

# NET LEASE INVESTMENT TEAM PRESENTS:

## PIZZA HUT

169 E. MAIN STREET | OSAWATOMIE, KS 66064



### Terms of Sale

**OFFERING PRICE:** \$603,677

**CAP RATE:** 6.20%

**NOI:** \$37,428

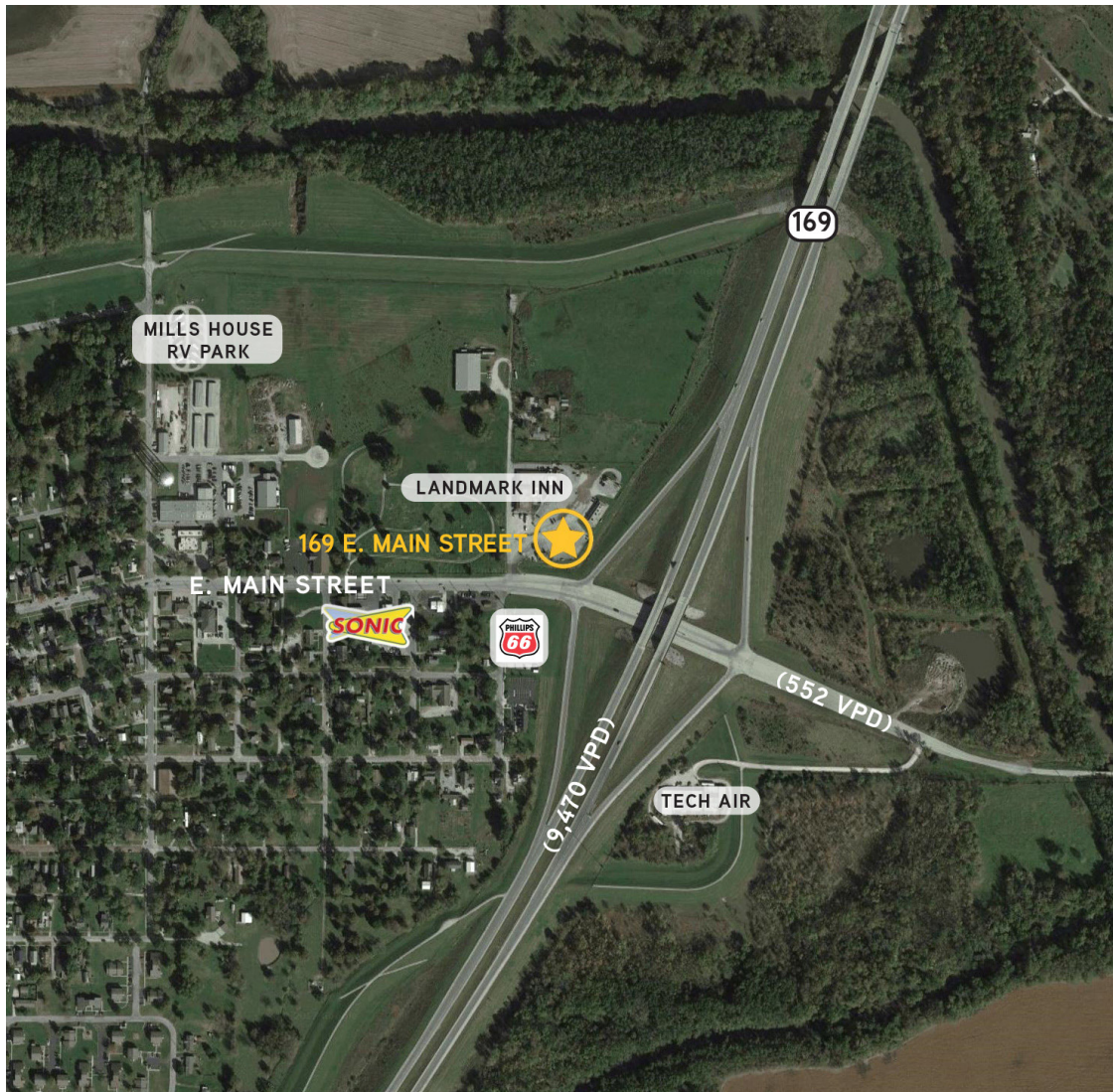
**LEASE TERM:** 20 YEARS

- › 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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BROKERS OF RECORD



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