



COMPASS  
COMMERCIAL

# PIZZA HUT

3131 South Kinnickinnic Avenue, Milwaukee, WI 53207

Get in touch

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# Disclaimer and Confidentiality Statement

Compass Commercial  
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San Francisco, CA 94111

[www.compass.com/commercial](http://www.compass.com/commercial)

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# 3133 South Kinnickinnic Avenue MILWAUKEE, WI 53207



## OFFERING SUMMARY

Sale Price:	\$849,500
Building Size:	1,829 SF
Lot Size:	0.36 Acres
APN	540-0893-100-6
Price / SF:	\$464
Cap Rate:	9.02%
NOI:	\$76,649
Year Built:	1977
Zoning:	LB2
Traffic Count:	25,000 VPD

## INVESTMENT HIGHLIGHTS

Net Lease Investment Group is pleased to present an investment opportunity in Milwaukee. The subject property is located on South Kinnickinnic Avenue, 1/2 mile from the shores of Lake Michigan and 1.5 miles from Interstate 94/43. The site is easily accessible with two points of ingress and egress, one from South Kinnickinnic Avenue and one from Euclid Avenue. The property is located on a primary thoroughfare adjacent to national retail tenants, local businesses and residential neighborhoods. The area is densely populated with approximately 97,000 residents living within a three-mile radius of the property. Nearby retailers include Walgreens, Subway, Starbucks, Vision Mart, Marathon service station, and several restaurants.

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# Highlights



## LOCATION INFORMATION

Building Name	Pizza Hut
Street Address	3131 South Kinnickinnic Avenue
City, State, Zip	Milwaukee, WI 53207
County	Milwaukee
Cross-Streets	East Hillcrest Avenue
Signal Intersection	No
Nearest Airport	General Mitchell International Airport

## BUILDING INFORMATION

NOI	\$76,649
Cap Rate	9.02
Occupancy %	100%
Tenancy	Single
Number Of Floors	1
Year Built	1977
Free Standing	Yes

## PROPERTY HIGHLIGHTS

- Absolute NNN Lease - No Landlord Responsibilities
- Excellent Visibility and Hard Corner Location
- Densely Populated In-Fill Location
- Strong Tenant with 82 Locations (Applebee's and Pizza Hut) - Wisconsin Hospitality Group
- Approximately three years remaining on the primary lease term
- Four 5-year options with 10% rent increase in each renewal option



# Financial Overview

## Rent Roll

Tenant	Unit Size	Lease Start	Lease End	Annual Rent	Annual Rent/ SQFT/Year
Pizza Hut	1,829	Sep-07	Sep-22	\$76,649	\$41.91

## Rent Increase Schudule

Terms	Length (years)	Rental Increases	NOI	Cap Rate
Original Term	3	0%	\$76,649.00	9.02%
Option 1	5	10%	\$84,313.90	9.93%
Option 2	5	10%	\$92,745.29	10.92%
Option 3	5	10%	\$102,019.82	12.01%
Option 4	5	10%	\$112,221.80	13.21%



# LOCATION DESCRIPTION



Milwaukee is the largest city in the state of Wisconsin and the fifth-largest city in the Midwestern United States. The seat of the eponymous county, it is on Lake Michigan's western shore. Ranked by its estimated 2014 population, Milwaukee was the 31st largest city in the United States. The city's estimated population in 2017 was 595,351. Milwaukee is the main cultural and economic center of the Milwaukee metropolitan area which had a population of 2,043,904 in the 2014 census estimate. It is the third-most densely populated metropolitan area in the Midwest, surpassed only by Chicago and Detroit, respectively.

Beginning in the early 21st century, the city has been undergoing its largest construction boom since the 1960s. Major new additions to the city in the past two decades include the Milwaukee Riverwalk, the Wisconsin Center, Miller Park, The Hop (streetcar system), an expansion to the Milwaukee Art Museum, Milwaukee Repertory Theater, and Pier Wisconsin, as well as major renovations to the UW–Milwaukee Panther Arena. The Fiserv Forum opened in late 2018.

