

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



14+ YEARS REMAINING | ZERO LANDLORD RESPONSIBILITIES | ANNUAL RENTAL INCREASES



1100 Roosevelt Highway

SHELBY MONTANA

ACTUAL SITE





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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 Shelby, Montana. The tenant, GMRG ACQ 1, LLC, has 14+ years remaining on its lease with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 1.50% annual rental increases throughout 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

Price	\$913,000
Net Operating Income	\$54,801
Cap Rate	6.00%
Tenant	GMRG ACQ 1, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

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

INVESTMENT HIGHLIGHTS



14+ Years Remaining | Options To Extend | Annual Rental Increases

- The tenant, GMRG ACQ 1, LLC, has 14+ years remaining on its lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 1.50% annual rental increases throughout 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
- \$88,460 average household income



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

US AIR NATIONAL GUARD
Army Reserve

FAMILY DOLLAR

MARIAS
Healthcare

BW Best Western
Hotels & Resorts

Montana
Department
of Transportation

ExxonMobil

DIY RV INC.

Pilot FLYING J

Comfort
INN & SUITES

Pizza
hut

SHELBY
HIGH
SCHOOL

SHELBY
ELEMENTARY
SCHOOL

NAPA

MARIAS VALLEY RD.

INTERSTATE 15

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

True Value

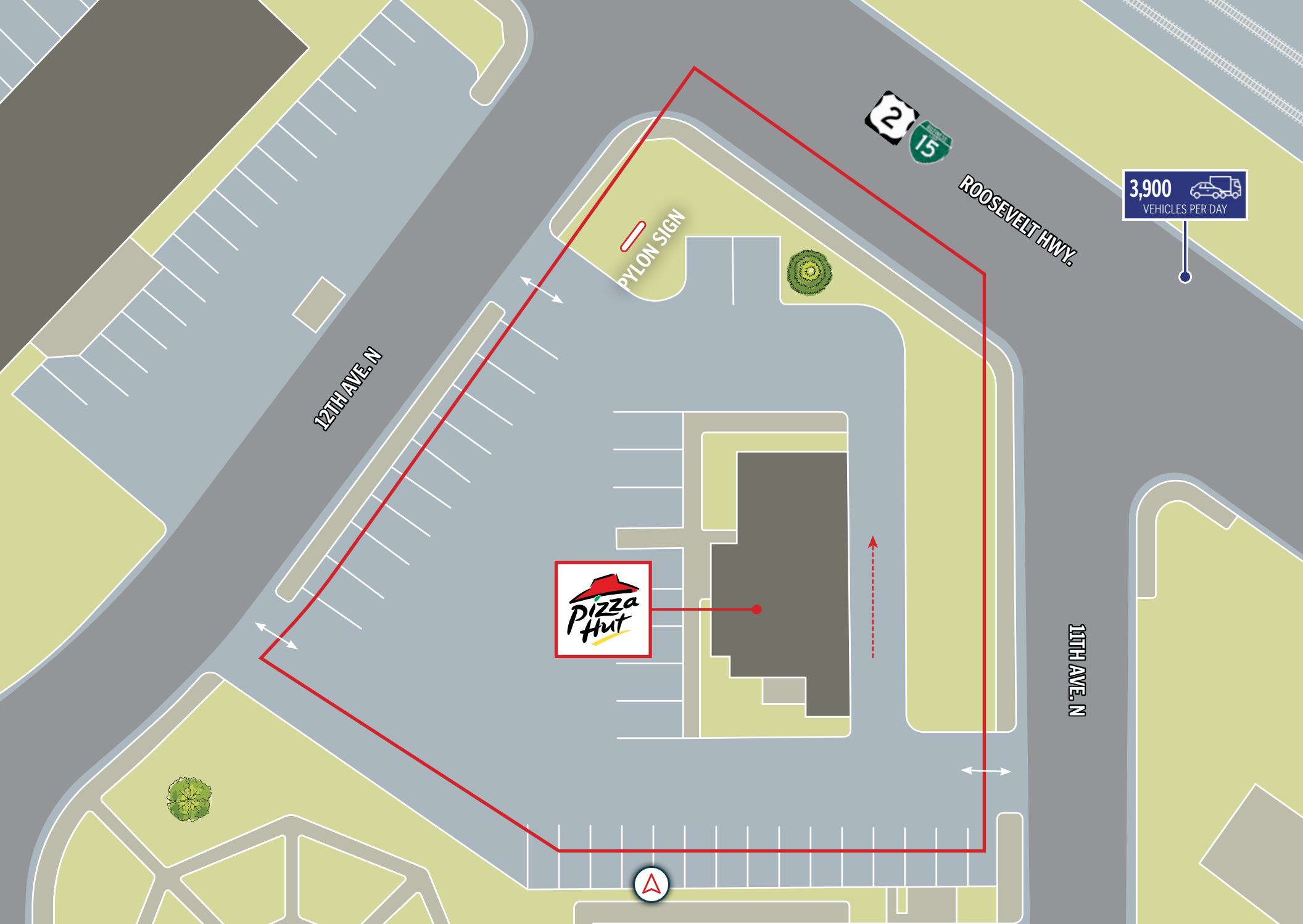
SUBWAY

SHELBY
