



PIZZA HUT

7604 W BURLEIGH ST | MILWAUKEE, WI

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS

- Absolute NNN – Zero Landlord Responsibilities
- Strong Guarantee from Seasoned Operator – PH Hospitality Group LLC (80+ units) is one of the largest franchisees of Pizza Hut in the country
- 10% Fixed rental increases every 5 years
- Over 400,000 residents in a 5-mile radius with an Average Household Income of \$54,000 – Prime demographic for Pizza Hut
- Located a short 1.3 miles from Mount Mary University & under 1 mile from First Street Elementary School
- Ideally situated on a hard corner
- Average traffic counts exceed 12,000 CPD

FINANCIAL OVERVIEW

PIZZA HUT

7604 W Burleigh St
Milwaukee, WI 53222

List Price \$799,999
CAP Rate - Current..... 6.60%
Gross Leasable Area± 1,653 SF
Lot Size± 0.28 Acres
Year Built/Renovated..... 1964/2004



Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current - Year 5	\$4,400.00	\$52,800.00	\$31.94	6.60%
Years 6 - 10	\$4,840.00	\$58,080.00	\$35.14	7.26%
Option 1	\$5,324.00	\$63,888.00	\$38.65	7.99%
Option 2	\$5,856.40	\$70,276.80	\$42.51	8.78%
Option 3	\$6,442.04	\$77,304.48	\$46.77	9.66%

Tenant Summary

Tenant Trade Name	Pizza Hut
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	5/8/2012
Rent Commencement Date	9/1/2015
Lease Expiration Date	5/31/2027
Term Remaining on Lease	± 9.75 Years
Increases	10% Every 5 Years
Options	Three, 5-Year Options

TENANT
OVERVIEW



Company Name	Pizza Hut
No. of Locations	± 15,600
No. of Employees	± 300,000
Headquartered	Plano, Texas
Website	www.pizzahut.com
Year Founded	1979

PIZZA HUT

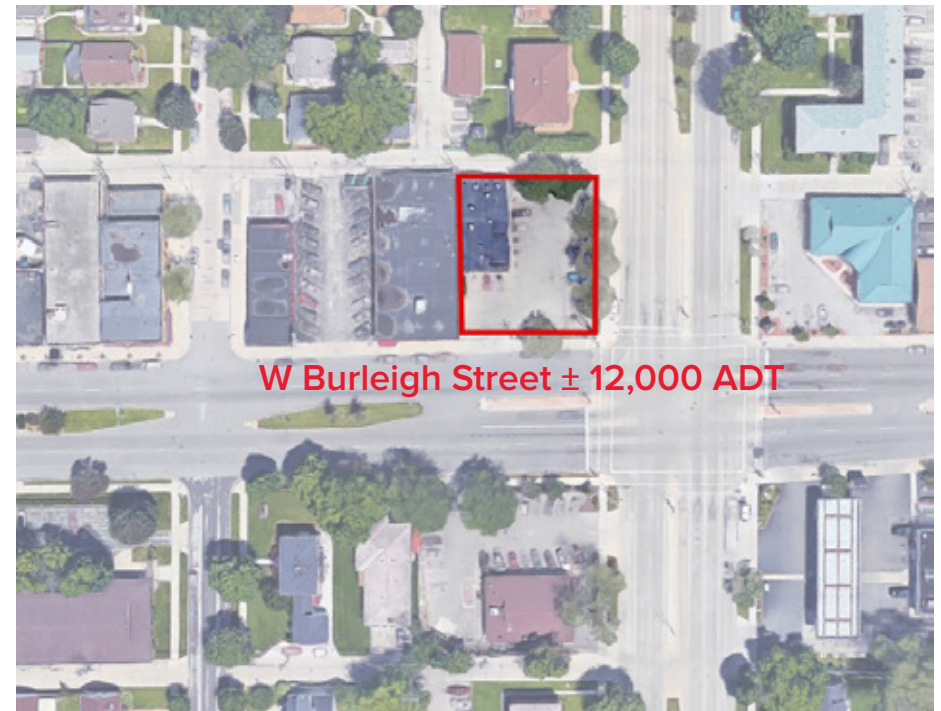
Pizza Hut, Inc. operates a chain of pizza restaurants in the United States and internationally. It offers pizzas, pastas, wings, and drinks, as well as sides and desserts, such as stuffed pizza rollers, breadsticks, cheese sticks, baked desserts, and cinnamon sticks. The company also offers catering services. In addition, Pizza Hut franchises its restaurants. Further, it provides online ordering. The company was founded in 1979 and is based in Plano, Texas. Pizza Hut, Inc. operates as a subsidiary of Yum! Brands, Inc.

