

PIZZA HUT & DEVELOPABLE LAND

310 E WALNUT ST
CARBONDALE, IL 62901



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PRICE

\$799,000

TRANSWESTERN NATIONAL NET LEASE | SALE LEASEBACK GROUP

VALUE-ADD SINGLE TENANT NNN INVESTMENT



INVESTMENT HIGHLIGHTS

- ABSOLUTE NNN PIZZA HUT/ZERO LANDLORD RESPONSIBILITIES
- 0.94 ACRES OF DEVELOPABLE LAND INCLUDED
- ADDITIONAL INCOME FROM TIF DISTRICT
- LARGE MULTI-STATE OPERATOR (TOTAL OF 136+ UNITS)
- LOCATED IN OPPORTUNITY ZONE



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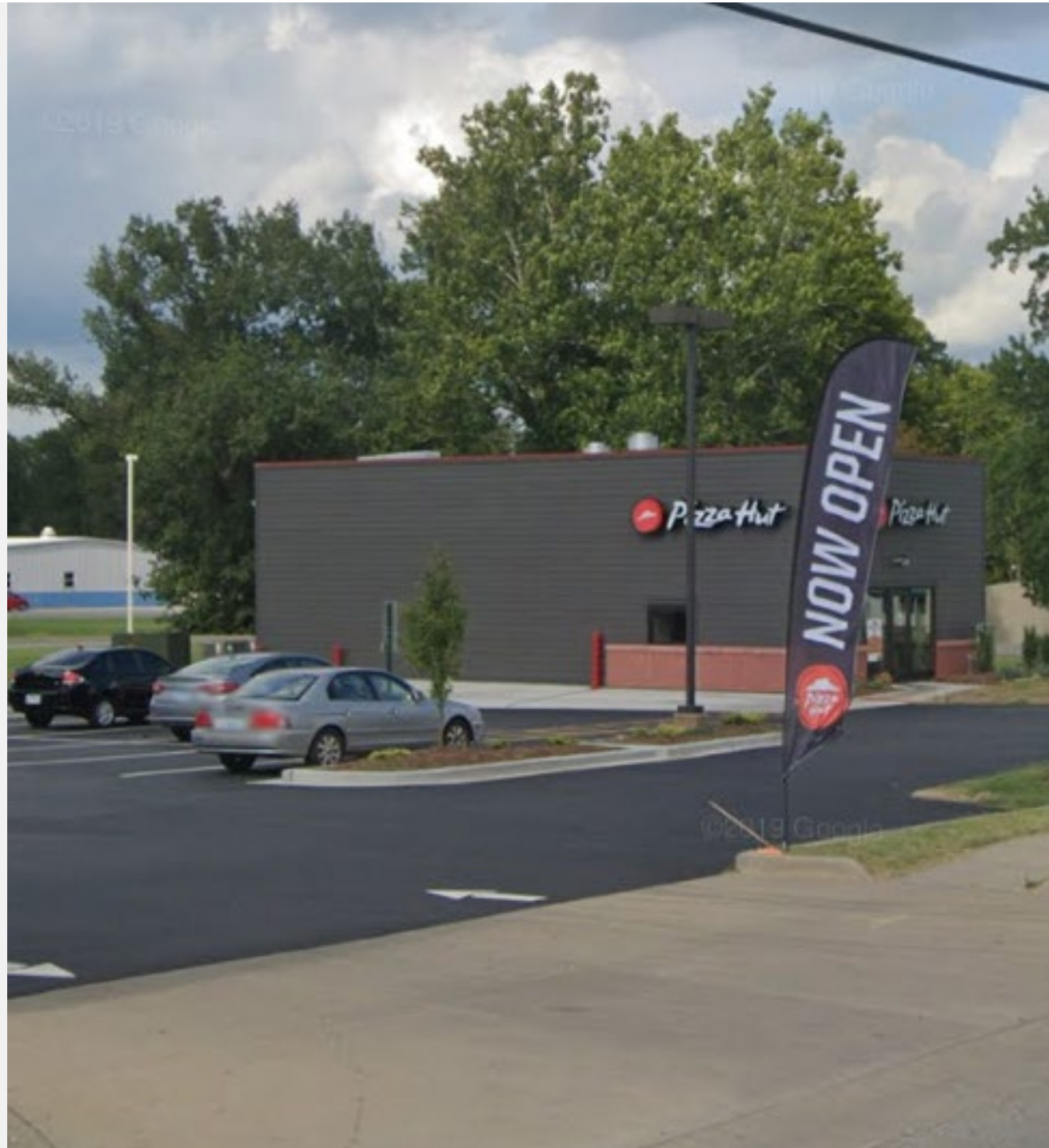
AREA & DEMOGRAPHIC OVERVIEW

