



*REPRESENTATIVE PHOTO



OFFERING MEMORANDUM

PIZZA HUT NET LEASED OFFERING

2711 S HAZEL ST, PINE BLUFF, AR

OFFERING MEMORANDUM
PRESENTED BY:

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE **925.348.1844**

EMAIL **kase@thekasegroup.com**

TX LICENSE **#708586**

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE **415.269.2474**

EMAIL **jacob@thekasegroup.com**

BRE **#01385529**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

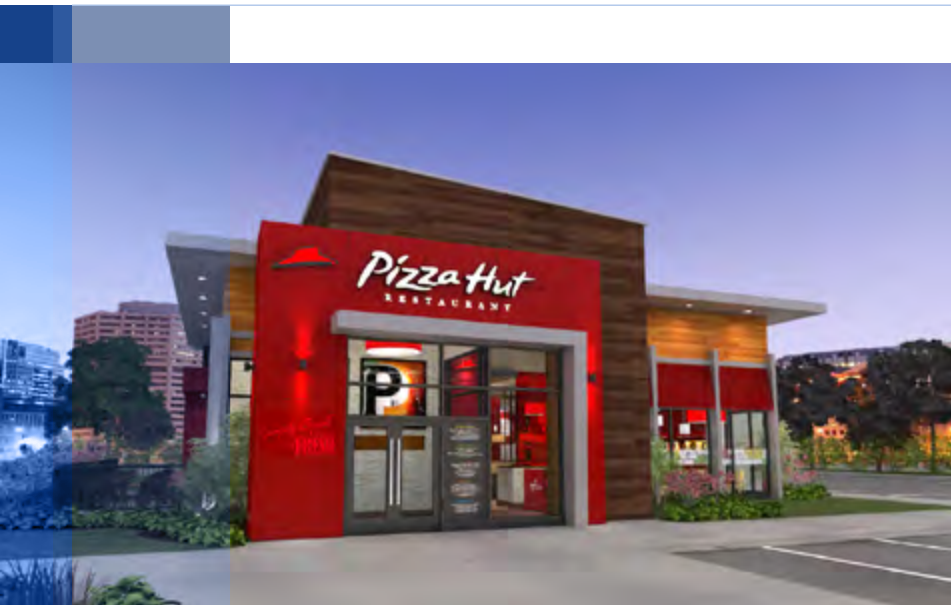
Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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 Pine Bluff, AR. Pizza Hut has a brand new 10 year net lease with four five-year options to renew. The lease calls for rent escalations of 10% every 5 years. The building is 3,525 square-feet and includes a drive thru. The asset is located nearby several retailers including Walgreens, Goodwill, Exxon and many others.

This is an NPC International sale leaseback of a two-tenant building with immediate upside potential through lease of vacant space.

INVESTMENT HIGHLIGHTS

NEW 10 YEAR NET LEASE

100% FEE SIMPLE INTEREST

DRIVE-THRU LOCATION

OPERATED BY NPC INTERNATIONAL WORLD'S LARGEST PIZZA HUT & WENDY'S FRANCHISEE

LOCATED NEARBY SEVERAL NATIONAL RETAILERS

IMMEDIATE UPSIDE POTENTIAL THROUGH LEASE OF VACANT SPACE

OFFERING SPECIFICATIONS

PRICE \$866,142

CAP RATE 6.35%

NET OPERATING INCOME \$55,000

TOTAL SQUARE FOOTAGE 3,566

PIZZA HUT SQUARE FOOTAGE 2,173

VACANT SPACE SQUARE FOOTAGE 1,393

MARKET LITTLE ROCK

FINANCIAL SUMMARY

PIZZA HUT • NET LEASED OFFERING

2711 S HAZEL ST, PINE BLUFF, AR

\$866,142 • 6.35%

SUMMARY

TENANT NAME	NPC International
SQUARE FOOTAGE	3,525
LEASE BEGINS	09/01/2019
LEASE ENDS	09/01/2029
ANNUAL RENT	\$55,000
OPTIONS	Four, 5-Year
INCREASES	10% Every 5 Years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
2019	\$55,000.00	6.35%
2024	\$60,500.00	6.98%
OPTION 1	\$66,550.00	7.68%
OPTION 2	\$73,205.00	8.45%
OPTION 3	\$80,525.50	9.30%
OPTION 4	\$88,578.05	10.23%

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.

