1120 E VALLEY RD | TORRINGTON, WY

Pizza Hut®

OFFERED FOR SALE
$613,000
7.50% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Pizza Hut Sale-Leaseback in Torrington, WY. Upon closing of escrow, the tenant shall sign a 10-year absolute net lease with three (3) five (5) year options. The franchisee behind the lease is one the largest within Pizza Hut's system, with over 125 locations thoughout nine states (Midwest & Northwest), and $135M+ in yearly revenue.

SALE-LEASEBACK OPPORTUNITY

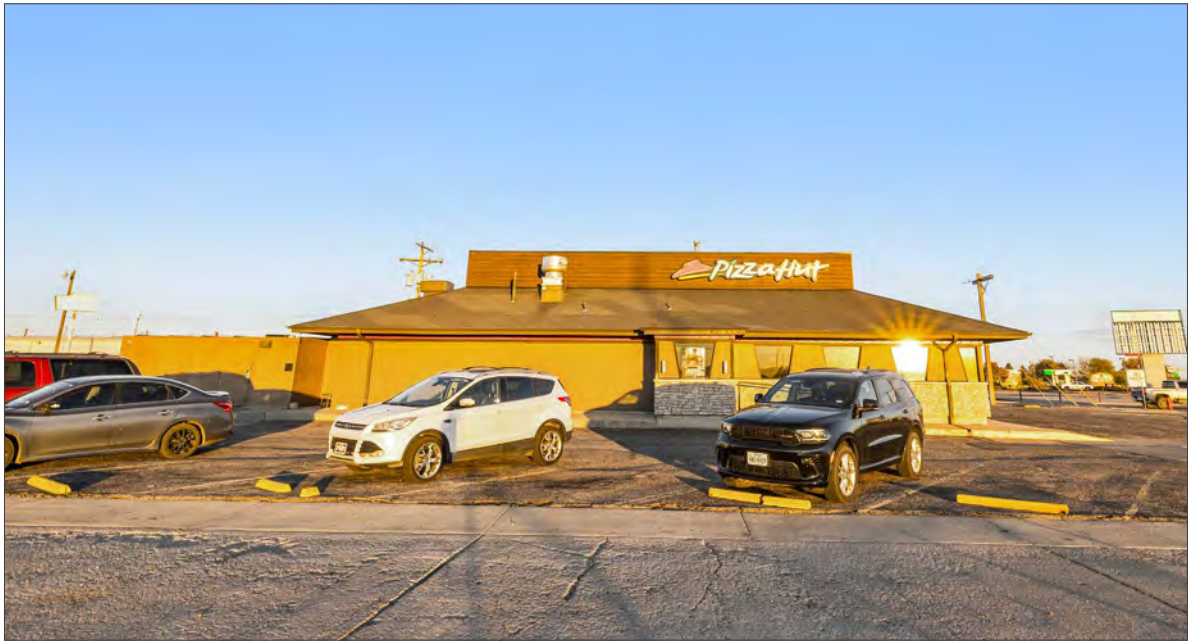
GUARANTY FROM ONE OFS THE LARGEST FRANCHISEES IN SYSTEM

RENT SCHEDULE	ANNUAL RENT	RETURN
Year 1 - 5	$45,960	7.50%
Year 6 - 10	$49,407	8.06%
Year 11 - 15 (Option 1)	$53,113	8.66%
Year 16 - 20 (Option 2)	$57,096	9.31%
Year 21 - 25 (Option 3)	$61,378	10.01%

NOI	$45,960
CAP	7.50%
PRICE	$613,000

ASSET SNAPSHOT

Tenant Name	Pizza Hut
Guarantor	Grand Mere Restaurant Group (126 Units)
Address	1120 E Valley Rd, Torrington, WY 82240
Building Size (GLA)	3,368 SF
Land Size	0.25 AC
Year Built	1985
Year Renovated	2017
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Commencement Date	Upon COE
Remaining Term	10 Years
Rental Increases	7.5% Every 5 Years
Renewal Options	3 X 5
NOI	$45,960



8,609 PEOPLE IN 5 MILE RADIUS

$83,812 AHHI IN 5 MILE RADIUS

7,600 VPD ON E VALLEY RD

INVESTMENT HIGHLIGHTS

SALE-LEASEBACK OPPORTUNITY

Tenant to sign a 10-year lease upon closing of escrow | Lease to be structured as absolute net with zero landlord responsibilities | Three (3) five (5) year options | 7.50% increases every 5 years during base term and option periods

