

Ascension



Corporate
Real Estate
Advisory



15225 West 151st Street, Olathe, KS 66062

Pizza Hut


Absolute NNN Sale Leaseback – Kansas City, MO MSA (Olathe, KS)



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AVAILABLE INDIVIDUALLY
OR AS A PORTFOLIO

Portfolio *Overview*

#	TENANT	ADDRESS	BUILDING SQ. FT	SITE ACRES	ANNUAL STARTING RENT	CAP RATE	LIST PRICE	LEASE TYPE
1	Pizza Hut	15225 West 151st Street, Olathe, KS 66062	1,800	0.67	\$107,800	5.75%	\$1,874,783	Absolute Net (NNN)
2	Pizza Hut	340 South Wilcox Street, Castle Rock, CO 80104	1,653	0.50	\$121,800	5.75%	\$2,118,261	Absolute Net (NNN)
TOTAL / AVERAGE			3,453 SF	1.17 AC	\$229,600	5.75%	\$3,993,044	



Investment *Highlights*

• ABSOLUTE TRIPLE-NET (NNN) SALE LEASEBACK

At closing, these properties will be operating under brand new, 15-year absolute triple-net (NNN) leases, under which the Tenant is responsible for all real estate taxes, insurance, and property maintenance.

• PANDEMIC RESISTANT BUSINESS MODEL

While the COVID-19 pandemic has harmed most restaurant businesses, Pizza Hut's drive-thru and delivery businesses have seen a surge in demand as customers enjoy their meals from the safety of their car or home.

• LEASES BACKED BY SUBSTANTIAL 145+ UNIT FRANCHISEE

The leases are backed by Grand Mere Restaurant Group, one of the largest Pizza Hut franchisees in the United States, with 145+ units under management across nine states.

• GLOBAL BRAND – LARGEST PIZZA COMPANY IN THE WORLD

Pizza Hut has more than 18,000 restaurants throughout 100+ countries and has become the largest pizza company globally. With \$12.95B in annual revenue, Pizza Hut is the 10th largest restaurant business in the US.

Opportunity *Summary*

Tenant	Pizza Hut
Guarantor	Franchisee (145+ Units)
Property Description	Drive-Thru Restaurant
Address	15225 West 151st Street
City	Olathe
State	KS
Zip Code	66062
APN	DP00070000-0001
Building Square Feet	1,800 SF
Site Acres	0.67 AC



Purchase Price	Annual Starting Rent	Cap Rate
\$1,874,783	\$107,800	5.75%
Initial Lease Term	Renewal Options	Rent Increases
15 Years	Four (4), 5-Year	10% Every 5 Years
Lease Structure	Landlord Responsibilities	Lease Guarantor
Absolute Net (NNN)	Zero	Franchisee
Franchisee Name	Company Ownership	Property Ownership
Grand Mere	Private Equity	Fee Simple



Investment *Highlights*



- **STRATEGIC DRIVE-THRU LOCATION**

This location features a dedicated drive-thru, which drives sales and adds a meaningful level of convenience to the customer experience.

- **NEW 2022 REBUILD**

This Pizza Hut was rebuilt from the ground up in 2022, showcasing the brand's latest design features.

- **EXCELLENT SITE-LEVEL SALES, PROFITABILITY, AND RENT COVERAGE**

This Pizza Hut is a strong performer, with sales ~64% above the national average unit sales. Contact the deal team for additional financial details.