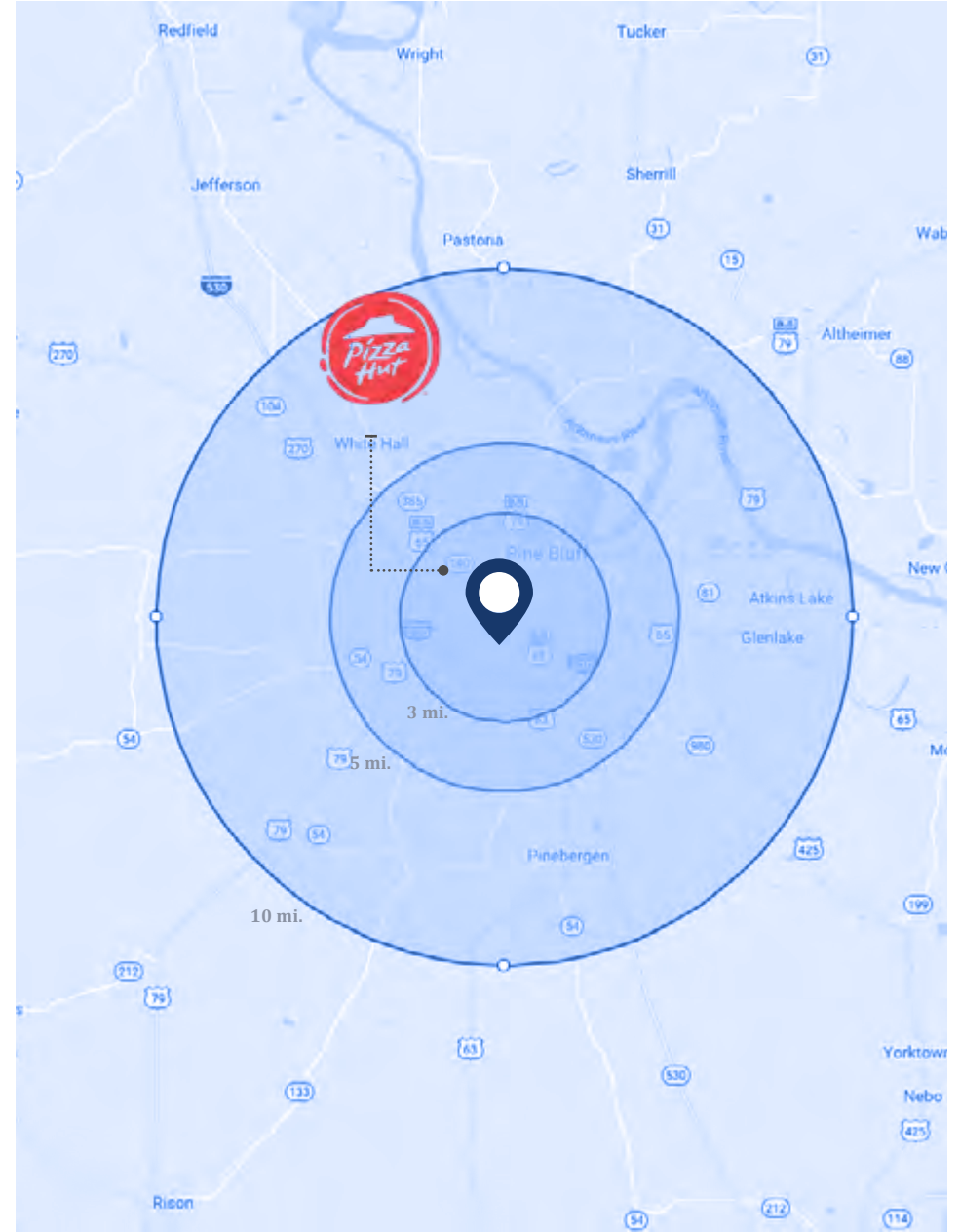
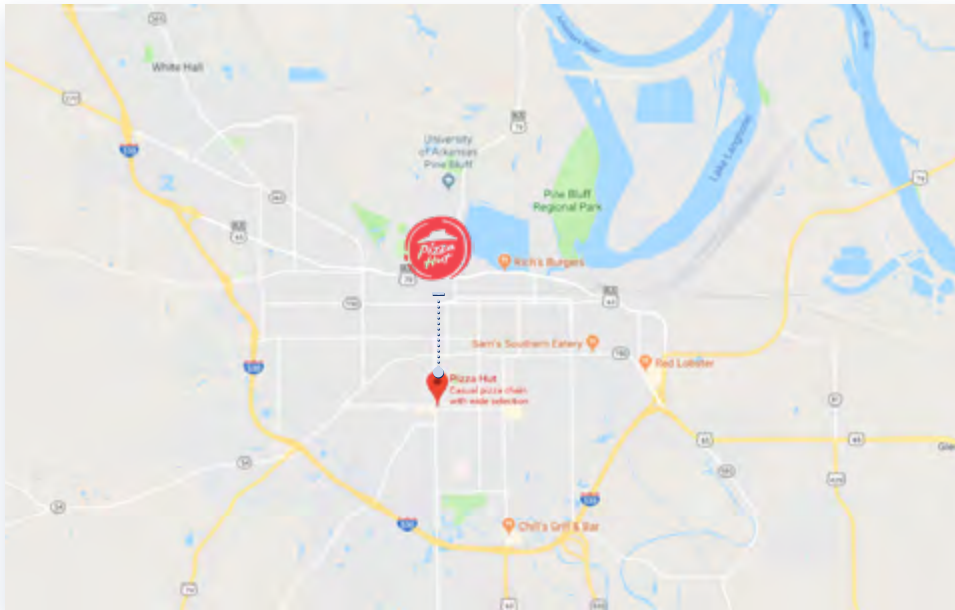
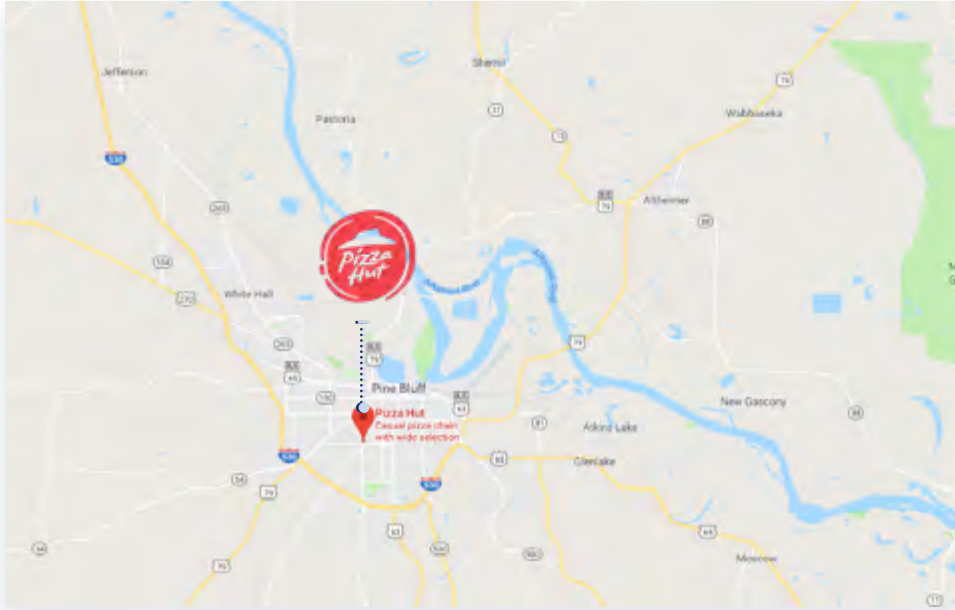
NPC is the world's largest Wendy's franchisee. NPC plans to grow its Wendy's business through acquisition and continued organic growth in its existing markets. The company's organic growth strategy is based upon operational excellence, significant investment in image activation of existing assets and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



