

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



13 Years Remaining | Annual Rental Increases | Excellent Visibility & Access



302 E Jack Choate Ave

HENNESSEY OKLAHOMA

REPRESENTATIVE PHOTO





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NATIONAL NET LEASE

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

OFFERING SUMMARY



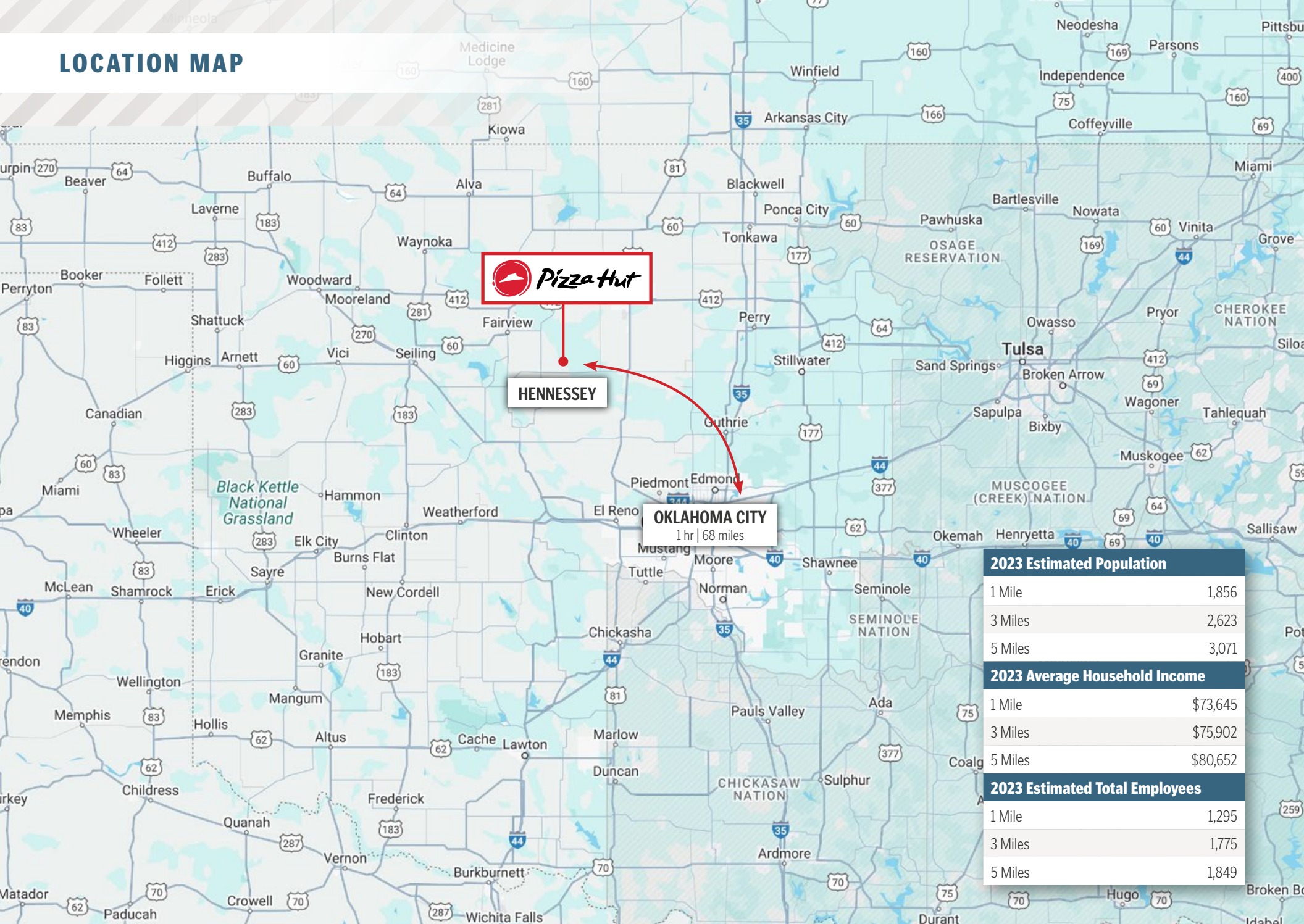
OFFERING

Pricing	\$935,245
Net Operating Income (Jan. 2026)	\$70,143
Cap Rate	7.50%

PROPERTY SPECIFICATIONS

Property Address	302 E Jack Choate Ave Hennessey, OK 73742
Rentable Area	2,314 SF
Land Area	0.46 AC
Year Built	1975
Tenant	GMRG ACQ 1, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	13 Years
Increases	1.50% Annual Increases

LOCATION MAP



2023 Estimated Population

1 Mile	1,856
3 Miles	2,623
5 Miles	3,071

2023 Average Household Income

1 Mile	\$73,645
3 Miles	\$75,902
5 Miles	\$80,652

2023 Estimated Total Employees

1 Mile	1,295
3 Miles	1,775
5 Miles	1,849



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

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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