



Pizza Hut - Short Term Lease

1122 North 4th Street, Tomahawk, WI 54487

*Property available exclusively or as a portfolio

Confidential Offering Memorandum

Pizza Hut – Tomahawk, WI

Executive Summary

Property & Lease Summary	
Address	1122 North 4th Street Tomahawk, WI 54487
Tenant	PH HOSPITALITY GROUP, LLC
Price PSF	\$247,000 \$120.49
Cap Rate	7.10%
Annual Base Rent PSF	\$17,538 \$8.56 (flat for remaining term)
Building Size	2,050 SF
Lot Size (Acreage)	0.55 Acres
Year Built	1986
Lease Type	NNN
Term Remaining	4.9 years
Lease Expiration	12/31/2024
Zoning	B-1, Business

JLL is pleased to offer for sale the fee-simple interest in a freestanding Pizza Hut (the “Property” or “Asset”) located in Tomahawk, WI. PH Hospitality Group (the “Tenant”) is a franchisee for Applebee’s and Pizza Hut locations throughout Wisconsin offering family dining and pizza for over 21 years. PH Hospitality Group leases the property until December 31, 2024. As an investor, you may:

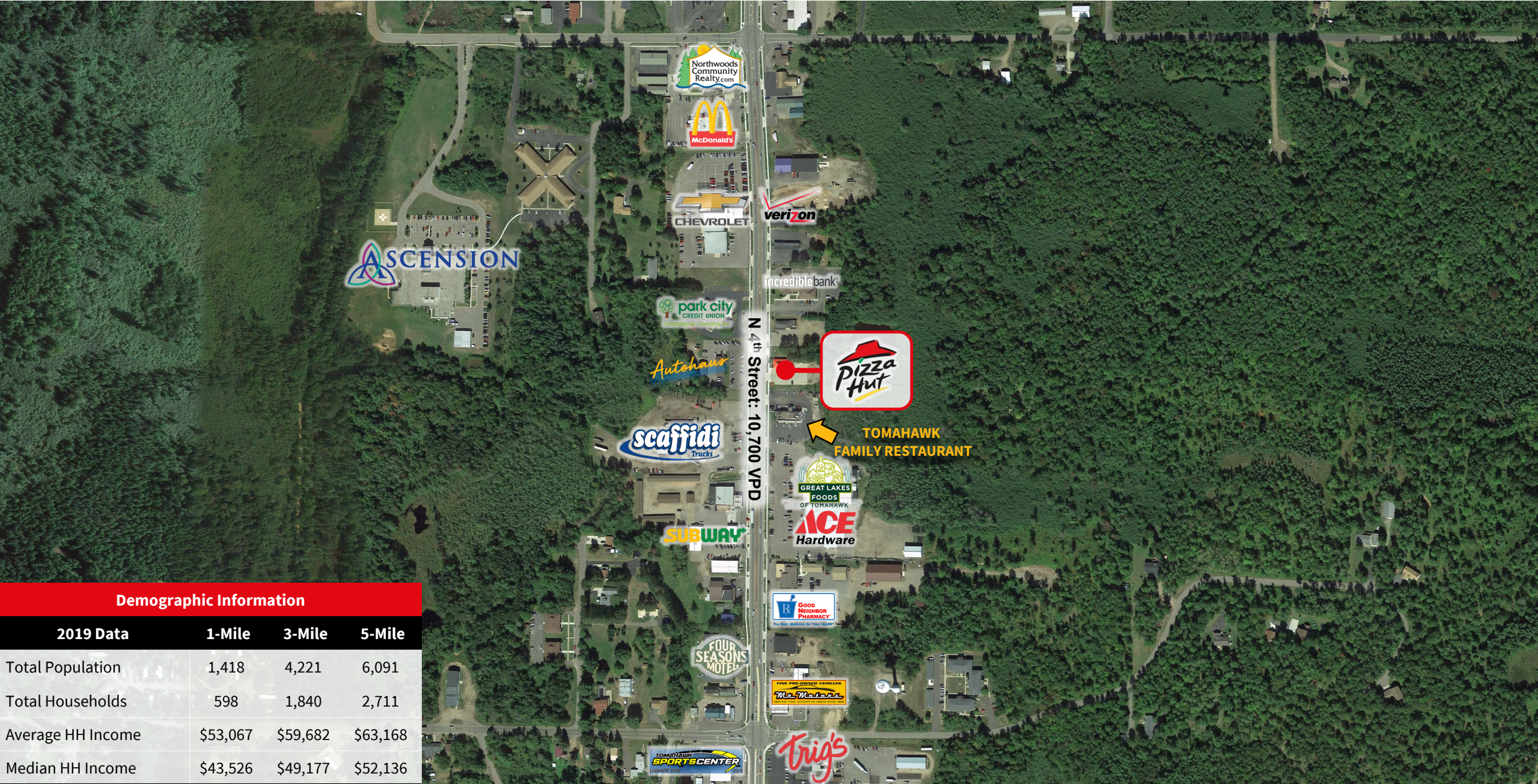
- Hold the property until the end of the lease earning a 7.1% cap rate then redevelop it for a new user, or
- Negotiate a possible lease termination and use the funds to immediately redevelop the property

