

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



20 YEARS REMAINING FROM COE | ZERO LANDLORD RESPONSIBILITIES | ANNUAL RENTAL INCREASES



1100 Roosevelt Highway

**SHELBY MONTANA**

ACTUAL SITE

 **SRS** |  
CAPITAL  
MARKETS

**EXCLUSIVELY MARKETED BY**



## **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

## **JARRETT SLEAR**

**Associate**

**National Net Lease**

jarrett.slear@srsre.com

D: 813.683.5115 | M: 610.306.3213

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. SL3602815

## **PATRICK R. LUTHER, CCIM**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.luther@srsre.com

D: 949.698.1115 | M: 480.221.4221

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

CA License No. 01912215

## **PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of 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



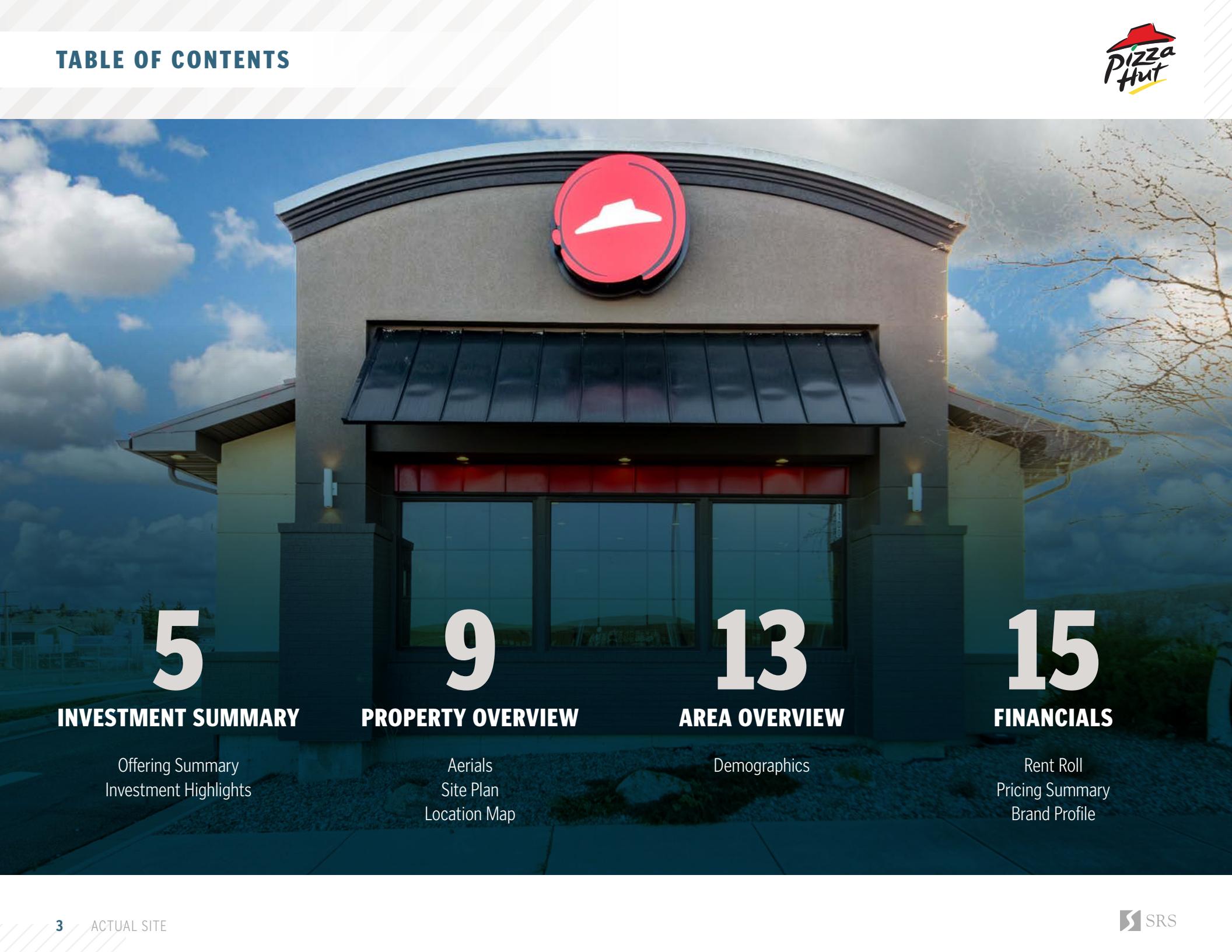
**NATIONAL NET LEASE**

Supervising Broker: Mark Macek, Macek Companies, Inc. | MT License No. RRE-BRO-LIC-6296





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## PROPERTY PHOTO



## INVESTMENT SUMMARY



SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, Pizza Hut investment property located in Shelby, Montana. The tenant, GMRG ACQ 1, LLC, has 20 years remaining at COE with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 2.00% annual rental increases starting in year 7 of the initial term and option periods, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor.

