

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



20 YEARS REMAINING FROM COE | SIGNIFICANT FRONTAGE ALONG U.S. HIGHWAY 87 | DRIVE-THRU EQUIPPED



1640 W. Main Street

LEWISTOWN MONTANA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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Pricing Summary
Brand Profile

PROPERTY PHOTO





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 Lewistown, Montana. The tenant, Pizza Hut has 20 years remaining at COE with 4 (5-year) options to extend, demonstrating their commitment to the site. The operator, Grand Mere Restaurant Group, operates over 140 locations and is the leading Pizza Hut franchisee. The lease features annual 2.00% rental increases starting in year 7 of the initial term and throughout each option period, 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 West Main St/US Highway 87 & 191 /State Highway 200 with over 7,700 vehicles passing by daily. W Main Street/US Highway 87 is the major retail thoroughfare serving the city of Lewistown. The Pizza Hut is in close proximity to Central Montana Medical Center, the primary hospital serving the region. The property is in the center of a primary retail corridor with other nearby national/credit tenants including a Albertsons, McDonald's, Verizon, Family Dollar, Subway, Ace Hardware, and more, further increasing consumer traffic to the site. The 5-mile trade area is supported by a population of over 7,600 residents and more than 4,600 employees with an average household income of \$79,222.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$1,211,000
Net Operating Income	\$93,828
Cap Rate	7.75%
Lease Signature	Franchisee (Grand Mere Restaurant Group)
Tenant	GMRG ACQ 1, LLC dba Pizza Hut
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	3,243 SF
Land Area	0.68 Acres
Property Address	1640 W. Main Street Lewistown, Montana 59457
Year Built / Remodeled	1975 / 1995
Parcel Number	08-2467-16-4-02-02-0000
Ownership	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

Central Montana Medical Center | Primary Retail Corridor

- The Pizza Hut is in close proximity to Central Montana Medical Center, the primary hospital serving the region
- The property is in the center of a primary retail corridor with other nearby national/credit tenants including an Albertsons, McDonald's, Verizon, Family Dollar, Subway, Ace Hardware, and more, further increasing consumer traffic to the site
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics In 5-Mile Trade Area

- More than 7,600 residents and 4,600 employees support the trade area
- \$79,222 average household income



PROPERTY OVERVIEW



LOCATION



Lewistown, Montana
Fergus County

ACCESS



W. Main St/State Hwy 200/U.S. Hwy 87 & 191: 1 Access Point
Wunderlin Street: 1 Access Point

TRAFFIC COUNTS



W. Main St/State Hwy 200/U.S. Hwy 87 & 191: 7,700 VPD

IMPROVEMENTS



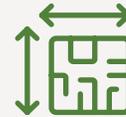
There is approximately 3,243 SF of existing building area

PARKING



There are approximately 33 parking spaces on the owned parcel.
The parking ratio is approximately 10.19 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 08-2467-16-4-02-02-0000
Acres: 0.68
Square Feet: 29,621 SF

