





Investment Highlights

- ADT Pizza, the large and growing franchisee operating this store, continues to manage over 174 Pizza Hut units.
- The lease includes 1.25% annual rental increases, providing consistent predictable income growth.
- The store historically maintained a low 8% rent-to-sales ratio, indicating strong operational health.
- The brand continues its strategy of modernizing stores and focusing heavily on carry-out and delivery operations.
- Company-level and unit-level financials remain available to qualified buyers upon execution of a CA.
- The property is currently offered at a price of \$829,847 with an NOI of \$53,940.



Property Summary

Triple Net Investment Group is proud to present the Pizza Hut located in a strong and established retail corridor. The Tenant, Pizza Hut, operates under a NNN Lease with 9 years remaining, offering stable and passive income for the investor. This property is priced at \$829,847 and generates an annual NOI of \$53,940. The site benefits from healthy surrounding demographics with dense population, solid household income levels, and steady consumer demand supporting long-term tenant performance. The area is surrounded by numerous national retailers such as Walmart, Walgreens, Dollar General, Starbucks, McDonald's, and other major brands that drive consistent traffic and visibility to the location.

Property Information

Tenant	Pizza Hut
Property Address	607 NW Main St, Bunkie, LA 71322
Lot Size	0.34 acres
Building Size	2,496 SF
Purchase Price	\$829,847
Cap Rate	6.5%
NOI in August 2025	\$53,940
Lease Expiration	March 03, 2035
Lease Term	15 Years
Term Remaining	9 Years
Options	5 – 5 Year Options
Rent Increase	1.25% rent increase annually with 5 five year option

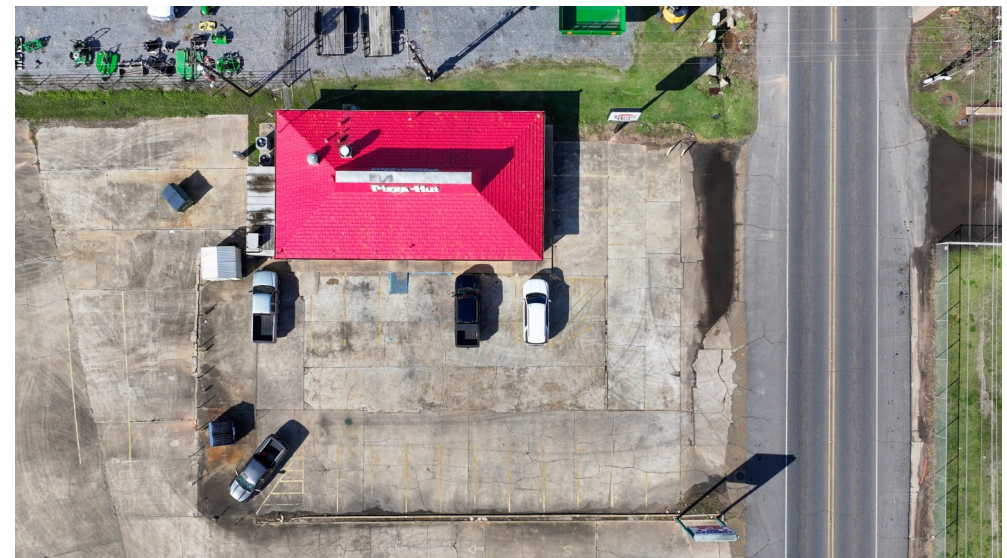




About the Tenant:

Pizza Hut is a globally recognized quick-service restaurant brand known for its pizzas, pastas, and American-Italian menu offerings. Founded in 1958 in Wichita, Kansas, the brand has grown to more than 19,000 locations worldwide, making it one of the largest and most established pizza chains globally.

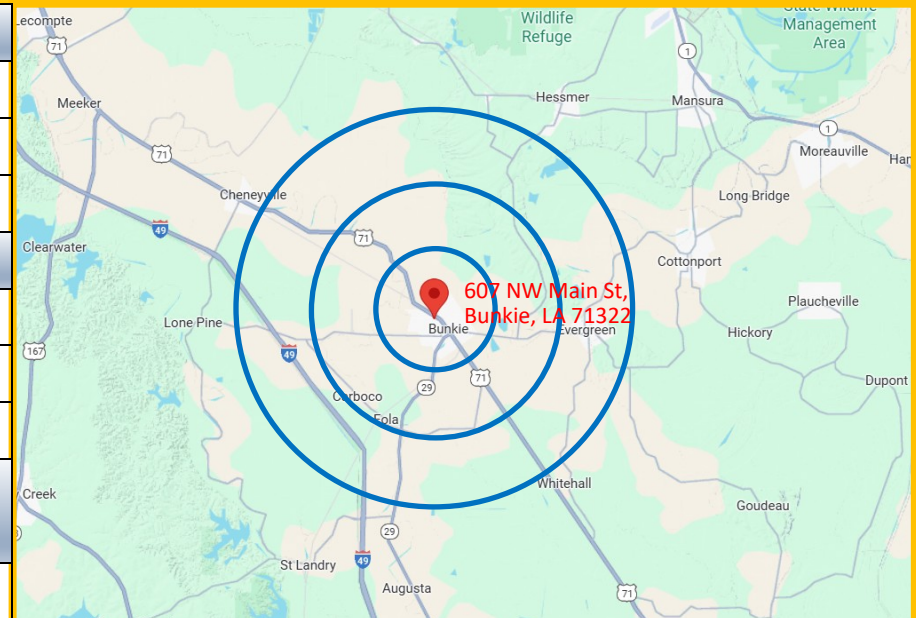
Pizza Hut operates under Yum! Brands, an S&P “BBB” rated company with over 57,000 restaurants across its portfolio. With systemwide sales exceeding \$5.1 billion, Pizza Hut continues to demonstrate strong brand stability, consistent performance, and long-term market strength.







Population	1 Mile	3 Mile	5 Mile
2029 Projection	3,548	3,548	5,576
2024 Population	3,519	4,557	5,582
2010 Census	1,912	4,792	6,208
Households	1 Mile	3 Mile	5 Mile
2029 Projection	1,445	1,863	2,283
2024 Estimate	1,435	1,852	2,286
2010 Census	1,789	2,311	2,852
Average Household Income	1 Mile	3 Mile	5 Mile
	\$38,000	\$46,500	\$52,000



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