

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Strong Corridor with National Credit Presence | Located on US-281 |  
Adjacent to Hotel | Annual Rental Increases | Options to Extend



511 S Clarence Nash Blvd

**WATONGA** OKLAHOMA

REPRESENTATIVE PHOTO





**PATRICK NUTT**

**Executive Vice President & Market Leader**  
**National Net Lease**

patrick.nutt@srsre.com  
D: 954.302.7365 | M: 703.434.2599  
200 SW First Avenue, Suite 970  
Fort Lauderdale, FL 33301  
FL License No. BK3120739

**WILLIAM WAMBLE**

**Senior Vice President**  
**National Net Lease**

william.wamble@srsre.com  
D: 813.371.1079 | M: 813.434.8278  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. SL3257920

**JARRETT SLEAR**

**Associate**  
**National Net Lease**

jarrett.slear@srsre.com  
D: 813.683.5115  
200 SW First Avenue, Suite 970  
Fort Lauderdale, FL 33301  
FL License No. SL3602815

**MICHAEL BERK**

**First Vice President**  
**National Net Lease**

michael.berk@srsre.com  
D: 770.402.3432  
3445 Peachtree Road NE, Suite 950  
Atlanta, GA 30326  
GA License No. 385824



**NATIONAL NET LEASE**

Managing Broker: Mark Reeder, SRS Real Estate Partners-Southwest, LLC | OK License No. 109143



