



330 1st St W

Havre, MT 59501

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

Brian Brockman

Broker of Record

License No. RRE-BRO-LIC71129 (MT)

IN CONJUNCTION WITH



Corey Selenski

FVP & Director

(949) 945-6012

corey.selenski@matthews.com

License No. 02128480 (CA)

MATTHEWS™





Table of Contents

04	Property Overview
08	Financial Overview
10	Tenant Overview
12	Market Overview

PROPERTY OVERVIEW

Pizza Hut

330 1st St W Havre, MT 59501



INVESTMENT HIGHLIGHTS

±12,800
VPD

±1.6
Miles
To Montana State
University-Northern

Investment Highlights

- **Long-Term Absolute Net Lease (NNN):** With ±13 Years Remaining on an Absolute NNN Lease, This Opportunity Provides Passive Income with Additional Security of Four, 5-Year Option Periods.
- **Franchisee Background:** Operated by Grand Mere Restaurant Group, with Over 129 Locations Across 9 States.
- **Annual Increases:** The Lease Benefits from 1.5% Annual Increases, Providing Steady Rent Growth.
- **Well-Positioned Location:** Havre, MT Serves as the Primary Regional Hub for Montana's Hi-Line, Concentrating County Services, a State University, Healthcare, and Highway 2 Traffic into a Stable Trade Area That Supports Consistent Demand for Quick-Service Dining.
- **Strategic Trade Area:** The Subject is Located ±1.6 Miles from Montana State University – Northern, and is Proximate to Multiple Hotels, Helping to Increase Foot Traffic and Store Revenue.





Havre
AmTrak Station



Eagles Manor
Retirement Home



Havre Day
Activity Center



VALLEY
FURNITURE

1st St W ± 12,800 VPD

**Subject
Property**



330 1st St W
Havre, MT 59501

±3,847 SF
GLA

1998
Year Built

Absolute NNN
Lease Type



FINANCIAL OVERVIEW

Pizza Hut

330 1st St W Havre, MT 59501



FINANCIAL SUMMARY

\$2,439,590

List Price

7.75%

Cap Rate

±3,847 SF

GLA

±0.85 AC

Lot Size

Lease Details

Tenant Trade Name	Pizza Hut
Type of Ownership	Fee Simple
Franchisee	Grand Mere Restaurant Group
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	2/1/2024
Lease Expiration Date	1/31/2039
Term Remaining on Lease	±13 Years
Increases	1.5% Annually
Options	Four, 5-Year Options

Annualized Operating Data

Lease Term	Monthly Rent	Annual Rent*	Cap Rate
2/1/2026 - 1/31/2027	\$15,755.71	\$189,068.57	7.75%
2/1/2027 - 1/31/2028	\$15,992.05	\$191,904.60	7.87%
2/1/2028 - 1/31/2029	\$16,231.93	\$194,783.17	7.98%
2/1/2029 - 1/31/2030	\$16,475.41	\$197,704.92	8.10%
2/1/2030 - 1/31/2031	\$16,722.54	\$200,670.49	8.23%
2/1/2031 - 1/31/2032	\$16,973.38	\$203,680.55	8.35%
2/1/2032 - 1/31/2033	\$17,227.98	\$206,735.75	8.47%
2/1/2033 - 1/31/2034	\$17,486.40	\$209,836.79	8.60%
2/1/2034 - 1/31/2035	\$17,748.70	\$212,984.34	8.73%
2/1/2035 - 1/31/2036	\$18,014.93	\$216,179.11	8.86%
2/1/2036 - 1/31/2037	\$18,285.15	\$219,421.79	8.99%
2/1/2037 - 1/31/2038	\$18,559.43	\$222,713.12	9.13%
2/1/2038 - 1/31/2039	\$18,837.82	\$226,053.82	9.27%

*Rent increases 1.5% Annually

TENANT SUMMARY

Year Founded
1958

Headquarters
Plano, Texas

Ownership Status
**Subsidiary of Yum!
Brands, Inc.**

Employees
350,000

Locations
19,000

Annual Revenue
\$12 Billion



Tenant Overview

Pizza Hut, founded in 1958 in Wichita, Kansas, is a globally recognized restaurant chain specializing in pizza, pasta, wings, and related menu offerings. Headquartered in Plano, Texas, the company operates as a subsidiary of Yum! Brands, Inc. With a strong brand identity, extensive franchise network, and international presence, Pizza Hut serves millions of customers daily through dine-in, delivery, and carry-out formats.

Why Invest in Pizza Hut?

- **Financial Resilience:** Backed by Yum! Brands, Pizza Hut demonstrates stable revenue streams from its franchise model, with consistent systemwide sales in excess of \$12 billion annually.
- **Global Scale:** With more than 19,000 locations in over 100 countries, Pizza Hut maintains a dominant presence in the quick-service restaurant (QSR) sector, offering geographic diversification and resilience against localized downturns.
- **Credit Stability & Parent Company Strength:** As part of Yum! Brands, Pizza Hut benefits from investment-grade credit ratings and the financial strength of one of the world's largest restaurant companies.
- **Growth via Digital Innovation & Expansion:** Significant investment in digital ordering platforms, delivery partnerships, and global expansion strategies has fueled new revenue opportunities and strengthened customer loyalty.
- **Strong Brand & Market Position:** Pizza Hut is one of the most recognized brands in the QSR pizza category, with decades of marketing leadership, strong franchise relationships, and deep customer trust.

FRANCHISEE OVERVIEW



Grand Mere Restaurant Group (GMRG) is a leading multi-unit restaurant operator with a growing portfolio of branded quick-service and fast-casual restaurant concepts across the United States. Built on a foundation of strong operational discipline and strategic growth, GMRG leverages deep industry expertise to drive performance, scalability, and long-term value across its restaurant platforms.

