

PIZZA HUT

20-Year NNN Lease

ABSOLUTE NNN LEASE OFFERING



About the Investment

- ✓ Long-Term, 20-Year Absolute Triple Net (NNN) Lease that Commenced on February 22, 2022
- ✓ 1.75% Rental Increases Annually Starting Year Seven (7)
- ✓ Six (6), Five (5)-Year Tenant Renewal Options, Bringing the Potential Lease Term to 50 Years
- ✓ Franchisee Guarantee from SFR XI Holdings, LLC – Approximately 120+ Units
- ✓ Certain principals of the selling entity, including but not limited to Glen Dumotley and Michael DePaul, are Exclusive Listing Agents and part time employees of the property. See last page for full disclosure.

About the Location

- ✓ Positioned in Strong Retail Artery | Giant Eagle, CVS Pharmacy, Dollar Tree, Dunkin' Donuts, Subway, McDonald's, Hampton Inn And Suites, Bob Evans And More
- ✓ Less Than 6 Miles From Downtown Youngstown
- ✓ Strong Demographics | Population Exceeds 92,750 Individuals Within a Five-Mile Radius
- ✓ Strong Traffic Counts | Over 34,320 And 22,380 Vehicles Per Day Along Boardman-Canfield Road And Interstate 76

About the Brand / Tenant

- ✓ Pizza Hut, a subsidiary of Yum! Brands, Inc., is the largest restaurant chain in the world specializing in the sale of ready-to-eat pizza products.
- ✓ The brand has a longstanding history with the first Pizza Hut opening in 1958 in Wichita, KS. Within a year, the first franchise unit was opened.
- ✓ As of December 31, 2021, there were 18,381 Pizza Hut locations around the world.
- ✓ SFR XI Holdings, LLC is the 11th largest Pizza Hut franchisee, operating 120+ locations across Ohio, West Virginia, Pennsylvania, and Indiana.

RENT SCHEDULE					
Lease Year(s)	Start Date	End Date	Annual Rent	Monthly Rent	Rent Escalation (%)
Year 1	2/22/2022	2/28/2023	\$35,793	\$2,983	-
Year 2	3/1/2023	2/29/2024	\$35,793	\$2,983	-
Year 3	3/1/2024	2/28/2025	\$35,793	\$2,983	-
Year 4	3/1/2025	2/28/2026	\$35,793	\$2,983	-
Year 5	3/1/2026	2/28/2027	\$35,793	\$2,983	-
Year 6	3/1/2027	2/29/2028	\$35,793	\$2,983	-
Year 7	3/1/2028	2/28/2029	\$36,419	\$3,035	1.75%
Year 8	3/1/2029	2/28/2030	\$37,057	\$3,088	1.75%
Year 9	3/1/2030	2/28/2031	\$37,705	\$3,142	1.75%
Year 10	3/1/2031	2/29/2032	\$38,365	\$3,197	1.75%
Year 11	3/1/2032	2/28/2033	\$39,036	\$3,253	1.75%
Year 12	3/1/2033	2/28/2034	\$39,719	\$3,310	1.75%
Year 13	3/1/2034	2/28/2035	\$40,415	\$3,368	1.75%
Year 14	3/1/2035	2/29/2036	\$41,122	\$3,427	1.75%
Year 15	3/1/2036	2/28/2037	\$41,841	\$3,487	1.75%
Year 16	3/1/2037	2/28/2038	\$42,574	\$3,548	1.75%
Year 17	3/1/2038	2/28/2039	\$43,319	\$3,610	1.75%
Year 18	3/1/2039	2/29/2040	\$44,077	\$3,673	1.75%
Year 19	3/1/2040	2/28/2041	\$44,848	\$3,737	1.75%
Year 20	3/1/2041	2/28/2042	\$45,633	\$3,803	1.75%

PROPERTY DESCRIPTION	
Property	Pizza Hut
Property Address	4166 Boardman Canfield Rd
City, State ZIP	Canfield, OH 44406
Building Size (SF)	1,151
Lot Size (AC)	1.05
Type of Ownership	Fee Simple
THE OFFERING	
Purchase Price	\$596,548
CAP Rate	6.00%
Annual Rent	\$35,793
LEASE SUMMARY	
Property Type	Net Leased Quick Service Restaurant
Tenant / Guarantor	SFR X Holdings, LLC / SFR XI Holdings, LLC (120+ Units)
Original Lease Term	20 Years
Lease Commencement	February 22, 2022
Lease Expiration	February 28, 2042
Lease Type	Absolute Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	1.75% Annually, Starting Year Seven (7)
Options to Renew	Six (6), Five (5)-Year Options

The map displays the Westford area with three specific locations highlighted for ADTC measurement. Each location is marked with a car icon and a callout box showing the ADTC value. The locations are situated along S Raccoon Rd and near the intersection with Westford Pl. The ADTC values are 22,380, 32,720, and 34,327. The map also shows major roads like the Ohio Turnpike (I-76) and local streets like Westford Pl, Kyleridge Pl, and Arthur Kyle Woods. A large green area in the top right corner is labeled 'Tippecanoe Country Club'.

