

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Strong Corridor with National Credit Presence | Located on US Hwy 83 |  
O'Reilly Auto Parts Outparcel | Signalized Hard Corner Intersection | 14+ Years Remaining



322 S 2nd Street

**CANADIAN TEXAS**

REPRESENTATIVE PHOTO





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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



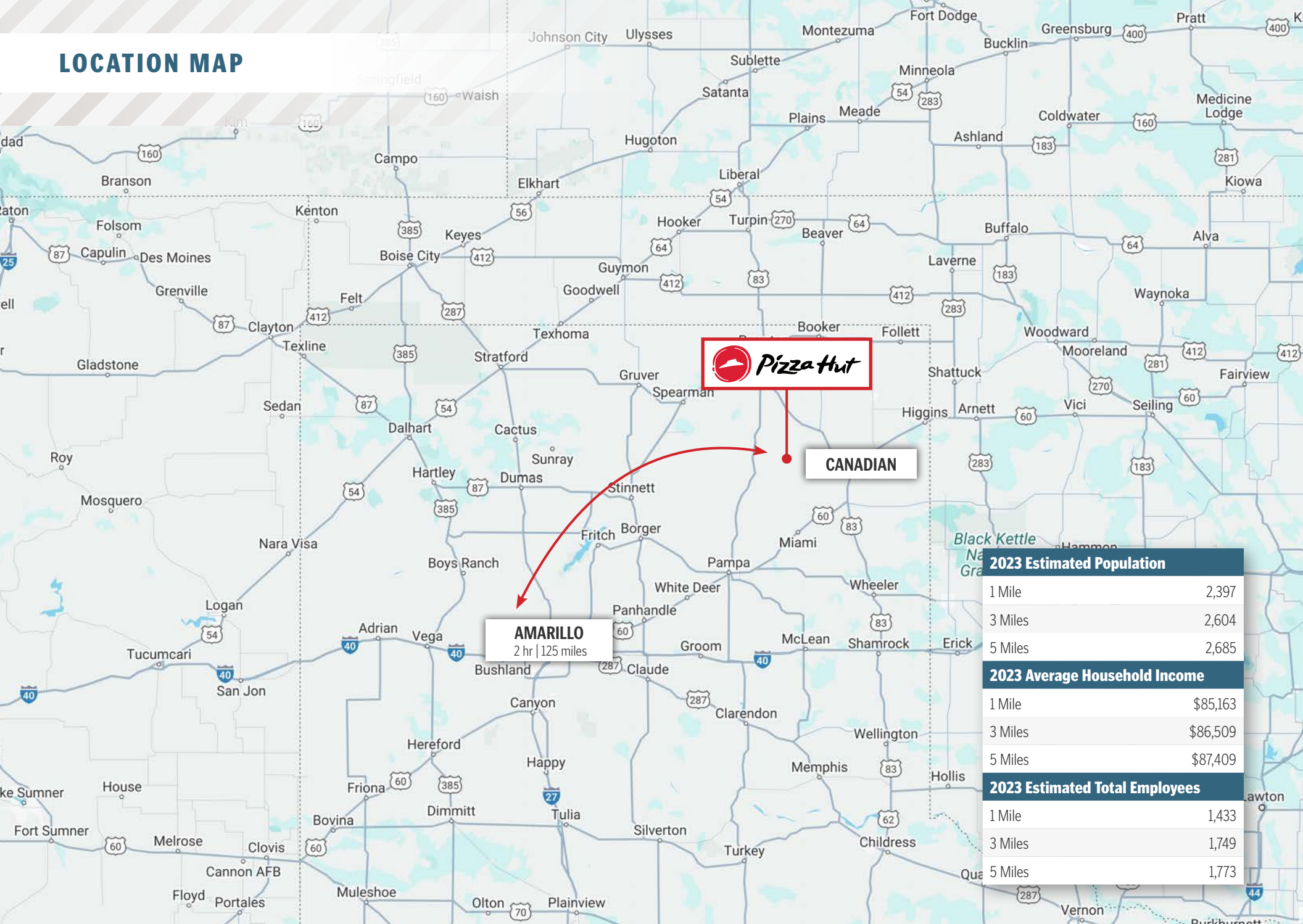
## OFFERING

<b>Pricing</b>	\$1,052,000
<b>Net Operating Income</b>	\$72,037
<b>Cap Rate</b>	6.85%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	322 S 2nd St Canadian, TX 79014
<b>Rentable Area</b>	2,644 SF
<b>Land Area</b>	0.64 AC
<b>Year Built</b>	1978
<b>Tenant</b>	GMRQ ACQ 1, LLC dba Pizza Hut
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term Remaining</b>	14.7 Years
<b>Increases</b>	1.50% Annual Increases

# LOCATION MAP



**CANADIAN**

**AMARILLO**  
2 hr | 125 miles

2023 Estimated Population	
1 Mile	2,397
3 Miles	2,604
5 Miles	2,685
2023 Average Household Income	
1 Mile	\$85,163
3 Miles	\$86,509
5 Miles	\$87,409
2023 Estimated Total Employees	
1 Mile	1,433
3 Miles	1,749
5 Miles	1,773



## PIZZA HUT

### **pizza.com**

**Company Type:** Subsidiary

**Locations:** 19,000+

**Parent:** Yum! Brands

**2022 Employees:** 36,000

**2022 Revenue:** \$6.84 Billion

**2022 Assets:** \$1.33 Billion

**2022 Equity:** \$5.85 Billion

**Credit Rating: S&P:** BB

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas and since then has earned a reputation as a trailblazer in innovation with the creation of icons like Original Pan and Original® Stuffed Crust pizzas. In 1994, Pizza Hut pizza was the very first online food order. Today, Pizza Hut continues leading the way in the digital and technology space with over half of transactions worldwide coming from digital orders. Pizza Hut is committed to providing an easy pizza experience – from order to delivery – and has Hut Rewards, the Pizza Hut loyalty program that offers points for every dollar spent on food any way you order. Hut Rewards is open to U.S. residents 16+. A global leader in the pizza category, Pizza Hut operates more than 19,000 restaurants in more than 100 countries. Through its enormous presence, Pizza Hut works to unlock opportunity for its team members and communities around the world.

Source: *prnewswire.com, finance.yahoo.com*



## GRAND MERE RESTAURANT GROUP

[gmrestaurantgroup.com](http://gmrestaurantgroup.com)

**Locations:** 150+

In October 2017, the Company acquired 23 underperforming Pizza Hut restaurants in Kansas and Missouri. Utilizing a playbook developed by Victor over 25+ years working in a variety of roles at many different companies, Grand Mere transformed the management and store-level culture of its first stores, which resulted in a significant and rapid operational and financial turnaround. Capitalizing on these early successes, the Company grew rapidly and very quickly became a leading operator in Pizza Hut.

Since then the Company has grown to become a leading franchisee in the system with nearly 150 stores, \$135 Million in revenue and 3,000+ employees.

Its restaurants are top performers in the Pizza Hut system across nearly all operational and financial metrics. Its founders and operational leaders are considered go-to tactical and strategic leaders across all facets of the system.





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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