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

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.


E
Havre
AmTrak Station
Sherwin Williams
Ezzie's
Domino's Pizza
Stokes Market
PBP
Parker's BBQ Pit - Havre, MT
County 12 Spirits
United States Postal Service
Eagles Manor
Retirement Home
O'Reilly Auto Parts
Northern Auto Repair
Subway
Magic Diamond Casino
Bergren Transmission
& Auto Care
Tire-Rama
Exxon
Havre Day
Activitiy Center
Circle K
Valley Furniture
1st St W ± 12,800 VPD
Subject Property
Pizza Hut
McDonald's

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.

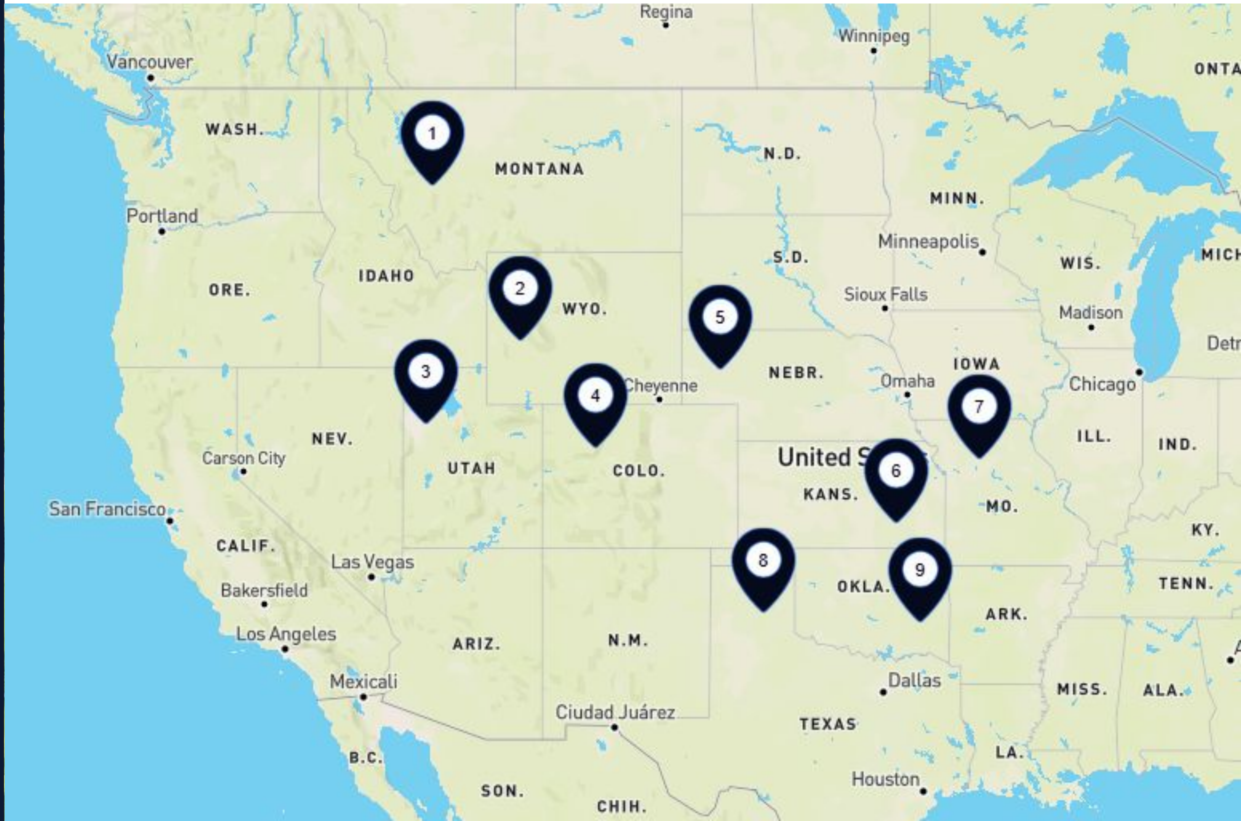
Headquartered in the United States, Grand Mere Restaurant Group partners with nationally recognized restaurant brands, serving as a trusted operator focused on delivering consistently high-quality guest experiences. The company emphasizes brand integrity, operational excellence, and community engagement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

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)