

SINGLE TENANT NN

Investment Opportunity



424 S. Forest Avenue

LUVERNE ALABAMA

ACTUAL SITE



EXCLUSIVELY PRESENTED BY



JACK CORNELL

First Vice President

SRS National Net Lease Group

jack.cornell@srsre.com

D: 801.410.1621 | M: 570.762.6075

554 S 300 E, Suite 10

Salt Lake City, UT 84111

UT License No. 9518385-SA00



Qualifying Broker: Martin Smith, SRS Real Estate Partners | AL License No. 000070431

OFFERING SUMMARY



OFFERING

Asking Price	\$225,000
Cap Rate	8.00%
Net Operating Income	\$18,000

PROPERTY SPECIFICATIONS

Property Address	424 S. Forest Avenue Luverne, Alabama 36049
Rentable Area	1,656 SF
Land Area	0.56 AC
Year Built	2009
Tenant	Pizza Hut
Sales Reporting	No
Guaranty	Franchisee (2,355 units)
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Options	3 (5-Year)
Rent Commencement	8/26/2014
Lease Expiration	11/30/2024

Over 3 Years Remaining | Options to Extend |

Franchisee Guaranteed | Experienced Operator (2,355 Units)

- Tenant has over 3 years remaining in their initial term with 3 (5-Year) options left
- The lease is franchisee guaranteed by Flynn Restaurant Group (2,355 units)
- Founded in 1958, Pizza Hut has quickly become the world's largest pizza chain with over 18,700 restaurants in 2019

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof and structure
- Ideal, management-free investment for a passive investor

Located Along S. Forest Avenue | Excellent Visibility |

National/Credit Tenant Presence

- Strategically located along S. Forest Avenue (13,700 VPD)
- The site has excellent visibility and benefits from a large pylon sign that makes the site easily identifiable to passing cars
- Nearby national/credit tenants include Tom Thumb, Advance Auto Parts, Food Depot, Dollar General, Hardee's, McDonald's, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site

Direct Residential Consumer Base |

Local Demographics in 5-Mile Trade Area

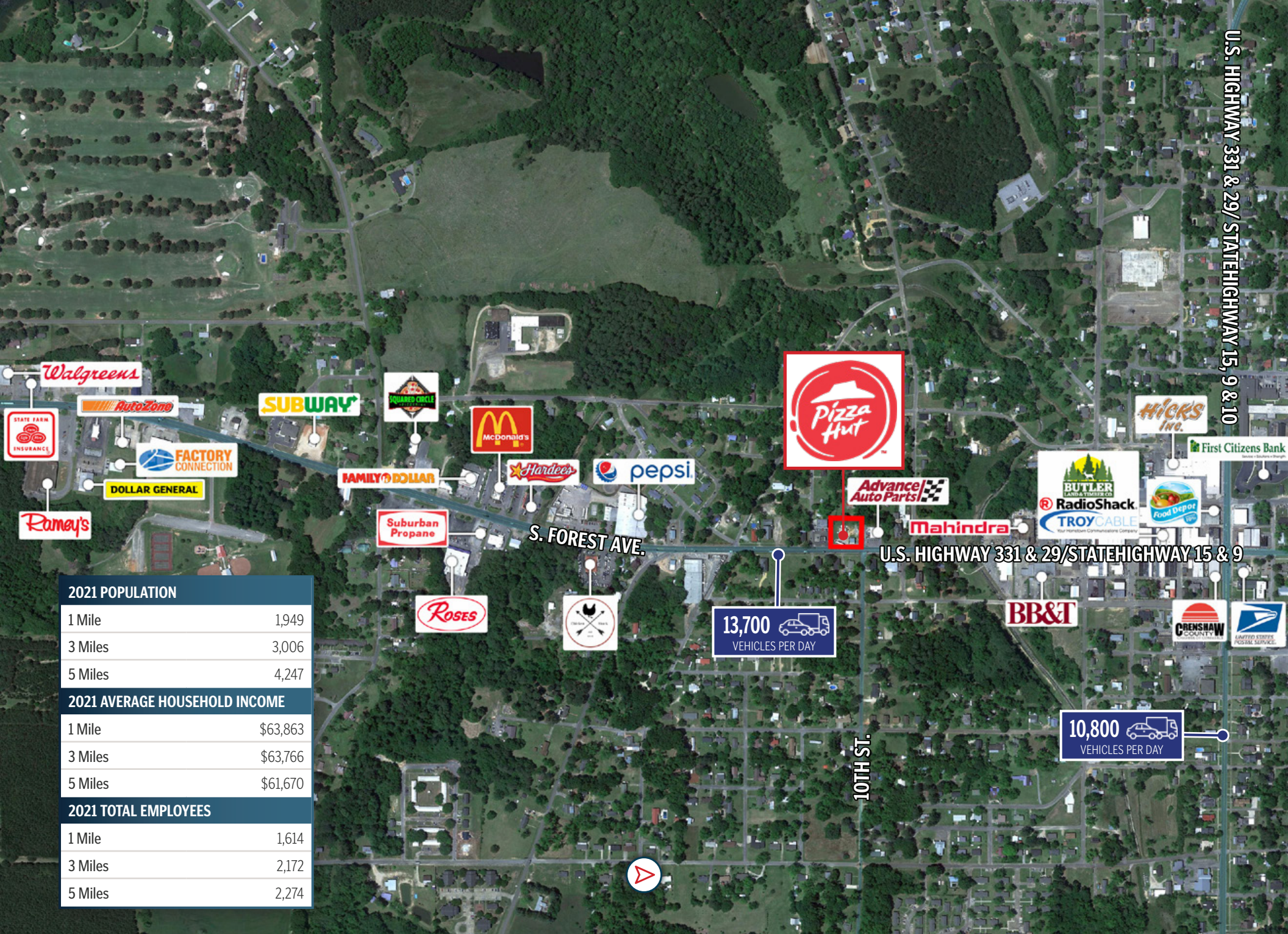
- Within walking distance to multiple apartment complexes including Glenwood Meadows (40 units), Oakwood (28 units), South Pointe (32 units), and more, providing a direct residential consumer base from which Pizza Hut can draw
- Over 4,200 residents and 2,200 daytime employees support the trade area
- \$61,670 average household income

RENT ROLL



Lease Term					Rental Rates		
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	MONTHLY	ANNUALLY	OPTIONS
Pizza Hut	1,656	Aug. 2014	Nov. 2024	Current	\$1,500	\$18,000	3 (5-Year)
(Franchisee Guaranty)						Option 1: \$19,200/Yr Option 2: \$19,800 /Yr Option 3: \$20,400/Yr	







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in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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