



Pizza Hut

2117 4th St SW | Mason City, Iowa | 50401

PROTOTYPE PHOTO

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IN COOPERATION WITH:

Dave Delatorre | Single Net Properties

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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PRICE: \$1,455,000

CAP: 5.50%

NOI: \$80,000

- **New 20 year lease with 10% increases every 5 years.**
- Located in the heart of Mason City retail trade area with excellent visibility on Highway 18.
- Large oversized land parcel of approximately .66 acres with plentiful parking available.
- Traffic counts exceeding 26,000 cars per day on Highway 18 with favorable traffic patterns.
- The Tenant is MUY Pizza Minnesota LLC who operates 59 Pizza Hut Restaurants in Minnesota and is part of MUY Companies who operates 754 restaurants nationally and is the 5th largest restaurant franchise in America.
- Excellent demographics with a 5-mile population of 28,948 and an average household income over \$65,000.
- Located just west of central Mason City this property is located only a mile away from the MercyOne North Iowa Medical Center which is the largest care system in Iowa with locations in 14 counties across northern Iowa.

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INVESTMENT SUMMARY

PRICE	\$1,455,000
CAP	5.50%
NOI	\$80,000
RENT/SF	\$29.30
PRICE/SF	\$532.97
RENT ADJUSTMENTS: 10% every 5	
YEARS 1-5	\$80,000
YEARS 6-10	\$88,000
YEARS 11-15	\$96,800
YEARS 16-20	\$106,480

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	20 Years
RENEWAL OPTIONS	Four 5-year
RENT COMMENCEMENT	Upon Sale
LEASE EXPIRATION	20 Years from Sale



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

PROPERTY INFORMATION

ADDRESS	2117 4th St SW, Mason City, IA 50401
BUILDING SIZE	2,730 SQ. FT.
LOT SIZE	0.66 Acres
COUNTY	Cerro
YEAR BUILT	1982

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2019 POPULATION	4,340	24,267	28,948
2024 POPULATION	4,340	24,179	18,857
2019 MEDIAN HOUSEHOLD INCOME	\$55,343	\$45,860	\$48,252
2019 AVERAGE HOUSEHOLD INCOME	\$72,498	\$61,826	\$65,401

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2019 and 2024.

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PROPERTY	Pizza Hut
TENANT	MUY Pizza Minnesota LLC.
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated



MUY Pizza Minnesota is part of the MUY Pizza Companies who operate a total of 218 Pizza Hut Restaurants in Texas primarily in Houston, San Antonio, and the South Texas market to the Mexican border.

MUY Pizza Southeast also operates another 90 Pizza Hut Restaurants in 5 Southeast states. Collectively, the 3 MUY pizza Hut companies own and operate 364 Pizza Hut restaurants and is the second largest Pizza Hut franchisees in America. The MUY companies also own and operate 79 Taco Bell restaurants in 6 north east states, and 312 Wendy's restaurants in Texas, New York, Ohio and Kentucky. The collective MUY Companies own and operate 754 restaurants with 2019 annual sales approaching \$1 Billion. The company was recently recognized as the 5th largest franchisee in America.

Please visit the company website at www.muycompanies.com for additional information on the company.

DOWNTOWN MASON CITY



This Pizza Hut property is located on 4th street SW just one block from Highway 18 with traffic counts over 26,000 vehicles per day in Mason City, Iowa. Nearby retailers include Hobby Lobby, Hy-Vee, Arby's, Days Inn, Burger King, Perkins Restaurant and Bakery, Jimmy John's, Tractor Supply, McDonald's, Applebee's, Walgreens and many more. Less than a mile away in the Southbridge Mall, which is a Regional Retail Center in North Iowa with national retailers such as Bath & Body, Claire's, GNC, Victoria Secret and many more. By the end of 2019, a new multi-purpose arena is set to open up. This arena would include a hotel with a skyway to Music Man Square to follow. This total project is a 38 million dollar River City Project. Located less than a mile away is the MercyOne North Iowa Medical Clinic, which is the largest health care system in Iowa.

Mason City, Iowa is a city in and the county seat of Cerro Gordo County, Iowa. The population is currently over 28,000 and growing. The Mason City Micropolitan

Statistical Area includes all of Cerro Gordo and Worth counties. It is commonly referred to as the "River City" as the city grew up centered on the Winnebago River. This city was ranked 10th nationally in the Rating Guide to Life in America's Small Cities. Mason city has a very diverse employment base covering multiple sectors of the economy including Manufacturing, Health, Financial Services, Technology and Education, with no one sector or employer dominating the market. Mason City holds an annual celebration of its musical heritage called "The North Iowa Band Festival". Bands from across the Midwest compete during the parade to be named the best band. Another great tourist attraction in the city are both the Rock Glen and Rock Crest National Historic district, which is a small enclave of single-homes situated along the banks of Willow Creek five blocks east of downtown. It is the largest collection of prairie style homes in a natural setting in the world.

