

Pizza Hut

ROSWELL, NM

OFFERING MEMORANDUM



Marcus & Millichap

Pizza Hut

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR
MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

INTRODUCTION

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FINANCIAL OVERVIEW

Location

201 East Hobbs Street
Roswell, NM 88203

| | |
|----------------------|--------------------|
| Price | \$1,619,000 |
| Down Payment | 100% / \$1,619,000 |
| Rentable Square Feet | 3,239 |
| Price/SF | \$499.85 |
| CAP Rate | 6.50% |
| Year Built | 2006 |
| Lot Size | 1.33 AC |
| Type of Ownership | Fee Simple |

Annualized Operating Data

| | |
|-----------------------------|--------------------------|
| Base Rent (\$32.49/SF) | \$105,221 |
| Net Operating Income | \$105,221 |
| Total Return | 6.50% / \$105,221 |

TENANT OVERVIEW

| | |
|----------------------|--|
| Property Name | Pizza Hut |
| Property Address | 201 East Hobbs Street Roswell, NM 88203 |
| Property Type | |
| Rentable Square Feet | 3,239 |

| | |
|------------------------------|--|
| Tenant Trade Name | |
| Ownership | |
| Tenant | |
| Sales Volume | |
| Net Worth | |
| Lease Guarantor | |
| Credit Rating | |
| Valueline Financial Strength | |
| Rating Agency | |
| Stock Symbol | |
| Board | |
| Rank | |

| | |
|-----------------------------|--|
| Lease Commencement Date | |
| Rent Commencement Date | |
| Lease Expiration Date | |
| Term Remaining on Lease | |
| Lease Type | |
| Roof and Structure | |
| Lease Term | |
| Year 1 Net Operating Income | |
| Increases | |

| | |
|------------------------|--|
| Options to Renew | |
| Options to Terminate | |
| Options to Purchase | |
| First Right of Refusal | |

| | |
|---------------------------|--|
| No. of Locations | |
| Headquartered | |
| Web Site | |
| Franchisee Profile | |
| Years in the Business | |
| Other Concepts Owned | |

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