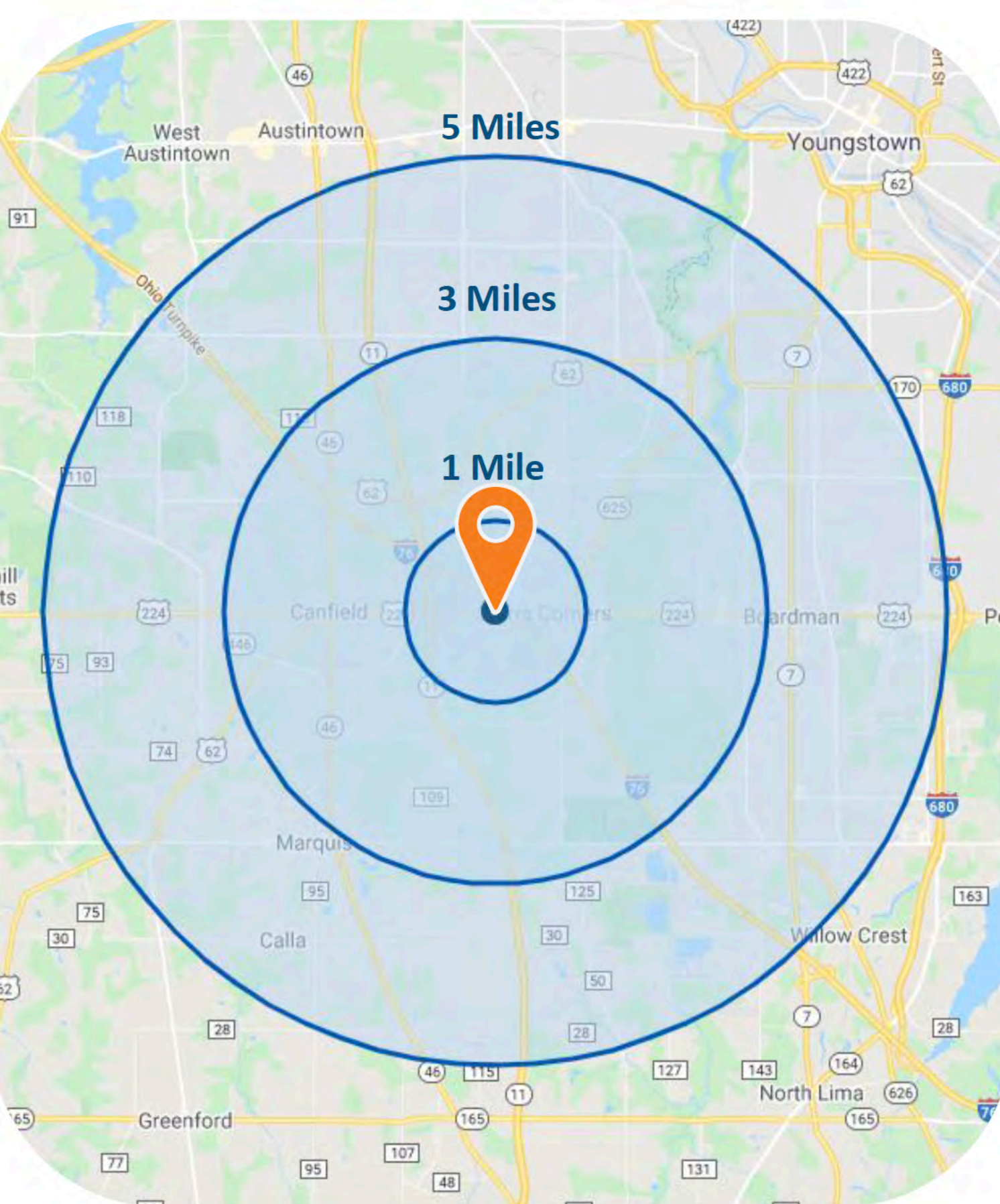
Location	ADTC Value
Location 1 (Top)	22,380
Location 2 (Middle)	32,720
Location 3 (Bottom)	34,327

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POPULATION TRENDS

2010 Population	3,899	31,058	95,981
2021 Population	3,892	30,181	92,751
2026 Population Projection	3,873	29,864	91,674

POPULATION BY RACE (2021)

White	3,598	28,100	77,618
Black	90	974	11,735
American Indian/Alaskan Native	4	54	205
Asian	145	651	1,257
Hawaiian & Pacific Islander	0	11	41
Two or More Races	55	391	1,895
Hispanic Origin	121	985	4,070

