



**AVAILABLE INDIVIDUALLY
OR AS A PORTFOLIO**



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INVESTMENT SUMMARY



Tenant	Pizza Hut	\$1,035,551	\$1M
Street Address	831 S. Detroit St	PURCHASE PRICE	
City	Yuma	6.25%	6.25%
State	CO	CAP RATE	
Zip	80759	\$64,722	\$64K
GLA	3,765 SF	NET OPERATING INCOME	
Lot Size	1.00 AC	Price / SF	\$275.05
Year Built / Remodeled	1988		



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 has more than 16,000 restaurants in 100+ countries and has become the largest pizza company globally. 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 - YUMA, CO

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	Fou (4), 5-Year		



Not Actual Site
Pizza Hut Remodeled Building



Long Term History of Strong Performance at This Site

This site first opened in 1991 and has a history of strong performance over the last 28 years, making this a well established location with a very healthy Rent-to Sales ratio.

Limited Market Competition

This Pizza Hut location has the benefit of very limited market competition, being the only national pizza chain in Yuma, CO.

Franchisee will Remodel the Site by 2026

This site is scheduled for a remodel in 2026, which will likely include an interior refresh and a potential update to the exterior. For more information on Pizza Hut’s newest prototypes, see Page 5.

Drive-Thru Location

This location features a dedicated drive-thru, which adds a meaningful level of convenience to the customer experience and drives sales.

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



DBR Remodel



FCD Remodel

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





SITE PLAN



RENT SCHEDULE



PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	CAP RATE
Year 1 - 10	Base Term	\$64,722.00	\$5,393.50	-	6.25%
Year 11	Base Term	\$65,369.22	\$5,447.44	1.00%	6.31%
Year 12	Base Term	\$66,022.91	\$5,501.91	1.00%	6.38%
Year 13	Base Term	\$66,683.14	\$5,556.93	1.00%	6.44%
Year 14	Base Term	\$67,349.97	\$5,612.50	1.00%	6.50%
Year 15	Base Term	\$68,023.47	\$5,668.62	1.00%	6.57%
Year 16	1st Option	\$68,703.71	\$5,725.31	1.00%	6.63%
Year 17	1st Option	\$69,390.74	\$5,782.56	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



Yuma, CO

Located in the northeast corner of Colorado, the city of Yuma encompasses a small town charm with 3,500 residents. While providing a professional customer service experience for all, the City of Yuma strive to continually improve public services that enhance the community; develop community services that enrich lives; deliver affordable, reliable, and safe utility services through efficient and effective practices; and provide public safety services that ensure a safe, secure and healthy community.

Yuma's Annual Race

Yuma's annual race is a 5k or 10k run that winds through the beautiful countryside of Yuma. South Detroit Street, where the subject property is located, is also on the course of the race.



Half Mile from Yuma Community Center

The Yuma Community Center has served as a space for Yuma residents to come together for meetings, weddings, birthday parties and other community events since 1991.

Neighboring Schools

This property benefits from its close proximity to Yuma Municipal Airport, Yuma District Hospital, Dollar General, Dairy Queen and Bank of Colorado.