MONTANA

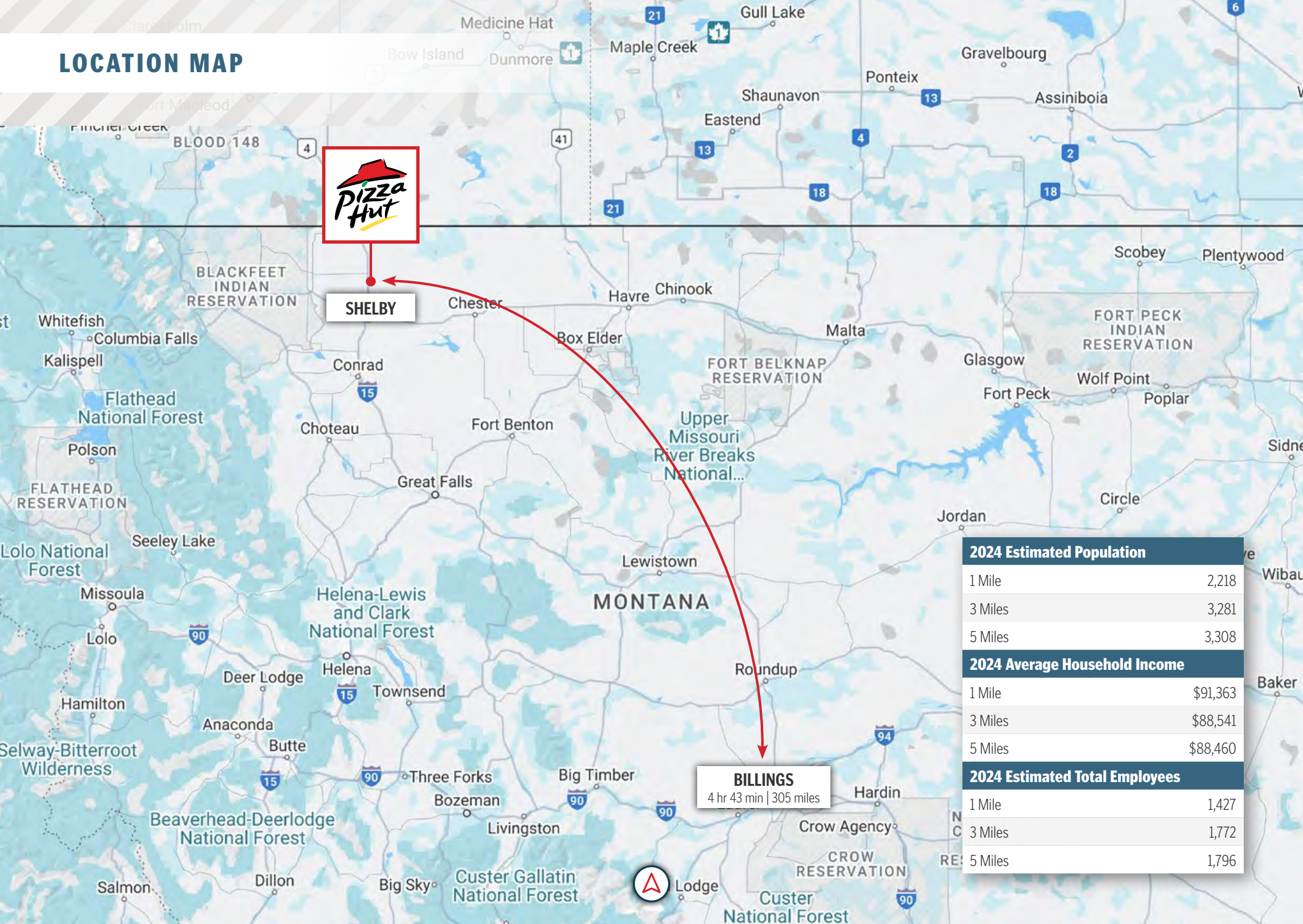
LARRY
KRYSTKOWIAK
SKATEPARK

Albertsons





LOCATION MAP



SHELBY

BILLINGS
4 hr 43 min | 305 miles

2024 Estimated Population	
1 Mile	2,218
3 Miles	3,281
5 Miles	3,308
2024 Average Household Income	
1 Mile	\$91,363
3 Miles	\$88,541
5 Miles	\$88,460
2024 Estimated Total Employees	
1 Mile	1,427
3 Miles	1,772
5 Miles	1,796



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-oolle 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
Population			
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%
Households & Growth			
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%
Race & Ethnicity			
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%
Income			
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
Businesses & Employees			
2024 Estimated Total Businesses	212	239	243
2024 Estimated Total Employees	1,427	1,772	1,796



RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES								
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options	
GMRG ACQ 1, LLC	2,098	TBD	1/31/2039	Current	-	\$4,567	\$2.18	\$54,801	\$26.12	Absolute NNN	4 (5-Year)	
				2/1/2026	1.50%	\$4,635	\$2.21	\$55,623	\$26.51			1.50% Annual Increases in Option Periods
				2/1/2027	1.50%	\$4,705	\$2.24	\$56,457	\$26.91			

1) Tenant has 15-day Right of First Refusal (ROFR)

1.50% Annual Rental Increases Thereafter Throughout Remainder of 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: 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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