



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

PIZZA HUT

ABSOLUTE NNN LEASED OFFERING

1819 11TH AVE, HALEYVILLE, AL 35565

OFFERING MEMORANDUM
PRESENTED BY:

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TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	LOCATION AERIAL
08	REGIONAL OVERVIEW
09	DEMOGRAPHICS
10	AREA OVERVIEW

INVESTMENT OVERVIEW



The subject property is a freestanding Pizza Hut located in Haleyville, AL. Pizza Hut has a brand new 10 year absolute net lease with four five-year options to renew. The lease calls for rent escalations of 10% every 5 years. The asset is located nearby several retailers including Piggly Wiggly and CVS pharmacy.

INVESTMENT HIGHLIGHTS

NEW 10 YEAR ABSOLUTE NNN LEASE
100% FEE SIMPLE INTEREST
ZERO LANDLORD RESPONSIBILITIES
OPERATED BY NPC INTERNATIONAL WORLD’S LARGEST WENDY’S & PIZZA HUT FRANCHISEE
SURROUNDED BY MAJOR RETAILERS

OFFERING SPECIFICATIONS

PRICE	\$750,000
CAP RATE	6.00%
NET OPERATING INCOME	\$45,000
SQUARE FOOTAGE	2,785
LOT SIZE	0.53 AC
MARKET	HALEYVILLE

FINANCIAL SUMMARY

PIZZA HUT • ABSOLUTE NNN LEASE OFFERING

1819 11TH AVE, HALEYVILLE, AL 35565

\$750,000 • 6.00%

SUMMARY

TENANT NAME	NPC International
SQUARE FOOTAGE	2,785
LEASE BEGINS	09/01/2019
LEASE ENDS	09/01/2029
ANNUAL RENT	\$45,000
OPTIONS	Four, 5-Year
INCREASES	10% Every 5 Years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
2019	\$45,000.00	6.00%
2024	\$49,500.00	6.60%
OPTION 1	\$54,450.00	7.26%
OPTION 2	\$59,895.00	7.99%
OPTION 3	\$65,884.50	8.78%
OPTION 4	\$72,472.95	9.66%

TENANT OVERVIEW



1,213 PIZZA HUT LOCATIONS

385+ WENDY'S LOCATIONS



WORLD'S LARGEST
OPERATOR OF PIZZA HUT
& WENDY'S

NPC INTERNATIONAL

Founded in 1962, NPC International went public in 1984. Shares of NPC International, Inc. were traded on the NASDAQ under the symbol NPCI until August 31, 2001 when the stockholders approved a merger through which the company went private. On May 3, 2006, the Company was sold to Merrill-Lynch Global Private Equity Group. Subsequently, on December 28, 2011 the Company was sold to Olympus Growth Fund V, L.P. and certain of its affiliates.

Pizza Hut has a more than 60-year history, beginning in 1958 in Wichita, Kansas. NPC opened its first Pizza Hut restaurant shortly after in 1962. Today, Pizza Hut is an iconic global brand that delivers more pizza, pasta and wings than any other restaurant in the world. NPC still operates and maintains their corporate offices in Pittsburg, KS

NPC currently operates more than 1,213 Pizza Hut units in 27 states and more than 386 Wendy's units in 7 states, plus Washington D.C.

