SINGLE TENANT NNN INVESTMENT

PIZZA HUT

3404 HWY 13
HIGGINSVILLE, MO 65251

Transwestern

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LIC# 2019003987



PRICE

$800,000

CAP RATE

6.11%

INVESTMENT HIGHLIGHTS

- NNN LEASED INVESTMENT / ZERO LANDLORD RESPONSIBILITIES
- 12+ YEARS REMAINING AND ANNUAL RENT INCREASES
- LARGE MULTI -STATE OPERATOR (126 UNITS)
- LOCATED ON HIGGINSVILLE'S MAIN THOROUGHFARE WITH A PLETHORA OF NATIONAL RETAILERS AND ADJACENT TO LAFAYETTE COUNTY ELEMENTARY, MIDDLE AND HIGH SCHOOLS

Pizza Hut

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LEASE ABSTRACT

Property Subtype	Net Leased Restaurant
Guarantor	GMRG 1, LLC (+-126 units)
Lease Type	Absolute Net
Landlord Responsibilities	None
Tenant Responsibilities	All Expenses including Roof and Structure
Right of First Refusal/Offer	No

LEASE TERM

Lease Commencement	04/11/2018
Remaining Lease Term	12+ years
Lease Expiration	04/10/2038
Renewal Options	4 x 5 yr
Base Rent	$48,851 (4/11/2026)
Rent Increases	1.50% annually
Rent PSF	$14.29 (4/11/2026)

SITE INFORMATION

The subject property is strategically located on Higginsville's main thoroughfare, with traffic counts of 9,400+ VPD. Pizza Hut benefits from surrounding national retailers and Lafayette's elementary through high school system sits directly across the street. Originally built in 2000, Pizza Hut has operated here for 25+ years and signed a new 20 year lease in 2018 with annual rent increases. The building was remodeled in 2023, showing commitment to the site.

PROPERTY SUMMARY

Tenant	Grand Mere Restaurant Group (Pizza Hut)
Property Address	3404 Hwy 13, Higginsville, MO
Year Built	2000 / 2023
Gross Leasable Area	3,471 SF
Lot Size	1.33 AC
Ownership	Fee Simple

YEAR	DATE	NOI	RENT
1	4/11/2018	$43,366	$12.49
2	4/11/2019	$44,016	$12.68
3	4/11/2020	$44,677	$12.87
4	4/11/2021	$45,347	$13.06
5	4/11/2022	$46,027	$13.26
6	4/11/2023	$46,717	$13.46
7	4/11/2024	$47,418	$13.66
8	4/11/2025	$48,130	$13.87
9	4/11/2026	$48,851	$14.07
10	4/11/2027	$49,584	$14.29
11	4/11/2028	$50,328	$14.50
12	4/11/2029	$51,083	$14.72
13	4/11/2030	$51,849	$14.94
14	4/11/2031	$52,627	$15.16
15	4/11/2032	$53,416	$15.39
16	4/11/2033	$54,218	$15.62
17	4/11/2034	$55,031	$15.85
18	4/11/2035	$55,856	$16.09
19	4/11/2036	$56,694	$16.33
20	4/11/2037	$57,545	$16.58