MERCYONE NORTH IOWA MEDICAL CLINIC



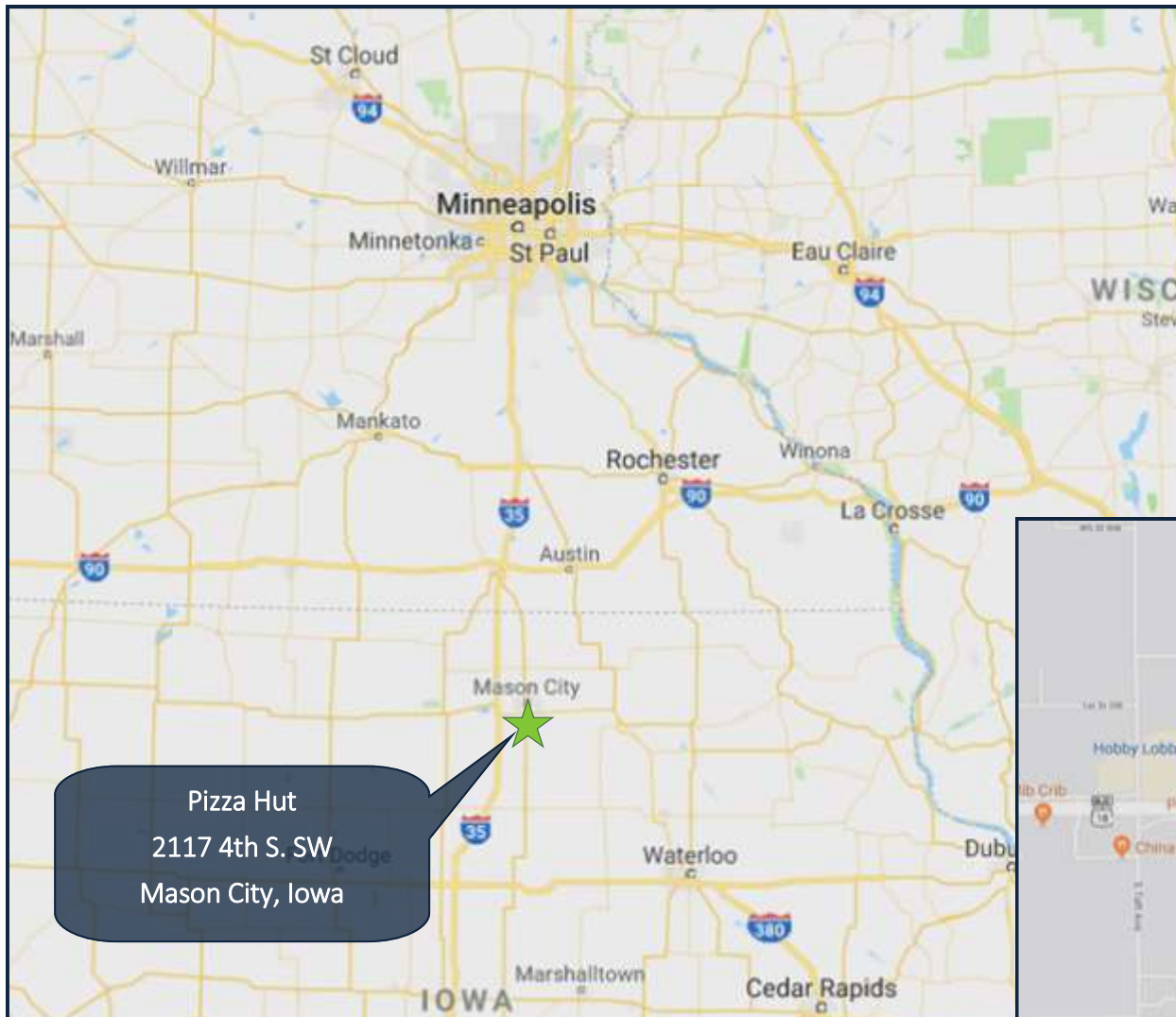
ROCK GLEN HISTORIC DISTRICT



NORTH IOWA BAND FESTIVAL



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven
Advance Auto
Applebee's
Arby's
BJ's Wholesale
Bridgestone/Firestone
Buffalo Wild Wings
Burger King
Camping World
CVS Pharmacy

Dollar General
Family Dollar
Gander Mountain
Goodwill
Jack in the Box
Jiffy Lube
KinderCare Learning Center
Kohl's
McDonald's
National Tire & Battery

O'Reilly Auto Parts
Petco
Sherwin Williams
Starbucks
Taco Bell
Tires Plus
Tractor Supply
Trader Joe's
Valvoline
Walgreens



Amanda Leathers; Keith Sturm, CCIM; Deb Vannelli, CCIM; Kelly Rasmussen; Larissa Jackson (not pictured)