

PIZZA HUT

2055 N BLUFF STREET
FULTON, MO 65251



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MO LIC# 2019003987



PRICE

\$707,440

CAP RATE

6.00%

INVESTMENT HIGHLIGHTS

- NNN LEASED INVESTMENT / ZERO LANDLORD RESPONSIBILITIES
- COMPLETE REMODEL IN 2017
- LARGE MULTI -STATE OPERATOR (150 UNITS)
- SURROUNDED BY NATIONAL RETAILERS: WALMART, TRACTOR SUPPLY, WENDY'S, SONIC, DOLLAR TREE, WALGREENS AND MORE



TABLE OF CONTENTS

03

EXECUTIVE SUMMARY

Lease Abstract

07

AREA & DEMOGRAPHIC OVERVIEW

Retail Map
Regional Map
Tenant Profile
Area Overview
Demographic Snapshot



LEASE ABSTRACT

Property Subtype	Net Leased Restaurant
Guarantor	Grand Mere Restaurant Group (+-150 units)
Lease Type	Absolute Net
Landlord Responsibilities	None
Tenant Responsibilities	All Expenses including Roof and Structure
Right of First Refusal/Offer	No

LEASE TERM

Lease Commencement	2/3/17
Remaining Lease Term	7 Years
Lease Expiration	1/31/32
Renewal Options	4 x 5 yr
Base Rent	\$42,446.40
Rent Increases	5% every 5 years
Rent PSF	\$13.47

RENT SCHEDULE

Years 1 - 5	\$38,587.80
Years 6 - 10	\$42,446.40
Years 11 - 15	\$46,690.80
Option 1	\$51,360.00
Option 2	\$56,496.00
Option 3	\$62,145.60
Option 4	\$68,360.40

PROPERTY SUMMARY

Tenant	Pizza Hut
Property Address	2055 N Bluff St, Fulton, MO 65251
Year Built	1993/2017
Gross Leasable Area	3,150 SF
Lot Size	1.00 AC
Ownership	Fee Simple

