

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



13 Years Remaining | Annual Rental Increases | Limited Competition



338 Washington Street

AFTON WYOMING

REPRESENTATIVE PHOTO

CB COLDWELL BANKER
COMMERCIAL | THE PROPERTY
EXCHANGE

EXCLUSIVELY MARKETING BY



BEN TRAUTWEIN, CCIM ABR

Broker

Coldwell Banker Commercial | The Property Exchange

bentrautwein@gmail.com

307-632-6481

255 Storey Boulevard

Cheyenne, WY 82009

WY License No. 11590



OFFERING SUMMARY



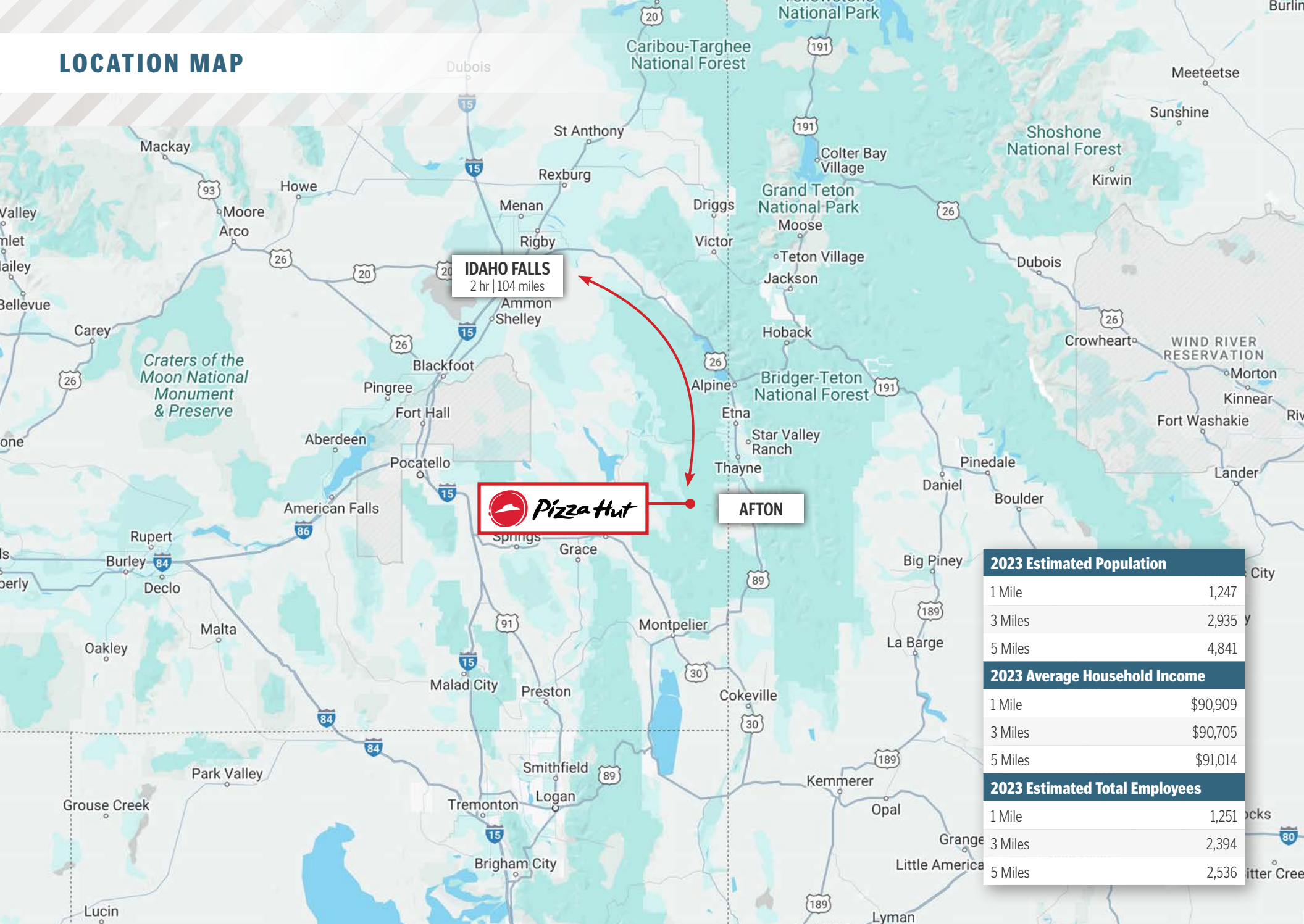
OFFERING

Pricing	\$1,111,900
Net Operating Income	\$77,833
Cap Rate	7.00%

PROPERTY SPECIFICATIONS

Property Address	338 Washington St. Afton, WY 83110
Rentable Area	1,894 SF
Land Area	0.30 AC
Year Built	2011
Tenant	GMRG ACQ 1, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	13 Years
Increases	1.50% Annual Increases

LOCATION MAP



2023 Estimated Population	
1 Mile	1,247
3 Miles	2,935
5 Miles	4,841
2023 Average Household Income	
1 Mile	\$90,909
3 Miles	\$90,705
5 Miles	\$91,014
2023 Estimated Total Employees	
1 Mile	1,251
3 Miles	2,394
5 Miles	2,536



PIZZA HUT

pizza.com

Company Type: Subsidiary

Locations: 19,000+

Parent: Yum! Brands

2022 Employees: 36,000

2022 Revenue: \$6.84 Billion

2022 Assets: \$1.33 Billion

2022 Equity: \$5.85 Billion

Credit Rating: S&P: BB

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas and since then 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. Today, Pizza Hut continues leading the way in the digital and technology space with over half of transactions worldwide coming from digital orders. Pizza Hut is committed to providing an easy pizza experience – from order to delivery – and has Hut Rewards, the Pizza Hut loyalty program that offers points for every dollar spent on food any way you order. Hut Rewards is open to U.S. residents 16+. A global leader in the pizza category, Pizza Hut operates more than 19,000 restaurants in more than 100 countries. Through its enormous presence, Pizza Hut works to unlock opportunity for its team members and communities around the world.

Source: prnewswire.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.





This document has been prepared by Coldwell Banker Commercial and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, Coldwell Banker Commercial and those represented by Coldwell Banker Commercial make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither Coldwell Banker Commercial or those represented by Coldwell Banker Commercial represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.