



Pizza Hut - 14+ Year Lease

417 Division Street, Stevens Point, WI 54481

*Property available exclusively or as a portfolio

Confidential Offering Memorandum

Pizza Hut – Stevens Point, WI

Property & Lease Overview

Property & Lease Summary			
Address		417 Division Street Stevens Point, WI	
Tenant		PH Hospitality Group, LLC	
Price PSF		\$870,000 \$270.19	
Cap Rate		5.44%	
Annual Base Rent PSF		\$47,346 \$14.93	
Building Size		3,220 SF	
Lot Size (Acreage)		0.43 Acres	
Year Built		1995	
Lease Type		NNN	
Term Remaining		14.9 years	
Lease Expiration		12/31/2034	
Zoning		GL2 – Commercial	
Ownership		Fee-Simple	
Rental Schedule			
Begin	End	Annual Rent	% Increase
CURRENT	12/31/2024	\$47,346	-
1/1/2025	12/31/2029	\$52,081	10%
1/1/2030	12/31/2034	\$57,289	10%
Option Periods – 2 x 5 Years			
1/1/2035	12/31/2039	\$63,018	10%
1/1/2040	12/31/2044	\$69,320	10%

JLL is please to offer for sale the fee-simple interest in a freestanding Pizza Hut (the “Property” or “Asset”) located in Stevens Point, 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, 2034. The tenant is currently operating under a NNN lease with 15 years of primary lease term remaining and zero landlord responsibilities. This offering presents the opportunity to acquire a property with a 5.44% cap rate.

Investment Highlights

- PH Hospitality Group has **14+ years of lease term remaining** on the lease.
- The current lease is NNN with **zero landlord responsibilities**
- The property offers **excellent visibility** and is **strategically located** on the primary thoroughfare of Division Street (12,700 VPD), directly across from the University of Wisconsin – Stevens Point (7,700+ Student Enrollment).



Pizza Hut – Market Aerial



Pizza Hut – Market Overview

Market Overview – Stevens Point, WI

Location

Stevens Point is centrally located in the state of Wisconsin approximately 110 miles north of Madison. Home to over 26,000 residents, Stevens Point is a top ranked tourist destination for those looking for outdoor adventure. Wisconsin is home to vast forest, wild lakes and endless trails and Stevens point is home to the Green Circle Trail, which was recently ranked as one of Wisconsin’s top four best outdoor adventure locations. Outdoor Life Magazine has consistently ranked Stevens Point as one of the top 200 towns for sportsmen offering “excellent and abundant hunting and fishing opportunities with a great place to raise a family and provide for a high quality of life”. When residents are not exploring the outdoors, many visit the local breweries, walk though homegrown farmers markets and eat at the unique local restaurants.

Economy

Stevens Point is home to many corporate headquarters including Delta Dental of Wisconsin, Berkshire Hathaway Travel Protection, Sentry Insurance, Gamber-Johnson, and AIG. The local University of Wisconsin - Stevens Point plays a vital role in the economy with a 2019 total economic impact of \$671.3 million.

Education

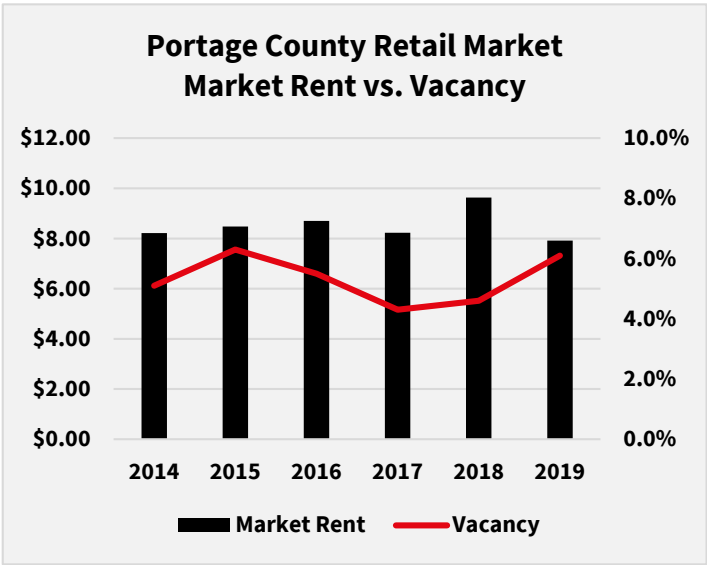
Founded in 1894, the University of Wisconsin - Stevens Point, is a public institution located in central Wisconsin with a total undergraduate enrollment of 7,725. University of Wisconsin - Stevens Point is ranked as the 53rd best school in the Regional Midwestern Universities and ranked as the 31st best school for veterans, according to U.S. News and World Report.

Commercial Market

Stevens Point is comprised of many large business parks, including the East Park Commerce Center (700 acres), Portage County Business Park (400 acres), Stevens Point Industrial Park (300 acres), and the Crossroads Commons (110 acres) retail development.



2019 Retail Market Stats		
Category	Portage County, WI	Stevens Point, WI
Total Inventory (SF)	3,953,030	2,200,183
Total Vacancy (%)	6.1%	3.4%
Net Absorption (SF)	(53,312)	95,316
Net Rent (PSF)	\$7.92	\$9.68



Pizza Hut – Portfolio Summary

Portfolio Summary

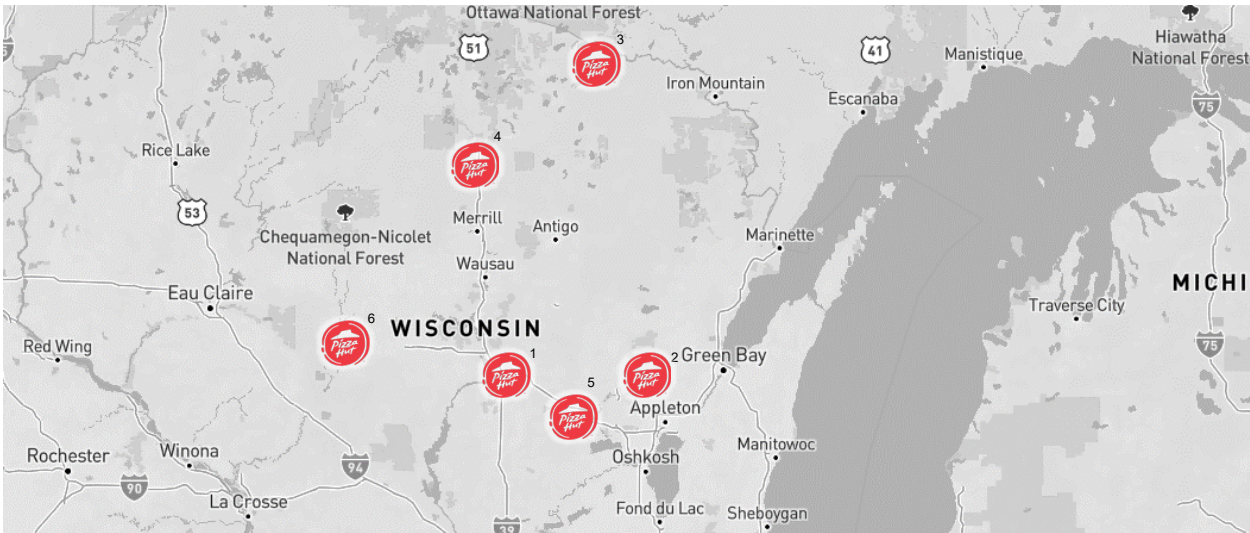
Summary

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 – Stevens 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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