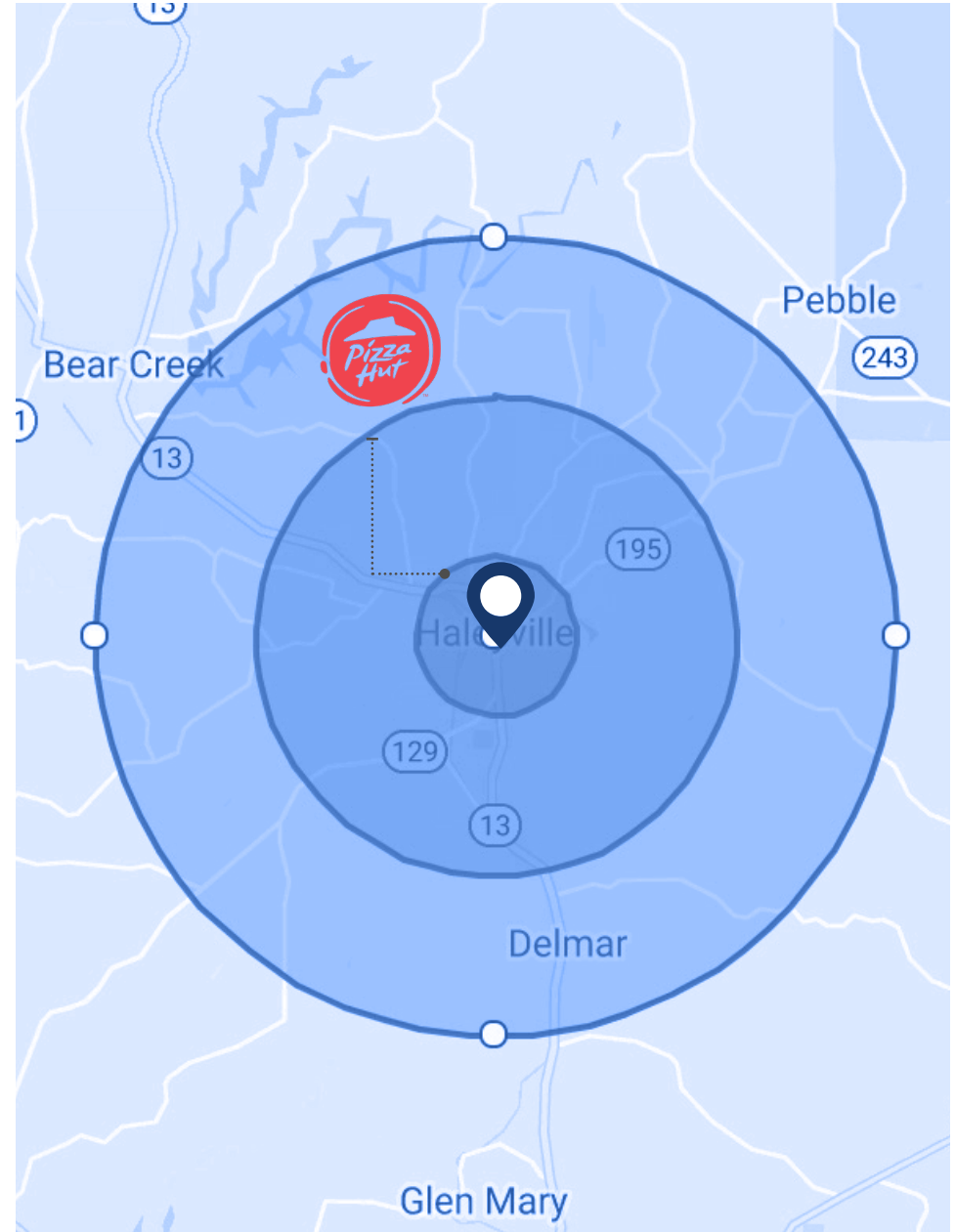
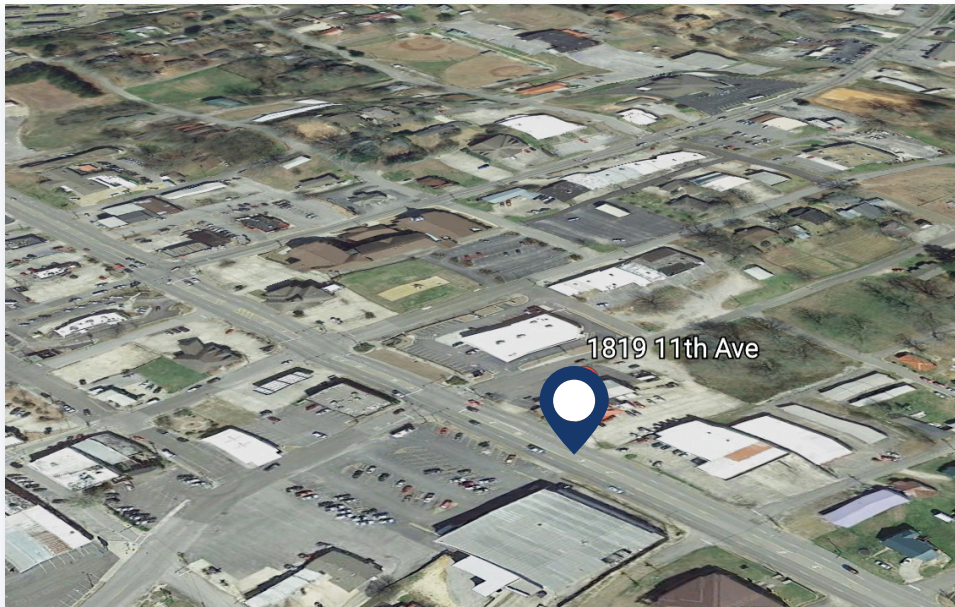
NPC is the world's largest Wendy's franchisee. NPC plans to grow its Wendy's business through acquisition and continued organic growth in its existing markets. The company's organic growth strategy is based upon operational excellence, significant investment in image activation of existing assets and new store growth.

On January 31, 2018, NPC was acquired by a joint venture of two privately owned holding companies. NPC is a unique platform that is poised for continued growth as we successfully execute the Company's business strategy," said Todd Boehly, Chairman and CEO of Eldridge Industries, an owner of NPC.

