



7 BREW & PIZZA HUT

1008 LIMEY PLACE, MANHATTAN, KS 66502

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INVESTMENT SUMMARY

List Price:	\$2,100,000
Current NOI:	\$126,000.00
Initial Cap Rate:	6.00%
Land Acreage:	1.7 acres
7 Brew Building Size:	510 SF
Pizza Hut Building Size:	1,200 SF
Lease Type:	Absolute NNN Ground Lease
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this offering for an absolute NNN Ground lease Investment on approximately 1.7 acres. The Tenants are 7 Brew and Pizza Hut in separate buildings and on separate leases. The properties are currently on one parcel and must be purchased together. A future Owner may split them if desired.

The 7 Brew is brand new construction 7 Brew Coffee Ground Lease Investment opportunity in Memphis (Bartlett), TN. The tenant, 7B Memphis, LLC will sign a new 15 year absolute NNN Ground Lease at the Close of Escrow making this a hands off investment for the Landlord. The lease will include 8.0% increases every 5 years. These increases will also be included in the Four, 5 year option periods. 7B Memphis currently operates 6 units and will have a total of 10 units open by the end of 2026.

The Pizza Hut has a 13 year history of success at this location. It was originally opened in 2003. In 2023 the original building was replaced by the new current prototype. The tenant is MJC Huts, LLC and they are in the 3rd year of a 15 year absolute NNN Ground Lease. The rent is set very low at a manageable \$36,000 annually. This lease also includes 8.0% increases every 5 years. These increases will also be included in the three, 5 year option periods. MJC Huts is a successful long time multi-State Pizza Hut Operator with 30 locations currently under management.



PRICE \$2,100,000



CAP RATE 6.00%



LEASE TYPE Absolute NNN Ground Lease



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN Ground Lease Investment - Zero Landlord Responsibility
- Two Tenant Investment in Stand Alone Buildings
- Directly Across from Walmart
- More than 15,000 VPD on McCall Rd.
- More than 40,700 People within a 3 Mile Radius
- Median Home Value \$269,839 within 5 Mile Radius
- Average HH Income More than \$136,000 within 5 Miles

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PROPERTY SUMMARY

Address Building 1:	1008 Limey Pl, Manhattan, KS 66502
Year Built:	2026
Building Size:	510 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	7 Brew
Lease Type:	Absolute NNN Ground Lease
NOI:	\$90,000
Primary Lease Term:	15 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	At Close of Escrow
Lease Term Remaining:	15 Years
Rent Increases:	8.0% Every 5 years
Renewal Options:	Four - (5) Year Options
Lease Guarantor:	7B Memphis, LLC
Tenant Website:	https://7brew.com/



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PROPERTY SUMMARY

Address Building 1:	1005 Hostetler Dr, Manhattan, KS 66502
Year Built:	2023
Building Size:	1,200 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Pizza Hut
Lease Type:	Absolute NNN Ground Lease
NOI:	\$36,000
Primary Lease Term:	15 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	November 1, 2023
Lease Term Remaining:	12 Years
Rent Increases:	8.0% Every 5 years
Renewal Options:	Three - (5) Year Options
Lease Guarantor:	MJC Huts, LLC
Tenant Website:	www.PizzaHut.com





TENANT BACKGROUND

Founded in 2017 with an initial store in Rogers, AR, 7 Brew specializes in coffee, energy drinks, smoothies, sodas, and tea. Its menu contains seven original specialty coffee drinks, including the Blondie, Smooth 7, White Mac, and German Chocolate. 7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.

