



**FULL REMODEL SLATED TO
BEGIN 2026**

PIZZA HUT SALE LEASEBACK - 148+ UNIT GUARANTY

1002 N. 1ST ST, HAMILTON, MT 59840

MARKETING PACKAGE

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CONTACT INFORMATION



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PIZZA HUT - HAMILTON, MT

INVESTMENT SUMMARY



Tenant	Pizza Hut
Street Address	1002 N. 1st St
City	Hamilton
State	MT
Zip	59840
GLA	4,357 SF
Lot Size	0.48 AC
Year Built	1983 / 2026*

*This store has been slated for a remodel by 2026

\$1,032,256

PURCHASE PRICE

6.25%

CAP RATE

\$64,516

NET OPERATING INCOME



Pizza Hut Remodel Example
Not Actual Site

Absolute Triple-Net (NNN) Sale Leaseback

At closing, this property will be operating under a brand new, 15-year Absolute Net lease, under which the Tenant is responsible for all real estate taxes, insurance and property maintenance.

Lease Backed by Substantial 148+ Unit Franchisee

The lease will be backed by GMRG ACQ 1, LLC, one of the largest Pizza Hut franchisees in the United States with 148+ units under management and annual revenues in excess of \$133 million.

Global Brand – Largest Pizza Company in the World

Pizza Hut is the largest pizza company globally with 16,000 restaurants in 100+ countries. With \$5.5B in annual revenue, they are the 10th largest restaurant company in the US.

Ample Rent Growth with 1% Annual Increases Year 11

The lease will feature 1% annual rental increases starting year 11, providing the landlord the benefit of compounding rent growth, and a strong hedge against inflation.

PIZZA HUT - HAMILTON, MT

LEASE SUMMARY



Lease Type	Absolute Net (NNN)	Real Estate Taxes	Tenant Responsible
Type of Ownership	Fee Simple	Insurance	Tenant Responsible
Original Lease Term	15 Years	Roof & Structure	Tenant Responsible
Commencement Date	Close of Escrow	Lease Guarantor	Franchisee
Lease Expiration	15 Years After COE	Company	Grand Mere Restaurant Group
Term Remaining	15 Years	Ownership	Private
Increases	1% Annually Starting Year 11	Number of Locations	148
Options	Four (4), 5-Year		



High Performing Location - Above Brand AUV

This Pizza Hut location has a history of strong sales figures and is an above-average store for the Pizza Hut brand based on TTM revenue figures. Please contact Agent for more details.

Franchisee will Remodel the Site by 2026

This site is scheduled for a remodel in 2026, which will likely include an interior refresh and potentially an exterior update. To learn more about Pizza Hut's newest prototypes, see page 5.

Long-Term History at This Site

This site first opened in 1983 and has a history of strong performance over the last 36 years, making this a well established location with a very healthy Rent-to Sales ratio.

Excellent Site-Level Visibility

Ideally positioned off of Hwy 93, this property has visibility from an estimated 19,710 vehicles passing daily.

NEW PIZZA HUT BETA PROTOTYPES



Delivery Based Restaurant (DBR) Remodel



Estimated Cost
\$1.2M - \$1.4M



Maximum Capacity
50 - 70 Seats



GLA
2,400 - 2,900 SF

Fast Casual Delco (FCD) Remodel



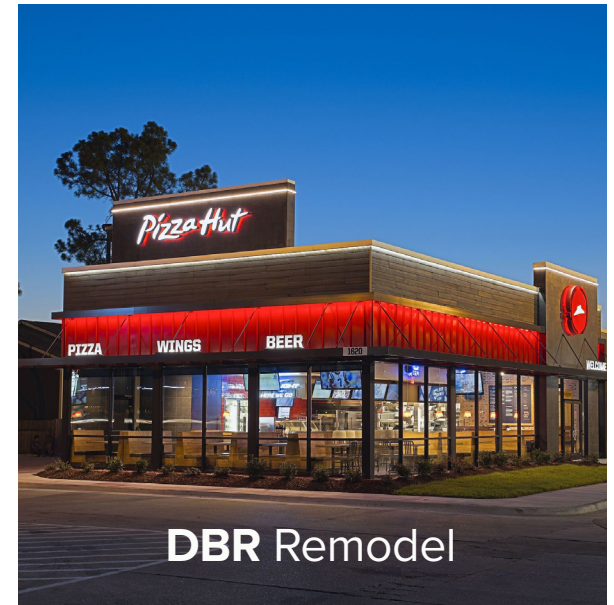
Estimated Cost
\$700 - \$900k



Maximum Capacity
28 Seats



GLA
1,848 SF



Key Features of DBR & FCD

Open Kitchen • Counter Ordering • Self-Serve Beverages • Pick-Up Window • “Focal Point” Oven • “Fast-Bake” Oven • 5 Minute Lunch Products • Ops-Friendly Menu • Multiple Seating Options • Wifi and USB Ports • Music / Sound System



