

Pizza Hut

1049 S. Oakwood Ave. Geneseo, IL 61254



Stan Johnson Company, on behalf of the Ownership, is pleased to exclusively offer to qualified investors the opportunity to acquire the fee simple interest in the single-tenant Retail property located at 1049 S. Oakwood Ave. Geneseo, IL ("the Property"). The Property encompasses approximately 3,544 SF on .61 acres.

Pizza Hut is an American restaurant chain and international franchise founded in 1958 by Dan and Frank Carney. Yum! Brands, Inc. owns Pizza Hut and operates it as a global leader in the pizza restaurant category. Pizza Hut headquarters are in Plano, TX, and the company operates over 17,000 restaurants in over 100 countries. Pizza Hut is known for its Italian American cuisine menu including pizza and pasta, plus salads, side dishes and desserts.

The 20-year lease on the Property currently has 19.25 years of term remaining. The Property is subject to an absolute triple net lease. The lease also provides attractive increases of 10% every 5 years, offering a hedge against inflation and upside potential. This offering provides a passive investment with minimal landlord responsibilities and no maintenance obligations of any kind.

Download the OM for more information.



Price:
\$915,900

Cap:
6.00%

Investment Highlights

Absolute NNN Investment Opportunity | No Landlord Responsibilities

Pizza Hut is operating under a new 20-year absolute NNN lease with four 5-year options. Tenant is responsible for cost of all maintenance, repairs, replacement, taxes and insurance for property and improvements over the entire lease term, including options. Great property for passive investors seeking stabilized income without ongoing costs or management responsibility.

Generous Rental Increases

The lease features ten percent (10%) rental increases every five (5) years in the primary term, and ten (10) percent increases to start each of its three (4), five (5) year renewal options.

Long Term Lease with Guaranty

Pizza Hut is operating on a 20-year lease with 19.25 years remaining. The lease is guarantied JV Enterprises of Illinois, Inc.

Global Brand - One of the Largest Companies in the World

Pizza Hut is one of the largest pizza company globally with over 17,000 restaurants in 100+ countries. With over \$5.6B in annual revenue Pizza Hut is ranked in the top 20 restaurant companies in the U.S.

Download Offering Memorandum >>

Mike Philbin
mphilbin@stanjohnsonco.com
P: +1 858.877.9847

In Association With:
Isaiah Harf
IL Lic. #471019332

Stan Johnson Company
10620 Trenea Street, Ste 230
San Diego, CA 92131
stanjohnsonco.com