

PIZZA HUT RESTAURANT



NNN Investment

1201 West Grand Avenue
Yoakum, TX 77995

Single Net
PROPERTIES

DAVE DELATORRE

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EXECUTIVE SUMMARY

Pizza Hut NNN Investment



PROPERTY

Pizza Hut Restaurant

LOCATION

1201 West Grand Avenue, Yoakum, TX 77995

SALES PRICE

\$910,000

CAPITALIZATION RATE

5.5%

RENT

	Year 1-5	Years 6-10	Year 11-15	Years 16-20
Monthly	\$4,166.67	\$4,583.33	\$5,041.67	\$5,545.82
Annual	\$50,000	\$55,000	\$60,500	\$66,550

BUILDING SIZE

2,635+/- SF

LAND PARCEL SIZE

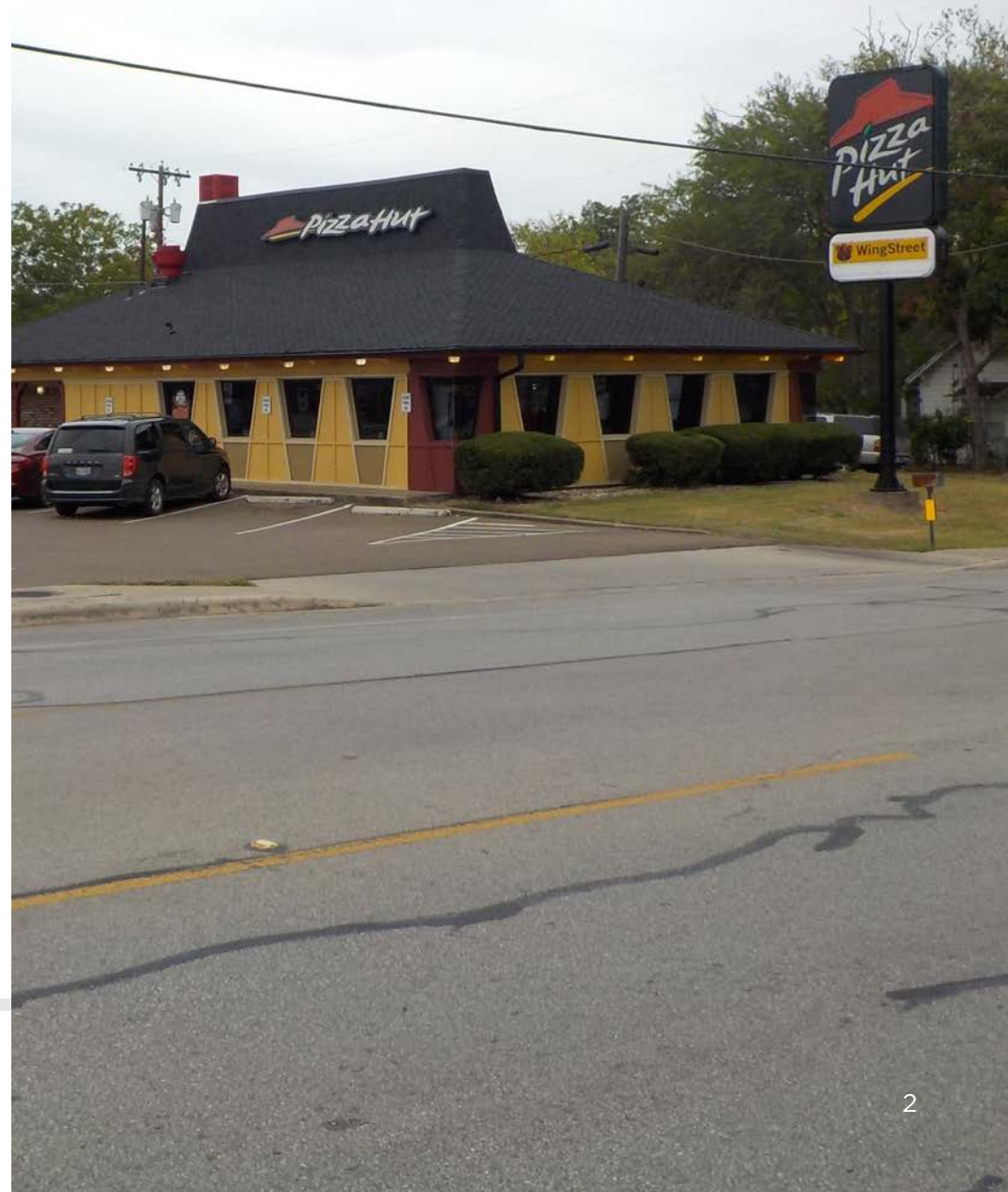
19,733+/- SF (0.453 Acre)