HOUSEHOLD TRENDS

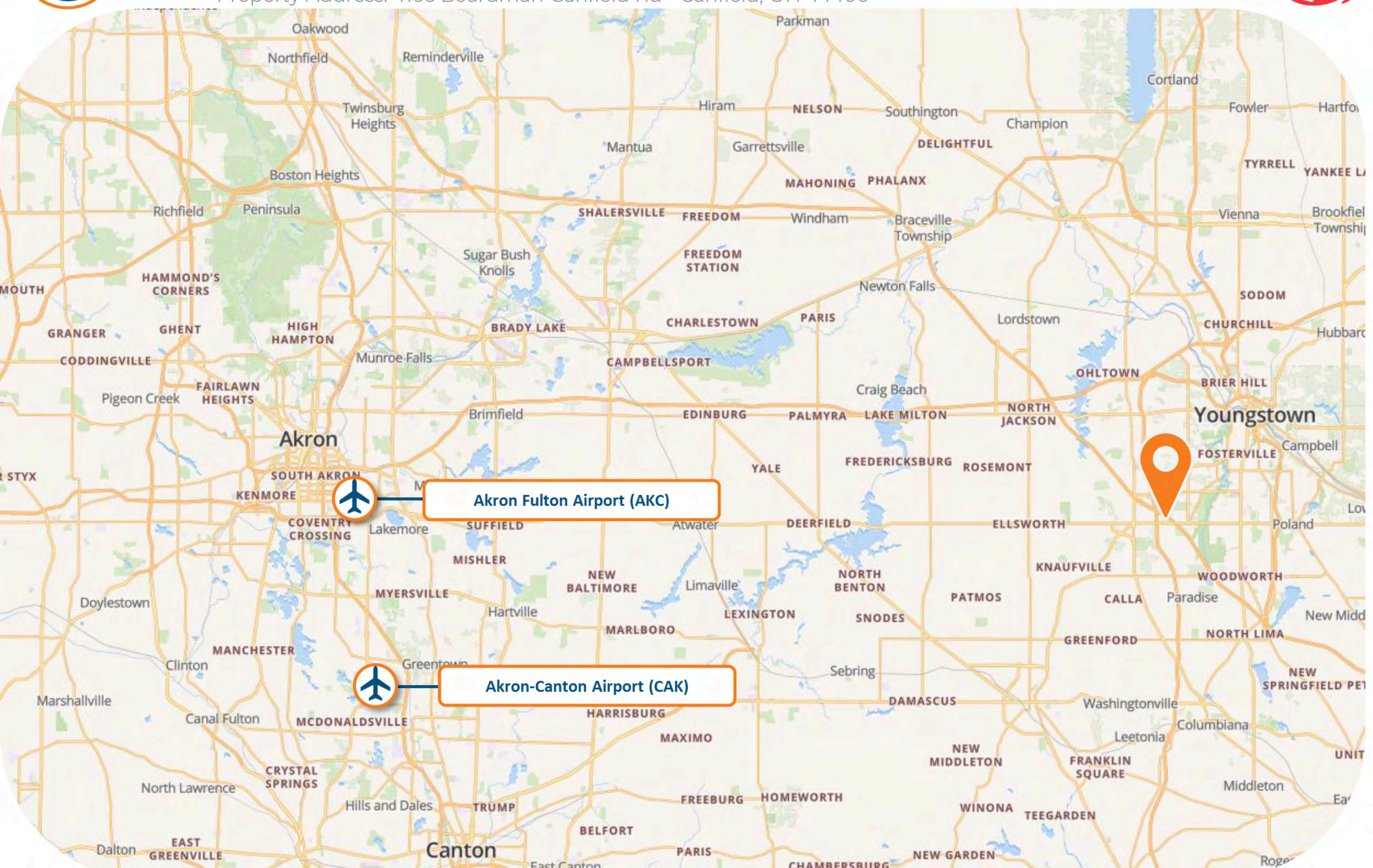
2010 Households	1,656	13,454	41,379
2021 Households	1,643	12,962	39,661
2026 Household Projection	1,636	12,821	39,180

AVERAGE HOUSEHOLD INCOME (2021)	\$105,667	\$88,738	\$72,369
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MEDIAN HOUSEHOLD INCOME (2021)	\$75,648	\$68,255	\$54,818
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HOUSEHOLDS BY HOUSEHOLD INCOME (2021)

< \$25,000	180	1,932	8,838
\$25,000 - 50,000	317	2,721	9,363
\$50,000 - 75,000	320	2,358	7,121
\$75,000 - 100,000	193	1,909	5,270
\$100,000 - 125,000	168	1,484	3,628
\$125,000 - 150,000	140	850	2,223
\$150,000 - 200,000	118	779	1,532
\$200,000+	208	927	1,683



Akron Fulton Airport (AKC)



Akron-Canton Airport (CAK)