- Retail Map
- Regional Map
- Location Overview
- Demographic Snapshot

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TENANT OVERVIEW

- Pizza Hut Overview



ANNUAL INCOME

	YEAR	ANNUAL RENT
Primary Term Schedule	Current	
	1-10	\$30,804
Option 1	11-15	\$33,600
Option 2	16-20	\$35,004
TIF Tax Reimbursement		\$13,720
Total Annual Income		\$44,524

FINANCIAL BREAKDOWN

Asking Price	\$799,000
Cap Rate	5.57%

LEASE ABSTRACT

Guarantor	Summit Pizza, Inc. (78 units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Tenant Responsibilities	All Expenses including Roof and Structure
Right of First Refusal	No

LEASE TERM

Lease Commencement	August 7, 2019
Remaining Lease Term	7+ Years
Lease Expiration	August 6, 2029
Renewal Options	2 x 5 Year
Current Base Rent	\$30,804

PROPERTY SUMMARY

Tenant	Pizza Hut
Property Address	310 E Walnut St, Carbondale, IL 62901
Year Built	2019
Gross Leasable Area	1,400 SF
Possible Additional Square Feet	Approx. 9,000 SF
Lot Size	1.35 AC
Ownership	Fee Simple
APN	15-21-276-043 & 047
Zoning	Commercial General
Drive-Thru	Yes