PRIMARY LEASE TERM & OPTION PERIODS

New Twenty (20) Year NNN Primary Lease Term Commencing Upon Close of Escrow with Four Additional Five (5) Year Options to Extend Until 2060 at the Same Terms & Conditions.

RENTAL INCREASES

Fixed Ten Percent (10%) Increases Every Five (5) Years Including Options.





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TENANT INFORMATION

MUY Pizza Tejas, LLC owns and operates 310 Pizza Hut restaurants in Texas, specifically in the Houston, Dallas/Ft. Worth, San Antonio, and Corpus Christi MSA's along with six Southeast States including Florida, Georgia, North Carolina, South Carolina, and Virginia. MUY Pizza Minnesota also operates 56 Pizza Hut restaurants in Minnesota in addition to restaurants operated by MUY Pizza Tejas, LLC.

Collectively, the **MUY Pizza companies own and operate 366 Pizza Hut restaurants and are the second largest Pizza Hut franchisee in America**. The company was founded in June 2005, and is a **very mature, well capitalized tenant who operates profitably**.

Another MUY restaurant operating company called MUY Hamburger Partners, LLC operates 315 Wendy's restaurants in the Texas, Ohio, New York, and Pennsylvania markets and is currently the second largest Wendy's franchisee in America. A third restaurant operating company called MUY Brands, LLC also owns and operates 81 Taco Bell restaurants in six northeast states.

The collective **MUY Companies own and operate 762 restaurants with revenues approaching \$1 Billion**. The MUY Companies were **recognized by the Nation's Restaurant News' 2017 Industry Survey as the 5th largest restaurant franchisee in America**. Please visit the MUY Brands company website at www.muycompanies.com for additional information on the company and its principal Mr. James Bodendstedt.



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COMMENTS

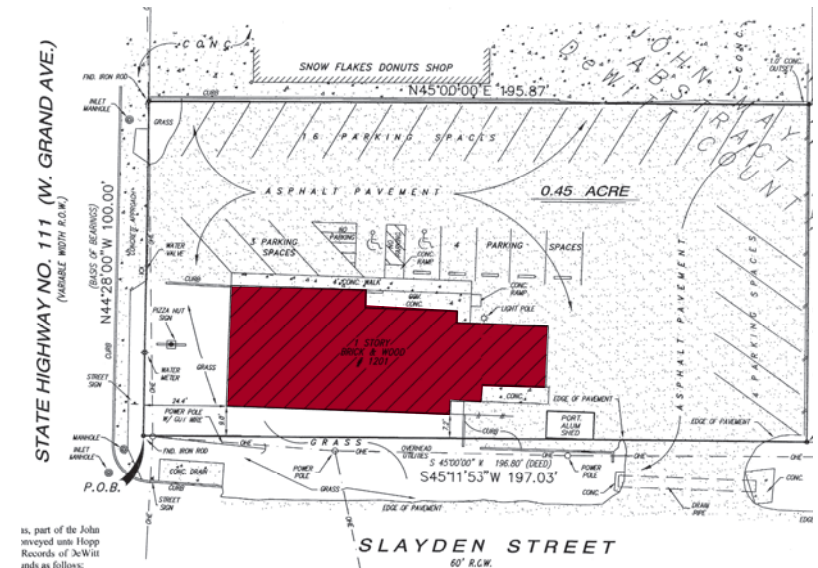
The **Yoakum Pizza Hut Restaurant** is located in Lavana and Dewitt Counties between San Antonio and Houston. The property has a **prime location at the intersection of two high-volume highways**, U.S. Route 77 and State Highway 111. The property has **frontage on State Highway 111** and pylon signage, which creates **ideal traffic patterns for a fast food restaurant**. Over **14,000 cars per day** travel along U.S. Route 77 and Highway 111 where the property is located.