A detailed street map of an area in Overland Park, Kansas. A red circular icon with the Pizza Hut logo is positioned at the intersection of S Hazel St and W 27th Ave. A blue location pin is placed slightly south of this intersection, also on S Hazel St. Dotted lines connect the red icon to the blue pin. The map shows a grid of streets including W 25th Ave through W 30th Ave running east-west, and S Maple St, S Hickory St, S Cedar St, S Oak St, S Birch St, S Walnut St, S Elm St, S Ash St, S Maple St, S Hazel St, S Magnolia St, S Willow St, and S Cherry St running north-south. Numerous local businesses and institutions are labeled, including Rose Hill Baptist Church, BBO Hut, Tutu, Rally's, Bank of America Financial Center, Audubon Cafe, Little Caesars Pizza, Chira Kitchen, Ed's Cleaners & Washateria, ACE Cash Express, Wendy's, KFC, Exxon, Hardee's, Meineke Car Care Center, Simmons Bank, AT&T Store, Goodwill Store and Donation Center, Super 1 Foods, Lybrand's Bakery & Deli, Relyance Bank, Exxon, Stitch & Clean, University Baptist Church, Bob Small Florist, Inc., Oak Park Free Will, United States Postal Service, Salvation Army Thrift Store, Oak Park Elementary School, Absolute Care Management Corporation, Hazel's Bottle Shop, Alondra's Closet, New Reanbir Beauty Academy, Ocean's Fish And Chicken, and Pharmacy.

