# COLLIERS INTERNATIONAL | CHICAGO

## PIZZA HUT

169 E. MAIN STREET | OSAWATOMIE, KS 66064



### Terms of Sale

OFFERING PRICE: \$603,677 CAP RATE: 6.20% NOI: \$37,428 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
- > Extremely limited competition only national pizza restaurant

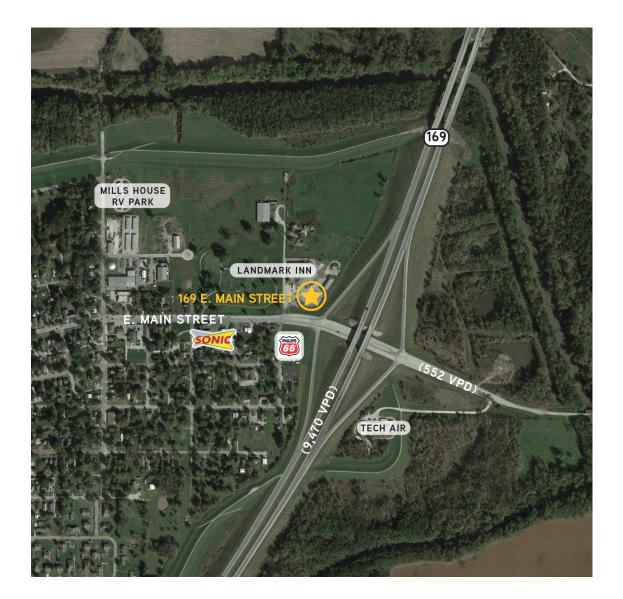
### Contact Us

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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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