PROPERTY PHOTOS









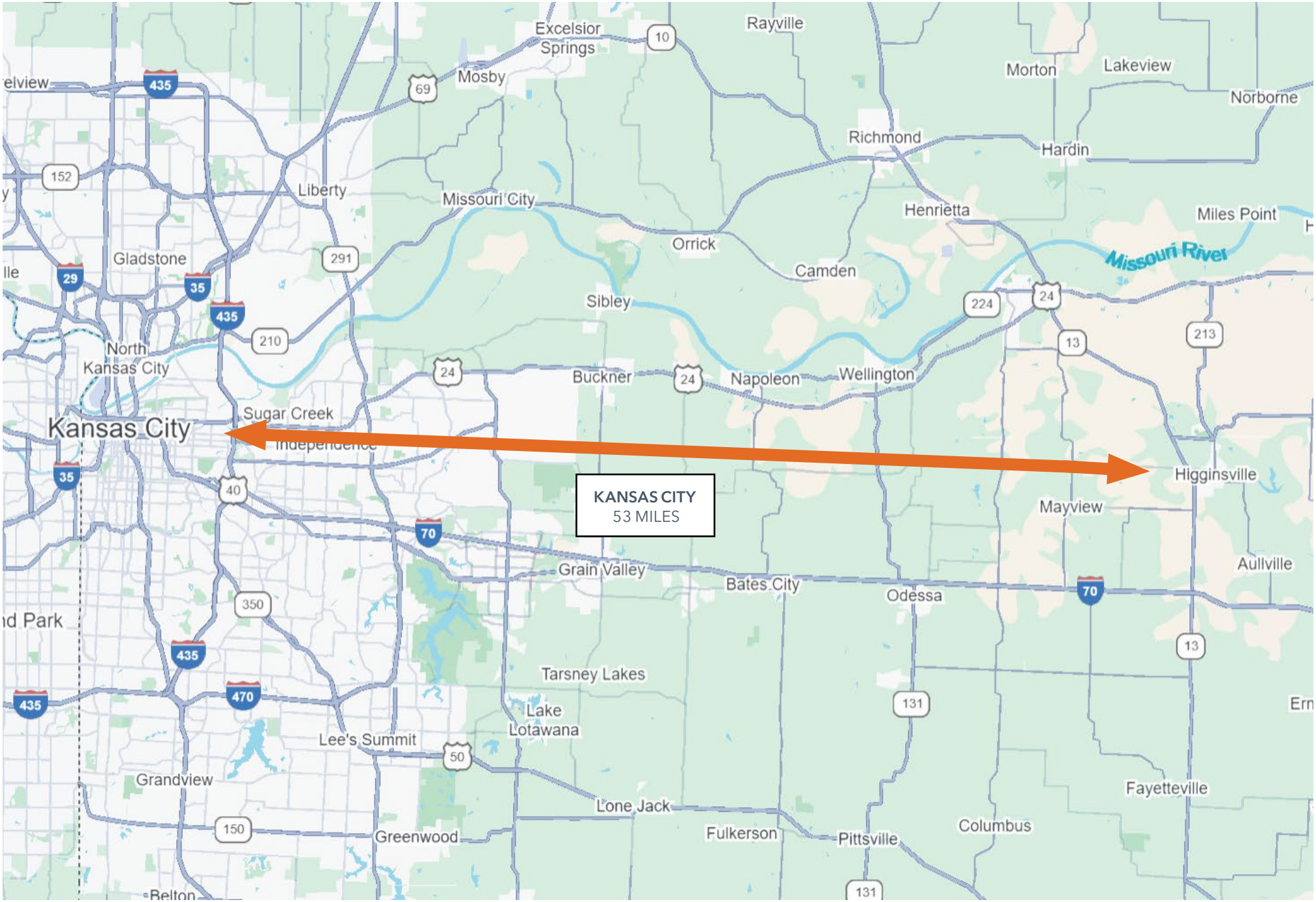
RETAIL AERIAL MAP



RETAIL AERIAL MAP



REGIONAL MAP



PIZZA HUT OVERVIEW

Pizza Hut is an American fast food restaurant chain and international franchise founded in 1958 and headquarted in Plano, TX. With 18,703 locations as of December 2019, it is the world's largest pizza chain in terms of locations and one of the most famous multinational food chains with over 11,000 franchises around the world. Pizza Hut is a subsidiary of Yum! Brands, INC. (NYSE: YUM) which also operates KFC, Taco Bell and the Habit Burger.

Tenant Name	Pizza Hut
Parent Company	Yum! Brands
Headquarters	Plano, TX
Number of Locations	19,866
Year Founded	1958
Website	pizzahut.com

- Pizza Hut is the worlds largest pizza chain with over 19,000 locations in more than 100 countries.
- Founded in 1958 by two brothers in Witchita, Kansas.
- Yum! Brands operates over 55,000 restuarants around the globe, making it the worlds largest QSR company.
- Yum! Brands (NYSE: YUM) had an 2024 revenue of 7.55 billion (6.68% growth) and ended Q3 of 2025 with a revenue of $8.06 billion, reflecting a 11.6% increase yearover-year. They have a credit rating of BB+.

GRANDMERE restaurant group

- 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 126 stores and 2,000+ 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.

AREA OVERVIEW

Higginsville, Missouri Overview

Located 35 miles east of Kansas City on I-70 & MO Hwy 13, Higginsville offers an outstanding business environment with cost effective access to major markets.

State of the art municipal owned electric, water and sanitary sewer utilities are available to serve the needs of any size industry. The independent, locally owned phone company is capable of providing the latest, most advanced technologies.

A labor study was conducted recently that found the Higginsville labor basin to have a talented, well-educated workforce. Results show the current work force productivity to be 10% greater than the national average and 37% of the workers under-employed.

A diversified community, located in the center of Lafayette County (33,000) population, Higginsville is in the heart of a growing economic region. Tremendous infrastructure is already in place and the state and federal governments have plans to increase the size and capacity of our two major highways.

With an alluring mix of city convenience and country charm, Higginsville provides an outstanding lifestyle that rivals any in the nation. Excellent schools, low crime rate and reasonable housing costs are additional reasons Higginsville is a great place to call home. The commitment has been made to manageable growth that will ensure the long-term economic vitality of Higginsville.

source: Higginsville.org





DEMOGRAPHIC SNAPSHOT

POPULATION	2 miles	5 miles	10 miles
2020 Population	4,949	5,934	9,930
2024 Population	5,207	6,192	10,062
2029 Population Projection	5,310	6,305	10,190
Annual Growth 2024-2029	0.4%	0.4%	0.3%

HOUSEHOLDS	2 miles	5 miles	10 miles
2020 Households	1,927	2,312	3,892
2024 Households	2,040	2,424	3,950
2029 Household Projection	2,080	2,468	3,999
Annual Growth 2024-2029	0.4%	0.4%	0.2%

INCOME	2 miles	5 miles	10 miles
Avg Household Income	$69,462	$72,517	$80,987
Median Household Income	$67,212	$70,026	$75,681



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