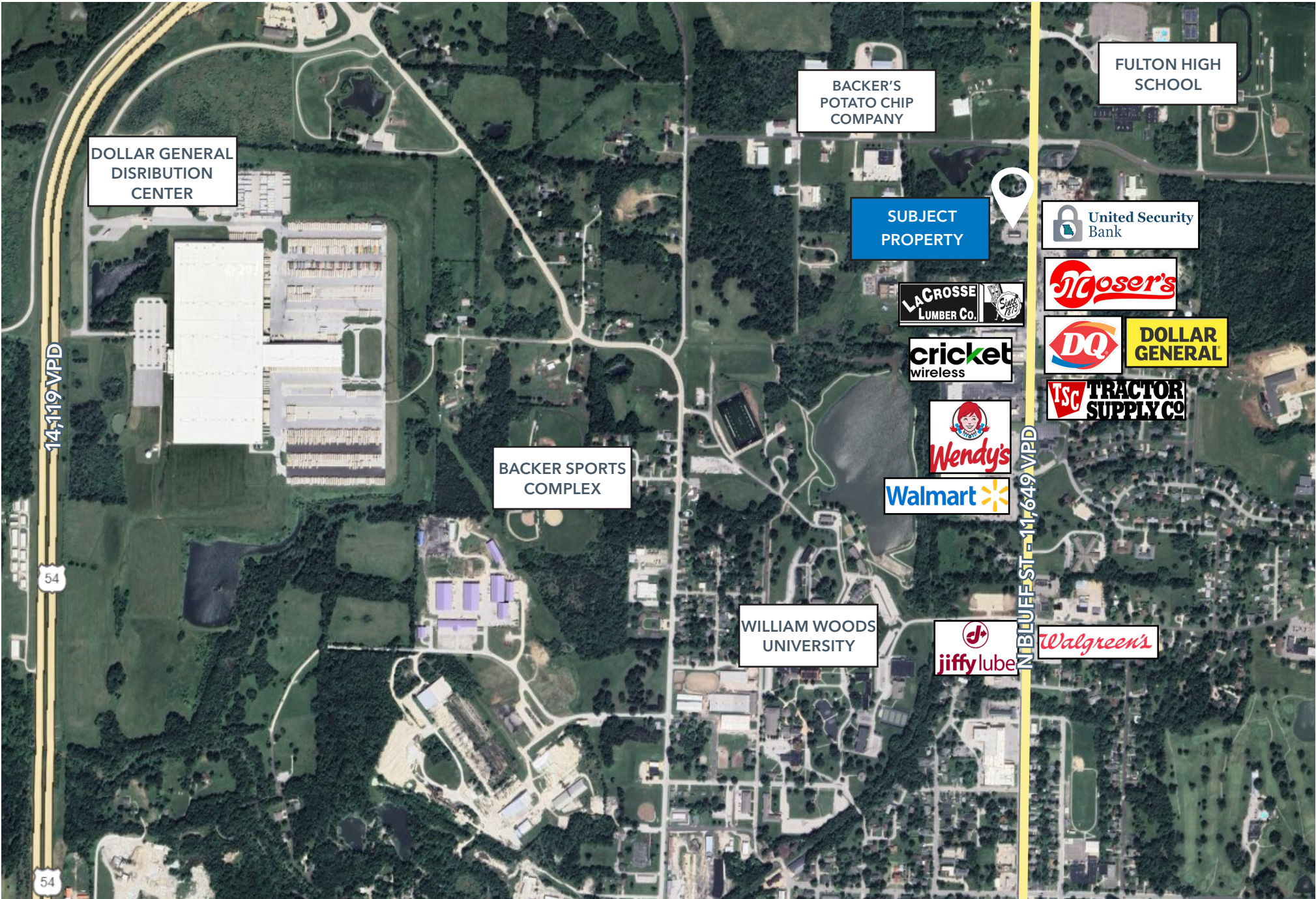
SITE INFORMATION

The subject property is strategically located on Fulton, MO's main retail corridor (N Bluff St) with daily traffic counts of 11,600+ VPD. Pizza Hut benefits from the surrounding national retailers such as Walmart Supercenter, Tractor Supply, Sonic Drive-In, Wendy's, Dollar Tree, Dairy Queen, Dollar General, United Security Bank, Walgreens, Jiffy Lube, Taco Bell and many more. Pizza Hut is also 2.3 miles from Dollar Generals 1.125 million square foot distribution center. The city of Fulton is located just 26 miles east of Columbia and has a consistently growing population.