CONSTRUCTION

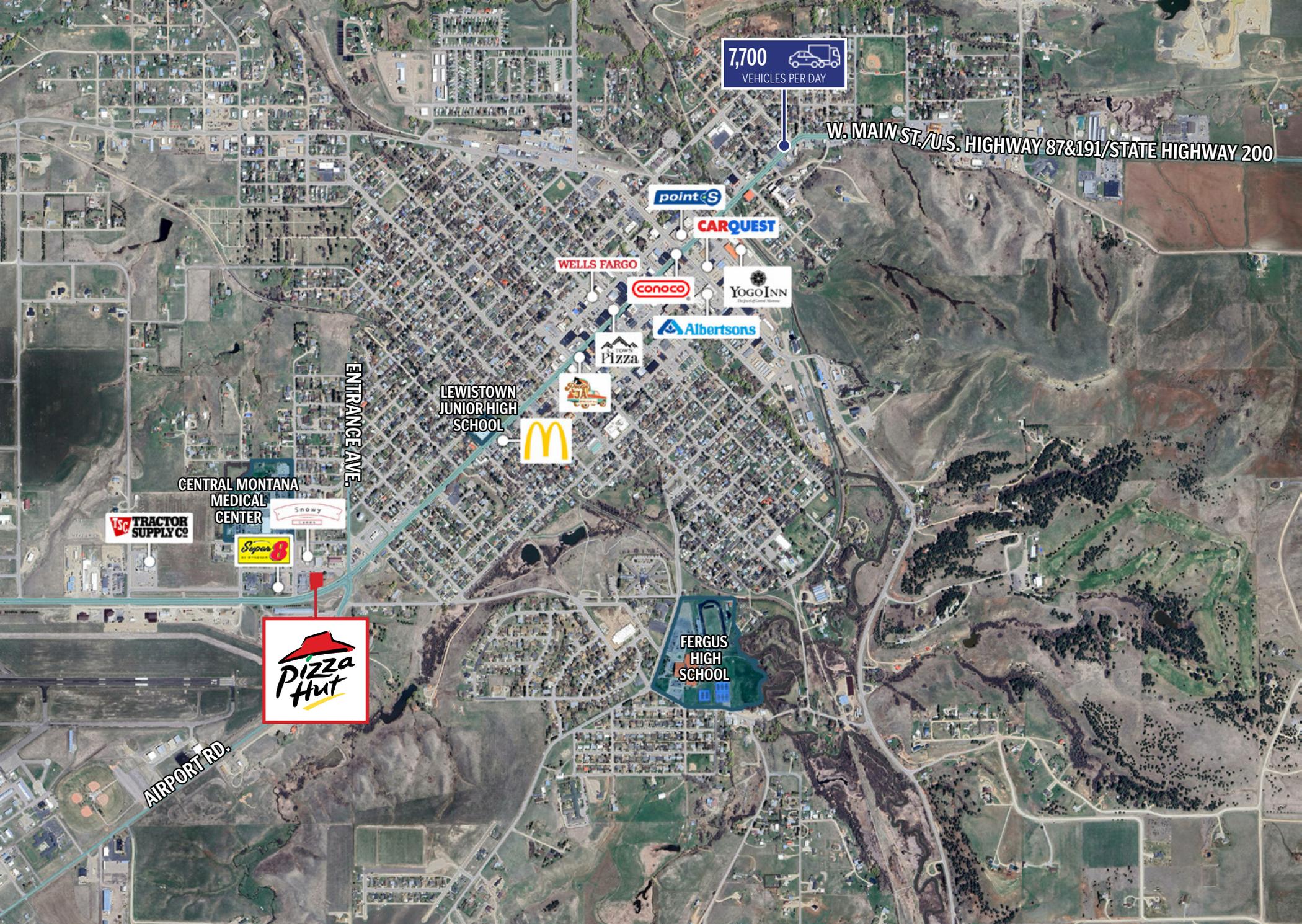


Year Built: 1975
Year Renovated: 1995

ZONING



C3 - Highway Commercial



7,700
VEHICLES PER DAY

W. MAIN ST./U.S. HIGHWAY 87&191/STATE HIGHWAY 200

ENTRANCE AVE.

CENTRAL MONTANA
MEDICAL
CENTER

TRACTOR
SUPPLY CO

Super 8

Snowy

Pizza
hut

LEWISTOWN
JUNIOR HIGH
SCHOOL

McDonald's

Mountain
Pizza

CONOCO

Albertsons

YOGO INN

CARQUEST

point S

FERGUS
HIGH
SCHOOL

AIRPORT RD.

WUNDERLIN ST.

