

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Walmart Supercenter Outparcel | 14.7 Years Remaining



1819 West Highway 40

VERNAL UTAH

REPRESENTATIVE PHOTO





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NATIONAL NET LEASE





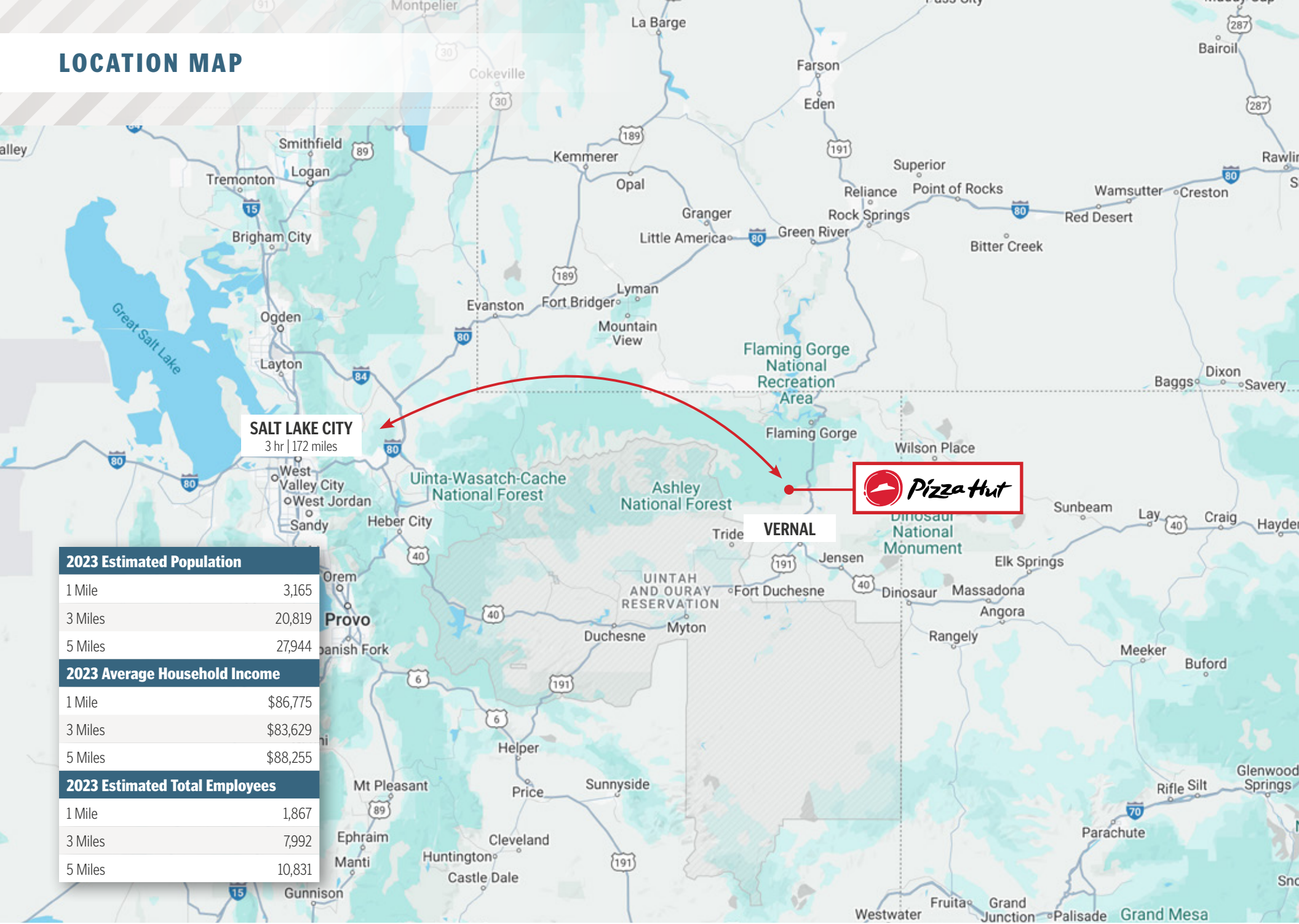
OFFERING

Pricing	\$1,310,000
Net Operating Income	\$78,637
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	1819 West Highway 40 Vernal, Utah 84078
Rentable Area	3,185 SF
Land Area	0.76 AC
Tenant	GMRG ACQ 1, LLC dba Pizza Hut
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	14.7 Years
Increases	1.50% Annual Increases

LOCATION MAP



SALT LAKE CITY
3 hr | 172 miles



VERNAL

2023 Estimated Population

1 Mile	3,165
3 Miles	20,819
5 Miles	27,944

2023 Average Household Income

1 Mile	\$86,775
3 Miles	\$83,629
5 Miles	\$88,255

2023 Estimated Total Employees

1 Mile	1,867
3 Miles	7,992
5 Miles	10,831



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.