PIZZA HUT • PINE BLUFF, AR • 9

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	20,114	51,032	178,455
TOTAL POPULATION	12,821	16,165	21,626
PERSONS PER HOUSEHOLD	2.50	2.50	2.50
AVERAGE HOUSEHOLD INCOME	\$46,174	\$48,553	\$53,528
AVERAGE HOUSE VALUE	\$76,967	\$81,282	\$91,782
AVERAGE AGE	37.50	37.80	38.80
POPULATION WHITE	4,783	9,870	20,374
POPULATION BLACK	28,149	33,354	35,933
POPULATION AM. INDIAN & ALASKAN	72	129	213
POPULATION ASIAN	210	285	560
POPULATION HAWAIIAN & PACIFIC ISLAND	16	36	64
POPULATION OTHER	383	543	730

PINE BLUFF, ARKANSAS

Pine Bluff is the tenth-largest city in the state of Arkansas and the county seat of Jefferson County. It is the principal city of the Pine Bluff Metropolitan Statistical Area and part of the Little Rock-North Little Rock-Pine Bluff Combined Statistical Area.

Agriculture is a mainstay in Pine Bluff. Jefferson County is located in the heart of a rich agricultural area in the Arkansas River Basin. The leading products include cotton, soybeans, cattle, rice, poultry, timber and catfish. Principal industries in the area are engaged in processing cotton; production of cottonseed oil, paper and wood products; the manufacture of wire products; poultry processing; the manufacture of electric transformers; and metal fabrication.



PLINE BLUFF, ARKANSAS



The Kase Group

**OFFERING
MEMORANDUM**

**PIZZA HUT
NET LEASED OFFERING**

2711 S HAZEL ST, PINE BLUFF, AR

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL kase@thekasegroup.com

TX LICENSE #708586

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE 415.269.2474

EMAIL jacob@thekasegroup.com

BRE #01385529