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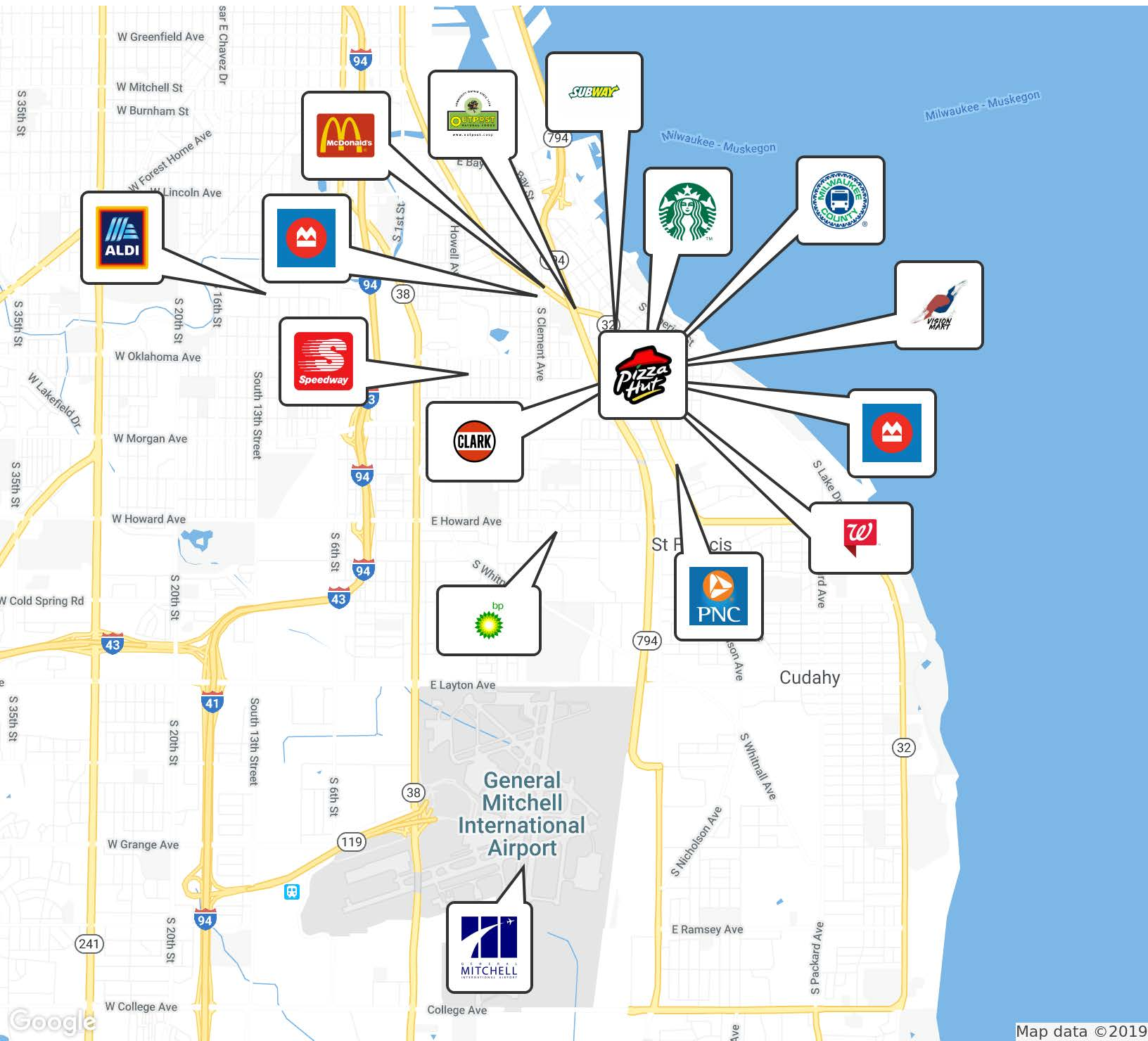
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# Location Maps