Dog's CASINO
Sports Bar & GRILL



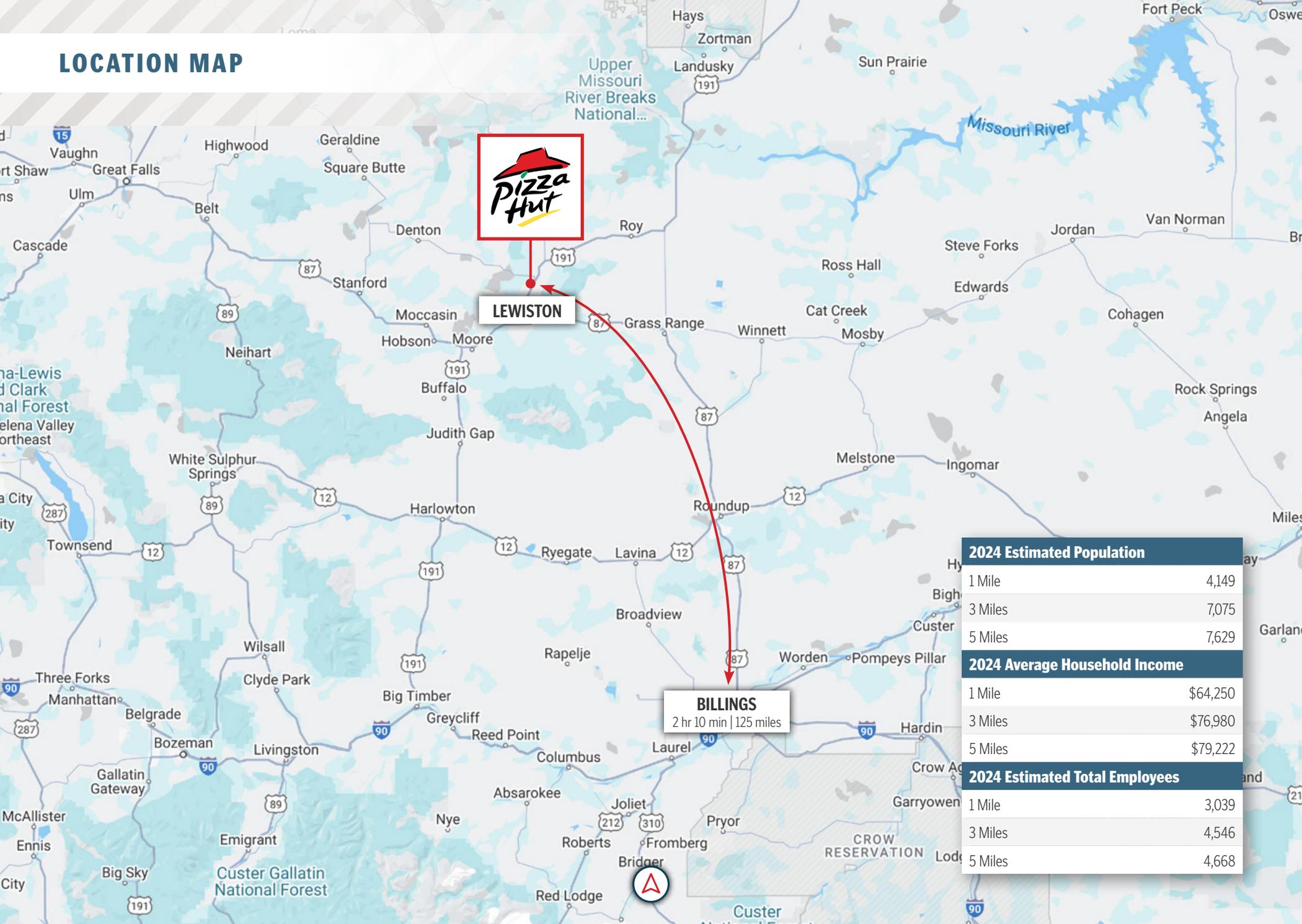
7,700
VEHICLES PER DAY

PYLON SIGN

W. MAIN ST.

87 191 200
MONTANA

LOCATION MAP



2024 Estimated Population	
1 Mile	4,149
3 Miles	7,075
5 Miles	7,629
2024 Average Household Income	
1 Mile	\$64,250
3 Miles	\$76,980
5 Miles	\$79,222
2024 Estimated Total Employees	
1 Mile	3,039
3 Miles	4,546
5 Miles	4,668



LEWISTOWN, MONTANA

Lewistown, Montana, is a small, picturesque town located in the geographic center of the state. It is surrounded by several mountain ranges, including the Judith, Snowy, and Little Belt Mountains, making it an ideal location for outdoor enthusiasts. The City of Lewistown had a population of 6,027 as of July 1, 2024.

The economy of Lewistown, Montana, is a blend of its historical roots and modern developments. While agriculture and ranching remain foundational to the area, the local economy has diversified to include tourism, outdoor recreation, and small businesses. Its central location and natural resources make it a regional hub for outdoor enthusiasts, contributing to its steady economic growth. Overall, Lewistown's economy reflects a balance of traditional industries and opportunities tied to its scenic and recreational appeal.

Lewistown is known for its excellent hunting opportunities (elk, deer, antelope) and abundant fishing spots in nearby rivers and creeks. Numerous trails, including the Big Spring Creek Trail, which offers beautiful views of the surrounding landscapes. Snowy Mountains are the popular destination for hiking, camping, and skiing. Cultural attractions include Charles M. Russell Wildlife Refuge is a massive wildlife area offering camping, bird watching, and hiking. Big Spring Creek is a well-known spot for trout fishing and scenic walks. Central Montana Museum offers insights into the area's history, including Native American culture and the early days of ranching.

Lewistown Public Schools educates students from kindergarten through 12th grade. There are three elementary schools, a middle school, and Fergus High School. They are known as the Golden Eagles. Lewistown Municipal Airport for small aircraft, with larger airports in Billings or Great Falls (about 2 hours away).

