

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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SOLD: PIZZA HUT
\$912,000
IN VIRGINIA, MN

Virginia, Minnesota – June 2020 – Upland Real Estate Group, Inc., has arranged for the sale of the Pizza Hut property located in Virginia, Minnesota. The property has 20 years remaining on the NNN lease and includes 10% increases every 5 years with four 5-year renewal options. The tenant on the lease, MUY Pizza Minnesota LLL, currently operates 59 Pizza Hut restaurants in Minnesota and Iowa.

Keith Sturm of Upland Real Estate Group was asked how Pizza Hut has a tenant was during this Pandemic; “Pizza Hut has performed well during the COVID-19 pandemic and this 1031 buyer saw long term value in this asset, operator and brand.”

This Pizza Hut is an outparcel to Thunderbird Mall at the curve of Highway 53 in Virginia, Minnesota. Traffic counts average 16,000 vehicles daily just south of the property on Highway 53. Thunderbird Mall is a regional shopping destination with more than 20 specialty shops. There are excellent demographics with a 5-mile population of 16,938 and average household income of over \$54,000. This property is also less than two miles south of Essential Health Urgent Care, a hospital employing 14,000+ people.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: Pizza Hut – Virginia, MN)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate, brokerage, and Investment Company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed in excess of 825 net lease sales transactions totaling over \$2.1 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

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Certain matters discussed within this press release may be deemed to be forward looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

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