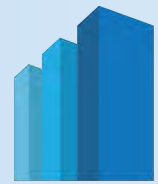


Single-Tenant Absolute NNN

Pizza Hut Restaurant

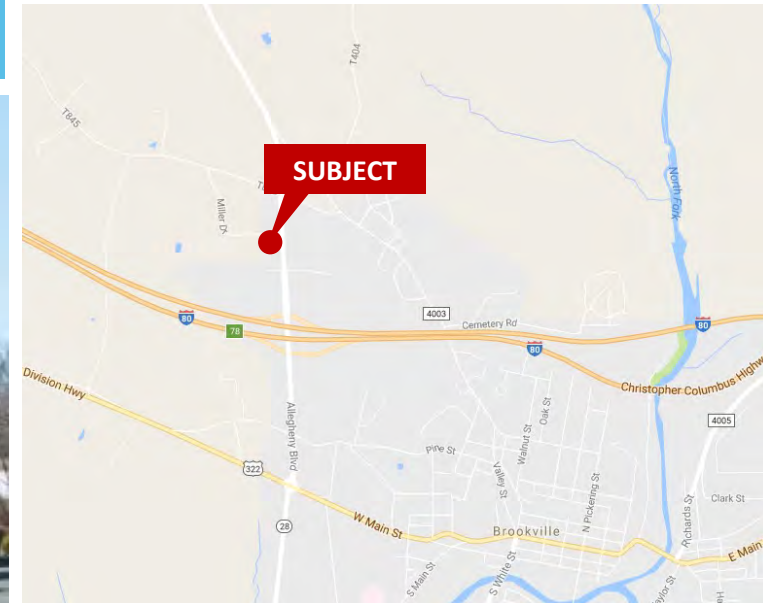
259 Allegheny Blvd., Brookville, PA 15825



PRIME NET LEASE
NNN INVESTMENT ADVISORS

PRICE: \$763,000

CAP RATE: 7.25%



Exclusively Listed by:

Paul R. Matusik

800-948-1250 Ext. 101

888-711-9660 Fax

pmatusik@primenetlease.com

Lic # 01351021

PROPERTY HIGHLIGHTS

19+ years left on a 20 year lease

Attractive 7.25% Cap Rate

Absolute NNN Lease—no landlord obligation

8% Rent Increases every 5 years

100 Miles northeast of Pittsburgh

Located along Interstate 80

Recent Remodel

Experienced multi-unit operator



Single-Tenant Absolute NNN

Pizza Hut Restaurant

259 Allegheny Blvd., Brookville, PA 15825



PRIME NET LEASE
NNN INVESTMENT ADVISORS

PRICE: \$763,000

CAP RATE: 7.25%

About The Investment

The subject investment is a Pizza Hut Restaurant located at 259 Allegheny Blvd., Brookville, Pennsylvania. The property consists of roughly 3,265 square feet of building space and sits on approximately 1.29 acres of land.

A new 20 year lease has recently been executed and there are roughly 19 years remaining on the original 20-year NNN lease that commenced in 2015. The property has an attractive initial cap rate of 7.25 percent. The current rent is \$55,360 and is subject to 8 percent increases every five years. There are three, five-year options. This is a franchisee location with a franchise guarantee operating under an Absolute NNN lease with No Landlord responsibilities. The operator is based in Du Bois, Pennsylvania and operates 10 Pizza Hut locations throughout Pennsylvania and adjacent States.

The property was build in 1989 but it has recently gone through a major remodel. It is strategically located off the Interstate 80 off ramp and is located adjacent to a Super 8 Motel and McDonalds. Other retailers in the immediate vicinity include Brookville Travel Center, BP, Denny's, Dairy Queen and Napa Auto Parts.

Pizza Hut®, a subsidiary of Yum! Brands, is the world's largest pizza company, specializing in the pizzas you never have to settle for - Pan Pizza, Thin 'N Crispy® Pizza, Hand-Tossed Style Pizza and Stuffed Crust Pizza. Pizza Hut began 55 years ago in Wichita, Kansas, and today is an iconic global brand that delivers more pizza, pasta and wings than any other restaurant in the world. A true innovator in the pizza category, they were not only the first to provide America with Pan Pizza, but were also the first ever online purchase. Pizza Hut have also developed a new sub-brand in the U.S. called WingStreet®, making Pizza Hut the first big American chain to deliver chicken, sides and complete chicken dinners.

ANNUALIZED OPERATING DATA

Rent Increases	Annual Rent
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Current	\$55,360
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November 2020	\$59,788
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November 2025	\$64,571
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November 2030	\$69,737
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November 2035*	\$75,316
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November 2040*	\$81,342
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November 2045*	\$87,849
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*Denotes Option Period

NET OPERATING INCOME	\$55,360
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TOTAL RETURN	\$55,360
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LEASE ABSTRACT

Tenant:	ARC Restaurants, LLC
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Lease Commencement:	November 2015
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Lease Expiration:	October 2035
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Renewal options:	(3) 5-Year Options
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Rent Increases:	8% every 5 years
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Type of Ownership:	Fee Simple
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No. of Tenant Locations:	10
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PROPERTY INFORMATION

Address	259 Allegheny Blvd. Brookville, PA 15825
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Offering Price	\$763,000
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Price / SF	\$233.69
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Cap Rate	7.25%
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Net Annual Operating Inc.	\$55,360
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Year Built	1989
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Rentable Square Feet	3,265
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Land Area	1.29 Acres
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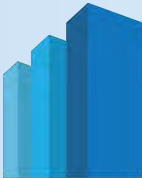
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Single-Tenant Absolute NNN

Pizza Hut Restaurant

Aerial Map

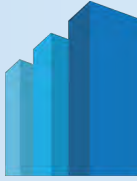


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Single-Tenant Absolute NNN Pizza Hut Restaurant

Map



PRIME NET LEASE
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