In 2021, 7 Brew initiated a franchise program after receiving a major investment from Drink House Holdings, led by Jimmy John's founder Jimmy John Liautaud and Lone Star Steakhouse founder, Jamie Coulter. 7 Brew has signed agreements with Franchisees nationwide and is planning a rapid expansion.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country. 7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink – through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

OVERVIEW

Company: 7 Brew Coffee

Founded: 2016

Headquarters: Rogers, Arkansas

Number Of Locations: 275+ Open

Website: www.7brew.com

TENANT HIGHLIGHTS

- Aggressive National Expansion Plan
- 3,000 Units Under Commitment
- Average Unit Volume (AUV) > \$2.3m
- AUV is Approximately 26% > Dutch Bros. 46% . Starbucks & 60% > Dunkin
- Average 7 Brew Sales PSF > \$4,600
- There are currently more than 275 7-Brew locations Nationwide





OVERVIEW

Company:	Pizza Hut
Founded:	June 15, 1958
Locations:	18,400+ Worldwide
Headquarters:	Plana, TX
Website:	www.PizzaHut.com

TENANT HIGHLIGHTS

- GLOBALLY RECOGNIZED BRAND – One of the world's largest and most recognizable pizza restaurant brands with a substantial international presence.
- ESTABLISHED OPERATING PLATFORM – Extensive network of franchised and company-operated restaurants supports broad market reach and strong brand recognition.
- DIVERSE SALES CHANNELS – Established delivery, carryout, dine-in, and digital ordering platforms provide convenient options for a broad customer

TENANT BACKGROUND

Pizza Hut is one of the world's largest and most recognizable pizza restaurant brands, with a long-standing presence in the global quick-service restaurant industry. Founded in 1958 in Wichita, Kansas, the company has grown from a single location into an international restaurant system serving millions of customers through dine-in, carryout, delivery, and digital ordering channels. Its recognizable brand, broad menu, and established operating model have made Pizza Hut a prominent name in the highly competitive pizza and limited-service restaurant sector.

Pizza Hut operates through a combination of company-owned and franchised restaurants, allowing the brand to maintain a broad geographic footprint while leveraging experienced local and regional operators. The brand is particularly well positioned within the convenience-oriented restaurant sector, where delivery, carryout, and digital ordering provide customers with accessible and flexible dining options. Its extensive network and established consumer recognition provide a strong foundation for continued operations across both mature and growing markets.

For the subject investment, the attached offering identifies MJC Huts, LLC as the tenant and describes the operator as a long-time multi-state Pizza Hut operator with 30 locations currently under management. The property was built in 2023 and is in the third year of a 15-year Absolute NNN Ground Lease, with 8.0% rent increases every five years, including throughout the three 5-year renewal options.