- **HIGHLY VISIBLE LOCATION IN AN INFILL RETAIL CORRIDOR**

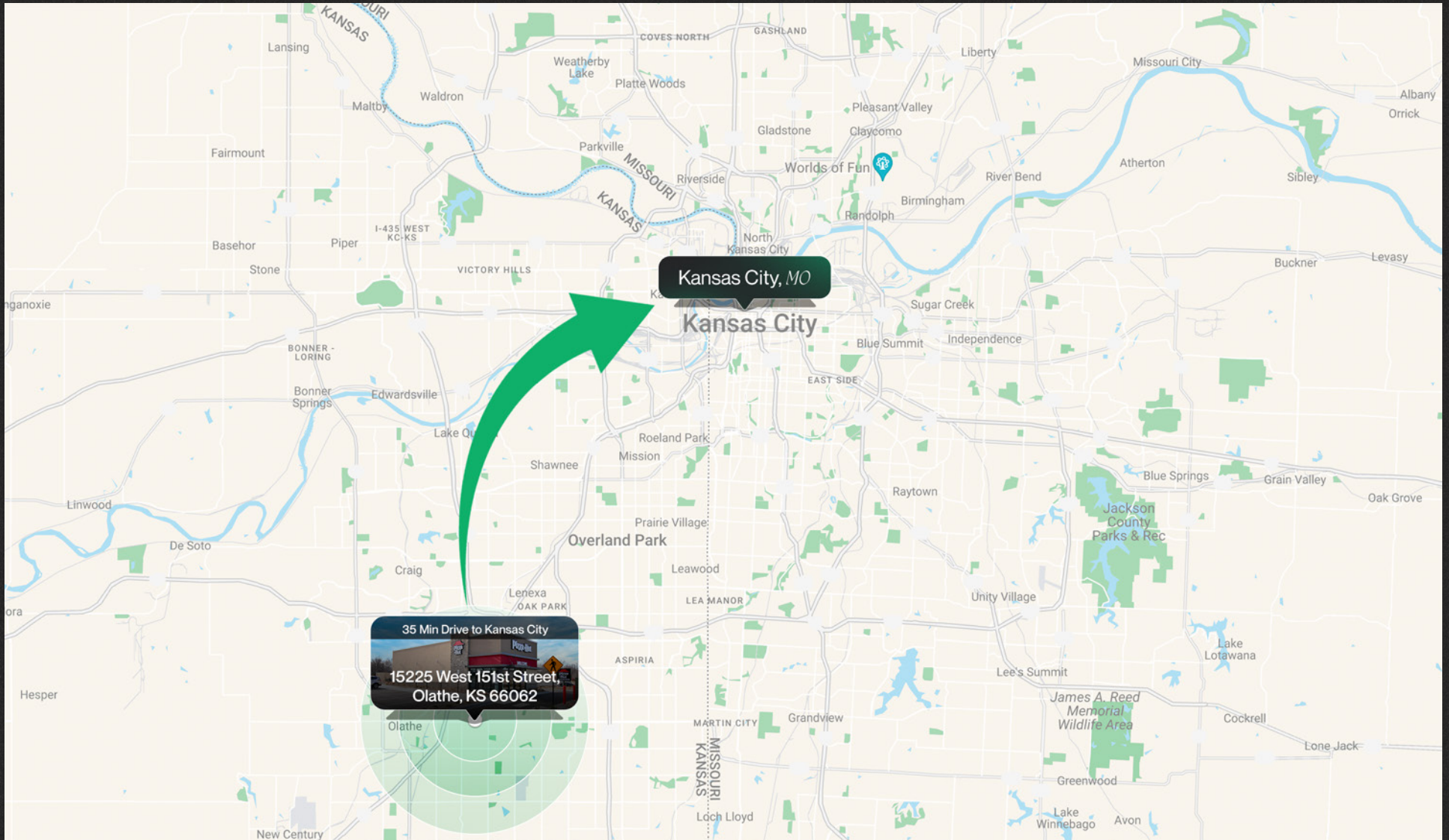
This Pizza Hut is ideally located on the corner of West 151st Street and South Black Bob Road, which sees over 21,000 vehicles daily. It is also proximate to the Johnson County Executive Airport, the 4th busiest public airport in the state of Kansas.