DBR & FCD

A Modern Expression
of Pizza Hut Heritage

 [DOWNLOAD PDF](#)

PIZZA HUT REMODEL DECK







RENT SCHEDULE



PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	CAP RATE
Year 1-10	Base Term	\$64,516.00	\$5,376.33	-	6.25%
Year 11	Base Term	\$65,161.16	\$5,430.10	1.00%	6.31%
Year 12	Base Term	\$65,812.77	\$5,484.40	1.00%	6.38%
Year 13	Base Term	\$66,470.90	\$5,539.24	1.00%	6.44%
Year 14	Base Term	\$67,135.61	\$5,594.63	1.00%	6.50%
Year 15	Base Term	\$67,806.96	\$5,650.58	1.00%	6.57%
Year 16	Option 1	\$68,485.03	\$5,707.09	1.00%	6.63%
Year 17	Option 1	\$69,169.88	\$5,764.16	1.00%	6.70%



ABOUT THE BRAND



Pizza Hut was founded in 1958 by two brothers with one location in Wichita, KS. Now, 60 years later, Pizza Hut is the largest pizza company in the world with more than 16,000 restaurants in more than 100 countries. With more than \$5.5 Billion in domestic sales, Pizza Hut is the 10th largest restaurant chain in the country by annual revenue in the United States.

Pizza Hut's parent company Yum! Brands recently pledged to invest \$130m in technology and other areas to push Pizza Hut to the forefront of the pizza delivery market. Additionally, the brand is experiencing major changes for the positive, further driving their sales growth and dominant market share.

18,000+

WORLDWIDE LOCATIONS

50

NUMBER OF STATES

34,000+

EMPLOYEES



Grand Mere Restaurant Group (GMRG) is a leading national quick-service restaurant operator and one of the largest Pizza Hut franchisees in the country, operating 148+ units in 9 States.

GMRG's executive team is comprised of highly-experienced restaurant operators and investors with half a century of applicable restaurant and investment experience.

GMRG's thesis is to become a "Next-Generation Franchisee", which is well capitalized, highly skilled and professional, growth-oriented and diligent in its financial monitoring.

148+

UNITS

\$133 M

ANNUAL REVENUE

34

COLORADO LOCATIONS

LOCATION OVERVIEW

**Hamilton, MT**

Hamilton is a city in and the county seat of Ravalli County, Montana, United States. In 2017, Hamilton, MT had a population of 4.57k people with a median age of 49.8 and median household income of \$29,799. Between 2016 and 2017 the population of Hamilton, MT grew from 4,539 to 4,570; a 0.683% increase. Majestic mountain peaks form a stunning backdrop as you wander Hamilton's historic business district, while buildings from a simpler time serve as a home to many unique shopping experiences.

Hamilton offers just about all the necessities, if not the amenities, of a large metropolitan city plus easy access to millions of acres of heavily forested public lands and mountains that support almost any form of outdoor recreation that one can imagine. The community features seven large parks, two major trails and an athletic complex, and students can attend a high-scoring Hamilton School District as well as Bitterroot College-University of Montana.

