



NEW 15 YEAR ABSOLUTE NNN LEASE

WELL BELOW AVERAGE RENT TO SALES

605 Hickory Street E, Sisseton, SD 57262



PROTOTYPE



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:: NetLeasedRetail.com

Marcus & Millichap

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

INVESTMENT OVERVIEW

SINGLE TENANT
ABSOLUTE NNN LEASE
IN SISSETON, SD

PRICE

\$750,000

CAP

6.35%

NET OPERATING INCOME . . . **\$47,625**

LEASE TYPE . . . **Absolute NNN Lease**

LEASE COMMENCEMENT . . . **Upon Closing**

LEASE EXPIRATION DATE . . . **15 Years Following
Commencement Date**

INCREASES . . . **5% Every 5 Years**

OPTIONS . . . **(4) Five Year Options**

GUARANTOR . . . **15 Unit Experienced
Operator**

YEAR BUILT . . . **1984**

LOT SIZE . . . **.30 Acres**

BUILDING SIZE . . . **2,792 SF**



PROTOTYPE

INVESTMENT DETAILS

ESTABLISHED LOCATION AS PIZZA HUT FOR 33 YEARS

Developed in 1984, the Subject Property consists of a 2,792 SF building on .30 acres of land with ample dedicated parking.

HIGHWAY ACCESS & VISIBILITY

Located on 119th St/ Hwy 10, the main arterial, traveling East and West through town, with excellent visibility & access.

LEASE TERMS

At Close a new 15 year absolute NNN lease will be executed providing 5% increases every 5 years.

The absolute NNN lease structure leaves owner with a passive investment and no landlord responsibilities.

:: NEW 15 YEAR LEASE
SIGNED AT CLOSING

FRANCHISEE OPERATES 14 OTHER LOCATIONS

Lease backed by an experienced long time Pizza Hut franchisee who owns and operates 15 units in Iowa and South Dakota.

:: EXPERIENCED OPERATOR

LOW RENT TO SALES

Assuming 8% as the national rent to sales average, this investment benefits from very low rent to sales. Ask agent for details.



ACTUAL PROPERTY

RENT ROLL

ABSOLUTE NNN LEASE
WITH ZERO LANDLORD RESPONSIBILITIES

The 15 year absolute NNN lease is a sale-leaseback commencing upon closing with 5% increases every 5 years.



TENANT INFO		LEASE TERMS		CURRENT RENT	RENT INCREASES		LEASE	
NAME	SQUARE FEET	COMMENCEMENT	EXPIRATION	ANNUAL BASE RENT	DATE	ANNUALLY	OPTIONS	TYPE
PIZZA HUT	2,792 SF	est. 5/1/2017	est. 4/30/2032	\$47,625	est 1/1/2022 est 1/1/2027	\$50,006 \$52,506	(4) 5 Year Options with 5% rental increases	ABSOLUTE NNN