Headquartered in the United States, Grand Mere Restaurant Group partners with nationally recognized restaurant brands, serving as a trusted operator focused on delivering consistently high-quality guest experiences. The company emphasizes brand integrity, operational excellence, and community engagement while executing disciplined expansion through both targeted acquisitions and organic development.

Under experienced leadership, GMRG has scaled rapidly and now operates a substantial number of restaurant locations across multiple states, establishing a meaningful presence in key regional markets. This scale positions Grand Mere Restaurant Group as a respected, high-performing operator within the broader restaurant industry, supported by strong brand partnerships and proven systems..

Owns And Operates:

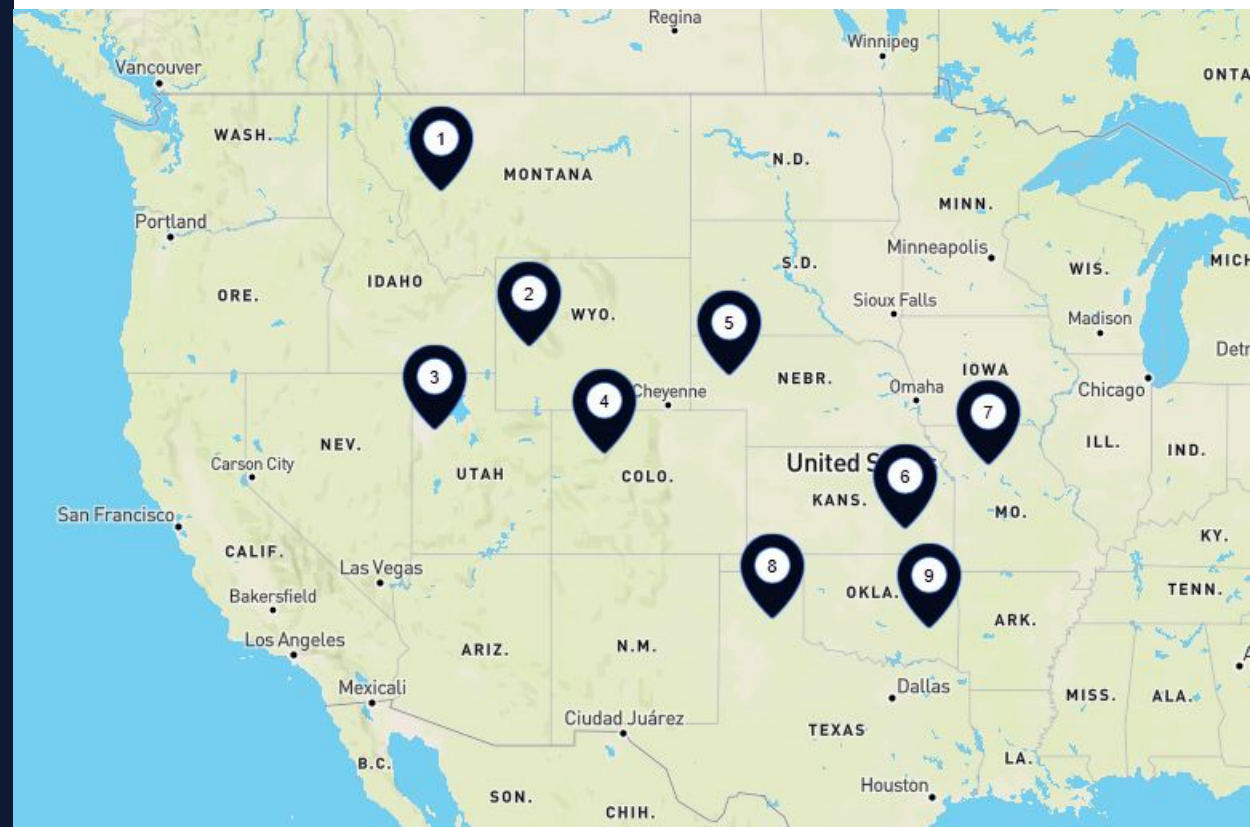
129+
Restaurants

2,000+
Employees

\$135M
Million of
Revenue



Located In 9 Different States



MARKET OVERVIEW

Pizza Hut

330 1st St W Havre, MT 59501



Helena, MT

HAVRE, MT

Local Market Overview

Havre, Montana is a small, regional hub in north-central Montana, serving as the seat of Hill County and a focal point for surrounding rural communities. The city's residential base is relatively young with a median age in the low 30s, and its household dynamics reflect a mix of families, students, and workforce households tied to key local institutions. The cost of living in Havre tends to be lower than national averages, which helps sustain housing demand and supports lifestyle affordability for both renters and homeowners.

Economically, Havre combines stable institutional employment with ongoing roles in healthcare, education, retail, and transportation sectors. Major employers include Northern Montana Health Care, Montana State University-Northern, the local Public Schools system, and logistics/rail operations tied to BNSF Railway — sectors that anchor local labor demand and contribute resilience against broader economic fluctuations. The community also benefits from its position along primary highway corridors and a regional airport, offering connectivity to larger Montana markets.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	11,542	12,125	12,649

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	4,468	4,883	5,059

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$68,517	\$69,574	\$70,451

MATTHEWS™

EXCLUSIVELY LISTED BY

Brian Brockman | Broker of Record | License No. RRE-BRO-LIC71129 (MT)

IN CONJUNCTION WITH



Corey Selenski

FVP & Director

(949) 945-6012

corey.selenski@matthews.com

License No. 02128480 (CA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **330 1st St W, Havre, MT, 59501** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.