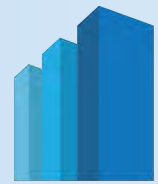


# Single-Tenant Absolute NNN

## Pizza Hut

2171 McClellandtown Rd. Masontown, PA 15461

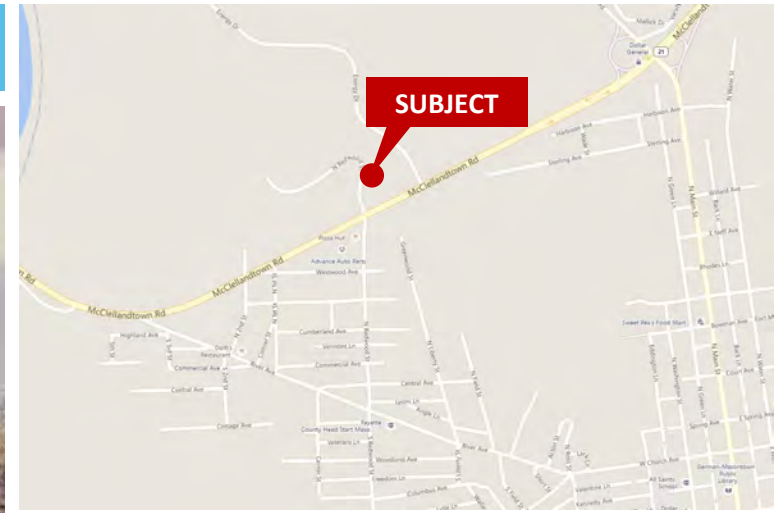


PRIME NET LEASE  
NNN INVESTMENT ADVISORS

PRICE: \$480,000

CAP RATE: 6.75%

DRAFT ONLY  
Illustrative Rendering



### PROPERTY HIGHLIGHTS

Brand New 10-years Absolute NNN Lease

NNN with zero landlord obligations – Tenant Pays all expenses

Large Franchisee Guarantee (105 Units)

Located 25 miles from Pittsburgh, PA

New Pizza Hut Concept Remodel— est. completion May 2017

Attractive 6.75% Cap Rate

Exclusively Listed by:

**Paul R. Matusik**

Director of Investments

855-933-4100 Direct

888-711-9660 Fax

[pmatusik@primenetlease.com](mailto:pmatusik@primenetlease.com)

Lic # 01351021



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# Single-Tenant Absolute NNN

## Pizza Hut

2171 McClellandtown Rd., Masontown, PA 15461



PRIME NET LEASE  
NNN INVESTMENT ADVISORS

PRICE: \$480,000

CAP RATE: 6.75%

### About The Investment

The subject investment is a Pizza Hut - Wing Street located at 2171 McClellandtown Rd. in Masontown, Pennsylvania. The property consists of roughly 2,100 square feet of building space and sits on approximately 0.57 acres of land.

As a result of the Franchise takeover, a brand new 10-year lease has been executed and is guaranteed by North Coast Pizza, a 105 unit operator of Pizza Hut restaurants across Ohio, Virginia and Pennsylvania. The lease is Absolute NNN, which requires no landlord obligations. Per lease and franchisee agreement, North Coast Pizza will complete a complete remodel of the property according to Pizza Hut requirement. This remodel will be completed by May 2017 and will cost over \$400,000. The property has an initial cap rate of 6.75 percent. The current rent is \$32,400 Annually. This location has to be sold together with a sister location located in Brownsville, PA.

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	Monthly Rent
Current to December 2026	\$32,400.00	\$2,700.00
January 2027 to December 2034**	\$35,640.00	\$2,970.00
January 2035 to December 2045**	\$39,204.00	\$3,267.00

\*\*Denotes Option Period

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#### LEASE ABSTRACT

Tenant:	Uniontown Pizza, LLC
Lease Commencement:	October 2016
Lease Expiration:	December 2026
Renewal options:	(1) 7-year, (1) 10-year
Rent Increases:	10% in each option period
Lease Type:	Absolute NNN
Lease Guarantor:	North Coast Pizza, Inc.
No. of Guarantor Locations:	110

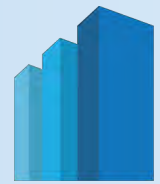
#### PROPERTY INFORMATION

Address	6004 National Pike Brownsville, PA 15442
Offering Price	\$480,000
Price / SF	\$228.57
Cap Rate	6.75%
Net Annual Operating Inc.	\$32,400
Year Built/Remodel	1978/2017
Rentable Square Feet	2,100
Land Area	0.46 Acres

# Single-Tenant Absolute NNN

## Pizza Hut

Route 21 & Redwood Street, Mastontown, PA 15461



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STAHL'S  
DEC  
DECORATING FULFILLMENT CENTER

CVS  
pharmacy  
DOLLAR  
GENERAL  
Shop 'n Save

SUBJECT

Advance  
Auto Parts

SUBWAY

FAMILY DOLLAR  
my family, my family dollar

CHEVROLET

Shell

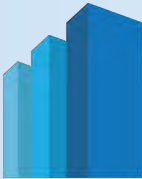
First National Bank

DOLLAR  
GENERAL

# Single-Tenant Absolute NNN

## Pizza Hut

Route 21 & Redwood Street, Mastontown, PA 15461



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