Surrounding Retail and Points of Interest

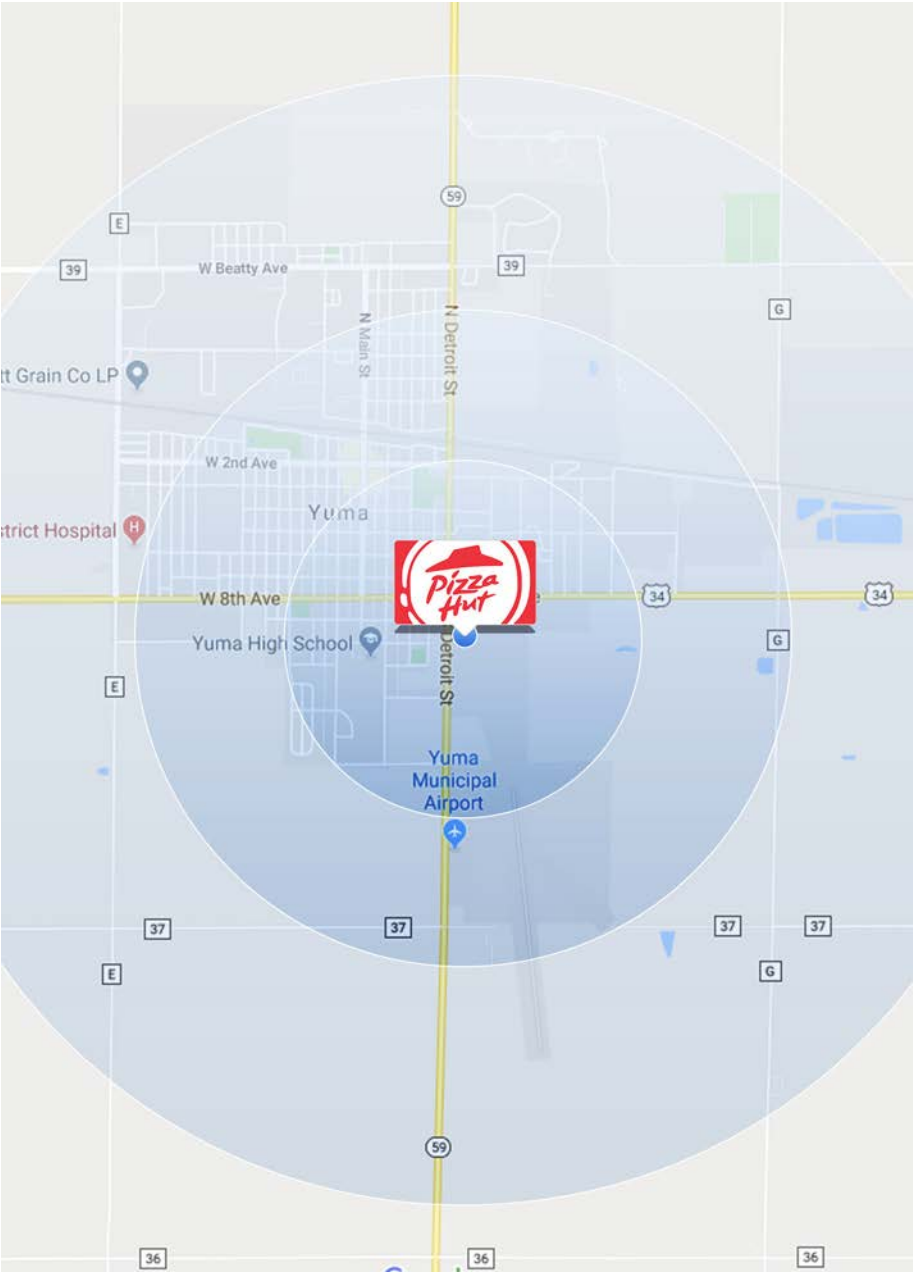
This property benefits from its close proximity to Yuma Municipal Airport, Yuma District Hospital, Dollar General, Dairy Queen and Bank of Colorado.

Major Events Throughout the Year

From Winterfest to the County Fair and July 3rd celebration, Yuma has a wide offering of seasonal events that attract large crowds to the city.

PIZZA HUT - YUMA, CO

DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2024 Projection	2,925	3,643	3,725
2019 Estimate	2,953	3,688	3,772
2010 Census	2,951	3,742	3,832
Growth '19 - '24	-0.95%	-1.22%	-1.25%
Growth '10 - '19	0.07%	-1.44%	-1.57%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2024 Projection	1,158	1,426	Lorem
2019 Estimate	1,169	1,443	Lorem
2010 Census	1,168	1,464	Lorem
Growth '19 - '24	-0.94%	-1.18%	Lorem
Growth '10 - '19	0.09%	-1.43%	Lorem
Average Income	\$51,003	\$50,934	Lorem
Median Income	\$36,700	\$37,417	Lorem

MARKETING PACKAGE

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