PHOTOS



ACTUAL PROPERTY



CLOSE-UP AERIAL

EXCELLENT VISIBILITY
FROM 119TH STREET

:: CORNER LOCATION

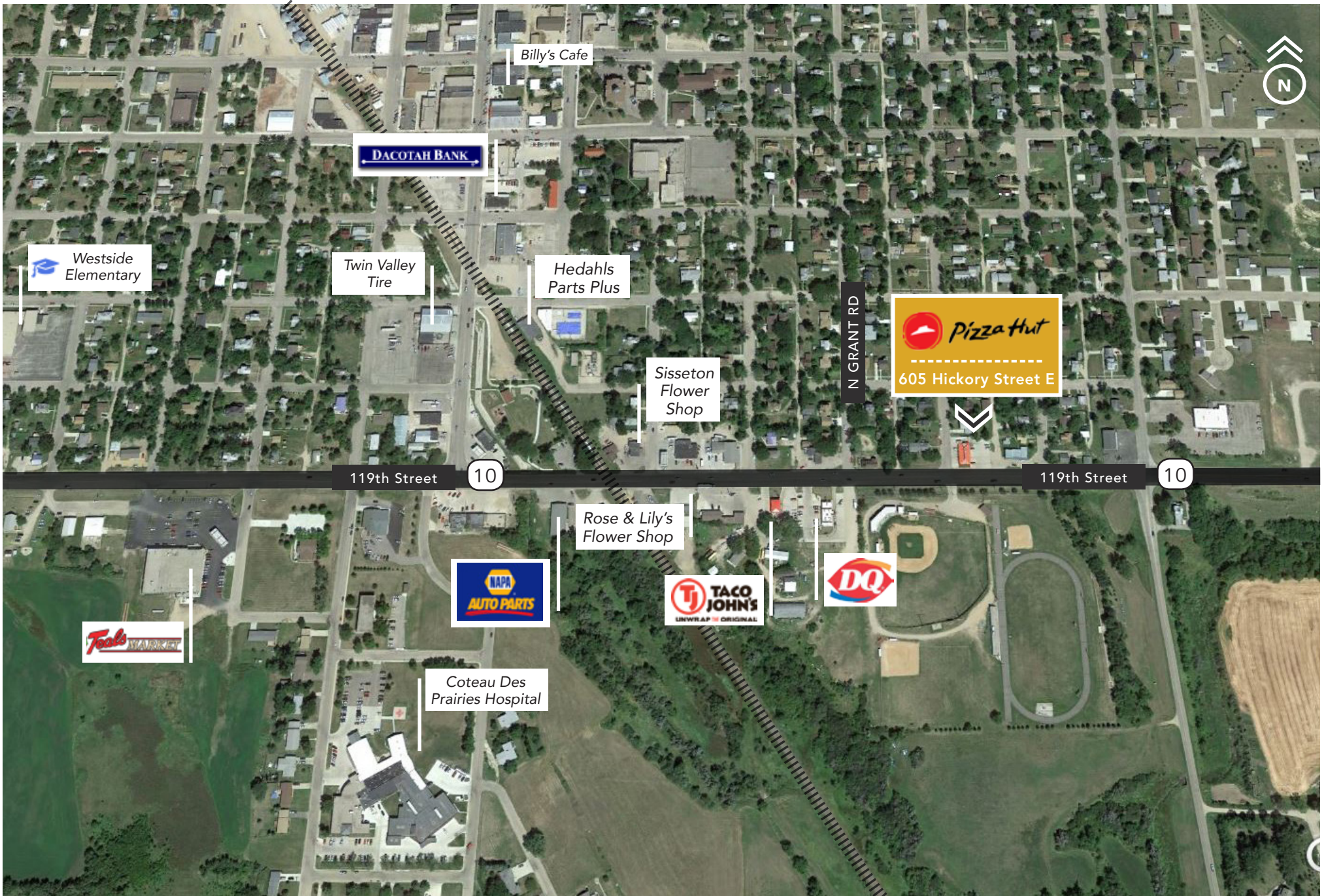
6TH AVE E

119TH STREET

10



AERIAL

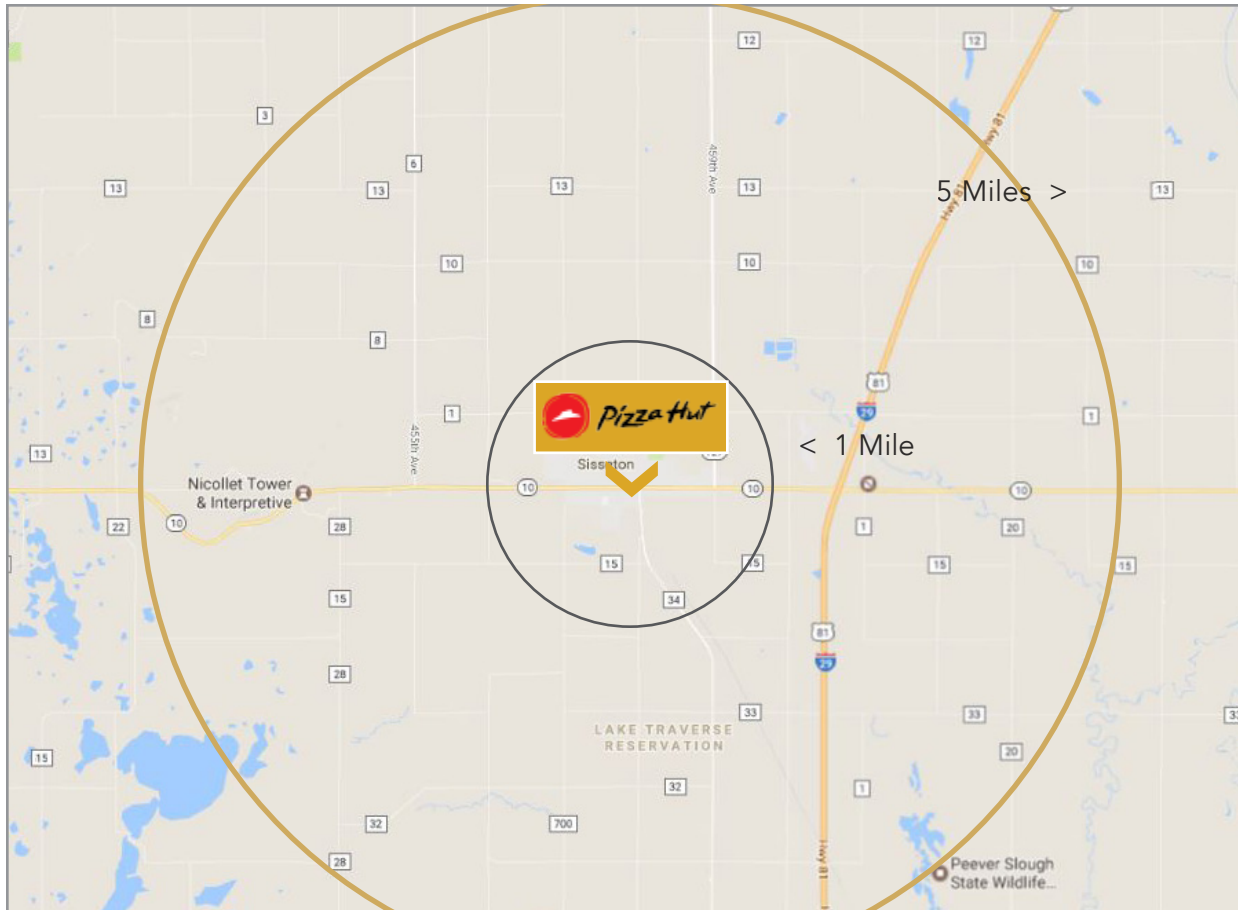


DEMOS

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2015 AVERAGE	\$54,549	\$56,657	\$56,726
2015 MEDIAN	\$42,615	\$42,979	\$43,679
POPULATION	1 Mile	3 Miles	5 Miles
2010	3,248	5,149	7,675
2015	3,334	5,298	7,836
2020	3,353	5,383	7,912

LOCATED ON
119TH STREET
A MAIN ARTERIAL
IN SISSETON

:: EXCELLENT ACCESS



MAJOR AREA EMPLOYERS WITHIN 5-MILE RADIUS

Company Name	# of Employees
Woodland Cabinetry Inc	230
Sisseton-Wahpeton Oyate	126
Tiospa Zina Tribal School	122
Coteau Des Prairies Hospital	113
Sisseton School District 54-2	112
Tekakwitha Nursing Center Inc	105
Sisseton-Wahpeton Oyate	100

SISSETON, SD

ABOUT SISSETON, SD

Sisseton is a city on the Lake Traverse Indian Reservation and the county seat of Roberts County, South Dakota.

Sisseton is home to a number of attractions including the Nicollet Tower and is near the "Song to the Great Spirit" building on the campus of Sisseton Wahpeton College. Named for the Sisseton division of the Native American Sioux, the city is located a few miles north of the tribal seat of the Sisseton Wahpeton Oyate at Agency Village, South Dakota.

:: EDUCATION

Sisseton Wahpeton College, a small college which is part of Sisseton Wahpeton Oyate, is located near Sisseton in Agency Village. The college offers undergraduate and vocational degrees.

:: RECREATION

Established on the northern fringe of the vast Coteau des Prairies (hills of the prairie), this active community of more than 2,500 commands an idyllic position in South Dakota with a diverse economy and ease of access to six nearby state parks and recreation areas, wooded coulees, clear lakes and rolling grasslands, as well as exceptional camping, hunting, fishing, golfing, biking and hiking opportunities.



TENANT OVERVIEW



The first Pizza Hut opened in 1958 in Wichita, Kansas by two brothers who borrowed \$600 from their mother.

Considered to be a forward thinking and innovative company, Pizza Hut does pizza differently, from the first stuffed crust pizza to it's signature pan pizza.

In 1994 they were also the first national pizza chain to offer online ordering and in 2009 they developed an app for ordering pizza which was featured in an iphone commercial.

15,000 RESTAURANTS Employing
in 90 COUNTRIES 300,000 PEOPLE

ABOUT THE OPERATOR

Lease backed by an experienced long time Pizza Hut franchisee who owns and operates 15 units in Iowa and South Dakota.



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