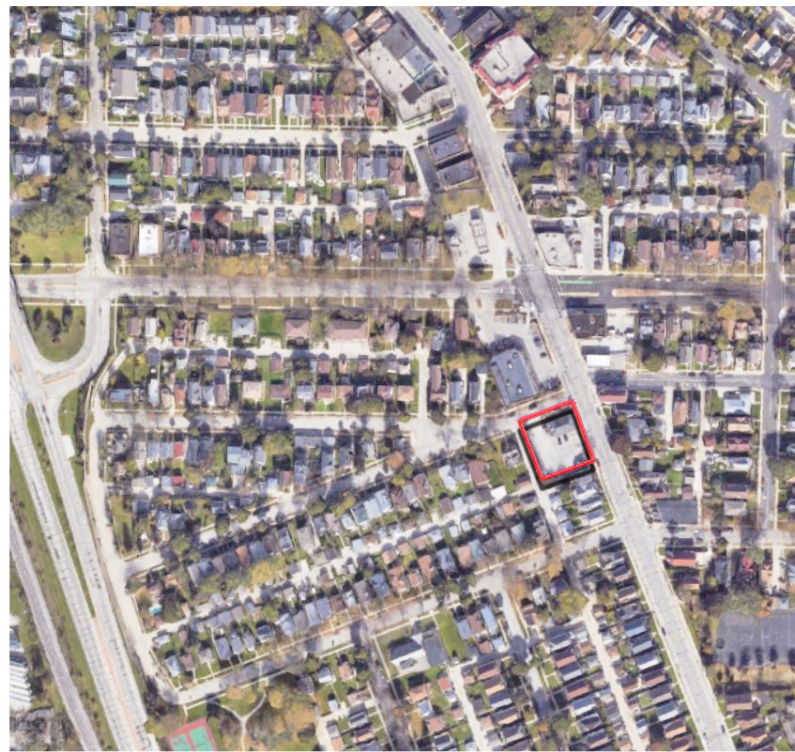
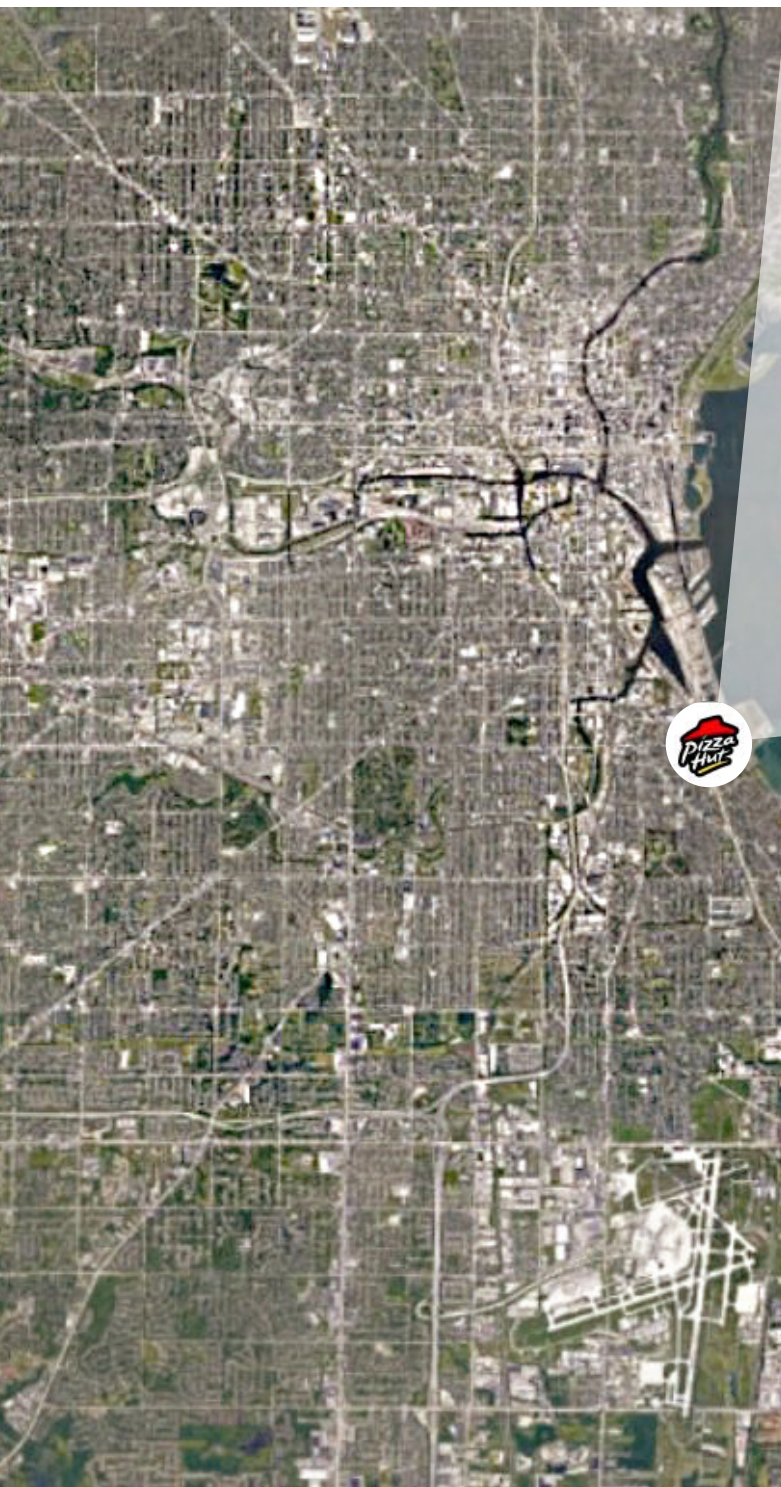