GUARANTY FROM ONE OF THE LARGEST FRANCHISEES IN SYSTEM

Lease to be guaranteed by franchisee's corporate entity (Grand Mere Hospitality Group) | 126 locations throughout 9 states | One of Pizza Hut's top performers ($135M+ in Revenue)

INFLATION HEDGE

Fixed 7.5% increases every 5 years provide a fixed hedge against inflation and consistent rent growth

"BITE-SIZE" OPPORTUNITY

The asset is being offered well below replacement cost at just $182/sf | Rent at just $13.65/sf

HEALTHY RENT COVERAGE

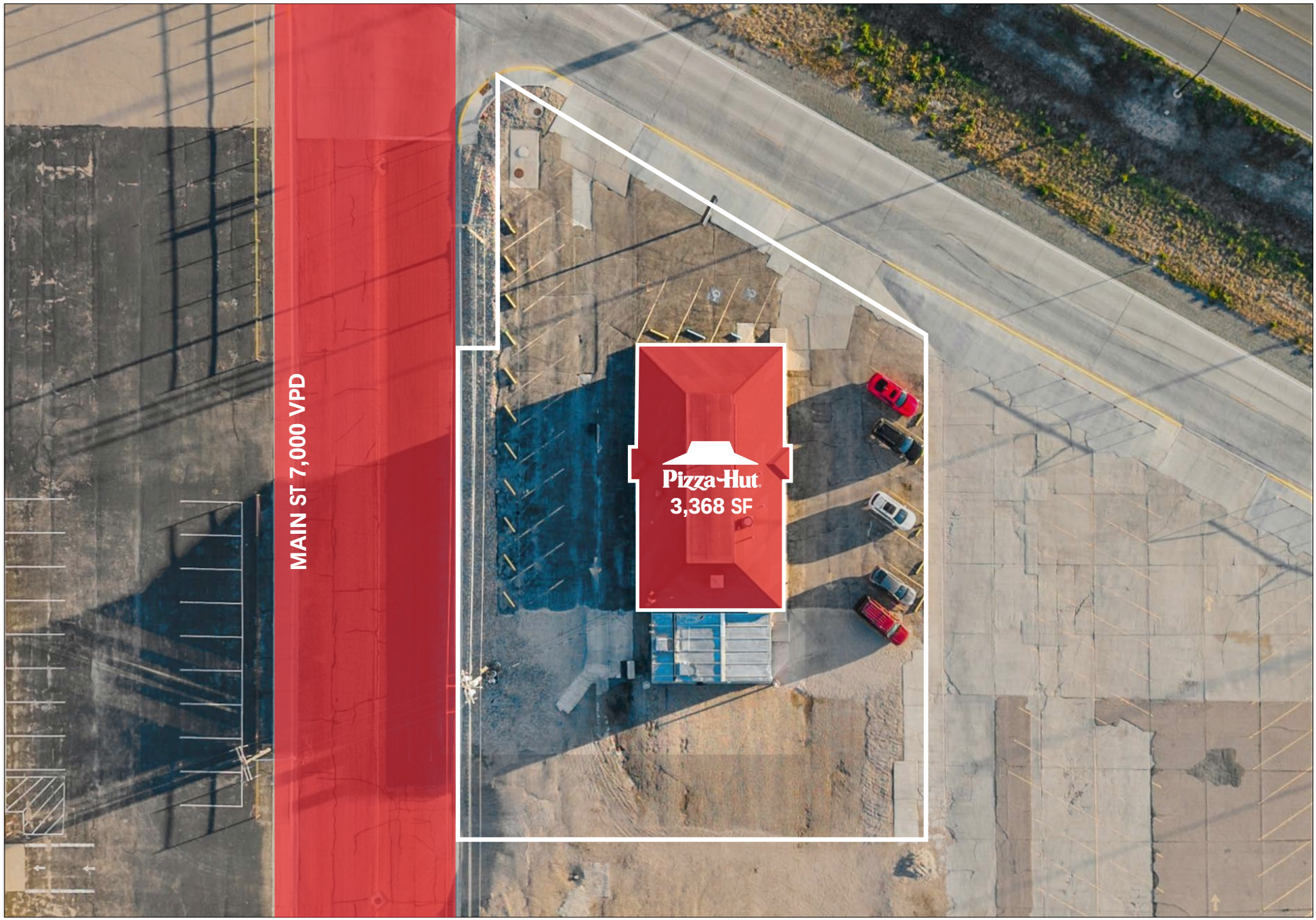
NOI results in a healthy rent-to-sales ratio equal to 8% | 2.85x EBITDAR rent coverage after accounting for proposed rent

