SURMOUNT

609 W Main Street
Cut Bank, MT, 59427

Offering Memorandum
Exclusive Net-Lease Offering

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Offering Memorandum

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The Pros

Glen Kunofsky
NY RE Lic 49KU1129178

Christopher Urban
curban@surmount.com
207.272.2425
NY RE Lic 10401294011

Brendan Murphy
bmurphy@surmount.com
332.345.8520
NY RE Lic 10401389060

Capital Markets

Chris Marks
cmarks@surmount.com
516.448.3293

Contact the Team

In State Broker

Brian Brockman
surmount@bangrealty.com
(513) 898-1551

Bang Realty, Inc
RRE-BRO-LIC71129

Content

Pizza Hut

Investment Overview

LIST PRICE

$1,410,057

CAP RATE

7.00%

NET OPERATING INCOME

$98,704

Street	609 W Main Street
City, State Zip	Cut Bank, MT, 59427
Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Restaurant - Quick Service
Year Built	1984/1990

Estimated Building SF	3,334
Estimated Lot Size	0.68
Credit Type	Franchisee
Guarantor	Grand Mere Restaurant Group
Original Lease Term	20 Years
Rent Commencement	COE

Lease Expiration	20 Years from COE
Lease Term Remaining	20.0
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	2.00% Annually Starting Year 7
Renewal Options	4, 5-Year Options

Pizza Hut

Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
Year 1	$98,704	$8,225	0.0%	6.50%
Year 2	$98,704	$8,225	0.0%	6.50%
Year 3	$98,704	$8,225	0.0%	6.50%
Year 4	$98,704	$8,225	0.0%	6.50%
Year 5	$98,704	$8,225	0.0%	6.50%
Year 6	$98,704	$8,225	0.0%	6.50%
Year 7	$100,678	$8,390	2.0%	6.63%
Year 8	$102,692	$8,558	2.0%	6.76%
Year 9	$104,745	$8,729	2.0%	6.90%
Year 10	$106,840	$8,903	2.0%	7.04%
Year 11	$108,977	$9,081	2.0%	7.18%
Year 12	$111,157	$9,263	2.0%	7.32%
Year 13	$113,380	$9,448	2.0%	7.47%
Year 14	$115,647	$9,637	2.0%	7.62%
Year 15	$117,960	$9,830	2.0%	7.77%
Year 16	$120,320	$10,027	2.0%	7.92%
Year 17	$122,726	$10,227	2.0%	8.08%
Year 18	$125,181	$10,432	2.0%	8.24%
Year 19	$127,684	$10,640	2.0%	8.41%
Year 20	$130,238	$10,853	2.0%	8.58%

Pizza Hut

Investment Highlights

Investment Summary

Surmount is pleased to present the exclusive listing for a Pizza Hut located at 609 W Main Street, Cut Bank, MT, 59427. The site consists of roughly 3,334 rentable square feet of building space on an estimated 0.68-acre parcel of land. This Pizza Hut is subject to a 20 Years-year Triple Net (NNN) lease, which commenced COE. The current annual rent is $98,704 and has scheduled increases of 2.00% annually starting year 7.

Twenty Year Absolute Triple Net (NNN) Lease

This property is subject to a long-term, twenty-year absolute triple net lease with zero landlord responsibilities. Providing the landlord with a truly passive income stream.

Brand New 2025 Lease Extension

Tenant extended their lease 14 years prior to lease expiration, showing commitment to this location.

Excellent Operator

Grand Mere Restaurant Group operates 145+ Pizza Hut locations across nine different states.

Limited Competition - Essential Quick Service Option

This Pizza Hut stands out as one of the few quick-service dining options in town, making it a go-to destination for residents and travelers alike. With limited fast-food alternatives in the area, this location benefits from consistent demand, strong brand recognition, and minimal local competition—positioning it as a vital part of the community's dining landscape and a resilient tenant in a high-need market.

Strong Population Growth

Cut Bank has experienced a robust 3.3% growth in its annual population between 2020 and 2024, highlighting a thriving community and an expanding customer base. This steady increase reflects the area's appeal as an attractive destination for both residents and businesses, promising continued demand and growth potential.

Strong Transportation Infrastructure

Cut Bank boasts strong transportation infrastructure. The Cut Bank International Airport is just two miles away, offering convenient access to both domestic and international travel. Additionally, the Amtrak station is located less than a mile from the property, providing various travel options. This infrastructure enhances the area's accessibility and attractiveness for business operations and residents alike.

