



# PIZZA HUT

1021 N WISCONSIN ST  
PORT WASHINGTON, WI 53074

OFFERING MEMORANDUM

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO





# TABLE OF CONTENTS



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KYLE MATTHEWS

LICENSE NO: 9381054-91 (WI)





## Investment Highlights

- » **EYM Pizza Guarantee** – EYM Pizza is a 40-unit subsidiary of EYM Group, INC., Pizza Hut, Denny's and Pizza Hut multi-brand franchisee company that operates 100+ locations in eight states
- » **New Lease Extension** – EYM just extended the lease for 3-years and took an increase over 100%
- » **Affluent Area** – The 3-mile population boasts a \$80,000 average household income
- » **Absolute NNN** – Landlord has no responsibilities



REPRESENTATIVE PHOTO



## Annualized Operating Data

	Monthly	Annual	Cap Rate
Current-5/31/2022	\$5,172.15	\$62,065.80	9.00%

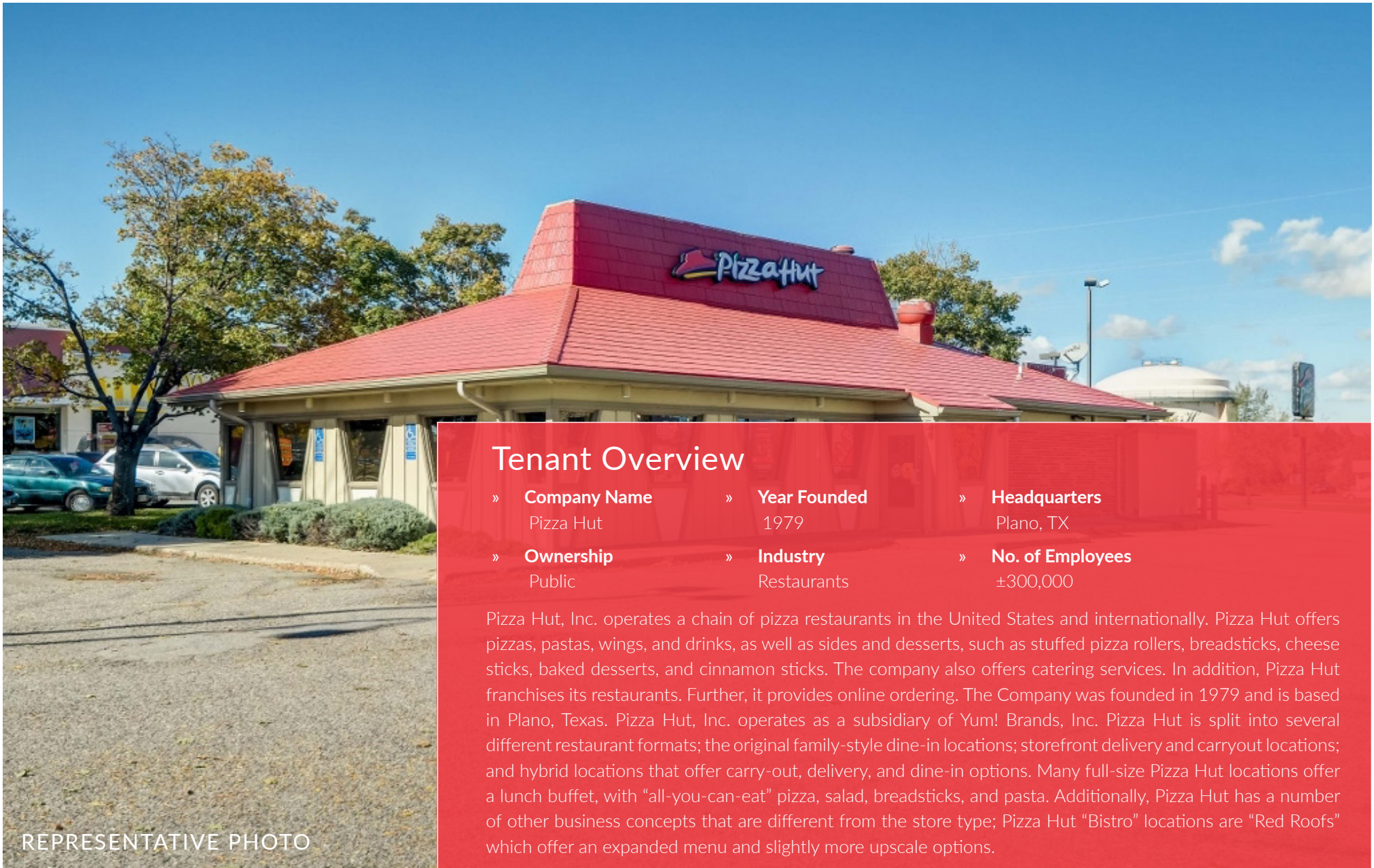
## Tenant Summary

Address	1021 N Wisconsin St, Port Washington, WI 53074
Price:	\$690,000
Cap Rate:	9.00%
Rent:	\$62,065.80
GLA	2,520 SF
Lot Size	21,260 SF (0.49 Acres)
Year Built	2007
Lease Commencement	1-Jul-06
Lease Term	10 Years
Lease Expiration	31-May-22
Lease Type	NNN
Ownership	Fee Simple
Roof & Structure	Tenant
Operator	EYM Pizza
Guarantee	EYM Pizza of Wisconsin LLC
Options	None
Increases	None

## Investment Summary

» PROPERTY ADDRESS	1021 N Wisconsin St Port Washington, WI 53074
» OFFERING PRICE	\$690,000
» NOI	\$62,065.80
» CAP RATE	9.00%
» GLA	± 2,520 SF
» LOT SIZE	21,260 SF (0.49 Acres)





