COLLIERS INTERNATIONAL | CHICAGO

PIZZA HUT

34080 COMMERCE DRIVE | DE SOTO, KS 66018



Terms of Sale

OFFERING PRICE: \$697,177 CAP RATE: 6.20% NOI: \$43,225 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
- > Low Rent
- > Pizza Hut & McDonalds only QSR's in town

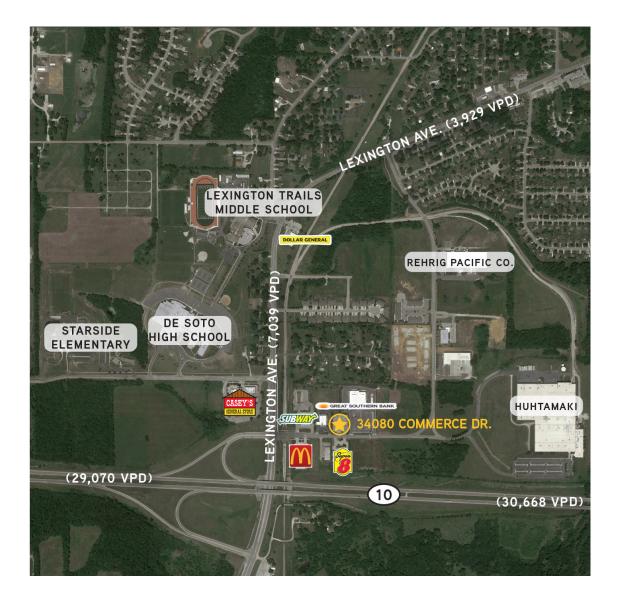
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice COLLIERS INTERNATIONAL 6250 N. River Road, Suite 11-100 Rosemont, IL 60018 www.colliers.com



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