Pizza Hut

Concept Overview

About the Tenant

Pizza Hut is an American restaurant chain and international franchise, known for pizza and side dishes. The first Pizza Hut restaurant was opened in 1958 in Wichita, Kansas, and within a year, the first franchise unit was opened. Today, Pizza Hut is the largest restaurant chain in the world specializing in the sale of ready-to-eat pizza products. Pizza Hut operates in 103 countries and territories throughout the world. Pizza Hut currently operates 18,000+ units in over 100 countries. 97 percent of Pizza Hut units are franchised. Pizza Hut operates in the delivery, carryout and casual dining segments around the world. Outside of the U.S., Pizza Hut often uses unique branding to differentiate these segments. Additionally, a growing percentage of Pizza Hut's customer orders are being generated digitally.

About the Franchisee

In October 2017, the Company acquired 23 underperforming Pizza Hut restaurants in Kansas and Missouri. Utilizing a playbook developed by Victor over 25+ years working in a variety of roles at many different companies, Grand Mere transformed the management and store-level culture of its first stores, which resulted in a significant and rapid operational and financial turnaround. Capitalizing on these early successes, the Company grew rapidly and very quickly became a leading operator in Pizza Hut.

Since then the Company has grown to become a leading franchisee in the system with nearly 150 stores and 3,000+ employees.

Its restaurants are top performers in the Pizza Hut system across nearly all operational and financial metrics. Its founders and operational leaders are considered go-to tactical and strategic leaders across all facets of the system.


Kee Sun Corporation
YOKOHAMA
Albertsons
Cut Bank Tire
VILLAGE
Glacier
NORMAN'S
McDonald's
Cut Bank Big Sky Foods
conoco
town pump
Super 8
SUBJECT PROPERTY
Pizza Hut
U-HAUL
O'Reilly
Opportunities, Inc. Head Start Cut Bank
ADTC: 3,280
W Main St
FAMILY DOLLAR


Exxon
Charlie's Pizza
town pump
Glacier Gateway Inn Cut Bank
NAPA
Glacier Colony School
Cut Bank High School
H&R BLOCK
UNITED STATES POSTAL SERVICE
First Interstate Bank
AMERICAN
YOKOHAMA
Kee Sun Corporation
Cut Bank Tire
Ford
Cut Bank Tire
Glacier
town pump
conoco
Albertsons
VILLAGE
Cut Bank Big Sky Foods
Super 8
SUBJECT PROPERTY
Pizza Hut
O'Reilly AUTO PARTS
FAMILY DOLLAR
ADTC: 3,280
W Main St