The property consists of a **large pad** of approximately **19,733 square feet with one, single-story commercial building** containing one tenant space totaling **2,635 net rentable square feet**. Pizza Hut originally opened this location in 1975 so they have a **45 year history of successful operations** in this location. The restaurant was **remodeled in 2002** with a 394 square foot addition.

The property is in the heart of Yoakum's commercial corridor, which is mixed with dense upscale residential neighborhoods with growing moderate income demographics. The trade area generators are **HEB, Family Dollar, and NAPA Auto Parts**. The restaurant has profitable dinner sales from the employees of these big box retailers nearby. The Pizza Hut also gets significant daytime business from the 1,611 students in the Yoakum Independent School District.

SITE PLAN

Pizza Hut NNN Investment



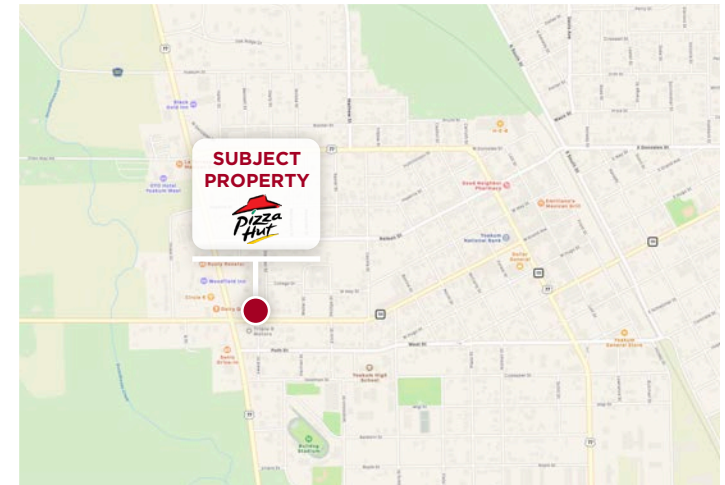
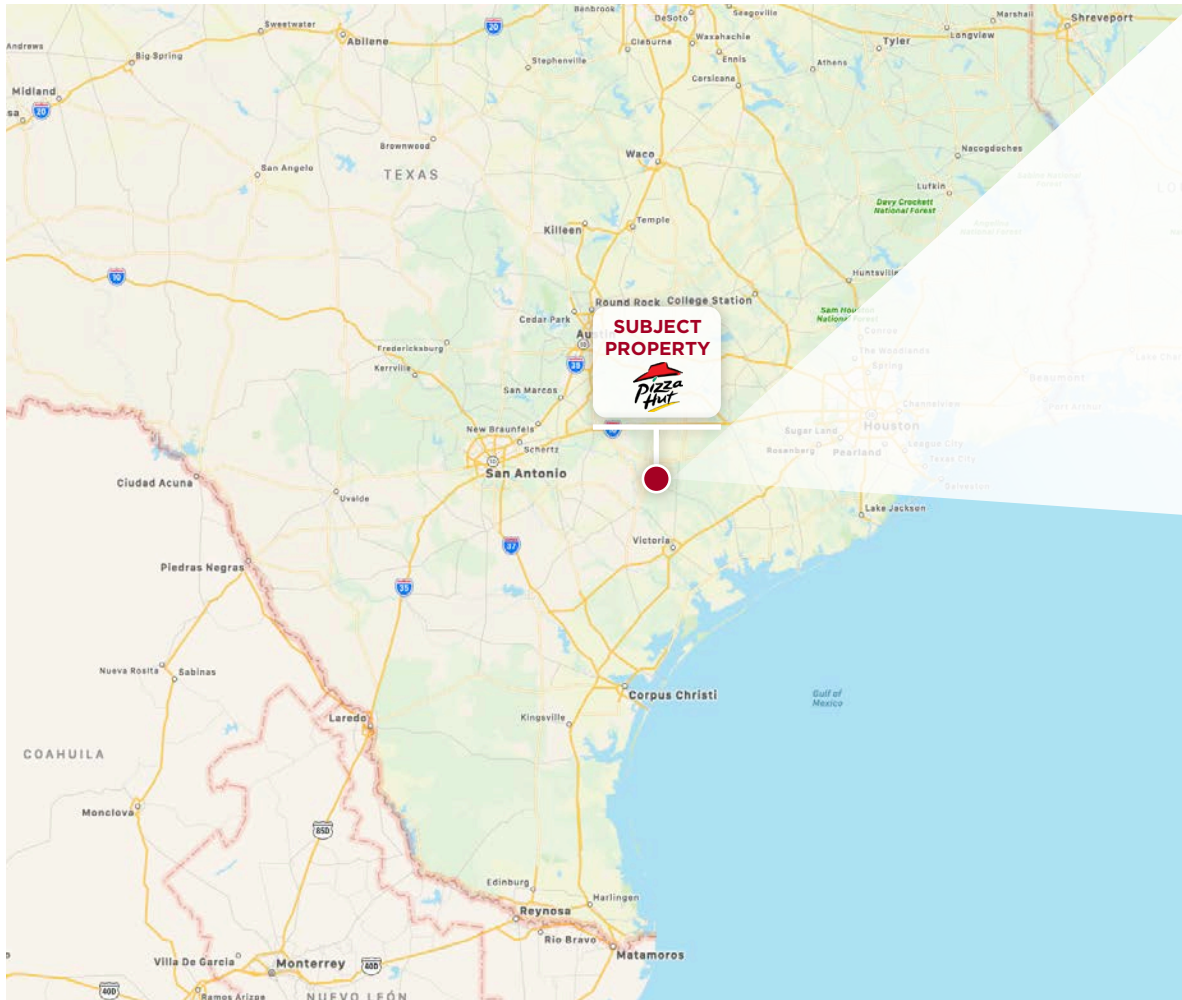
AERIAL VIEWS