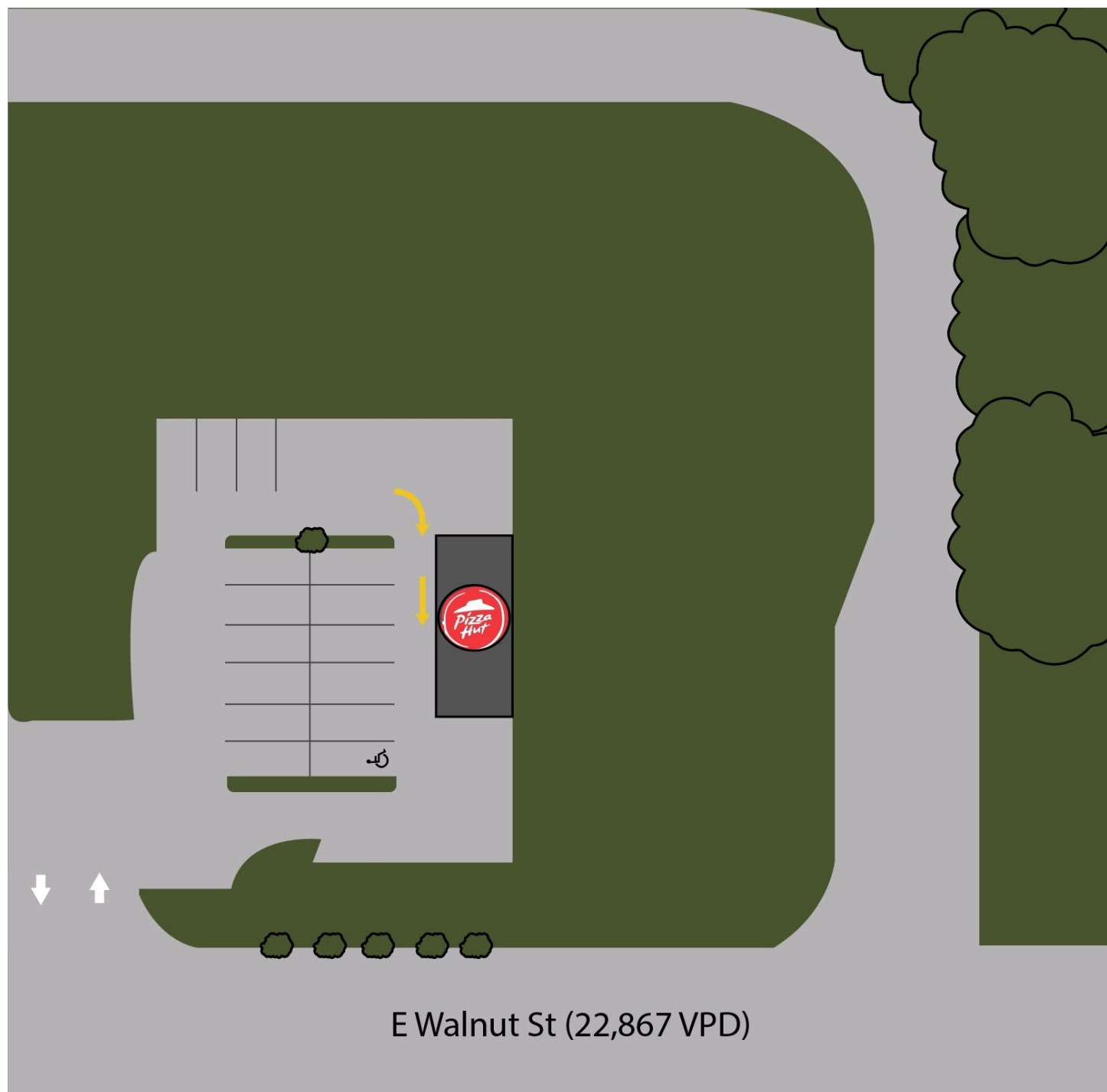
SITE INFORMATION

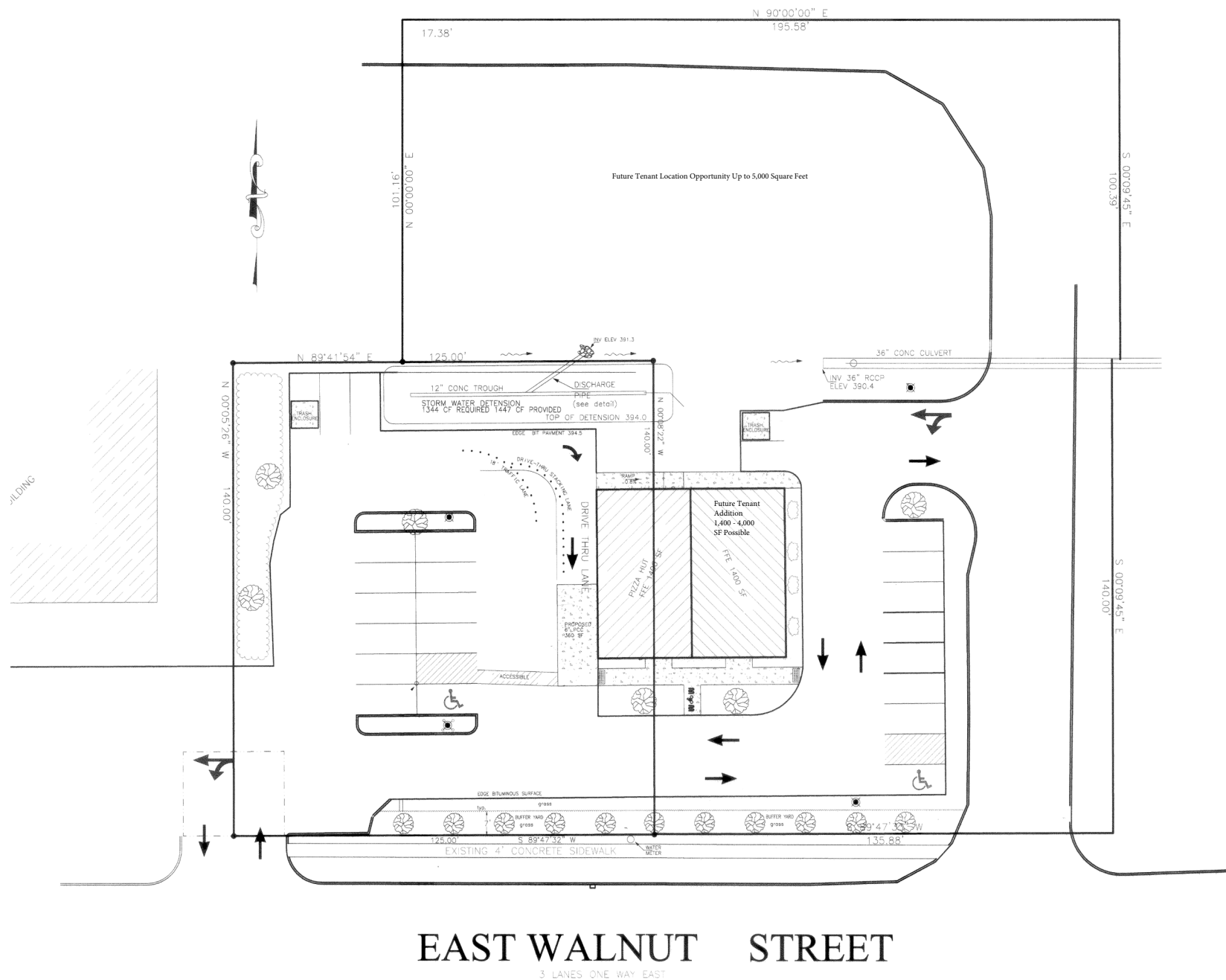
The subject property offers a rare opportunity for a value-add investor/developer to acquire a site with immediate income. Constructed in 2019, the building sits on a total on 1.35 acres of land that is ready to be developed. Pizza Hut's lease is structured to accommodate a multi-tenant asset, so a future owner will not have to renegotiate with the current tenant. The property is located in a "Tax Increment Financing" zone, which creates additional income on the property.

