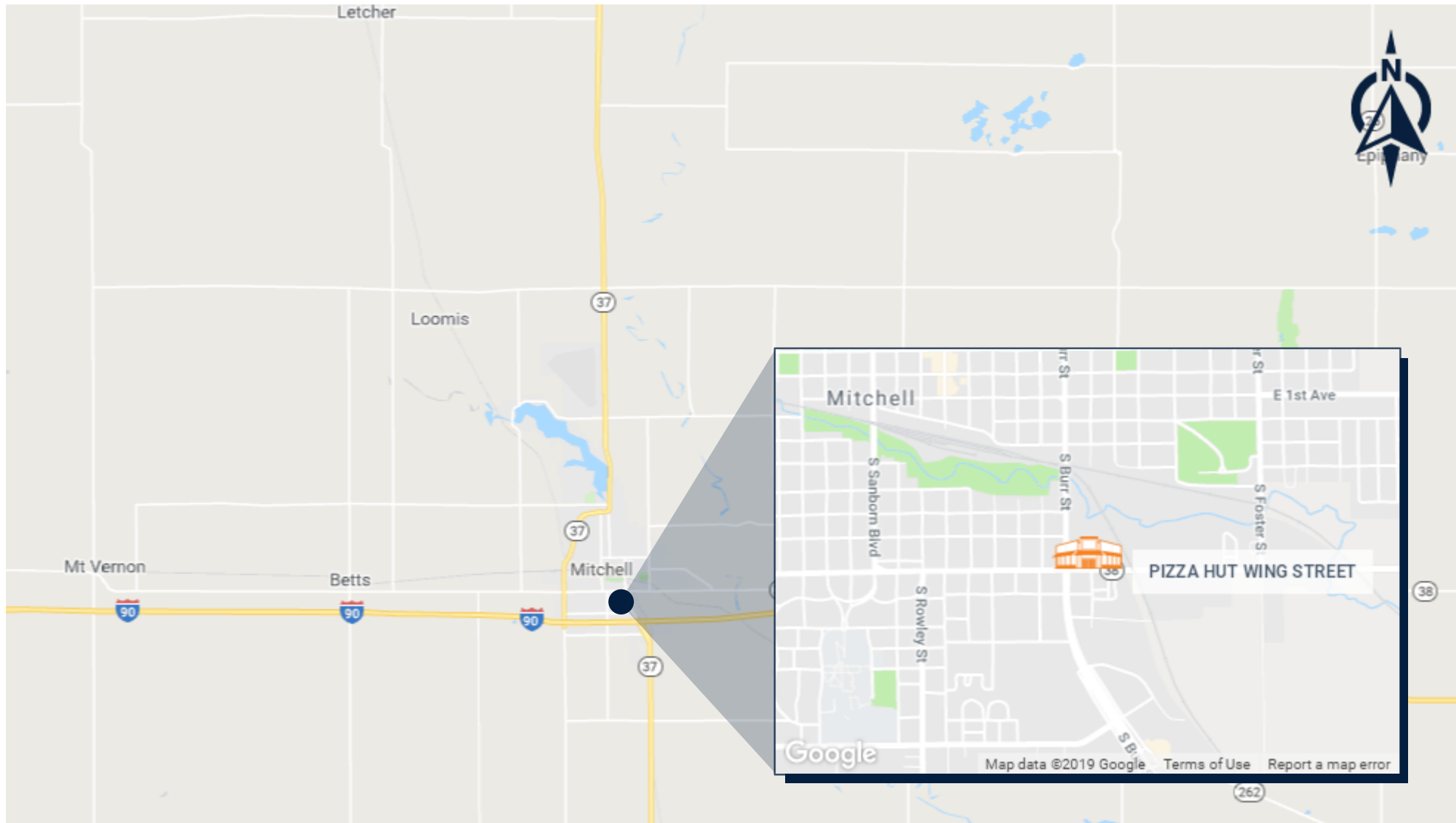
Mitchell is the county seat of Davison County, South Dakota, United States. The population was 15,254 at the 2010 census. Mitchell is the principal city of the Mitchell Micropolitan Statistical Area, which includes all of Davison and Hanson counties. Mitchell is home of the Corn Palace. The Corn Palace is decorated with several colors of dried corn and grains, creating murals. The theme of the external murals is changed yearly at fall harvest; internal murals are changed approximately every ten years. The building itself is used for several purposes including a basketball arena, the local high school prom, trade shows, staged entertainment, and the Shriner's Circus. Mitchell is also home to other attractions such as the Dakota Discovery Museum as well as the Mitchell Prehistoric Indian Village archaeological site.