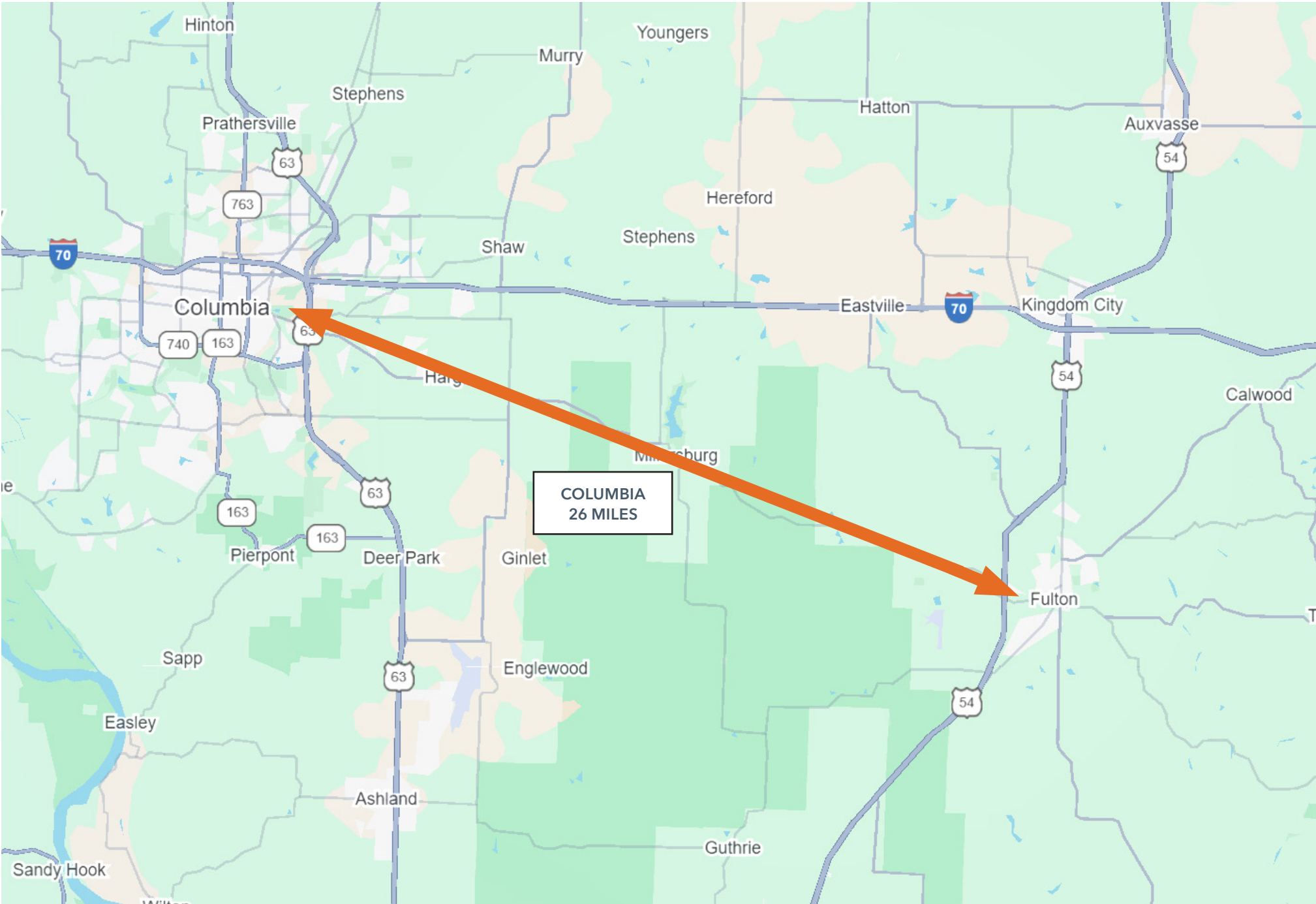
TRAFFICE COUNTS

N Bluff St	11,649
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RETAIL AERIAL MAP



REGIONAL MAP





PIZZA HUT OVERVIEW

Pizza Hut is an American fast food restaurant chain and international franchise founded in 1958 and headquartered in Plano, TX. With 18,703 locations as of December 2019, it is the world's largest pizza chain in terms of locations and one of the most famous multinational food chains with over 11,000 franchises around the world. Pizza Hut is a subsidiary of Yum! Brands, INC. (NYSE: YUM) which also operates KFC, Taco Bell and the Habit Burger.

- Pizza Hut is the worlds largest pizza chain with over 19,000 locations in more than 100 countries.
- Founded in 1958 by two brothers in Witchita, Kansas.
- Yum! Brands operates over 55,000 restuarants around the globe, making it the worlds largest QSR company.
- Yum! Brands (NYSE: YUM) had a 2023 revenue of \$ 7.08 B and 2024 YTD (October) revenue of \$7.223B. They have an S&P credit rating of BB-.



- 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 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.

Tenant Name	Pizza Hut
Parent Company	Yum! Brands
Headquarters	Plano, TX
Number of Locations	19,866
Year Founded	1958
Website	pizzahut.com

AREA OVERVIEW

Fulton, Missouri Overview

Situated approximately 25 miles south of Columbia, Missouri, Fulton benefits from its proximity to this larger, bustling city. Columbia, the home of the University of Missouri and a hub for education, healthcare, and technology, serves as the economic and cultural center of the region. The easy access to Columbia via U.S. Route 54 and Interstate 70 provides Fulton residents with convenient opportunities for work, shopping, and entertainment, making it an ideal location for those who appreciate a quieter living environment while remaining connected to the broader resources of a major urban area.

Fulton's economy is anchored by education, agriculture, and a growing industrial sector. Westminster College is a major employer in the city, while the nearby Callaway Nuclear Power Plant contributes significantly to the local economy. The city is also seeing growth in small businesses, retail, and service sectors, providing local residents with a variety of shops, restaurants, and entertainment options. Fulton's small businesses and its proximity to larger cities like Columbia help sustain a stable local economy, while offering residents access to regional amenities.



216,511+

Columbia MSA Residents 2023



DEMOGRAPHIC SNAPSHOT

POPULATION			
	3 miles	5 miles	10 miles
2024 Total Population	3,310	13,910	16,654
2029 Population	3,377	14,316	17,135
Pop Growth 2024-2029	2.02%	2.92%	2.89%
Median Age	43.2	44.1	45.2

HOUSEHOLDS			
	3 miles	5 miles	10 miles
2024 Total Households	1,084	4,737	5,800
Median Home Value	\$148,360	\$145,282	\$151,782
HH Growth 2024-2029	1.94%	3.10%	3.07%

ESTIMATED HOUSEHOLD INCOME			
	3 miles	5 miles	10 miles
Median Household Inc	\$52,967	\$54,199	\$57,537

TRAFFIC COUNTS	
	Traffic Volume
N Bluff St	11,649 VPD
Hwy 54	14,119 VPD



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