Strategically located on E Walnut St. Carbondale's main West to East artery, Pizza Hut enjoys daily traffic counts over 22,000 vehicles per day. Surrounding retailers include, Walgreens, Wendy's, Save A Lot, Circle K, Ashley's Furniture and many more.

AERIAL MAP



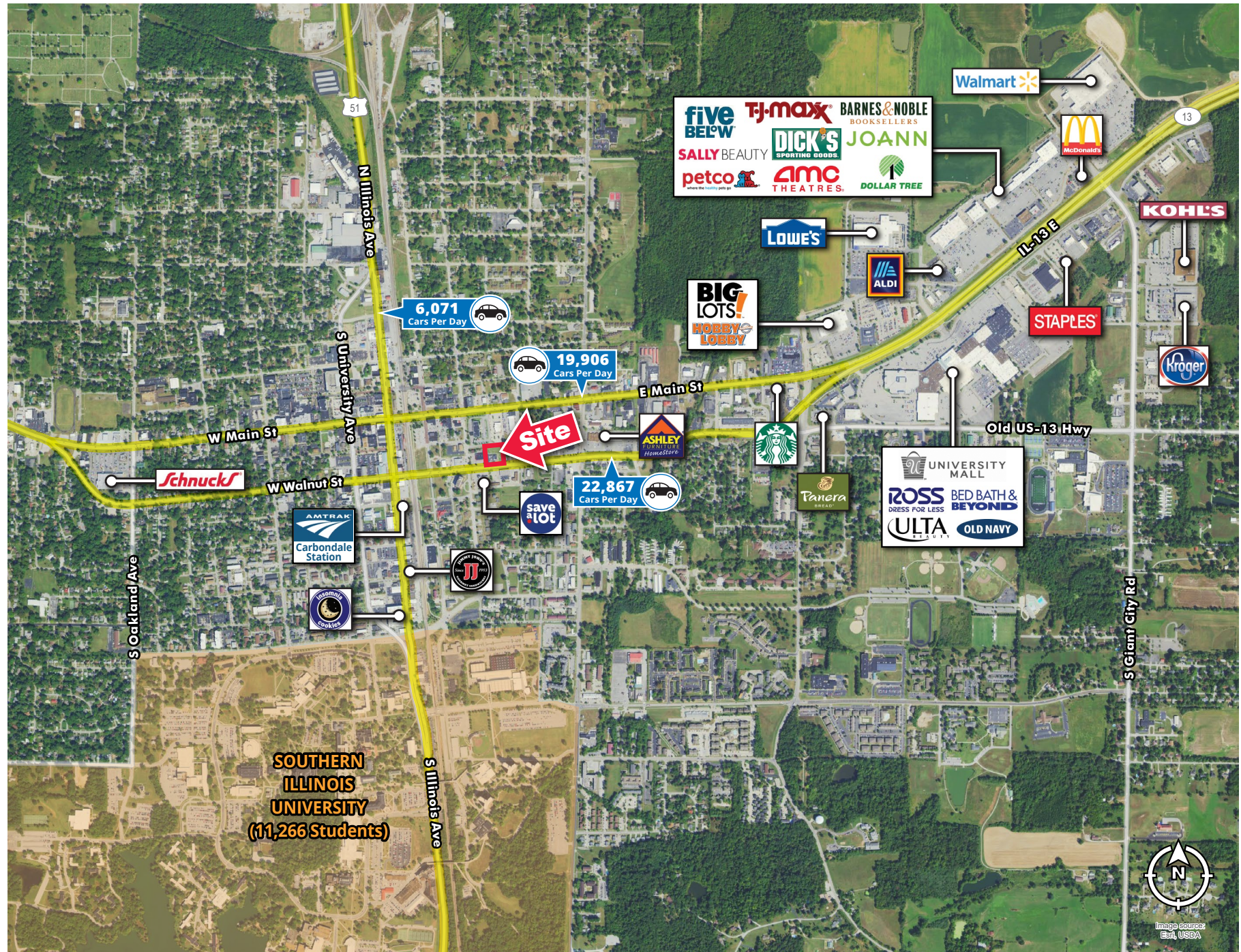




RETAIL AERIAL MAP



RETAIL AERIAL MAP



REGIONAL MAP





Pizza Hut Overview

Pizza Hut is an American fast food restaurant chain and international franchise founded in 1958 and headquartered in Plano, TX. With 18,703 locations as of December 2019, it is the world's largest pizza chain in terms of locations and one of the most famous multinational food chains with over 11,000 franchises around the world. Pizza Hut is a subsidiary of Yum! Brands, INC. (NYSE: YUM) which also operates KFC, Taco Bell and the Habit Burger.

- Pizza Hut is the worlds largest pizza chain with over 18,000 locations in more than 100 countries
- Founded in 1958 by two brothers in Witchita, Kansas
- Yum! Brands operates over 50,000 restaurants around the globe, making it the worlds largest QSR company
- Yum! Brands [NYSE: YUM] had a 2020 revenue of \$5.65B and a BB S&P credit rating
- Summit Pizza Inc is a large, and growing, franchisee with 78 locations. In total, they operate 125 Pizza Huts and 11 Long John Silvers in Missouri, Illinois, Iowa, Arkansas, Kansas, Oklahoma and California

Tenant Name	Pizza Hut
Parent Company	Yum! Brands
Headquarters	Plano, TX
Number of Locations	18,431
Year Founded	1958
Website	pizzahut.com

AREA OVERVIEW

Carbondale, Illinois Overview

Carbondale is a city in Jackson and Williamson counties within the Southern Illinois region known as “Little Egypt.” It is home to a thriving business community strongly boosted by the main campus of Southern Illinois University-Carbondale, recognized nationally for outstanding education, research, and athletics. It is 96 miles southeast of St. Louis, Missouri on the northern edge of the Shawnee National Forest. There is Amtrak service three times daily to and from Chicago with one train daily to and from Memphis and New Orleans. It is often referred to as the “Capital of Southern Illinois.”

Located in the heart of beautiful Southern Illinois, Carbondale and the surrounding region offer scenic lakes, a national forest, and abundant recreational opportunities. Carbondale is a bustling community of unusual shops, diverse commerce, cultural activities, and many other luxuries that would be expected in a large city - yet it maintains the comforts and charm of a small town. It is also located at the start of the Shawnee Hills Wine Trail, the home of fabulous restaurants serving international cuisine, the retail center for multiple counties, and the region’s cultural center, with many stages filled with music, dance, and live theater.



25,000+
Residents in 2020



DEMOGRAPHIC SNAPSHOT

POPULATION			
	3 miles	5 miles	10 miles
2021 Total Population	26,827	33,794	62,973
Median Age	27.6	28.9	33.3
Bachelor's Degree or Higher	42%	43%	36%

HOUSEHOLDS			
	3 miles	5 miles	10 miles
2010 Total Households	12,142	15,108	27,808
2021 Total Households	11,769	14,699	27,044

ESTIMATED HOUSEHOLD INCOME			
	3 miles	5 miles	10 miles
2021 Average Household Income	\$49,692	\$58,896	\$66,474
2021 Median Household Income	\$25,553	\$33,285	\$43,617

TRAFFIC COUNTS			
	Cross Street	Traffic Volume	Count Year
E Walnut Street	S Logan Ave E	22,867 VPD	2020



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