

NET LEASE INVESTMENT TEAM PRESENTS:

PIZZA HUT

552 N. STATE STREET | KNOB NOSTER, MO 65336



Terms of Sale

OFFERING PRICE: \$683,344

CAP RATE: 6.00%

NOI: \$41,001

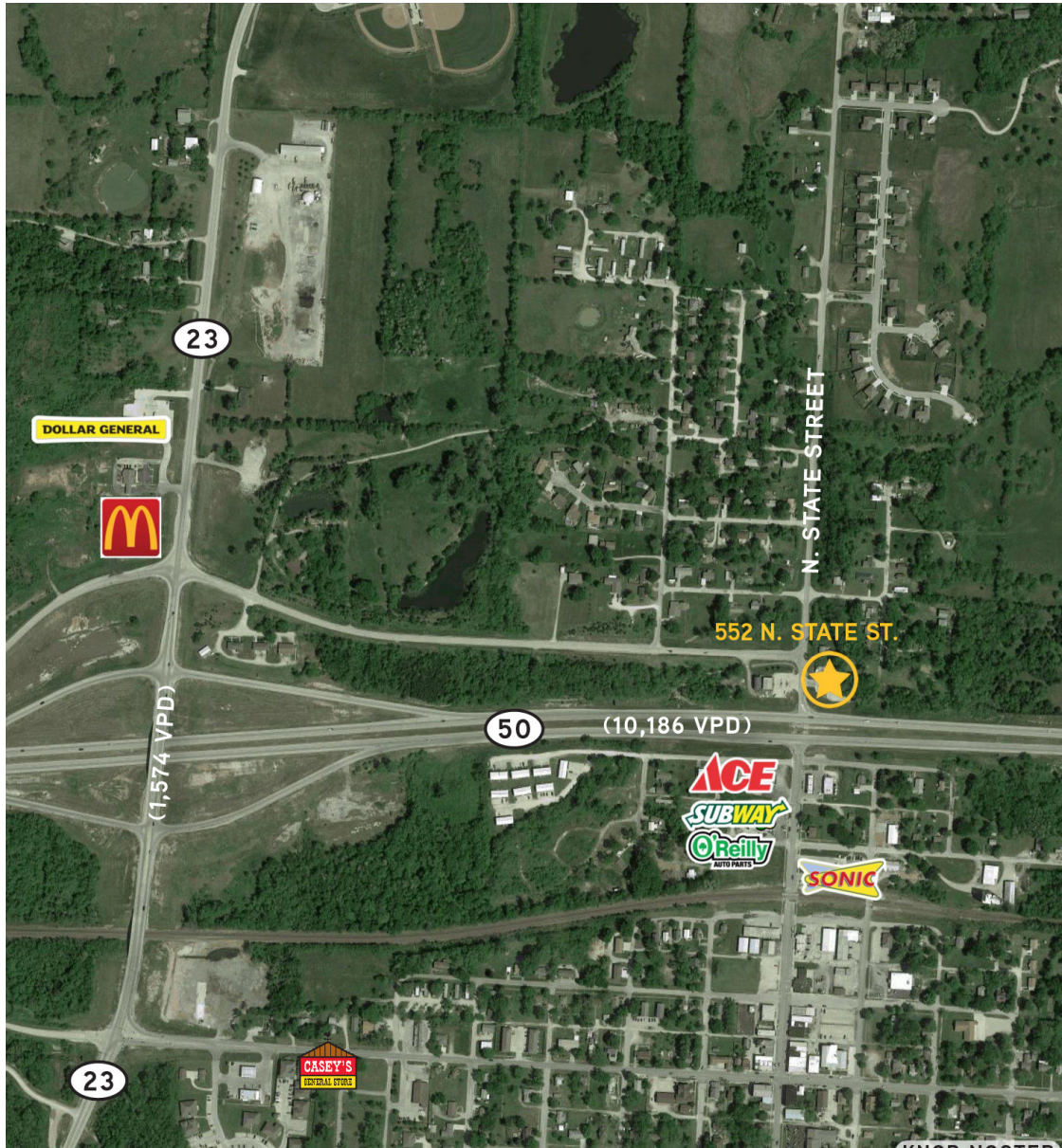
LEASE TERM: 20 YEARS

- › Absolute NNN lease with no landlord responsibilities
- › 20-year base lease term with four (4), five (5) year options
- › 1.5% annual rent increases – hedge against inflation
- › Backed by guarantee from Grand Mere Restaurant Group
- › Excellent visibility and signage
- › Extremely limited competition – only national pizza restaurant

Contact Us

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BROKERS OF RECORD



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