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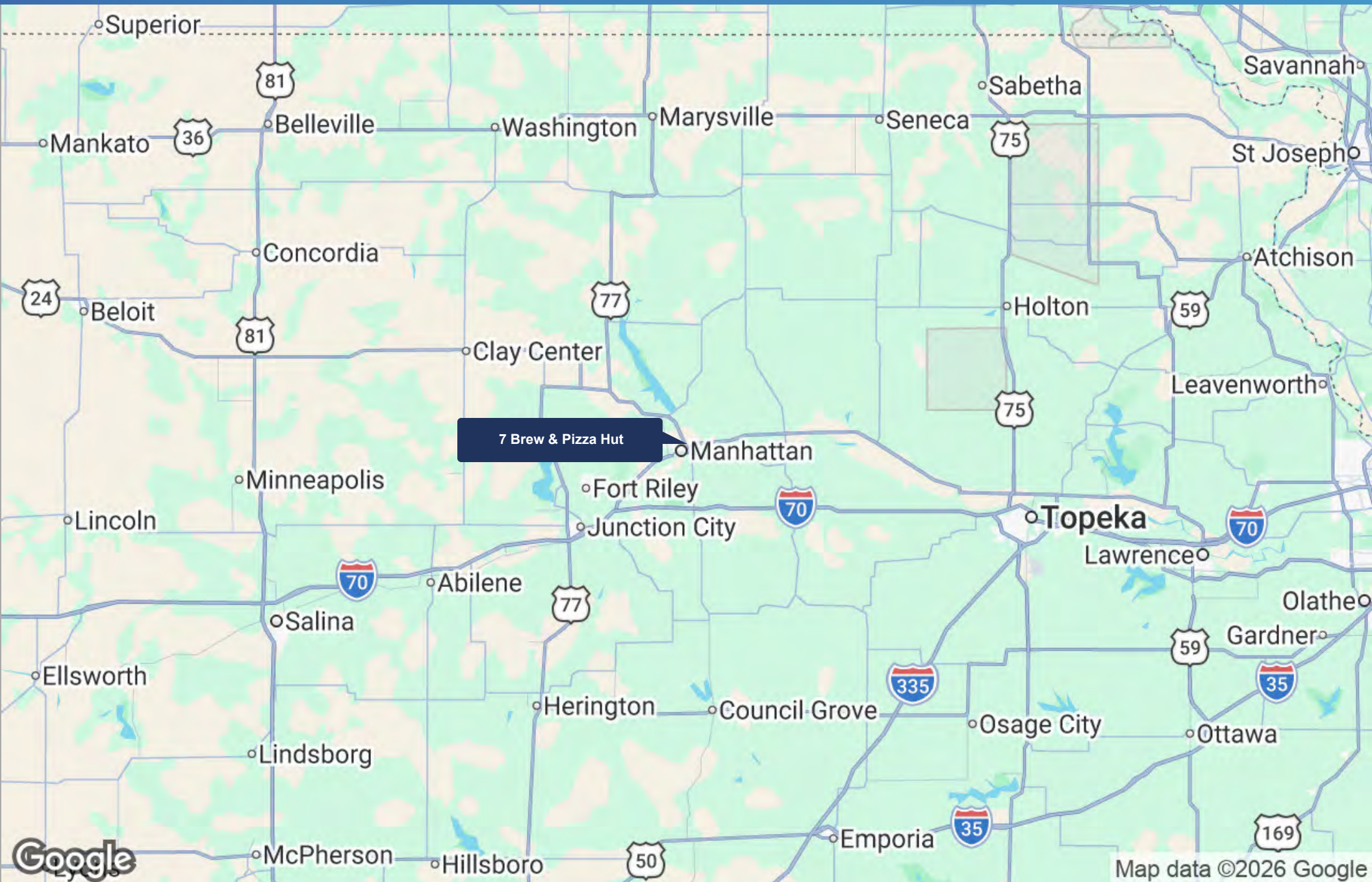
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Manhattan is a vibrant college town in northeastern Kansas and serves as the regional hub of the Flint Hills. Known as the “Little Apple,” the city is anchored by Kansas State University, which contributes significantly to the local economy, workforce, and cultural identity. Manhattan benefits from convenient access to Interstate 70, U.S. Highway 24, and Manhattan Regional Airport, providing strong connectivity to Topeka, Kansas City, and other major markets. The local economy is supported by higher education, healthcare, government, retail, agriculture, and technology, creating a diverse and stable employment base.

Manhattan continues to attract residential and commercial investment due to its growing population, highly educated workforce, and strong quality of life. The city offers a wide range of recreational and cultural amenities, including access to the Flint Hills, parks, trails, and a vibrant downtown district with restaurants, retail, and entertainment. Its combination of a major university, regional healthcare and employment centers, transportation infrastructure, and steady consumer demand makes Manhattan an attractive market for businesses and long-term commercial real estate investment.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2026	40,704	61,672	71,255
Total Population 2031	40,999	62,596	72,617
Median Age	26.3	29.3	30.3
# of Persons per HH	2.1	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,412	25,158	29,031
Average HH income	\$104,426	\$136,276	\$136,977
Median House Value	\$209,106	\$269,839	\$264,900
Consumer Spending	\$1.18 B	\$2.11 B	\$2.49 B





TOTAL SALES VOLUME

\$12B+

PROPERTIES SOLD

4,100+

BROKER & BUYER REACH

400K+

STATES SOLD IN

47

Click to Meet Team Fortis

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