The Pizza Hut is located on W Roosevelt Hwy, averaging over 3,900 vehicles passing by daily. Roosevelt Hwy is a major retail thoroughfare serving the city of Shelby. The property is located within walking distance to a 17,000+ square foot Albertson's grocery store. The asset is within 1 mile of Shelby High School, which has an enrollment over 120 students, and Logan Health, a critical access hospital with acute care services and an ICU. The property is in the center of a primary retail corridor with other nearby national/credit tenants including Family Dollar, Pilot, Comfort Inn, OYO Hotel, Subway, NAPA Auto Parts, and more, further increasing consumer traffic to the site. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The 5-mile trade area is supported by a population of over 3,300 with an average household income of \$88,460.

## PROPERTY PHOTOS



## OFFERING SUMMARY



## OFFERING

<b>Price</b>	\$929,186
<b>Net Operating Income</b>	\$65,043
<b>Cap Rate</b>	7.00%
<b>Tenant</b>	GMRG ACQ 1, LLC
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	2,098 SF
<b>Land Area</b>	0.78 Acres
<b>Property Address</b>	1100 Roosevelt Highway Shelby, Montana 59474
<b>Year Built / Remodeled</b>	1982 / 2005
<b>Parcel Number</b>	21-4424-21-4-15-01-0000
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

## INVESTMENT HIGHLIGHTS

### 20 Years Remaining | Options To Extend | Annual Rental Increases

- The tenant, GMRG ACQ 1, LLC, has 20 years remaining at COE with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 2.00% annual rental increases starting in year 7 of the initial term and option periods, steadily growing NOI and hedging against inflation

### Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

### Roosevelt Hwy (3,900 VPD) | Retail Corridor | Strong National/Credit Tenant Presence

- The Pizza Hut is located on W Roosevelt Hwy, averaging over 3,900 vehicles passing by daily
- The asset is within 1 mile of Shelby High School, which has an enrollment over 120 students, and Logan Health, a critical access hospital with acute care services and an ICU
- The property is in the center of a primary retail corridor with other nearby national/credit tenants including Family Dollar, Pilot, Comfort Inn, OYO Hotel, Subway, NAPA Auto Parts, and more, further increasing consumer traffic to the site

### Strong Demographics In 5-Mile Trade Area

- More than 3,300 residents and 1,700 employees support the trade area



# PROPERTY OVERVIEW

## LOCATION



Shelby, Montana  
Toole County

## ACCESS



12th Avenue N: 2 Access Points  
11th Avenue N: 1 Access Point

## TRAFFIC COUNTS



Roosevelt Hwy/U.S. Hwy 2/Int 15 Business: 3,900 VPD

## IMPROVEMENTS



There is approximately 2,098 SF of existing building area

## PARKING



There are approximately 34 parking spaces on the owned parcel.  
The parking ratio is approximately 16.21 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 21-4424-21-4-15-01-0000  
Acres: 0.78  
Square Feet: 33,977 SF

## CONSTRUCTION



Year Built: 1982  
Year Renovated: 2005

## ZONING



Commercial

3,900  
VEHICLES PER DAY

ROOSEVELT HWY/U.S. HIGHWAY 2/INTERSTATE 15 BUS.

INTERSTATE 15

MARIAS VALLEY RD.



BW Best Western  
Hotels & Resorts

Montana  
Department  
of Transportation

ExxonMobil

DICK Irv I.