## OFFERING SUMMARY



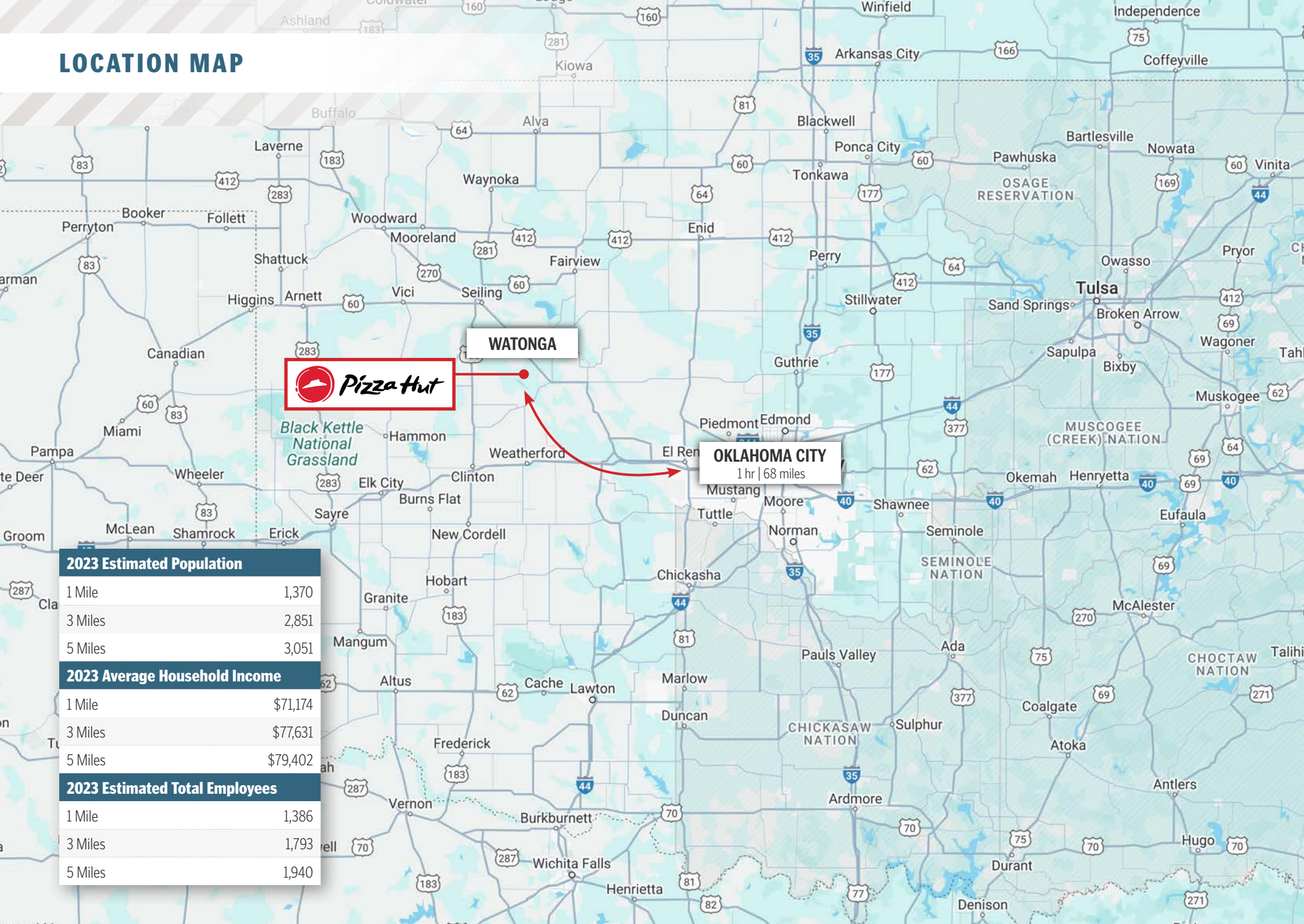
## OFFERING

<b>Pricing</b>	\$1,149,000
<b>Net Operating Income</b>	\$89,074
<b>Cap Rate</b>	7.75%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	511 S Clarence Nash Blvd Watonga, OK 73772
<b>Rentable Area</b>	2,309 SF
<b>Land Area</b>	0.45 AC
<b>Year Built / Renovated</b>	1981 / 2005
<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>	13.8 Years
<b>Increases</b>	1.50% Annual Increases

## LOCATION MAP







### 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.







*Portfolio*<sup>TM</sup>





City	State	Address	Term Rem.
<b>Sterling</b>	CO	224 W. Main Street, Sterling, CO	15.0
<b>Colorado Springs</b>	CO	840 E. Fillmore Street, Colorado Springs, CO	15.0
<b>Mount Vernon</b>	IL	3519 W Broadway, Mount Vernon, IL	15.6
<b>Robinson</b>	IL	1306 E Main St, Robinson, IL	15.6
<b>Harrisburg</b>	IL	509 E Poplar St, Harrisburg, IL	15.6
<b>Liberal</b>	KS	114 W 1st, Liberal, KS	14.7
<b>Hugoton</b>	KS	600 E 11th Hwy 270 E, Hugoton, KS	14.7
<b>Ulyses</b>	KS	813 W Oklahoma Ave., Ulyses, KS	14.7
<b>Elkhart</b>	KS	460 E Hwy 56, Elkhart, KS	14.7
<b>Dodge City</b>	KS	110 Frontview, Dodge City, KS	15.0
<b>Larned</b>	KS	126 W 14th, Larned, KS	14.7
<b>Meade</b>	KS	905 W Carthage Street, Meade, KS	14.7
<b>Pineville</b>	KY	14455 US Route 25 E, Pineville, KY	15.6
<b>Great Falls</b>	MT	1518 10th Avenue S., Great Falls, MT	15.0
<b>Libby</b>	MT	903 California Ave., Libby, MT	14.7
<b>Shelby</b>	MT	1100 Rosevent Hwy 2, Shelby, MT	14.7
<b>Havre</b>	MT	330 1st Street W, Havre, MT	14.7
<b>Cut Bank</b>	MT	609 W Main Street, Cut Bank, MT	14.7
<b>Lewistown</b>	MT	1640 W Main, Lewistown, MT	14.7
<b>Great Falls</b>	MT	4900 2nd Avenue N., Great Falls, MT	15.0
<b>Helena</b>	MT	2955 Prospect Ave., Helena, MT	14.7
<b>Kalispell</b>	MT	55 Main Street, Kalispell, MT	15.0