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# Regional Maps



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## TENANT INFORMATION



About Pizza Hut Pizza Hut is an American restaurant chain and international franchise, known for pizza and side dishes. It is now corporately known as Pizza Hut, Inc. and is a subsidiary of Yum! Brands, Inc., the world's largest restaurant company.

The first Pizza Hut restaurant was opened in 1958 in Wichita, Kansas, and within a year, the first franchise unit was opened. Today, Pizza Hut is the largest restaurant chain in the world specializing in the sale of ready-to-eat pizza products. Pizza Hut operates in 103 countries and territories throughout the world. As of year-end 2018, Pizza Hut had 16,796 units. 97 percent of the Pizza Hut units are franchised.

Pizza Hut operates in the delivery, carryout and casual dining segments around the world. Outside of the U.S., Pizza Hut often uses unique branding to differentiate these segments. Additionally, a growing percentage of Pizza Hut's customer orders are being generated digitally.

As of November 2014, Pizza Hut revamped their menu, adding five new toppings, six sauces, 10 crust flavors (like "honey Sriracha" and "ginger boom boom"), and even health-conscious "Skinny Slice" pizzas.

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# Currently on the Market



## ★ Subject Property

3131 South Kinnickinnic Avenue | Milwaukee, WI 53207

<b>Sale Price:</b>	\$849,500	<b>Lot Size:</b>	0.36 Acres	<b>Year Built:</b>	1977
<b>Building SF:</b>	1,829 SF	<b>Price PSF:</b>	\$464.46	<b>CAP:</b>	9.02%
<b>NOI:</b>	\$76,649				

Net Lease Investment Group is pleased to present an investment opportunity in Milwaukee. The subject property is located on South Kinnickinnic Avenue, 1/2 mile from the shores of Lake Michigan and approximately 1 mile from Interstate 94/43. The site is easily accessible with two points of ingress and egress, one from South Kinnickinnic Avenue and one from Euclid Avenue. The property is located on a primary thoroughfare adjacent to national retail tenants, local businesses and residential neighborhoods. The area is densely populated with approximately 97,000 residents living within a three-mile radius.



## 175 Main Ave

Kaukauna, WI 54130

<b>Sale Price:</b>	\$815,000	<b>Lot Size:</b>	0.58 Acres	<b>Year Built:</b>	1964
<b>Building SF:</b>	2,750 SF	<b>Price PSF:</b>	\$296.36	<b>CAP:</b>	7.52%
<b>Occupancy:</b>	100%	<b>NOI:</b>	\$61,325		