THE EQUALITY STATE

Wyoming is just one of the nine income tax-free states in the U.S. | 10th highest per capita net migration in 2025 (26 per 10,000 residents)

Atlantic CAPITAL PARTNERS

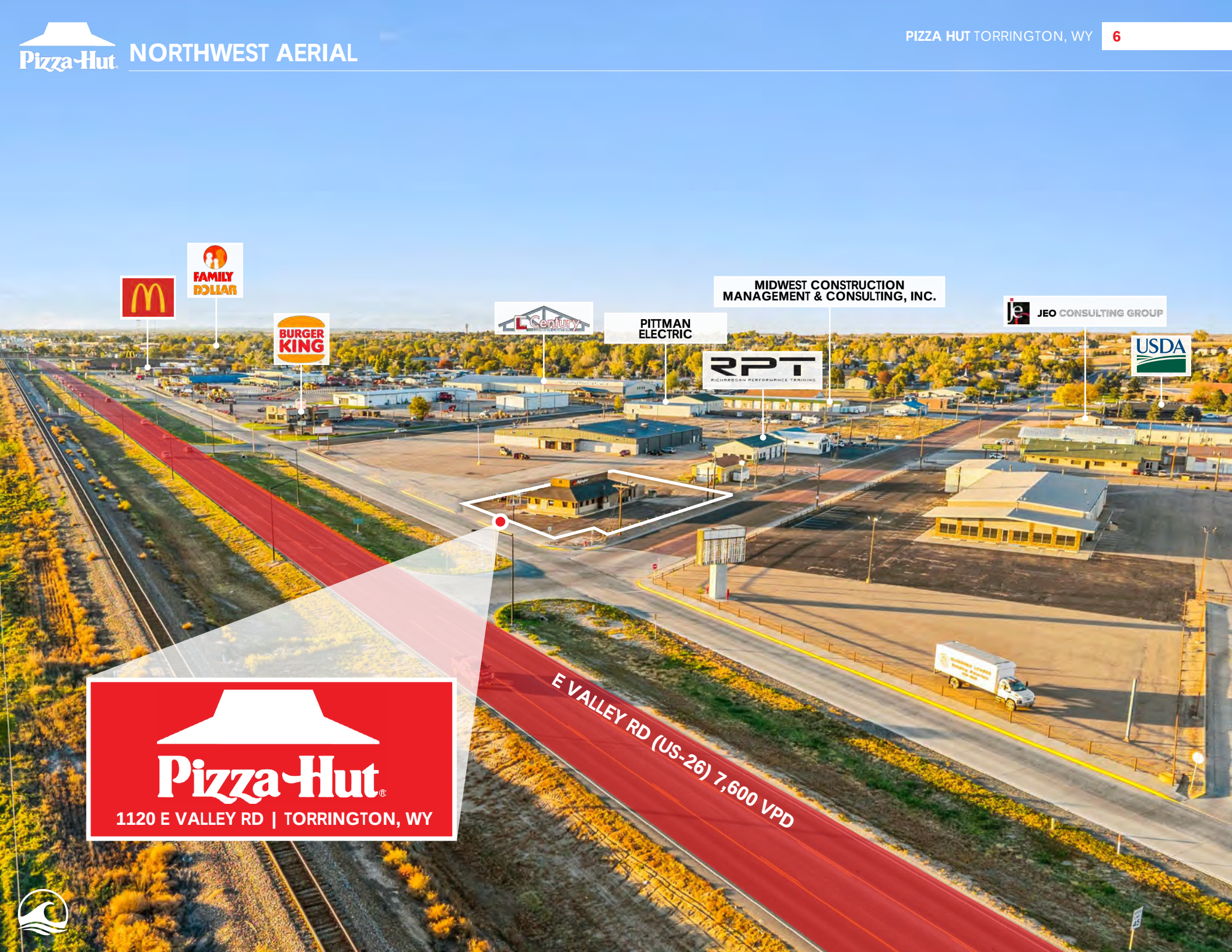
SITE PLAN



SOUTHEAST AERIAL



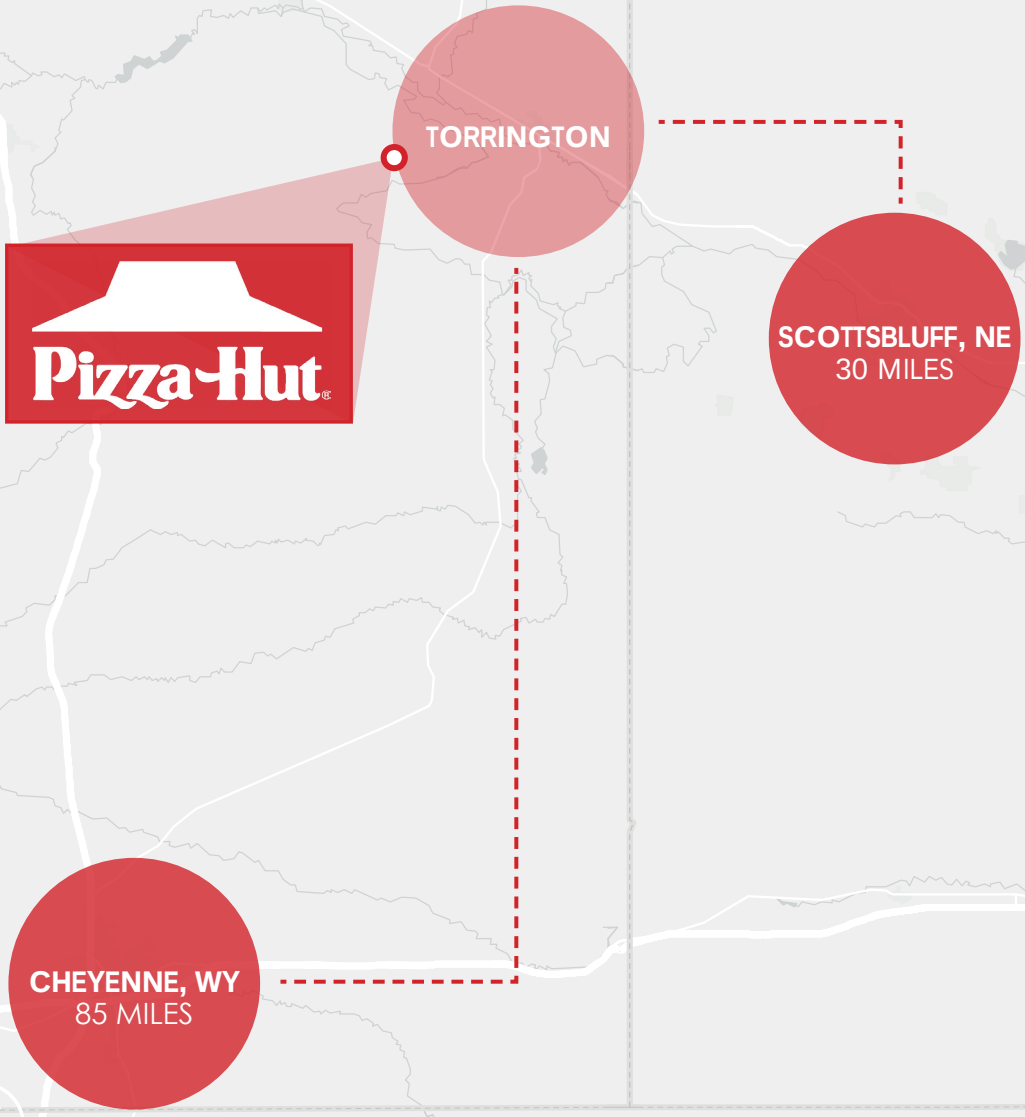
NORTHWEST AERIAL



MARKET AERIAL



LOCATION OVERVIEW



TORRINGTON is the county seat of Goshen County, located in southeastern Wyoming near the Nebraska border. Positioned along U.S. Highways 26 and 85, the city serves as a commercial and service center for the surrounding agricultural communities, connecting residents with retail, dining, education, and healthcare services. Its highway access supports travel throughout eastern Wyoming and western Nebraska, drawing customers from beyond the immediate residential population.

The local economy is rooted in agriculture and supported by education, healthcare, government, and retail trade. Goshen County's farming and ranching industries underpin demand for agricultural services and related businesses, while Eastern Wyoming College contributes to the local employment and student base. The college's main campus in Torrington serves a broader six-county region, offering programs in agriculture, nursing, welding, and veterinary technology. Community Hospital provides an additional institutional presence, serving residents of southeastern Wyoming and neighboring Nebraska communities.

Torrington's commercial infrastructure includes the Cold Springs Business Park and Torrington Eastside Industrial Park, which offer sites for light manufacturing, agricultural technology, and food processing businesses. Together, the city's agricultural foundation, educational and healthcare institutions, and regional highway connections support its role as a destination for everyday goods and services. These demand drivers provide a customer base for established restaurant operators serving local households, area employees, students, and travelers.

