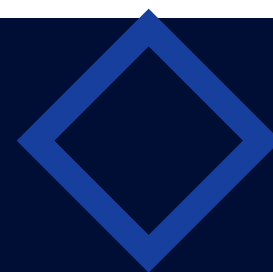


SINGLE-TENANT TRIPLE NET INVESTMENT

1057 SHERIDAN AVENUE

Cody, Wyoming

A fully leased NNN investment occupied by Millstone Pizza Company & Brewery, offering immediate cash flow, limited landlord responsibilities and contractual rent growth.


\$1.95M

ASKING PRICE

7.65%

CURRENT CAP RATE

\$149,250

NET OPERATING INCOME

100%

OCCUPANCY

10,950.5

RENTABLE SF

\$178.08

PRICE / SF

\$150,000

ANNUAL BASE RENT

03.31.30

LEASE EXPIRATION

Investment Highlights

- 100% leased single-tenant investment.
- Triple Net lease with minimal landlord responsibilities.
- Tenant responsible for taxes, building insurance, maintenance, repairs and utilities.
- Long-term lease through March 31, 2030.
- Three consecutive five-year renewal options with predetermined rent increases.
- Passive investment and 1031 exchange opportunity.

Lease Snapshot

TENANT	Millstone Pizza Co.
LEASE TYPE	Single-Tenant NNN
ANNUAL BASE RENT	\$150,000
RENEWAL OPTIONS	3 x 5 Years
RENT GROWTH	Contractual
MANAGEMENT	Minimal / Passive

Investment profile: Stabilized income-producing commercial real estate positioned along Sheridan Avenue in downtown Cody, with current income and scheduled rent growth designed to strengthen returns over the renewal periods.

INCOME GROWTH

CONTRACTUAL RENT GROWTH

Projected property performance at the current asking price, assuming renewal options are exercised and property-level expenses remain substantially consistent.

Cap Rate Progression		CURRENT THROUGH THIRD RENEWAL	
CURRENT	1ST RENEWAL	2ND RENEWAL	3RD RENEWAL
7.65%	8.66%	9.81%	11.10%
CAP RATE	CAP RATE	CAP RATE	CAP RATE
\$150,000 rent \$149,250 NOI	\$169,711 rent \$168,961 NOI	\$192,103 rent \$191,353 NOI	\$217,245 rent \$216,495 NOI

Why This Offering Stands Out

01 Passive NNN Structure Operating responsibilities are shifted substantially to the tenant, including taxes, insurance, maintenance, repairs and utilities.	02 Built-In Income Growth Three consecutive five-year renewal options include predetermined rent increases, providing a clear path for future income growth.	03 1031 Exchange Fit Immediate income, 100% occupancy and limited management intensity support consideration as a replacement-property opportunity.
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Downtown Cody Position Located along Sheridan Avenue in the heart of downtown Cody, the property sits on the city's premier commercial corridor and the primary eastern gateway to Yellowstone National Park. The location serves Cody's year-round residents while participating in a tourism economy that supports regional commercial activity.	Established Tenant Millstone Pizza Company operates as a full-service pizza restaurant, brewery and sports bar. The tenant's NNN lease provides the ownership structure behind the property's passive investment profile. Additional due diligence: Lease documents and financial information are available upon request through RE/MAX Elevation.
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Information contained herein has been compiled from sources believed reliable but is not guaranteed. Financial projections are for informational purposes only and depend on lease renewals, contractual terms and future property-level expenses. Prospective purchasers should independently verify all property, lease and financial information and consult their own legal, tax and financial advisors.