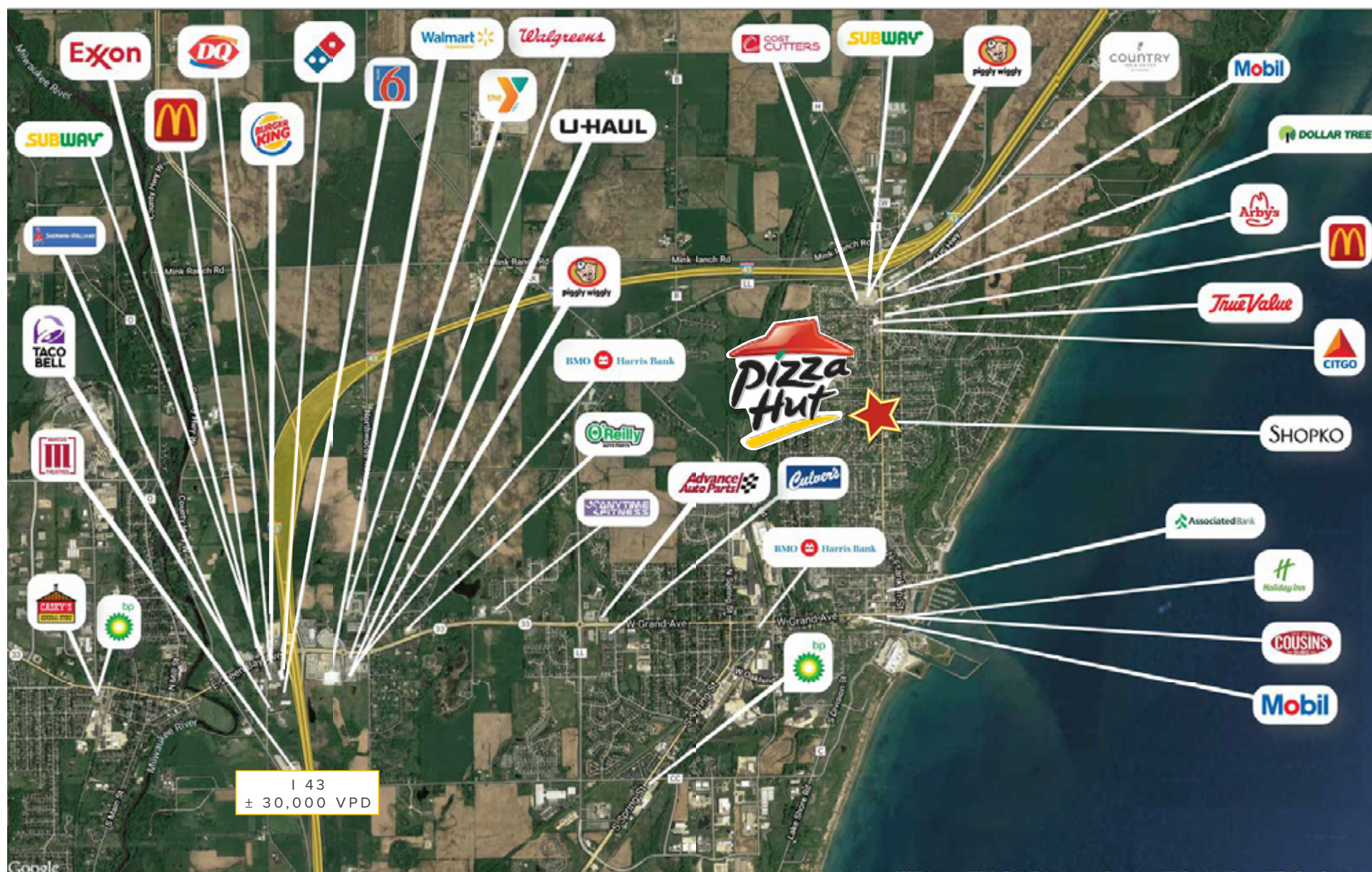
REPRESENTATIVE PHOTO

## Tenant Overview

» <b>Company Name</b>	» <b>Year Founded</b>	» <b>Headquarters</b>
Pizza Hut	1979	Plano, TX
» <b>Ownership</b>	» <b>Industry</b>	» <b>No. of Employees</b>
Public	Restaurants	±300,000

Pizza Hut, Inc. operates a chain of pizza restaurants in the United States and internationally. Pizza Hut 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; storefront delivery and carryout locations; and hybrid locations that offer carry-out, delivery, and dine-in options. Many full-size Pizza Hut locations offer a lunch buffet, with "all-you-can-eat" pizza, salad, breadsticks, and pasta. Additionally, Pizza Hut 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.