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MAPS

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TRADE AREA

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TRADE AREA GENERATORS



H-E-B



H-E-B Fuel



Family Dollar



NAPA Auto Parts



Shell Gas



US Post Office

TRADE AREA

Pizza Hut NNN Investment



FAST FOOD OFFERINGS



Sonic Burger



Subway



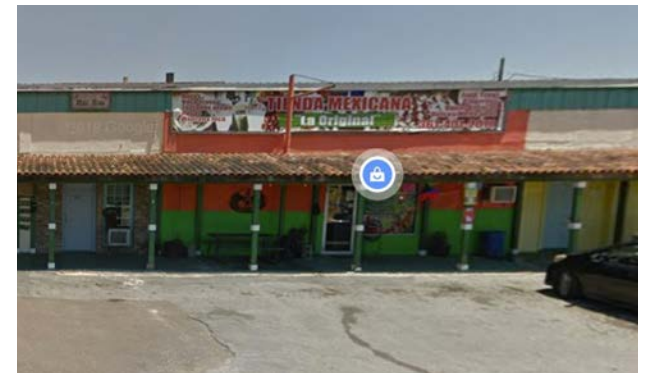
Dairy Queen



Circle K



Snowflake Donuts



Vallarta Mexican

AREA INFORMATION

Pizza Hut NNN Investment



Yoakum, Texas

Yoakum, otherwise known as the tomato capital of South Texas, is located on the border of Lavaca and DeWitt Counties in South Texas. The city is two hours, or 112 miles, outside of Houston and 81 miles outside of San Antonio.

U.S. Route 77 forms the northwest boundary of the city and leads 17 miles northeast to Hallettsville and 16 miles southwest to Cuero. Traffic counts on Route 77 near the property exceed 8,000 cars per day. Texas State Highway 111 passes through the center of Yoakum, leading southeast 39 miles to Edna and west 9 miles to Hochheim. Traffic counts on Highway 111 are approximately 6,000 cars per day. Yoakum remains a division point for the San Antonio and Aransas Pass Railroad since 1887.

The May Tom-Tom Festival, which first publicized the tomato business, began in 1928. The annual event now celebrates the local leather industry and is called the Leather Tom-Tom Festival. A local Youth Rodeo is held each July.

In 2019, the U.S. National Park Service officially recognized the Yoakum Commercial District on the National Register.





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