pilot FLYING J



SHELBY  
HIGH  
SCHOOL

SHELBY  
ELEMENTARY  
SCHOOL



TrueValue

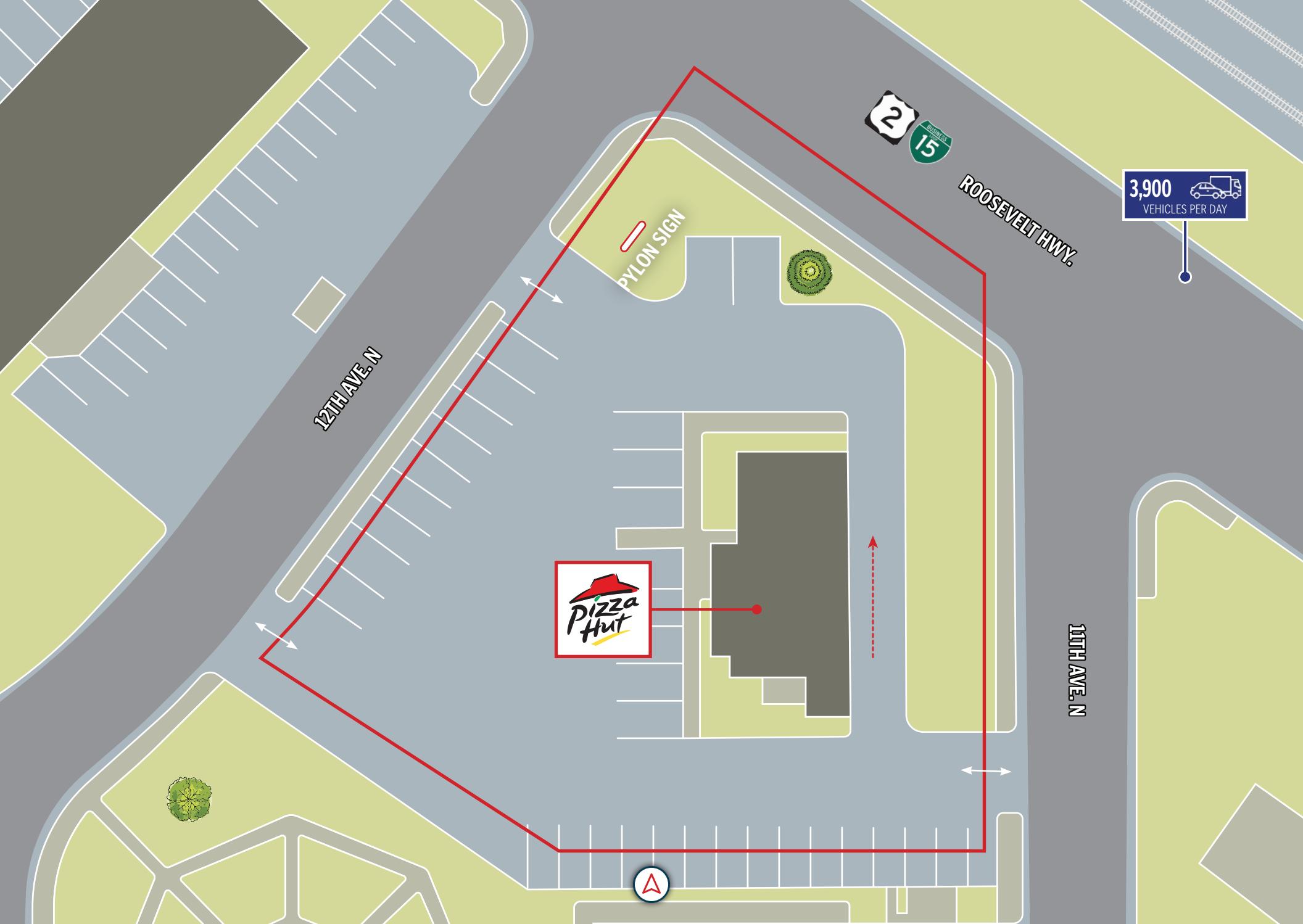
SUBWAY



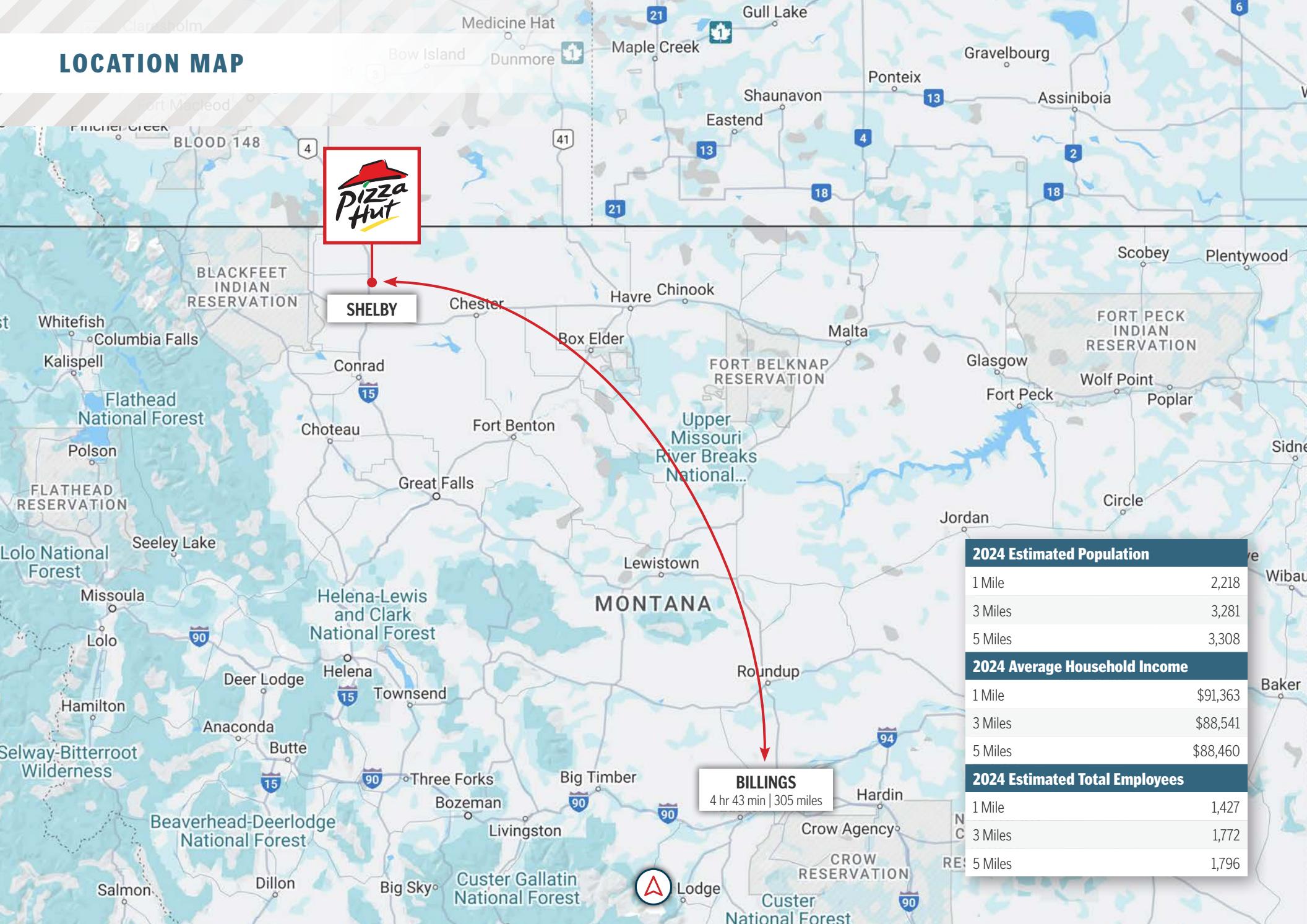
LARRY  
KRYSKOWIAK  
SKATEPARK

Albertsons





## LOCATION MAP





### SHELBY, MONTANA

Shelby, Montana, the county seat of Toole County, is located in north central Montana, approximately 30 miles south of the Canadian border and about 80 miles east of Glacier National Park. The City of Shelby had a population of 3,248 as of July 1, 2024.

The city's economy is driven by agriculture, transportation, and energy production. Shelby benefits from its strategic location as a major rail and highway corridor, with the BNSF Railway playing a key role in transporting agricultural products and other goods. The city is also supported by industries such as renewable energy, particularly wind power, and traditional energy sectors, including oil and gas exploration. Retail and local services provide additional employment opportunities, along with government roles, as Shelby is the county seat of Toole County. Furthermore, tourism contributes to the local economy, with attractions like the Marias Museum of History & Art and the nearby Sweet Grass Hills drawing visitors to the area. Some local businesses in Shelby include Art's Supermarket, Castles' Cafe and Bakery, and Paul's Sporting Goods.