# Area Overview

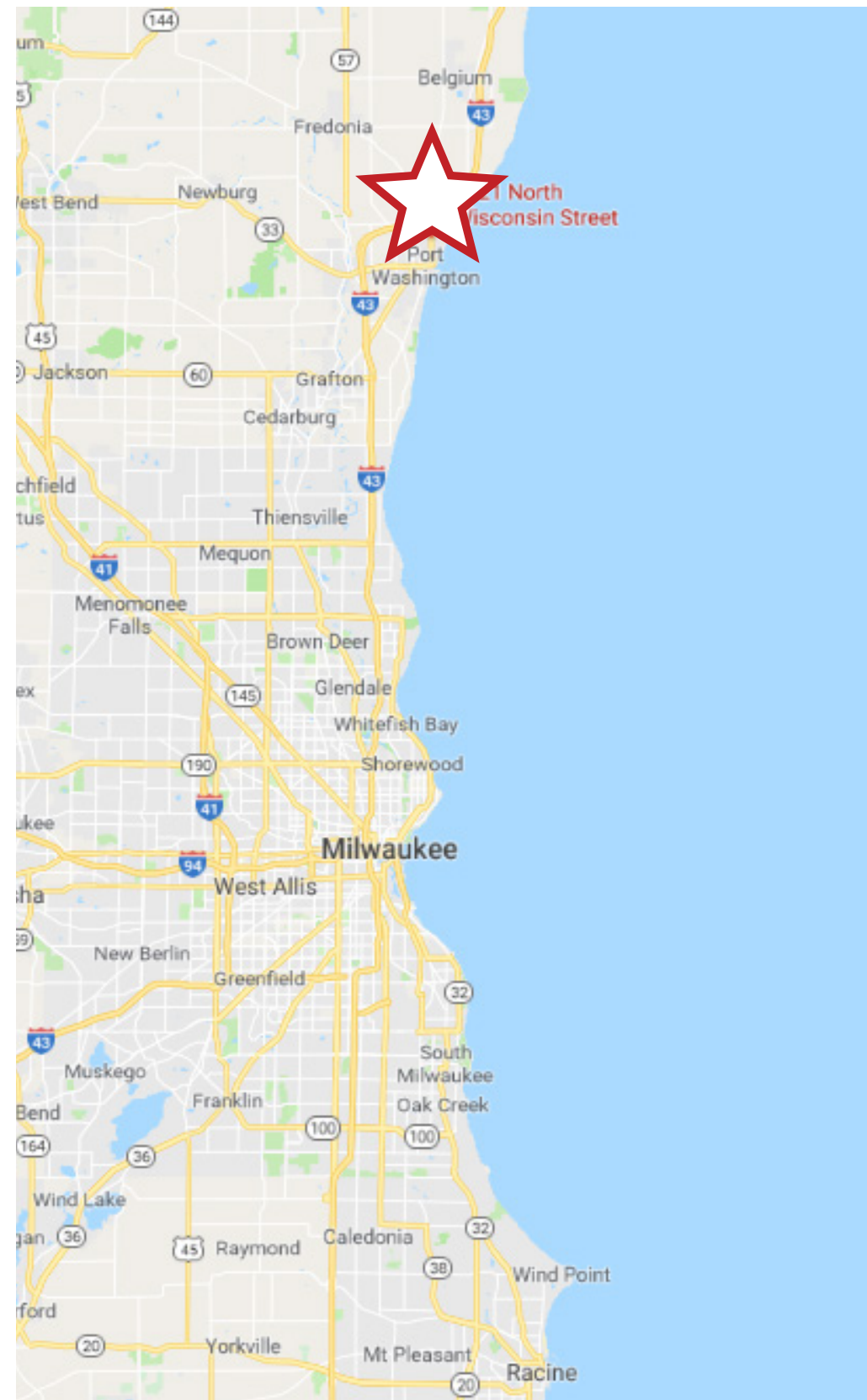
## GREATER MILWAUKEE

Port Washington is the county seat of Ozaukee County in the U.S. state of Wisconsin and sits 27 miles north of Milwaukee. 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.

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.

### Demographics

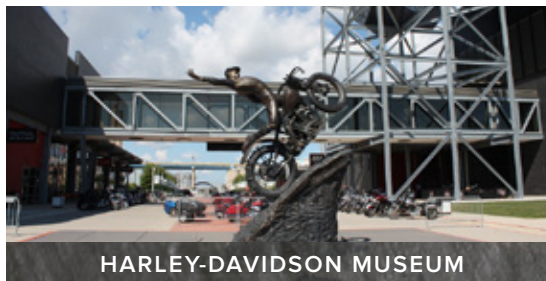
POPULATION	1 - MILE	3 - MILE	5 - MILE
2010 Census	6,073	12,565	19,112
2019 Estimate	6,096	13,105	19,840
2024 Projection	6,135	13,398	20,244
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2010 Census	2,604	5,200	7,802
2019 Estimate	2,675	5,541	8,273
2024 Projection	2,712	5,704	8,500
INCOME	1 - MILE	3 - MILE	5 - MILE
2018 Est. Average HH Income	\$87,433	\$85,896	\$89,421





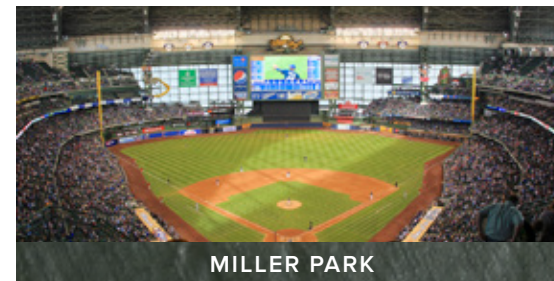
**MILWAUKEE ART MUSEUM**

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.



**HARLEY-DAVIDSON MUSEUM**

Located on the Milwaukee riverfront, the Harley-Davidson Museum chronicles the history of the Harley-Davidson back to the oldest known motorcycle. The 20-acre museum campus houses more than 450 motorcycles and artifacts.



**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.



**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.



**PABST MANSION**

Once home to Captain Frederick Pabst, founder of the Pabst Brewing Company, Pabst Mansion is a house museum that preserves the legacy of the Pabst family. In 1979, the mansion was placed on the National Register of Historic Places.



**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.



**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.



**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.





## Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Pizza Hut** located at **1021 N Wisconsin St, Port Washington WI 53074** ("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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