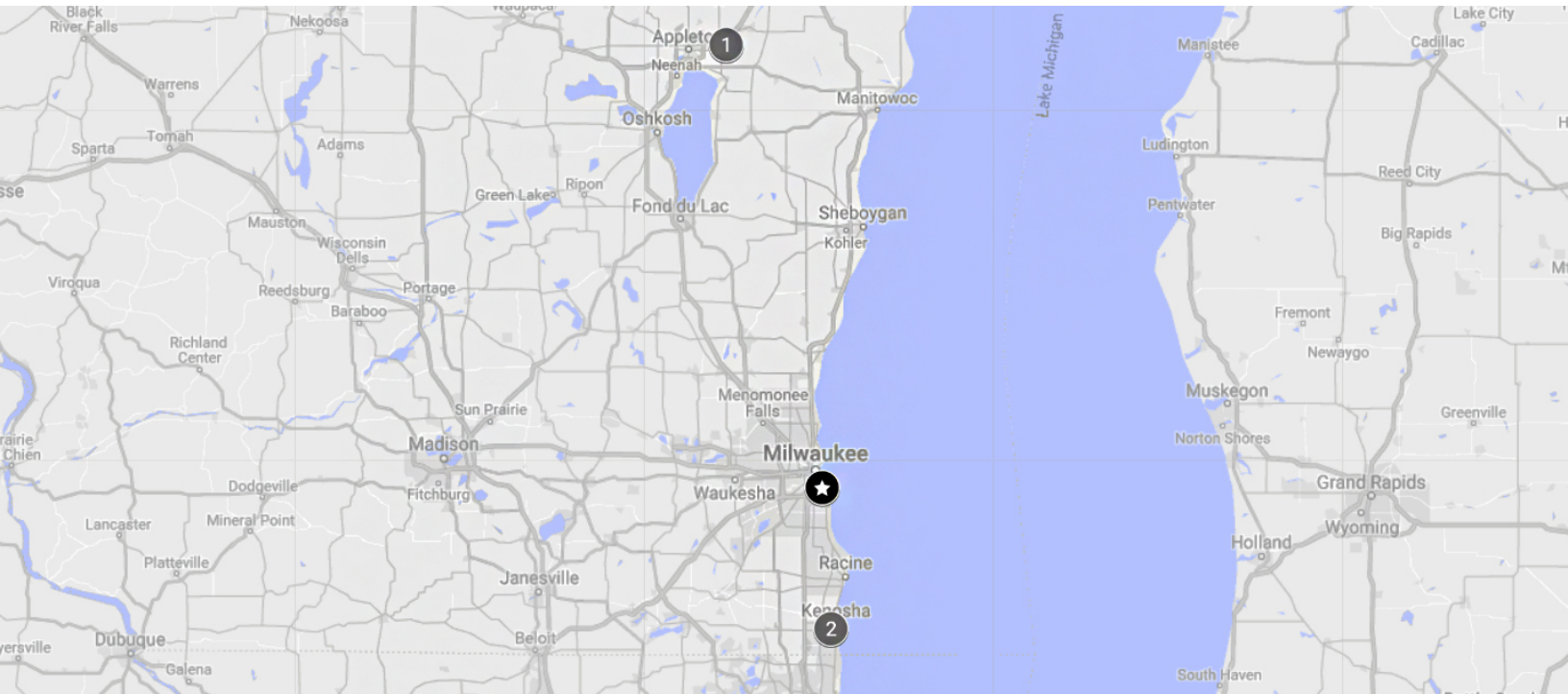


## 3001 Roosevelt Rd

Kenosha, WI 53142

<b>Sale Price:</b>	\$623,000	<b>Lot Size:</b>	0.23 Acres	<b>Year Built:</b>	1964
<b>Building SF:</b>	1,100 SF	<b>Price PSF:</b>	\$566.36	<b>CAP:</b>	6.00%
<b>Occupancy:</b>	100%	<b>NOI:</b>	\$37,400		