TENANT QUICK FACTS

Founded:	1958
Headquarters:	Plano, TX
Ownership:	Public (NYSE: YUM)
Locations:	6,000+
Website:	https://www.pizzahut.com/

FRANCHISEE QUICK FACTS

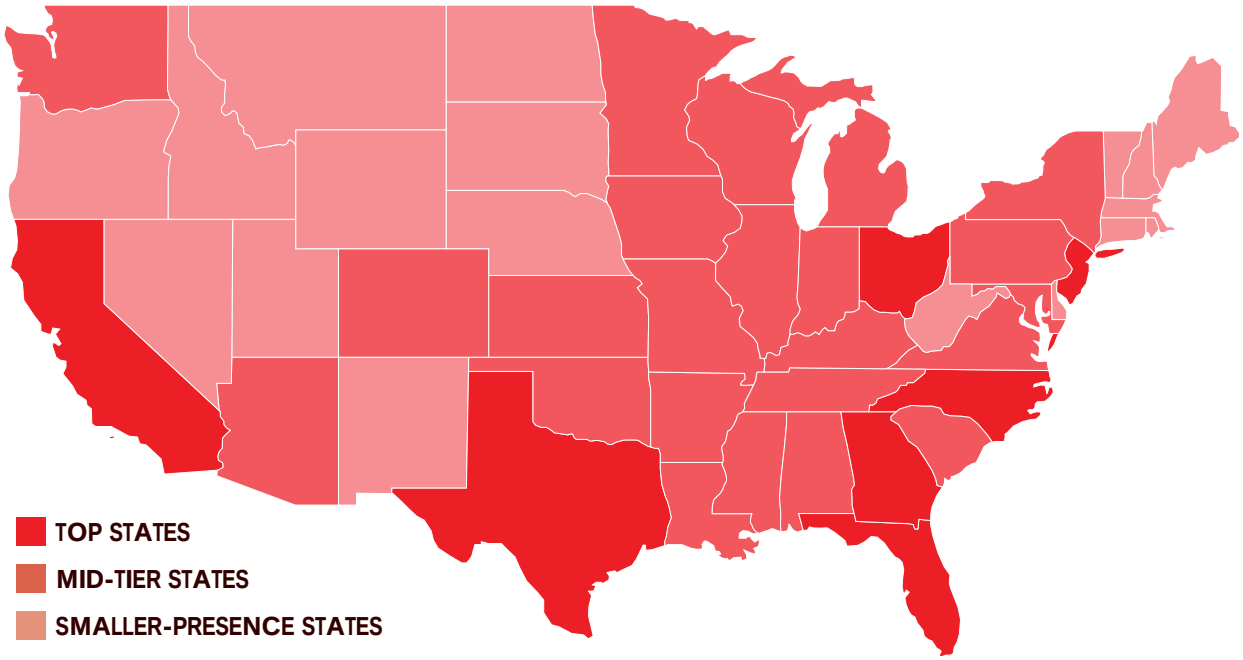
Founded:	2017
Headquarters:	Overland Park, KS
Locations:	126
Revenue:	$135M+
Employees:	2,000+
Website:	https://www.gmrestaurantgroup.com/

PIZZA HUT

Founded in 1958 in Wichita, Kansas, Pizza Hut is one of the world's most recognized pizza restaurant brands, with a longstanding presence in the dine-in, carryout, and delivery segments. Known for its signature pan pizza, the brand serves customers through a predominantly franchised restaurant network supported by established operating systems and national brand recognition. At year-end 2025, the Pizza Hut division reported nearly 20,000 restaurants worldwide and approximately $12.8 billion in annual system sales. In September 2026, LongRange Capital acquired Pizza Hut's business outside mainland China from Yum! Brands.

GRAND MERE RESTAURANT GROUP | FRANCHISEE

Grand Mere Restaurant Group is a Pizza Hut franchise operator headquartered in Overland Park, Kansas, with 126 restaurants and more than 2,000 employees. Founded in 2017 by Michael Cherney and Victor Heutz, the company has grown from an initial acquisition of 23 restaurants through a focus on acquisitions, operational performance, and employee development. Its leadership combines experience in private equity and commercial real estate with senior operating roles at national restaurant brands, including Starbucks and Noodles & Company. President and CEO Victor Heutz previously oversaw nearly 1,000 Starbucks restaurants, bringing extensive multi-unit operating experience to the organization. Chairman Michael Cherney leads the company's strategic growth, financial, and real estate activities, supporting its continued expansion within the Pizza Hut system.



$12.5B
ANNUAL SYSTEM SALES

20,000+
RESTAURANTS WORLDWIDE

1958
FOUNDED

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Pizza Hut®



Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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