Rent *Schedule*

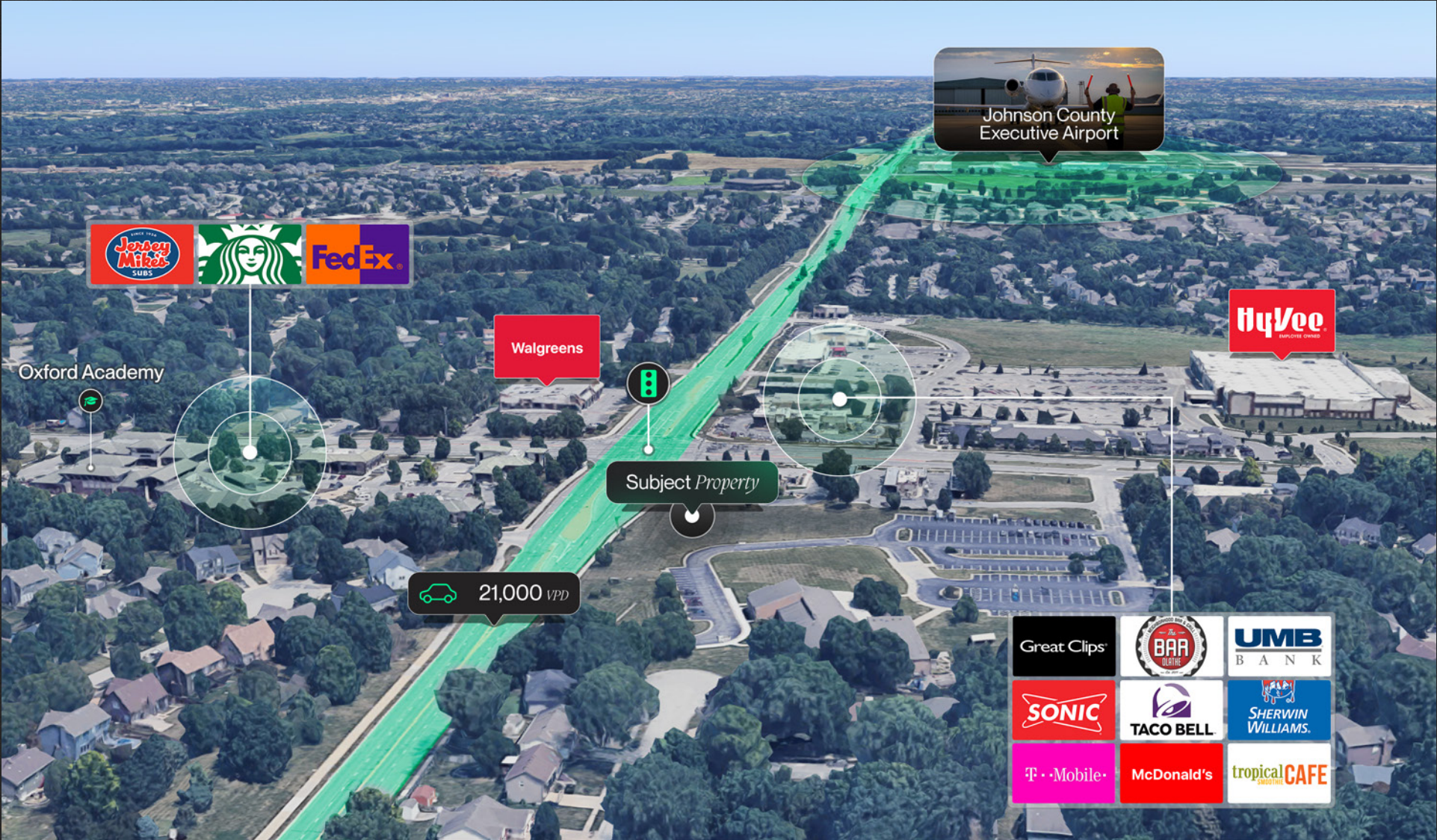
PERIOD	ANNUAL RENT	MONTHLY RENT	RENT INCREASES	CAP RATE
Year 1 - Year 5	\$107,800	8,983	-	5.75%
Year 6 - Year 10	\$118,580	9,882	10.00%	6.32%
Year 11 - Year 15	\$130,438	10,870	10.00%	6.96%



Regional Map



Aerial View



Site Plan



About *the Brand & Operator*

Pizza Hut

Pizza Hut is an American multinational restaurant chain and international franchise founded in 1958. The restaurant serves its signature pan pizza and other new, innovative menu items, including stuffed crust pizza, melts, pasta, breadsticks, and dessert. The brand is actively repositioning towards a modern delivery concept by pivoting from dine-in assets to smaller stores optimized for digital, delivery, and drive-thru. Pizza Hut operates over 18,000 restaurants worldwide as of 2020, making it the world's largest pizza chain by the number of locations. Additionally, Pizza Hut is the 2nd largest national player in the \$1B+ chain pizza segment by domestic system sales. It is owned by Yum! Brands, Inc., one of the world's largest restaurant companies.



\$12.95 Billion

Annual Revenue



18,000+

Number of Locations



100 Countries

Geographical Footprint



350,000

Number of Employees



Grand Mere Restaurant Group

Grand Mere Restaurant Group is a restaurant operating company focused on buying and growing restaurant franchises. The Company was founded in 2017, when it acquired 23 underperforming Pizza Hut restaurants in Kansas and Missouri. Grand Mere transformed management and store-level culture at these initial stores, which resulted in a significant and rapid operational and financial turnaround. Capitalizing on these early successes, the Company rapidly grew, becoming a leading operator in the Pizza Hut system. Since then, the Company has grown to become a leading franchisee in the system with nearly 150 stores and 3,000+ employees. Its restaurants are top performers across nearly all operational and financial metrics, with founders and operational leaders who are considered go-to tactical and strategic.