# Currently on the Market

**SUBJECT PROPERTY**

3131 South Kinnickinnic Avenue | Milwaukee, WI 53207

**1 175 MAIN AVE**

Kaukauna, WI  
54130

**2 3001 ROOSEVELT RD**

Kenosha, WI  
53142

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# Demographics



3131 S Kinnickinnic Ave, Milwaukee, Wisconsin, 53207  
Rings: 1, 3, 5 mile radii

Prepared by Esr  
Latitude: 42.98757  
Longitude: -87.88314

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	15,743	102,107	267,312
Households	7,570	40,128	107,142
Families	3,716	23,338	55,557
Average Household Size	2.04	2.53	2.35
Owner Occupied Housing Units	4,582	20,612	46,782
Renter Occupied Housing Units	2,988	19,516	60,360
Median Age	39.6	32.9	31.5
<b>2018 Summary</b>			
Population	15,419	99,621	265,123
Households	7,400	38,854	106,424
Families	3,585	22,270	53,468
Average Household Size	2.04	2.55	2.35
Owner Occupied Housing Units	4,180	18,565	42,544
Renter Occupied Housing Units	3,220	20,289	63,880
Median Age	41.7	34.5	32.7
Median Household Income	\$59,211	\$46,636	\$44,040
Average Household Income	\$75,385	\$59,308	\$60,751
<b>2023 Summary</b>			
Population	15,245	98,643	265,245
Households	7,300	38,354	106,634
Families	3,521	21,882	52,902
Average Household Size	2.05	2.55	2.35
Owner Occupied Housing Units	4,242	18,738	42,905
Renter Occupied Housing Units	3,059	19,616	63,725
Median Age	42.7	35.2	33.4
Median Household Income	\$63,535	\$50,485	\$48,472
Average Household Income	\$84,071	\$65,987	\$68,505
<b>Trends: 2018-2023 Annual Rate</b>			
Population	-0.23%	-0.20%	0.01%
Households	-0.27%	-0.26%	0.04%
Families	-0.36%	-0.35%	-0.21%
Owner Households	0.29%	0.19%	0.17%
Median Household Income	1.42%	1.60%	1.94%

# Demographics

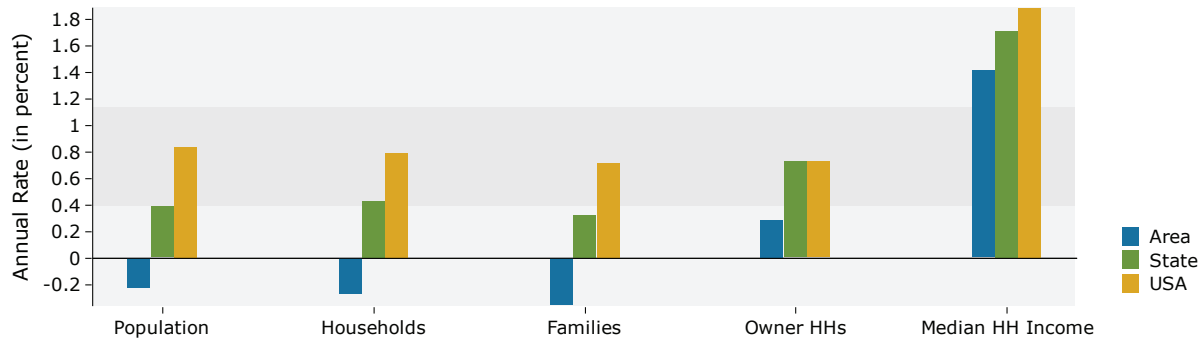


3131 S Kinnickinnic Ave, Milwaukee, Wisconsin, 53207  
Rings: 1, 3, 5 mile radii

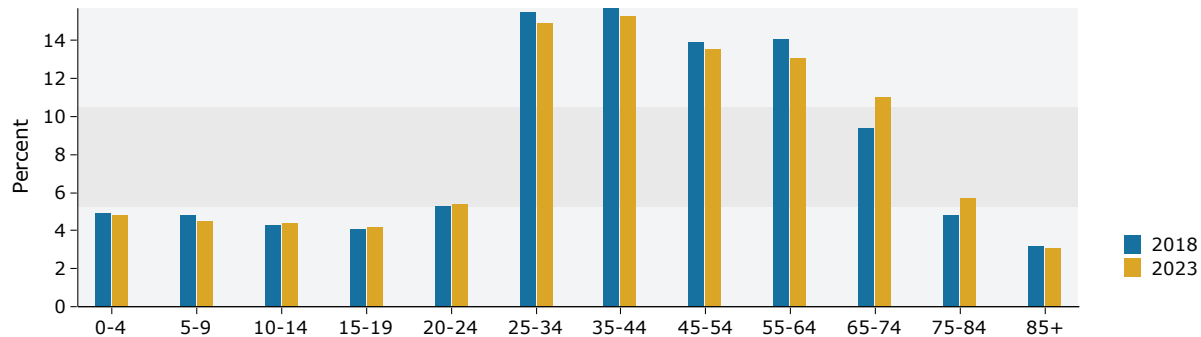
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Latitude: 42.98757  
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## 1 mile