Pizza Hut is split into several different restaurant formats; the original family-style dine-in locations; store front delivery and carryout locations; and hybrid locations that offer carry-out, delivery, and dine-in options. Many full-size Pizza Hut locations offer lunch buffet, with “all-you-can-eat” pizza, salad, bread sticks, and a special pasta. Additionally, Pizza Hut also has a number of other business concepts that are different from the store type; Pizza Hut “Bistro” locations are “Red Roofs” which offer an expanded menu and slightly more upscale options.

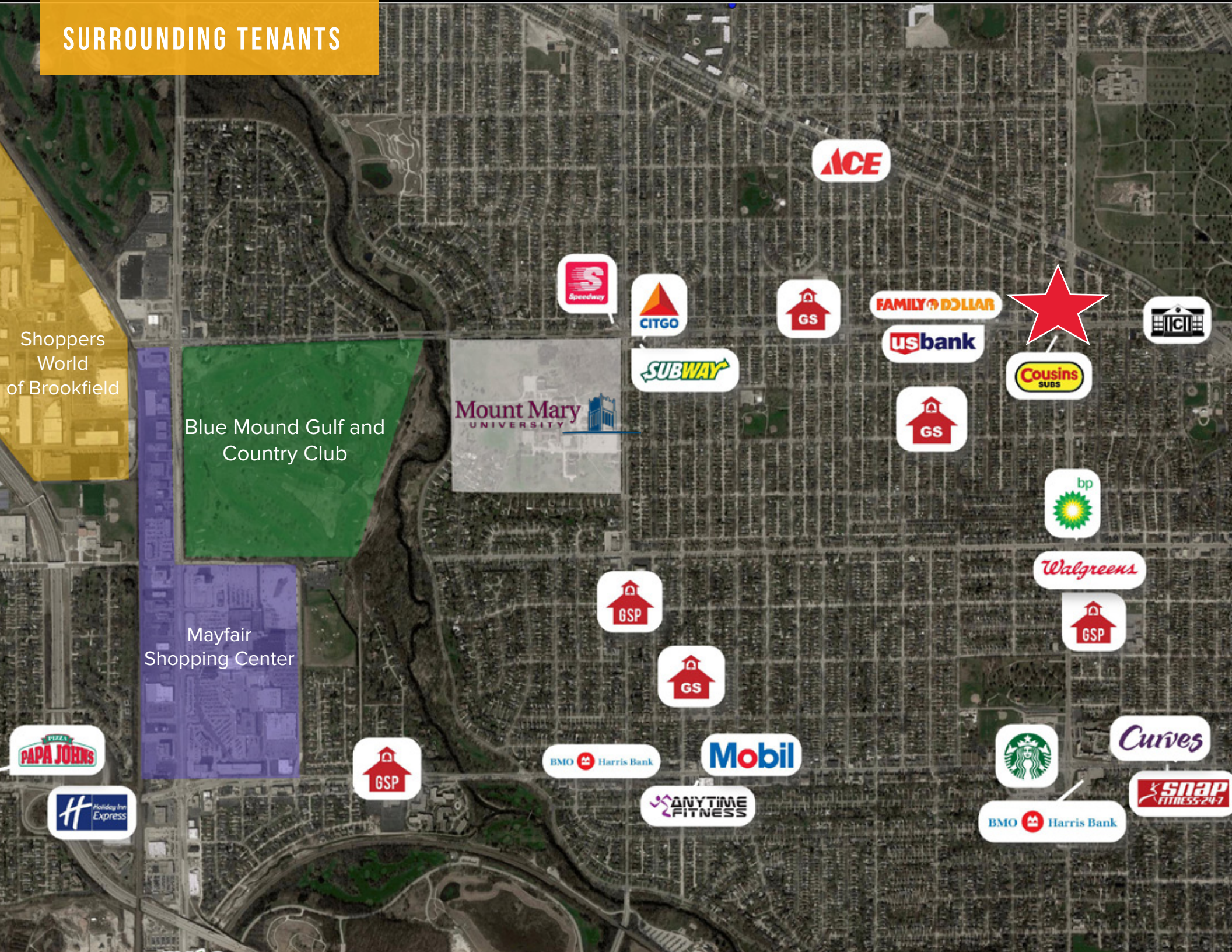
THE OFFERING

Property Name		Pizza Hut
Property Address	7604 W Burleigh St Milwaukee, WI 53222	
Assessor's Parcel Number	292-0441-000	
Site Description		
Number of Stories	One	
Year Built/Renovated	1964/2004	
Gross Leasable Area (GLA)	± 1,653 SF	
Lot Size	± 0.28 Acres (12,196 SF)	
Type of Ownership	Fee Simple	
Landscaping	Professional	
Topography	Generally Level	