INVESTMENT HIGHLIGHTS

- NNN Lease to Pizza Hut through 2/2023
- Zero Landlord Responsibilities
- Tenant Recently Exercised Five-Year Option
- Newest Pizza Hut/Wingstreet Prototype
- Surrounded by Dense Retail
- Largest Pizza Hut Franchisee in the World



616 E Havens Ave, Mitchell, SD 57301







CREATED ON JANUARY 8, 2019

POPULATION

	1 Miles	3 Miles	5 Miles
2022 Projection	7,131	16,389	17,972
2017 Estimate	7,132	16,089	17,559
2010 Census	6,851	15,556	16,975
2000 Census	6,976	15,034	16,166

INCOME

	1 Miles	3 Miles	5 Miles
Average	\$63,080	\$66,269	\$67,272
Median	\$50,520	\$51,296	\$51,943
Per Capita	\$28,152	\$30,134	\$30,155

HOUSEHOLDS

	1 Miles	3 Miles	5 Miles
2022 Projection	3,143	7,441	8,035
2017 Estimate	3,108	7,201	7,748
2010 Census	2,911	6,817	7,334
2000 Census	2,857	6,289	6,694

HOUSING

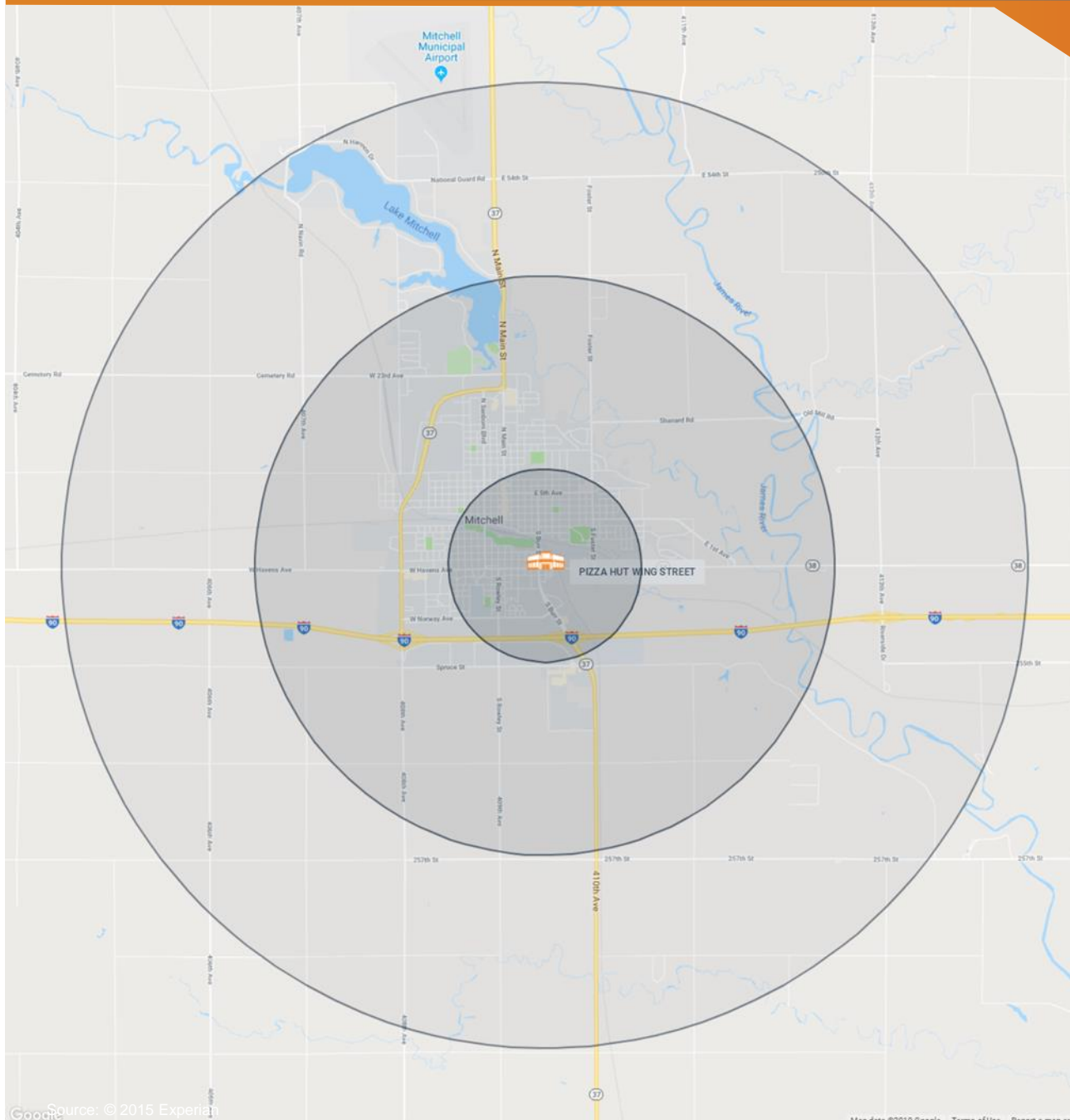
	1 Miles	3 Miles	5 Miles
2017	\$96,816	\$119,942	\$122,231

EMPLOYMENT

	1 Miles	3 Miles	5 Miles
2017 Daytime Population	9,553	21,983	23,303
2017 Unemployment	2.99%	2.91%	2.83%
2017 Median Time Traveled	15	13	14

RACE & ETHNICITY

	1 Miles	3 Miles	5 Miles
White	90.76%	91.90%	92.25%
Native American	0.14%	0.10%	0.09%
African American	1.03%	1.14%	1.10%
Asian/Pacific Islander	0.46%	0.68%	0.68%



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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