Pizza Hut

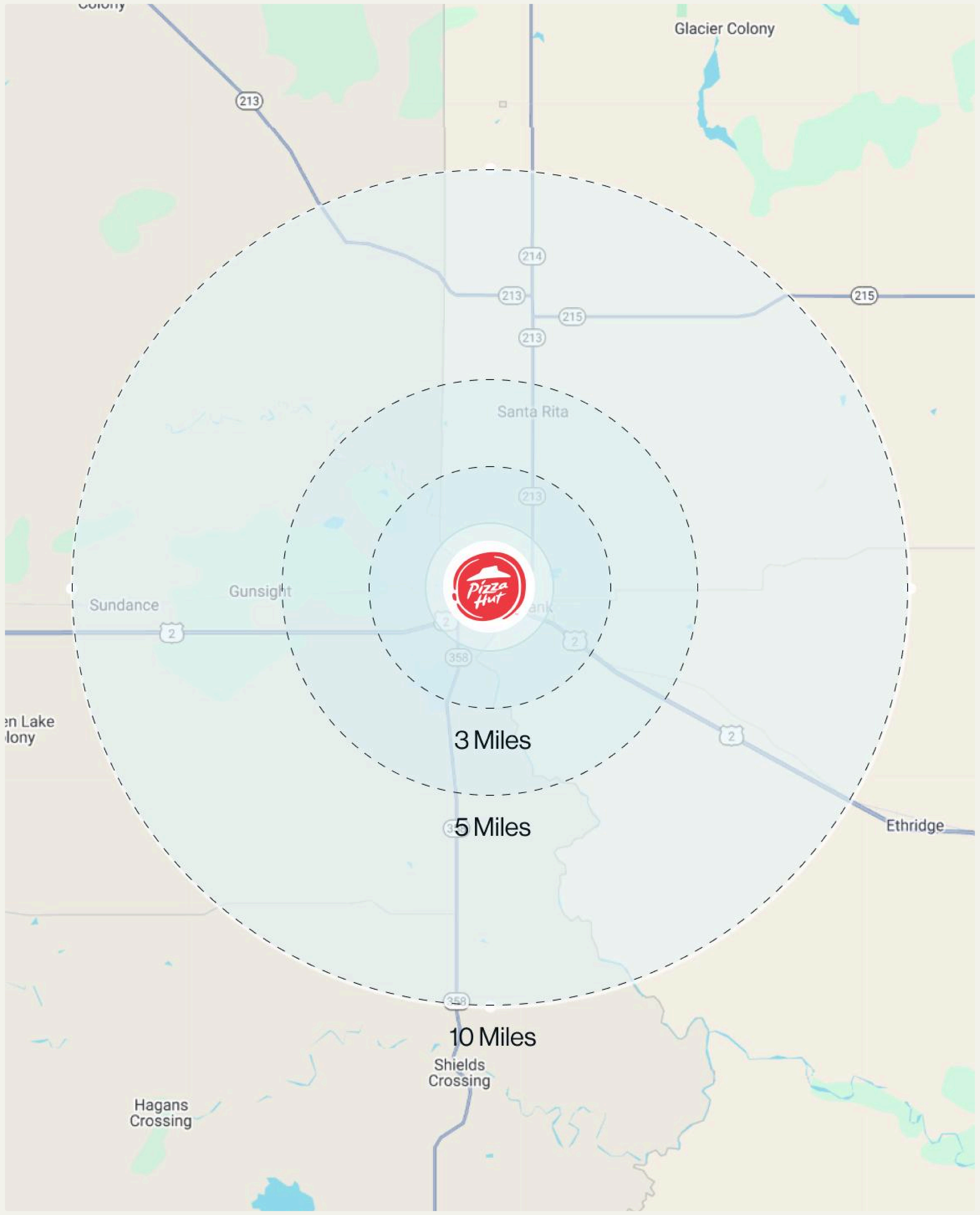
Location Overview

This subject property is located along 609 W Main Street, which accounts for 3280 vehicles per day. Between the years 2020 and 2024 the population grew 3.3% within a ten (10) mile radius of Cut Bank.

The Pizza Hut Property benefits from being well located near a strong retail pocket in downtown Cut Bank, Montana consisting of national and local tenants. The surrounding retail corridor contains tenants such as McDonalds, Albertson's, Family Dollar, Napa Auto Parts, Exxon, and more. Within the town of Cut Bank, there are three elementary, and high schools that combine for an enrollment of 334 students, and the hospital in town contains 20 staffed beds.

The property is located in Cut Bank, Montana. Situated near Glacier National Park, Cut Bank combines rural tranquility with proximity to one of the nation's most beautiful landscapes. Overall, Cut Bank offers a warm and welcoming environment, excellent educational resources, and abundant outdoor recreational opportunities, making it a wonderful place to live and experience the beauty of Montana.

	3 Miles	5 Miles	10 Miles
Population Trends			
2020 Population	3,453	3,902	4,745
2024 Population	3,911	4,323	5,110
2029 Population	3,957	4,358	5,126
Growth '20 - '24	3.30%	2.70%	1.90%
Growth '24 - '29	0.20%	0.20%	0.10%
Household Trends			
2020 Households	1,431	1,584	1,803
2024 Households	1,613	1,750	1,951
2029 Households	1,632	1,765	1,960
Growth '20 - '24	3.00%	2.50%	2.10%
Growth '24 - '29	0.20%	0.20%	0.10%
Household Income			
Avg HH Income	$71,581	$72,403	$72,846
Median HH Income	$45,282	$46,349	$45,909