Investment Highlights

- PH Hospitality Group has **4.9 years of lease term remaining** offering a secure income stream to investors.
- The current lease is operating under a NNN lease with **zero landlord responsibilities**.
- The property offers **excellent visibility** and is **strategically located** on North 4th Street (10,700 VPD), a retail thoroughfare that features tenants such as Verizon, Chevrolet and Ace Hardware.
- **Excellent redevelopment opportunity** with rental cash flow until redevelopment commences.



Pizza Hut – Market Aerial



Pizza Hut – Market Overview

Market Overview – Tomahawk, WI

Location

Tomahawk is a city that is situated in northern Wisconsin within Lincoln County at the southern end of the North Woods. Tomahawk is located on Lake Mohawksin, which is formed by the Somo, Tomahawk, & Wisconsin Rivers. The city is propelled by an excellent school system, 20+ churches of various denominations, and a vibrant business community. Enjoying a healthy balance between tourism and industry, Tomahawk offers the amenities of a larger city with small-town feel. Tomahawk serves as a favorite destination for many outdoor enthusiasts with exceptional golfing, ATV riding, horseback riding, hiking, fishing, canoeing, hunting and more.

Economy

Tomahawk is home to a skilled blue-collar workforce near several larger communities within a 45-mile radius of the city. Historically a logging city, Tomahawk now features economic diversity with Harley-Davidson, Packaging Corporation of America, Northland Stainless, Daigle Bros and Louisiana-Pacific, all operating manufacturing facilities in or near the City limits.

Education

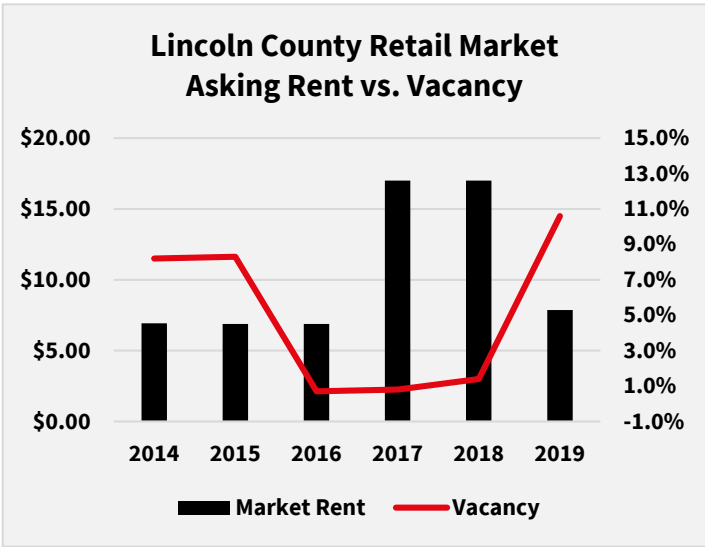
The City is home to two excellent educational options for families with the Tomahawk School District and St. Mary’s School. With over 1,250 students, Tomahawk School District offers K-12 schools to families within the community. Additionally, Tomahawk is closely connected to Nicolet Area Technical College and the University of Wisconsin-Stevens Point Treehaven educational center.

Transportation

The community is serviced by two major highways: U.S. Route 51 (a major north-south United States highway from the Wisconsin border to the Gulf of Mexico) and Wisconsin Highway 86. Tomahawk Regional Airport (TKV) is a city-owned public-use airport located three miles west of the Tomahawk Central Business District.