Portfolio TM


40
LOCATIONS


7
STATES


13.5+
YRS REMAIN
(WALT)



City	State	Address	Term Rem.
Sterling	CO	224 W. Main Street, Sterling, CO	15.0
Colorado Springs	CO	840 E. Fillmore Street, Colorado Springs, CO	15.0
Mount Vernon	IL	3519 W Broadway, Mount Vernon, IL	15.6
Robinson	IL	1306 E Main St, Robinson, IL	15.6
Harrisburg	IL	509 E Poplar St, Harrisburg, IL	15.6
Liberal	KS	114 W 1st, Liberal, KS	14.7
Hugoton	KS	600 E 11th Hwy 270 E, Hugoton, KS	14.7
Ulyses	KS	813 W Oklahoma Ave., Ulyses, KS	14.7
Elkhart	KS	460 E Hwy 56, Elkhart, KS	14.7
Dodge City	KS	110 Frontview, Dodge City, KS	15.0
Larned	KS	126 W 14th, Larned, KS	14.7
Meade	KS	905 W Carthage Street, Meade, KS	14.7
Pineville	KY	14455 US Route 25 E, Pineville, KY	15.6
Great Falls	MT	1518 10th Avenue S., Great Falls, MT	15.0
Libby	MT	903 California Ave., Libby, MT	14.7
Shelby	MT	1100 Rosevent Hwy 2, Shelby, MT	14.7
Havre	MT	330 1st Street W, Havre, MT	14.7
Cut Bank	MT	609 W Main Street, Cut Bank, MT	14.7
Lewistown	MT	1640 W Main, Lewistown, MT	14.7
Great Falls	MT	4900 2nd Avenue N., Great Falls, MT	15.0
Helena	MT	2955 Prospect Ave., Helena, MT	14.7
Kalispell	MT	55 Main Street, Kalispell, MT	15.0

City	State	Address	Term Rem.
Missoula	MT	3851 Brooks Street, Missoula, MT	15.0
Polson	MT	50417 US Hwy 93, Polson, MT	14.7
Dillion	MT	800 N Idaho Street, Dillion, MT	14.7
Hendersonville	NC	1800 Four Seasons Blvd, Hendersonville, NC	15.6
Yadkinville	NC	914 S State St, Yadkinville, NC	15.6
King	NC	213 Vesta Street, King, NC	15.6
Black Mountain	NC	250 NC Highway 9, Black Mountain, NC	15.6
Canton	NC	25 New Clyde Hwy, Canton, NC	15.6
Jefferson	NC	146 N View Dr, Jefferson, NC	15.6
Mocksville	NC	645 Madison Road, Mocksville, NC	15.6
Newton	NC	2025 N Westside Blvd., Newton, NC	9.5
Creedmoor	NC	1572 Highway 56, Creedmoor, NC	15.6
Gastonia	NC	832 S Chester Street, Gastonia, NC	9.5
Granite Falls	NC	3966 Hickory Blvd, Granite Falls, NC	15.6
Sylva	NC	1454 East Main Street, Sylva, NC	15.9
Charlotte	NC	3734 W T Harris Blvd., Charlotte, NC	9.5
New Lexington	OH	512 Carroll Street, New Lexington, OH	9.5
Westerville	OH	651 S State Street, Westerville, OH	9.5
Zaneville	OH	3355 N Maple Ave, Zaneville, OH	9.5
Columbus	OH	890 E Dublin Grandville Road, Columbus, OH	9.5
Columbus	OH	1076 Parsons Ave., Columbus, OH	9.5
Guymon	OK	414 N.W. 21st, Guymon, OK	15.0

PIZZA HUT PORTFOLIO



City	State	Address	Term Rem.
Alva	OK	205 E Oklahoma, Alva, OK	14.7
Fairview	OK	1202 N Main, Fairview, OK	14.7
Woodward	OK	2511 Williams Avenue, Woodward, OK	15.0
Hennessey	OK	302 E Jack Choate Ave., Hennessey, OK	14.7
Watonga	OK	511 S Clarence Nash Blvd, Watonga, OK	14.7
Perryton	TX	1902 S. Main, Perryton, TX	15.0
Spearman	TX	820 Hwy 207 S, Spearman, TX	14.7
Midland	TX	427 Andrews Highway, Midland, TX	9.5
Canadian	TX	322 S 2nd Street, Canadian, TX	14.7
Vernal	UT	1819 West Highway 40, Vernal, UT	14.7
Roosevelt	UT	996 East 200 North, Roosevelt, UT	14.7
Clintwood	VA	5180 Dickenson Highway, Clintwood, VA	15.9
Pennington Gap	VA	42485 E Morgan Ave, Pennington Gap, VA	15.6
Casper	WY	1300 S. Poplar Street, Casper, WY	15.0
Casper	WY	3741 E. 2nd Street, Casper, WY	15.0
Afton	WY	338 Washington, Afton, WY	14.7
Buffalo	WY	110 E Hart, Buffalo, WY	14.7
Wheatland	WY	1801 N 16th, Wheatland, WY	14.7
Douglas	WY	1830 Richards, Douglas, WY	14.7
Thermopolis	WY	545 Shoshoni Street, Thermopolis, WY	14.7
Newcastle	WY	802 Seneca, Newcastle, WY	14.7





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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