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	4,149	7,075	7,629
2029 Projected Population	4,160	7,111	7,666
2010 Census Population	4,215	7,197	7,750
Projected Annual Growth 2024 to 2029	0.05%	0.10%	0.10%
Households & Growth			
2024 Estimated Households	1,896	3,274	3,504
2029 Projected Households	1,931	3,341	3,575
2010 Census Households	1,911	3,285	3,498
Projected Annual Growth 2024 to 2029	0.37%	0.41%	0.40%
Race & Ethnicity			
2024 Estimated White	92.85%	92.99%	93.20%
2024 Estimated Black or African American	0.29%	0.24%	0.24%
2024 Estimated Asian or Pacific Islander	0.70%	0.58%	0.54%
2024 Estimated American Indian or Native Alaskan	1.54%	1.41%	1.36%
2024 Estimated Other Races	0.51%	0.52%	0.52%
2024 Estimated Hispanic	3.23%	2.88%	2.81%
Income			
2024 Estimated Average Household Income	\$64,250	\$76,980	\$79,222
2024 Estimated Median Household Income	\$48,086	\$53,462	\$55,385
2024 Estimated Per Capita Income	\$29,237	\$36,104	\$37,024
Businesses & Employees			
2024 Estimated Total Businesses	312	564	583
2024 Estimated Total Employees	3,039	4,546	4,668



RENT ROLL



LEASE TERM				RENTAL RATES							
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
GMRG ACQ 1, LLC dba Pizza Hut	3,243	COE	20-Year Term	Current	-	\$7,819	\$6.34	\$93,828	\$76.04	Abs. NNN	4 (5-Year)
(Franchisee Signature)				Year 7	2%	\$7,975	\$6.46	\$95,705	\$77.56	2.00% Annual Increases Throughout Option Periods	
				Year 8	2%	\$8,135	\$6.59	\$97,619	\$79.11		

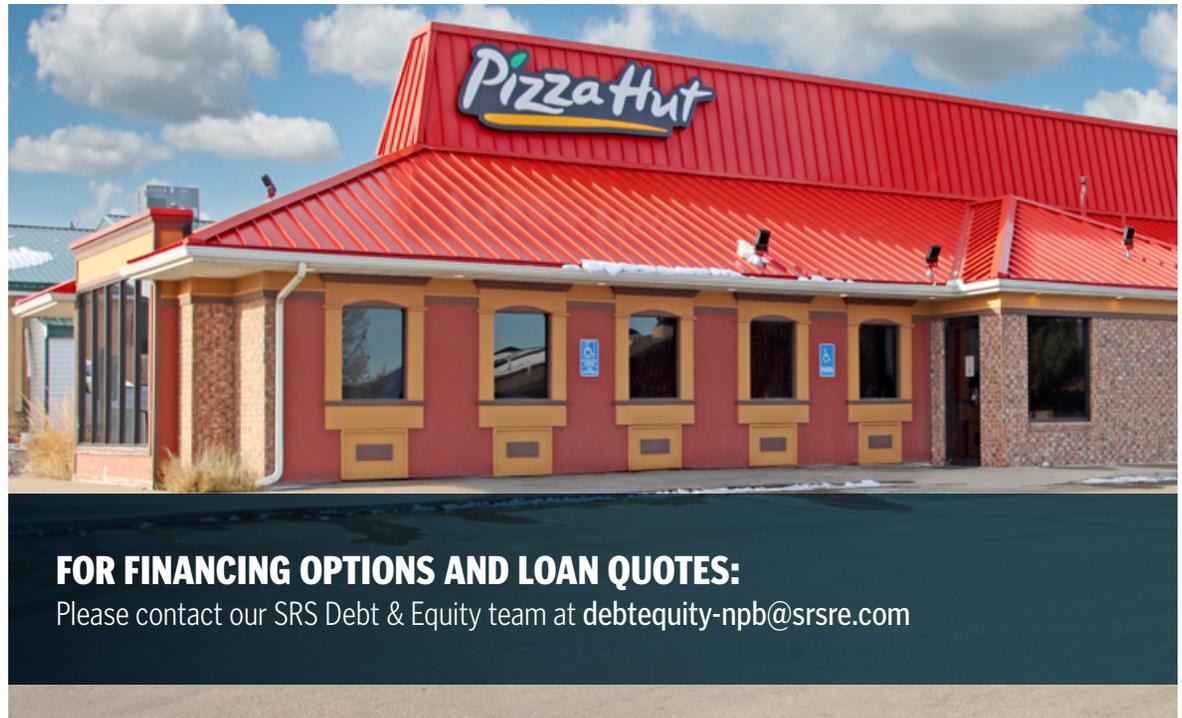
1) Tenant has a 15-Day Right of First Refusal (ROFR) 2.00% Annual Rental Increases Thereafter Throughout the Remainder of the Term

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



PIZZA HUT

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

Locations: 140+

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 over 140 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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