2019 Retail Market Stats		
Category	Lincoln County, WI	Tomahawk, WI
Total Inventory (SF)	1,066,875	508,566
Total Vacancy (%)	10.6%	10.2
Net Absorption (SF)	(97,992)	(42,055)
Asking Rent (PSF)	\$7.87	\$8.07



Pizza Hut – Portfolio Summary

Portfolio Summary

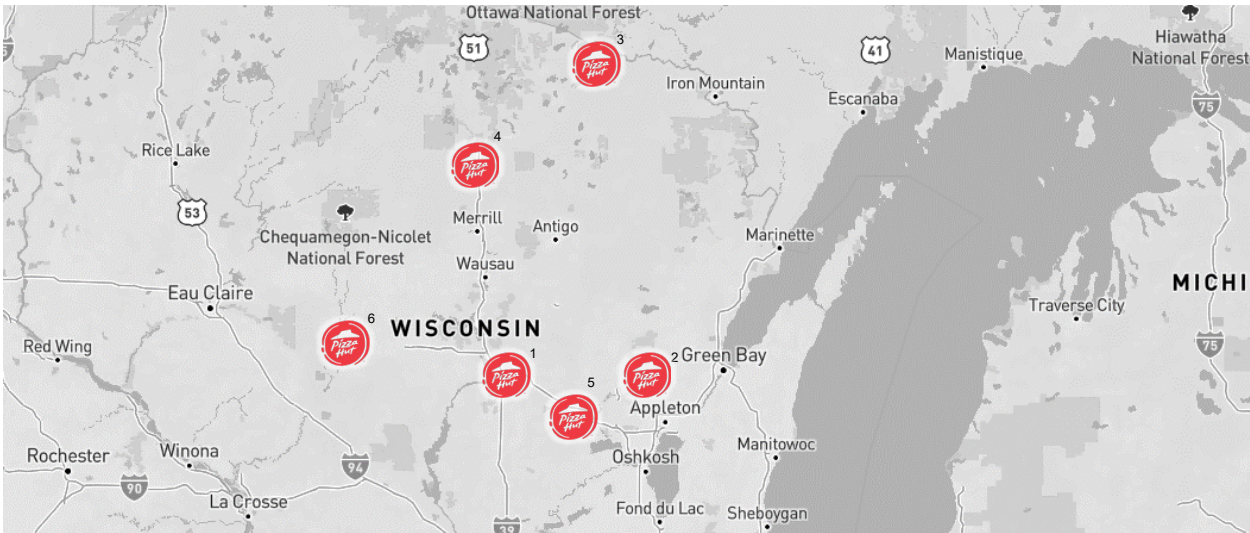
Summary

These properties are NNN leased by PH Hospitality Group, a franchisee for Applebee’s and Pizza Hut locations throughout Wisconsin offering family dining and pizza for over 21 years.

The Wisconsin portfolio below consists of 5 properties leased until December 31, 2024, offering investors high yield and passive income for the remaining lease term followed by significant value add opportunity upon lease expiration.

Investors also have the opportunity to acquire an asset in Stevens Point, WI directly across from the University of Wisconsin – Steven’s Point (7,700+ Student Enrollment) with 14+ years remaining and zero landlord responsibilities.

Each property can be sold individually or as a portfolio.



Portfolio Summary							
Location	Status	Building Size (SF)	Lease Expiration	Years Remaining	Annual NOI	List Price	Cap Rate
1. Stevens Point, WI	Active	3,220	12/31/2034	14.9	\$47,346	\$870,000	5.44%
2. Clintonville, WI	Dark	1,615	12/31/2024	4.9	\$34,892	\$305,000	11.44%
3. Eagle River, WI	Dark	2,993	12/31/2024	4.9	\$24,046	\$305,000	7.88%
4. Tomahawk, WI	Active	2,050	12/31/2024	4.9	\$17,538	\$247,000	7.10%
5. Waupaca, WI	Dark	3,186	12/31/2024	4.9	\$21,760	\$245,000	8.88%
6. Neillsville, WI	Active	2,383	12/31/2024	4.9	\$20,583	\$220,000	9.36%



Contact and Wisconsin Licensees

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