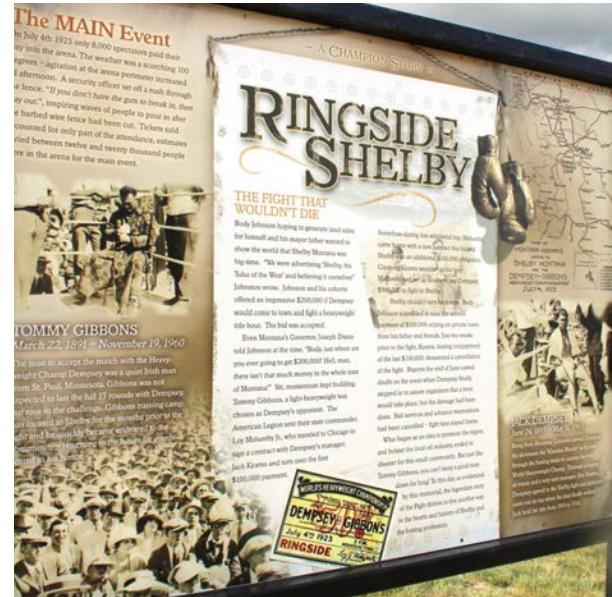
Shelby, MT, is a captivating blend of history, adventure, and small-town charm. Visitors can explore the Marias Museum of History and Art, which highlights the area's rich cultural and historical legacy, from Native American heritage to the town's agricultural and railway roots. Lake Shel-oole Park offers a tranquil escape with recreational opportunities and community gatherings. For a touch of nostalgia, the Shelby Carousel is a family-friendly attraction, while Champions Park celebrates the town's legendary boxing history, showcasing its connection to renowned athletes. A stroll through Shelby's historic downtown, with its unique shops and welcoming storefronts, provides a perfect way to enjoy a leisurely day of shopping and discover local treasures. Shelby has numerous parks maintained by the City's Parks and Recreation Department.

Shelby, Montana, is served by the Shelby Public Schools District, which includes Shelby Elementary School and Shelby High School. The Toole County Airport, located just minutes from Shelby, Montana, provides mobility to local residents, visitors, and the traveling public.

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	2,218	3,281	3,308
2029 Projected Population	2,219	3,278	3,304
2010 Census Population	2,390	3,439	3,472
Projected Annual Growth 2024 to 2029	0.01%	-0.02%	-0.02%
<b>Households &amp; Growth</b>			
2024 Estimated Households	944	1,089	1,102
2029 Projected Households	949	1,093	1,106
2010 Census Households	1,094	1,263	1,284
Projected Annual Growth 2024 to 2029	0.11%	0.07%	0.07%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	87.16%	80.87%	80.97%
2024 Estimated Black or African American	0.95%	1.43%	1.42%
2024 Estimated Asian or Pacific Islander	1.62%	1.31%	1.30%
2024 Estimated American Indian or Native Alaskan	3.79%	10.91%	10.82%
2024 Estimated Other Races	1.31%	1.04%	1.03%
2024 Estimated Hispanic	4.87%	5.21%	5.17%
<b>Income</b>			
2024 Estimated Average Household Income	\$91,363	\$88,541	\$88,460
2024 Estimated Median Household Income	\$56,012	\$55,887	\$55,981
2024 Estimated Per Capita Income	\$38,744	\$30,469	\$30,482
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	212	239	243
2024 Estimated Total Employees	1,427	1,772	1,796



# RENT ROLL



LEASE TERM							RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
<b>GMRG ACQ 1, LLC</b>	2,098	COE	20-Year Term	Current	-	\$5,420	\$2.58	\$65,043	\$31.00	Absolute NNN	4 (5-Year)
<b>(Franchisee Signature)</b>				Year 7	2%	\$5,529	\$2.64	\$66,344	\$31.62		2.00% Annual Increases in Option Periods
				Year 8	2%	\$5,639	\$2.69	\$67,671	\$32.25		
1) Tenant has 15-day Right of First Refusal (ROFR)						2.00% Annual Rental Increases Thereafter Throughout Remainder of Term					

## FINANCIAL INFORMATION

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## PROPERTY SPECIFICATIONS

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Address	1100 Roosevelt Highway Shelby, Montana 59474



### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



## PIZZA HUT

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

**Company Type:** Subsidiary

**Locations:** 19,500+

**Parent:** Yum! Brands

**2023 Employees:** 35,000

**2023 Revenue:** \$7.08 Billion

**2023 Net Income:** \$1.60 Billion

**2023 Assets:** \$6.23 Billion

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

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas, and is a global leader in the pizza category with more than 19,500 restaurants in 110 markets and territories. The brand 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, and today Pizza Hut continues leading the way in the digital and technology space with over half of transactions worldwide coming from digital orders. Leveraging its global presence, Pizza Hut works to positively impact its people, the communities it serves and the environment through commitments across three priority areas: More Equity, Less Carbon and Better Packaging.

*Source: blog.pizzahut.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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