PARCEL MAP



SURROUNDING TENANTS



Shoppers
World
of Brookfield

Blue Mound Golf and
Country Club

Mount Mary
UNIVERSITY

Mayfair
Shopping Center

PAPA JOHN'S

Holiday Inn
Express

GSP

BMO Harris Bank

Mobil

ANYTIME
FITNESS

ACE

Speedway

CITGO

GS

FAMILY DOLLAR

usbank

Cousins
SUBS

ICI

SUBWAY

GS

bp

Walgreens

GSP

Curves

SNAP
FITNESS 24-7

Starbucks

BMO Harris Bank

AREA OVERVIEW

MILWAUKEE, WI

Situated on Lake Michigan in southeastern Wisconsin, the Milwaukee metropolitan area is the largest metropolitan area in the state. It is a part of the Great Lakes Megalopolis and draws commuters from outlying areas such as Madison, Chicago and the Fox Cities. Encompassing Milwaukee, Waukesha, Washington and Ozaukee Counties, Metro Milwaukee covers 1,460 square miles by land area. The metro area's economy has been evolving from that of the goods producing industry to one that is more service based. A majority of its workforce continues to be in manufacturing, although recent job growth has largely been in the service-providing sector.

ECONOMY

Also a commercial and cultural center for Wisconsin, the city of Milwaukee is the hub of Greater Milwaukee and the largest city in the state. Six Fortune 500 companies have their international headquarters established in this self-sufficient city: Harley-Davidson, Manpower, Rockwell Automation and Johnson Controls, Northwestern Mutual, and Joy Global. In the spirit of progress, Milwaukee has recently renovated its downtown area, creating an area of lakefront parks and museums. These architectural improvements reflect both the city's cherished old-world traditions and modern attitude. With a full complement of culture, performing arts, and recreational amenities, Milwaukee continues to attract businesses and young professionals looking to live in a 21st century city.

COUNTY DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2022 Projection	21,982	173,951	417,966
2017 Estimate	21,963	173,389	417,119
2010 Census	22,038	173,572	419,046
2000 Census	21,903	179,959	435,126
Growth 2017 - 2022	0.09%	0.32%	0.20%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2022 Projection	9,619	69,326	162,464
2017 Estimate	9,614	68,860	161,600
2010 Census	9,659	68,453	161,305
2000 Census	9,846	70,577	165,915
Growth 2017 - 2022	0.05%	0.68%	0.54%
INCOME	1 Mile	3 Mile	5 Mile
2017 Est. Average Household Income	\$67,003	\$60,861	\$54,304



GETTING AROUND

GENERAL MITCHELL INTERNATIONAL AIRPORT

Five miles south of downtown Milwaukee, General Mitchell International Airport is the largest airport in Wisconsin. It is served by nine airlines and is open 24 hours a day. The Amtrak Hiawatha train service connects Mitchell to Chicago and downtown Milwaukee.

MILWAUKEE INTERMODAL STATION

As the gateway into downtown, the Milwaukee Intermodal Station is downtown's transportation hub. Approximately 1.4 million passengers are served annually by the station with connections to Amtrak's Hiawatha Service.

MILWAUKEE COUNTY TRANSIT SYSTEM

Servicing 45 million riders each year, the Milwaukee County Transit System (MCTS) offers a fleet of 410 clean diesel-buses. It is the largest transit system in Wisconsin and the economic engine of the state.

THE MILWAUKEE RIVERWALK

The Milwaukee RiverWalk winds through the city, tying together three distinct riverfront neighborhoods. Permanent and changing art exhibitions create a unique outdoor gallery that unifies Downtown, Beerline B., and the Historic Third Ward.



POINTS OF INTEREST



MILWAUKEE ART MUSEUM

From its origins in Milwaukee's first art gallery, the Milwaukee Art Museum has become an icon for the city. It is one of the largest museums in the country, showcasing 30,000 works of art to over 400,000 visitors a year.



MILWAUKEE COUNTY ZOO

Spanning 200 wooded acres, the Milwaukee County Zoo houses over 2,000 mammals, birds, fish, amphibians and reptiles in specialized habitats. The zoo's objective is to inspire public support and participation in global conservation of animal species.



GREAT LAKES DISTILLERY

For those of legal drinking age, the Great Lakes Distillery in the heart of Milwaukee offers small batch products made with old world methods. This world class artisan distillery is committed to providing quality spirits that exhibit craftsmanship.



MILLER PARK

Named after the Miller Brewing Company, Miller Park is the homefield of the Milwaukee Brewers. The grand, brick structure is one of the largest construction projects in Wisconsin history with an impressive retractable roof.



HISTORIC THIRD WARD

Three blocks south of downtown Milwaukee, the Historic Third Ward is known as Milwaukee's Arts and Fashion District. The area offers the city's most dynamic array of restaurants, spas, theaters, galleries and shopping, all in a historic warehouse setting.



MILWAUKEE PUBLIC MARKET

Bursting with high quality selections of artisan products and freshly-made prepared foods, the Milwaukee Public Market is Milwaukee's most unique downtown food destination. It is located in the vibrant Historic Third Ward neighborhood.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Pizza Hut** located at **7604 W Burleigh St, Milwaukee, WI 53222** (“**Property**”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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