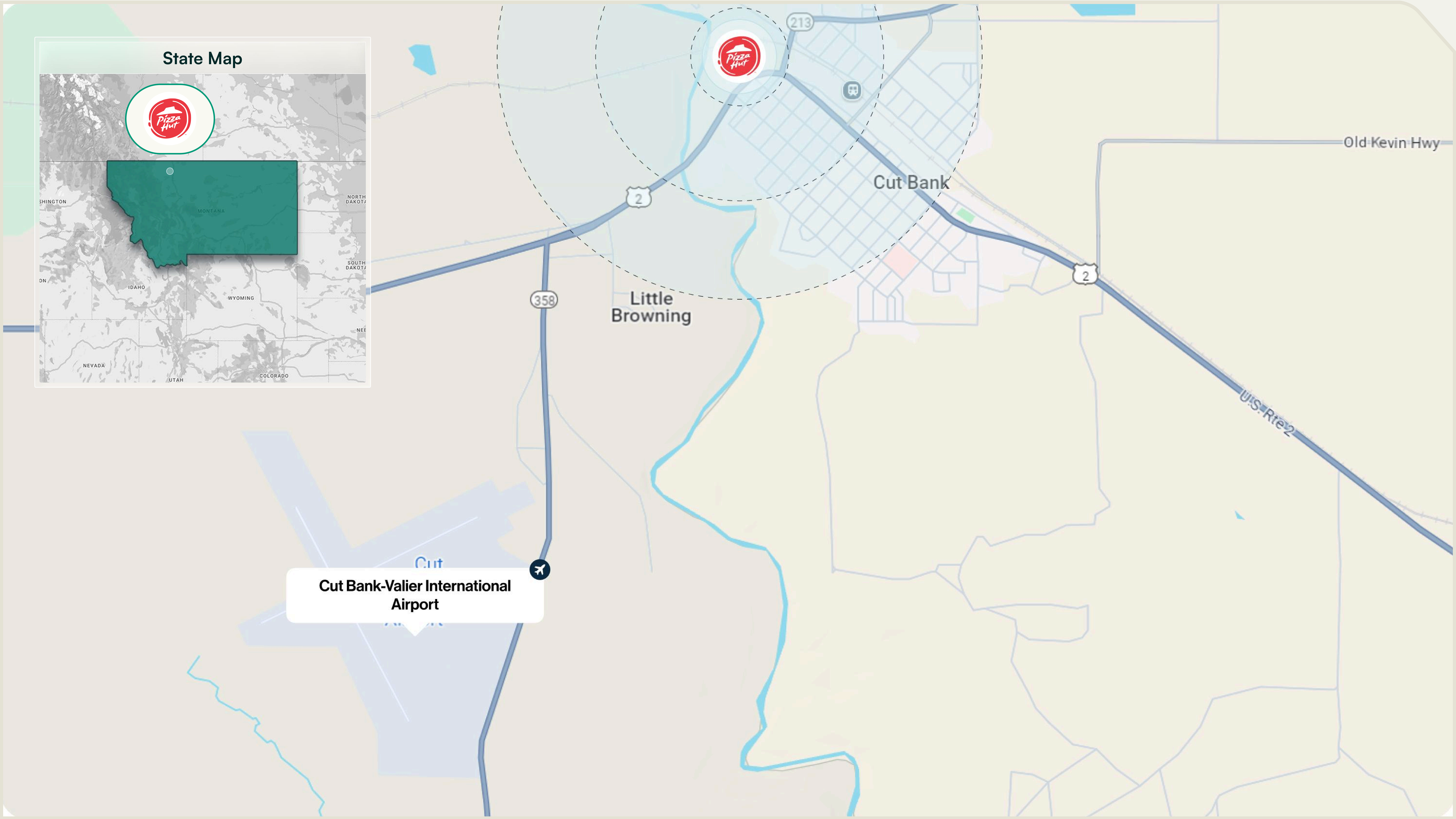



PizzaHut


PizzaHut


PizzaHut


Pizza Hut
Carry Out/Delivery


State Map
MONTANA
IDAHO
WYOMING
NEVADA
UTAH
COLORADO
NORTH DAKOTA
SOUTH DAKOTA
213
Old Kevin Hwy
Cut Bank
2
Little Browning
358
U.S. Rte 2
Cut Bank-Valier International Airport

Pizza Hut

Market Overview

Great Falls is often referred to as Montana's basecamp as our city of just over 60,000 people is centrally located and home to an international airport. Nestled in between 4 mountain ranges, 3 rivers, 2 wilderness areas and 1 wildlife refuge, adventure is easily accessible in every direction. Did we mention we're about halfway between Glacier National Park and Yellowstone National Park? Great Falls makes the perfect stopover. Stretch your legs on the picturesque 53 miles of trail that runs along the famed Missouri River that goes right through town. Add to that the 11 museums and over 25 wall murals that make our downtown Montana's biggest art gallery. Take a look and you'll understand why we are known for our art scene. Oh, it may also have a little something to do with famed Western artist Charles M. Russell who called Great Falls home—you can see his studio, home, and many of his works of art while you're here.

Great Falls is ready to welcome you with open arms so let's get to planning! We've got all 4 seasons here (some are just shorter than others). Spring is a secret, but worth the wait! Summer is phenomenal and has most everyone enjoying the epic rivers, lakes, and streams that dot our landscape. Fall? We're never sure when it will arrive or how long it will stick around, but you'll find us enjoying the great outdoors whether we're hiking, fishing, biking or hunting. Snow dreams are realized come winter in Central Montana! But don't let the cold weather deter you—we've got some of the best landscapes to enjoy the winter months. It does gets a little windy here. In fact, we're windier then Chicago. We don't mind though, as it keeps our skies blue and clears the air of any bad vibes.

SURMOUNT™

Get in Touch

The Pros

Glen Kunofsky
NY RE Lic 49KU1129178

Christopher Urban
curban@surmount.com
207.272.2425
NY RE Lic 10401294011

Brendan Murphy
bmurphy@surmount.com
332.345.8520
NY RE Lic 10401389060

Capital Markets

Chris Marks
cmarks@surmount.com
516.448.3293

Contact the Team

In State Broker

Brian Brockman
surmount@bangrealty.com
(513) 898-1551

Bang Realty, Inc
RRE-BRO-LIC71129

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