Location *Overview*

Olathe, KS

Olathe, Kansas is a thriving city located in the greater Kansas City metropolitan area, offering easy access to all that the city has to offer, while also providing a sense of small-town community. It is known for its strong economy, excellent schools, and high quality of life. One of the standout features of Olathe is its strong and diverse economy. The city is home to several major corporations and businesses, including Garmin, Honeywell, and Johnson County Community College. This has contributed to low unemployment rates and a high median income for residents. In addition to its economic strength, Olathe is also highly regarded for its education system. The city has many top-ranked public schools, as well as several private schools and higher education institutions, which have helped to attract families to the area. Olathe is served by Johnson County Executive Airport, the second-busiest airport in the state, as well as several major highways, making it easy to travel around the region.



Kansas City, MO MSA

The Kansas City metropolitan area is a vibrant and diverse region located in the heart of the Midwest United States. The city sits on Missouri's western edge, straddling the border with Kansas. With a population of more than 2.2 million people, it is the second-largest metropolitan area centered in Missouri and is the largest metropolitan area in Kansas. Several of its suburbs have populations over 100,000.

Kansas City is known for its rich culture, jazz heritage, strong economy, and convenient location. Since 2000, its downtown area has undergone a massive revitalization, increasing its population by over 7,000 people between 2000 and 2005. The metro is home to numerous world-class cultural institutions, including the Nelson-Atkins Museum of Art, the Kansas City Symphony, and the Kansas City Ballet, as well as several major corporations such as Cerner, H&R Block, and Sprint. The city is also just a short drive from a number of major cities, including St. Louis and Omaha.

Location *Overview*



1. ERNIE MILLER PARK & NATURE CENTER

Ernie Miller Park & Nature Center is a popular destination for outdoor enthusiasts, offering a range of activities and amenities, including hiking and biking trails, a fishing pond, a playground, and a picnic area. The nature center portion of the park is home to interactive exhibits and displays, including live animals and educational displays.



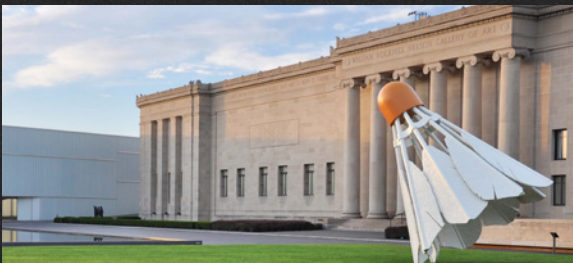
2. KANSAS CITY AUTOMOTIVE MUSEUM

The Kansas City Automotive Museum is a popular destination for car enthusiasts, showcasing a collection of more than 70 vintage and classic cars, as well as modern sports cars. The museum also displays automotive-related artifacts and memorabilia used in movies and TV shows.



3. MAHAFFIE STAGECOACH STOP-FARM

Mahaffie Stagecoach Stop & Farm is a popular destination for history buffs and families, offering a glimpse into the daily life of a working farm and stagecoach stop in the 1860s. The museum features a number of historic buildings, all of which have been restored to their original condition.



4. THE NELSON-ATKINS MUSEUM OF ART

The Nelson-Atkins Museum of Art is one of the most respected art museums in the U.S. and is home to a collection of more than 40,000 works of art spanning 5,000 years of history. The museum's collection features American, European, and Asian art and includes works by artists such as Rembrandt, Monet, Cezanne, and Van Gogh.



5. KANSAS CITY ZOO

The Kansas City Zoo is a popular attraction located in Swope Park. It is home to over 1,300 animals, representing more than 300 species from around the world. The zoo is organized into several regions, including Africa, Australia, and the Tropics.



6. NATIONAL WWI MUSEUM AND MEMORIAL

The National WWI Museum and Memorial is America's leading institution dedicated to remembering, interpreting, and understanding the Great War and its enduring impact on the global community. In 2004, the United States Congress designated it as the country's official museum dedicated to WWI.

Demographics



POPULATION	1-Mile	3-Mile	5-Mile
2027 Projection	15,142	90,549	193,063
2022 Estimate	14,611	85,301	182,189
2010 Census	14,610	72,896	157,623
Growth '22 - '27	3.63%	6.15%	5.97%
Growth '10 - '22	0.01%	17.02%	15.59%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2027 Projection	4,941	30,858	68,611
2022 Estimate	4,761	29,064	64,721
2010 Census	4,716	24,785	55,792
Growth '22 - '27	3.78%	6.17%	6.01%
Growth '10 - '22	0.95%	17.26%	16.00%
Average Income	\$128,867	\$131,889	\$126,714
Median Income	\$115,383	\$109,084	\$100,997



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