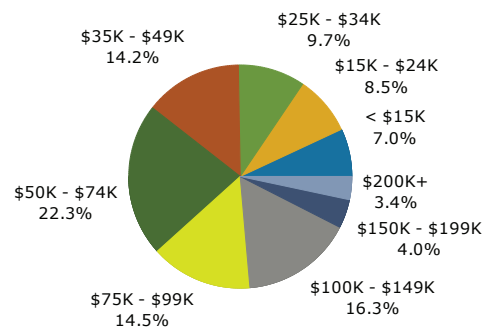
### Trends 2018-2023



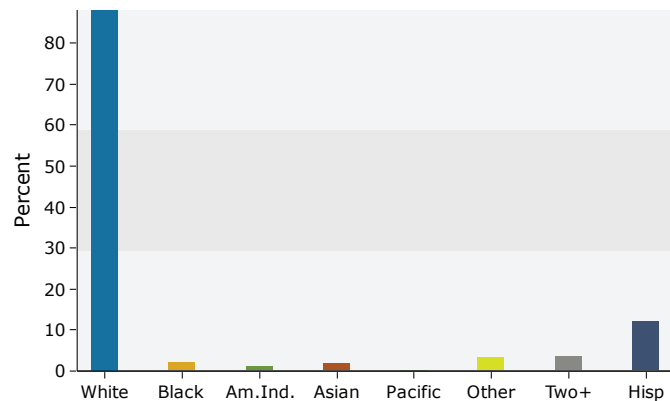
### Population by Age



### 2018 Household Income



### 2018 Population by Race



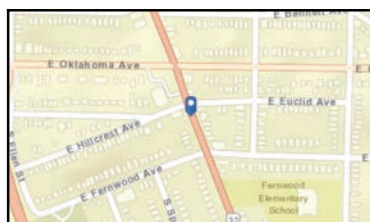
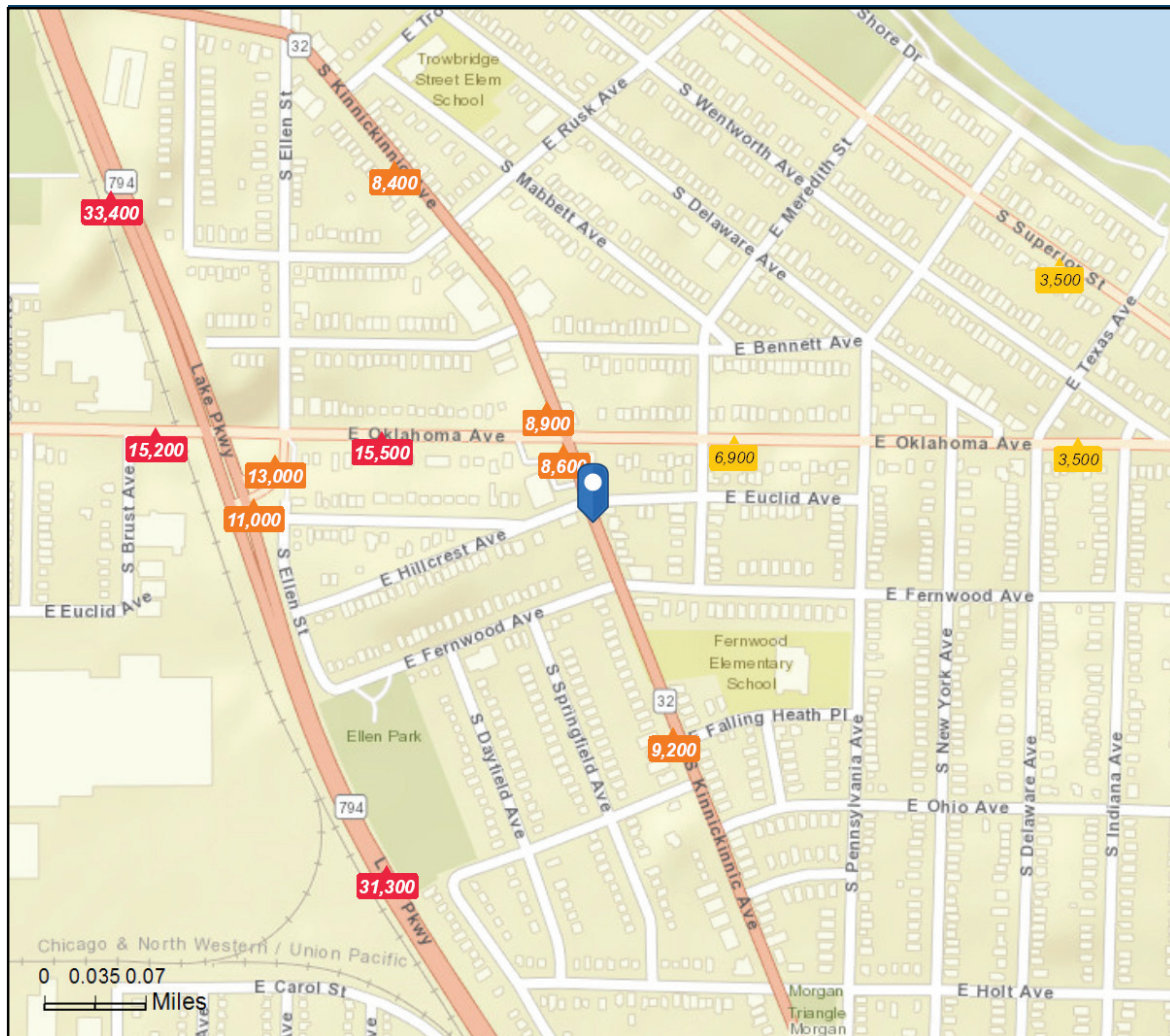