**Hamilton, MT Economy**

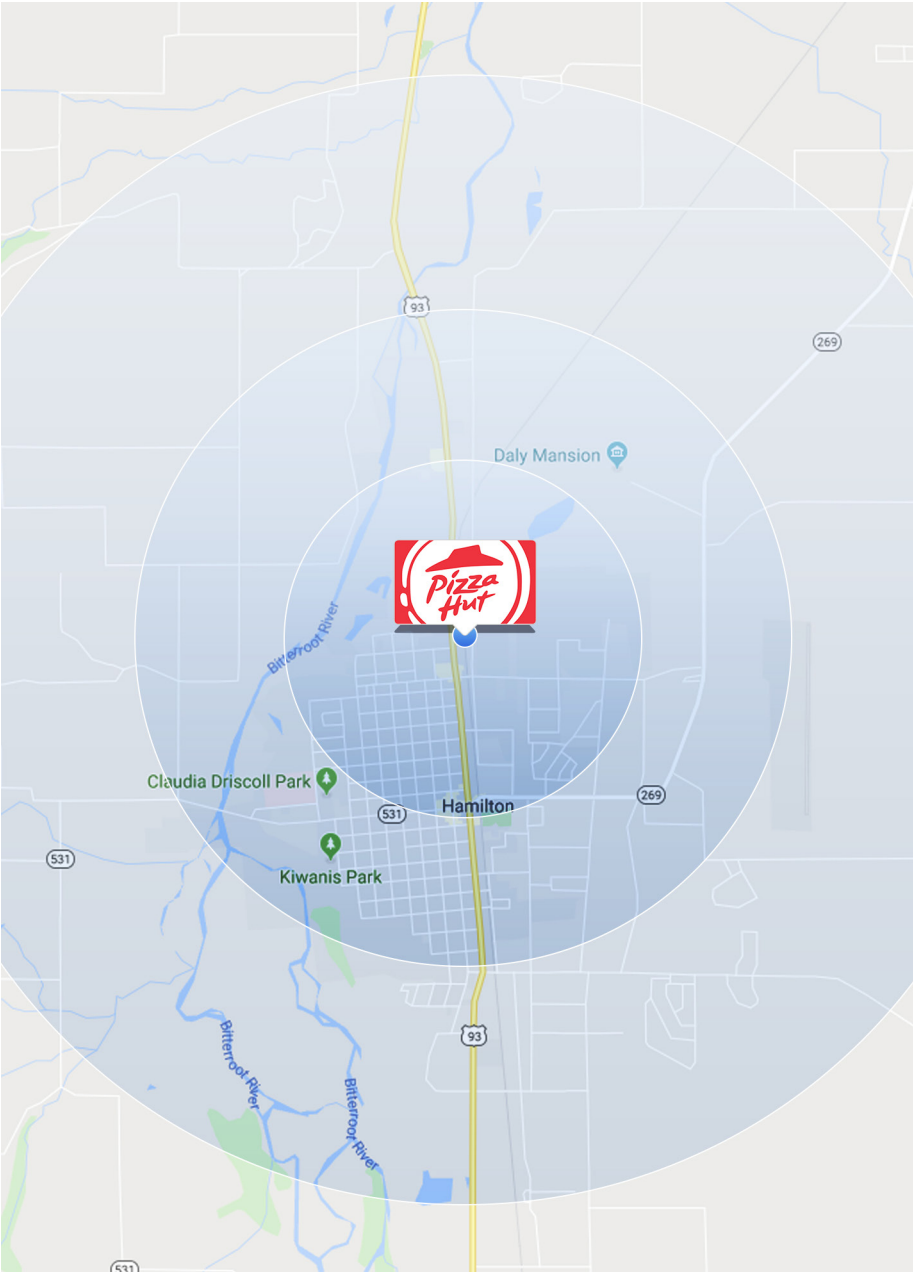
The economy of Hamilton, MT employs 2.17k people. The largest industries in Hamilton, MT are Retail Trade (440 people), Health Care & Social Assistance (417 people), and Accommodation & Food Services (170 people), and the highest paying industries are Manufacturing (\$59,271), Transportation & Warehousing, & Utilities (\$53,309), and Professional, Scientific, & Technical Services (\$50,417).

Missoula MSA

The Missoula metropolitan statistical area is located in the west-central portion of the state, the 2018 United States Census Bureau put its population at 118,791, making it the 2nd largest metropolitan statistical area in Montana. Less than an hour away from Hamilton, MT, Missoula metropolitan area is the largest metropolitan area between Boise, Idaho, and Calgary, Alberta, Canada, and between Coeur d'Alene, Idaho, and Billings, Montana.

PIZZA HUT - HAMILTON, MT

DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2024 Projection	3,818	9,679	16,430
2019 Estimate	3,441	9,056	15,390
2010 Census	2,346	8,197	14,023
Growth '19 - '24	10.96%	6.88%	6.76%
Growth '10 - '19	46.68%	10.48%	9.75%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2024 Projection	1,835	4,508	7,272
2019 Estimate	1,659	4,226	6,820
2010 Census	1,160	3,861	6,247
Growth '19 - '24	10.61%	6.67%	6.63%
Growth '10 - '19	10.61%	9.45%	9.17%
Average Income	\$40,143	\$45,549	\$49,963
Median Income	\$33,805	\$35,071	\$37,864

MARKETING PACKAGE

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