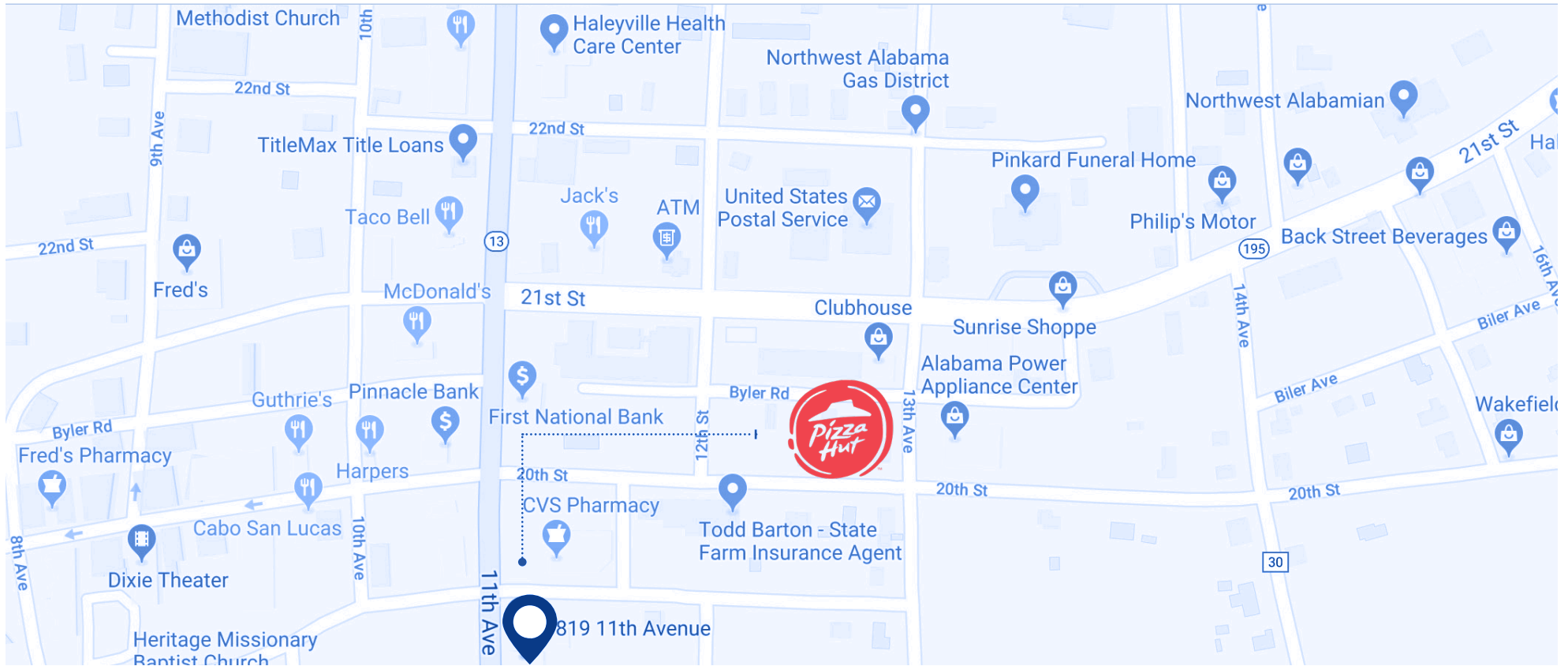
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	2,262	6,316	9,467
TOTAL HOUSEHOLDS	945	2,638	3,910
AVERAGE HOUSEHOLD INCOME	\$37,697	\$40,786	\$41,526
AVERAGE AGE	40.90	41.20	41.20

AREA OVERVIEW

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	2,262	6,316	9,467
TOTAL HOUSEHOLDS	945	2,638	3,910
PERSONS PER HOUSEHOLD	2.30	2.40	2.40
AVERAGE HOUSEHOLD INCOME	\$37,697	\$40,786	\$41,526
AVERAGE HOUSE VALUE	\$77,825	\$79,323	\$77,329
AVERAGE AGE	40.90	41.20	41.20
WHITE	2,087	5,940	8,973
BLACK	50	97	121
AM. INDIAN & ALASKAN	50	93	114
ASIAN	14	37	55
HAWAIIAN & PACIFIC ISLAND	16	24	25
OTHER	45	125	179

HALEYVILLE, AL

Haleyville is a city in Winston and Marion counties in the U.S. state of Alabama. It incorporated on February 28, 1889. Most of the city is located in Winston County, with a small portion of the western limits entering Marion County. Haleyville was originally named Davis Cross Roads, having been established at the crossroads of Byler Road and the Illinois Central Railroad. At the 2010 census the population was 4,173, down slightly from 4,182 in 2000.



HALEYVILLE, AL



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