# Traffic Counts



3133 S Kinnickinnic Ave, Milwaukee, Wisconsin, 53207  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 42.98733  
Longitude: -87.88299



**Average Daily Traffic Volume**  
**▲ Up to 6,000 vehicles per day**  
**▲ 6,001 - 15,000**  
**▲ 15,001 - 30,000**  
**▲ 30,001 - 50,000**  
**▲ 50,001 - 100,000**  
**▲ More than 100,000 per day**



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# Net Lease Investment Group



## OLEG VERBITSKI

Commercial Investment Broker

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CalDRE #02067848



### PROFESSIONAL BACKGROUND

Oleg joined Compass Commercial in October 2018. He started his career in real estate in 2012 working with a group of real estate investors in Toronto focusing primarily on multifamily developments. Early in his professional career, Oleg focused on luxury residential real estate in Toronto after which he joined a commercial real estate group with ReMax Professionals in Western Canada. Oleg holds residential, rural, and commercial real estate license in Canada. During his time with ReMax Commercial, Oleg has executed on a number of transactions in multi-family, land assembly, retail and industrial space. After relocating to the United States at the beginning of 2017, Oleg obtained his California commercial real estate license and joined NAI Northern California where he advised clients on net lease investment transactions.

Oleg is a former committee member with Calgary Real Estate Board and Calgary Chamber of Commerce and an active member of SFAR and NAR. In his free time, Oleg enjoys practicing judo and boxing, his long-time hobbies. Oleg lives in San Francisco with his wife Mariya where they enjoy spending the weekends exploring the city and the surrounding areas.

Oleg is multilingual, speaking fluent English, Russian and Ukrainian.

### Professional Affiliations:

Real Estate commercial, residential, and rural license;

Royal Regiment of Canada (Department of National Defense) – Leadership Program;

Member ICSC: International Council of Shopping Centers

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**DANIEL WILLIS**

Senior Vice President

daniel.willis@compass.com

**Direct:** 415.531.1287 | **Cell:** 415.531.1287**PROFESSIONAL BACKGROUND**

Dan Willis has over 35 years of experience in the investment real estate business. He has been associated with prominent real estate companies as well as operated his own real estate business with an emphasis in the brokerage of single tenant and multi-tenant net leased investment retail properties nationally. His integrity, diligence and work ethics have resulted in consistently high sales production annually.

His brokerage is relationship-based and committed to represent each client with a high degree of professionalism and consistent follow through. Dan has the market knowledge and experience to assist any buyer or seller of net leased investment real estate nationally. He has sold more than 600 properties nationally valued over \$1.5 billion.

He has numerous real estate designations and has received several investment real estate honors during his career. Dan has a Master's degree in sociology with an emphasis in business administration.

Any leisure time includes adventure travel with his grown son and daughter. He and his wife reside in Marin County, California.

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