City	State	Address	Term Rem.
<b>Missoula</b>	MT	3851 Brooks Street, Missoula, MT	15.0
<b>Polson</b>	MT	50417 US Hwy 93, Polson, MT	14.7
<b>Dillion</b>	MT	800 N Idaho Street, Dillion, MT	14.7
<b>Hendersonville</b>	NC	1800 Four Seasons Blvd, Hendersonville, NC	15.6
<b>Yadkinville</b>	NC	914 S State St, Yadkinville, NC	15.6
<b>King</b>	NC	213 Vesta Street, King, NC	15.6
<b>Black Mountain</b>	NC	250 NC Highway 9, Black Mountain, NC	15.6
<b>Canton</b>	NC	25 New Clyde Hwy, Canton, NC	15.6
<b>Jefferson</b>	NC	146 N View Dr, Jefferson, NC	15.6
<b>Mocksville</b>	NC	645 Madison Road, Mocksville, NC	15.6
<b>Newton</b>	NC	2025 N Westside Blvd., Newton, NC	9.5
<b>Creedmoor</b>	NC	1572 Highway 56, Creedmoor, NC	15.6
<b>Gastonia</b>	NC	832 S Chester Street, Gastonia, NC	9.5
<b>Granite Falls</b>	NC	3966 Hickory Blvd, Granite Falls, NC	15.6
<b>Sylva</b>	NC	1454 East Main Street, Sylva, NC	15.9
<b>Charlotte</b>	NC	3734 W T Harris Blvd., Charlotte, NC	9.5
<b>New Lexington</b>	OH	512 Carroll Street, New Lexington, OH	9.5
<b>Westerville</b>	OH	651 S State Street, Westerville, OH	9.5
<b>Zaneville</b>	OH	3355 N Maple Ave, Zaneville, OH	9.5
<b>Columbus</b>	OH	890 E Dublin Grandville Road, Columbus, OH	9.5
<b>Columbus</b>	OH	1076 Parsons Ave., Columbus, OH	9.5
<b>Guymon</b>	OK	414 N.W. 21st, Guymon, OK	15.0



## PIZZA HUT PORTFOLIO



City	State	Address	Term Rem.
Alva	OK	205 E Oklahoma, Alva, OK	14.7
Fairview	OK	1202 N Main, Fairview, OK	14.7
Woodward	OK	2511 Williams Avenue, Woodward, OK	15.0
Hennessey	OK	302 E Jack Choate Ave., Hennessey, OK	14.7
Watonga	OK	511 S Clarence Nash Blvd, Watonga, OK	14.7
Perryton	TX	1902 S. Main, Perryton, TX	15.0
Spearman	TX	820 Hwy 207 S, Spearman, TX	14.7
Midland	TX	427 Andrews Highway, Midland, TX	9.5
Canadian	TX	322 S 2nd Street, Canadian, TX	14.7
Vernal	UT	1819 West Highway 40, Vernal, UT	14.7
Roosevelt	UT	996 East 200 North, Roosevelt, UT	14.7
Clintwood	VA	5180 Dickenson Highway, Clintwood, VA	15.9
Pennington Gap	VA	42485 E Morgan Ave, Pennington Gap, VA	15.6
Casper	WY	1300 S. Poplar Street, Casper, WY	15.0
Casper	WY	3741 E. 2nd Street, Casper, WY	15.0
Afton	WY	338 Washington, Afton, WY	14.7
Buffalo	WY	110 E Hart, Buffalo, WY	14.7
Wheatland	WY	1801 N 16th, Wheatland, WY	14.7
Douglas	WY	1830 Richards, Douglas, WY	14.7
Thermopolis	WY	545 Shoshoni Street, Thermopolis, WY	14.7
Newcastle	WY	802 Seneca, Newcastle, WY	14.7





## 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

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.