



**NNN Lease Opportunity**

**\$907,692.31**

**840 Hwy 35 N, Forest, MS 39074**



## Investment Highlights

- Long term lease—12 Years remaining
- JJB Brands—A franchisee of Pizza Hut, Checkers/Rally's, and Moe's Southwest Grill. Currently operating over 104 locations in five states with plans to expand.
- Absolute NNN Lease, RTS ratio of 7.3%
- Strong Academic corridor. Multiple schools within a 2 mile radius with combined enrollment exceeding 1,000 students.
- Four, Five-Year Renewals Options
- Dense Retail Corridor, nearby tenants include Sonic, McDonald's, Subway, Little Caesars, CVS, Tractor Supply Co, Walgreens, Burger King, Dollar General, and many more



### Property Summary

Triple Net Investment Group is proud to present Pizza Hut located on 840 Highway 35 N, Forest, MS 39074. The tenant, Pizza Hut, initially signed a 15 year NNN lease which commenced on Sep 2021 leaving over 12 years remaining on the lease. The Pizza Hut property is situated on 0.47+ Acres of land and has a building size of 2,080+ Sq ft. This location features demographics with an estimate of 8,064 population, 2,883 Household count, and an Median Household income of \$45,133 - all in a 5 mile radius. This dense retail corridor has many national tenants such as Subway, Burger King, McDonald's, Little Caesars, CVS Pharmacy, KFC, Tractor Supply Co, Walgreens, Sonic, Dollar General, and many more. In 2023, this location had a rent to sales ratio of 7.3%.



### Property Information

<b>Tenant</b>	<b>JBB Brands</b> a franchisee of 104 <b>Pizza Hut</b> locations and a proven track record of successful restaurant management.
<b>Property Address</b>	<b>840 Hwy 35 N, Forest, MS 39074</b>
<b>Lot Size</b>	<b>0.47 acres +/-</b>
<b>Building Size</b>	<b>2,080 sf +/-</b>
<b>Purchase Price</b>	<b>\$907,692.31</b>
<b>Cap Rate</b>	<b>6.5%</b>
<b>NOI 2023</b>	<b>\$59,000.00</b>
<b>Rent Commencement Date</b>	<b>Sep 10, 2021</b>
<b>Lease Term</b>	<b>15 Years</b>
<b>Term Remaining</b>	<b>12 Years</b>
<b>Options</b>	<b>Four, Five-Year Options</b>
<b>Rent Increase</b>	<b>10% Rental increases every 5 years</b>





# Pizza Hut

JBB Brands, a franchisee of 90+ Pizza Hut locations and a proven track record of successful restaurant management.

## Corporate Summary:

Pizza Hut is an American restaurant chain and international franchise known for its pizza and side dishes. It is corporately known as Pizza Hut, Inc. and is a subsidiary of Yum! Brands, Inc., the world's largest restaurant company. 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, operating in 103 countries and territories. By the end of 2016, Pizza Hut had 16,409 units globally, with 97% of these units being franchised. Pizza Hut operates in the delivery, carryout, and casual dining segments around the world, often using unique branding outside the U.S. to differentiate these segments. Additionally, a growing percentage of Pizza Hut's customer orders are generated digitally, reflecting the company's adaptation to modern technology trends. Notably, Pizza Hut was one of the first pizza chains to offer online starting in 1994.

## About the Tenant:

JBB Brands is a significant player in the franchising space, owning and operating 100+ Pizza Hut locations across various regions. These locations are strategically placed to maximize market penetration and serve a diverse customer base. The company's expertise in managing these franchises ensures consistent quality, excellent customer service, and strong financial performance. In addition to Pizza Hut locations, JBB Brands has diversified its portfolio with Checkers/Rally's and Moe's Southwest Grill. JBB Brands has a proven track record of successful franchise management, ensuring reliable rent payments and property maintenance. The diverse portfolio and multiple revenue streams from different franchises provide financial stability, making JBB Brands a low-risk tenant.



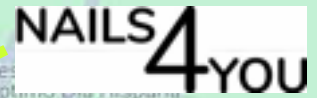


Population	3 Mile	5 Mile	10 Mile
2025 Projection	6,175	8,064	17,717
2020 Estimate	6,111	7,958	17,447
2010 Census	6,068	7,865	17,185
Households	1 Mile	3 Mile	5 Mile
2025 Projection	2,182	2,883	6,493
2020 Estimate	2,139	2,820	6,339
2010 Census	2,106	2,763	6,184
Median Household Income	1 Mile	3 Mile	5 Mile
2020	\$49,411	\$44,999	\$45,133





Forest Ford  
Ford dealer



BeeHive Homes of Forest

Village Square Shopping Center  
Shopping mall

MaxxSouth Broadband  
Recently viewed

Nails 4 You  
Recently viewed

Scott Apartments LP  
Recently viewed

Woodland Dr N

Townsend Rd

Townsend Rd

King D















Robert Gamzeh, Managing Director  
Triple Net Investment Group Inc.  
11140 Rockville Pike | Suite 480 F  
Rockville, MD 20852  
Tel: (202)361-3050  
Email: info@nnnig.com

In association with:

Brian Brockman

Broker/President

Bang Realty of Mississippi Inc.

2939 Vernon Place

Cincinnati, OH 45241

License #: 21542

