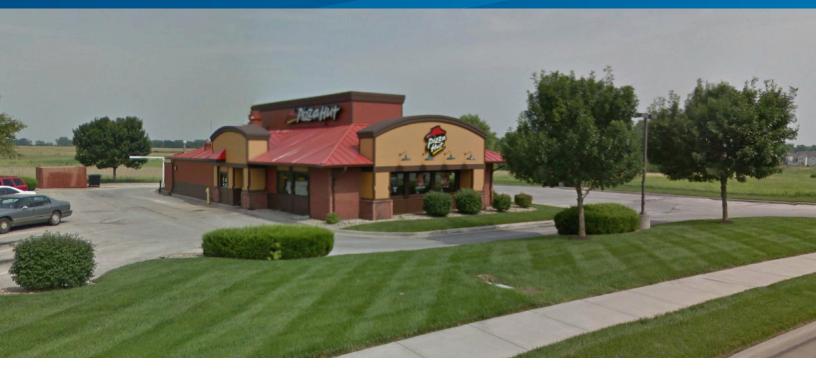
COLLIERS INTERNATIONAL | CHICAGO

NET LEASE INVESTMENT TEAM PRESENTS:

PIZZA HUT

125 HARVEST DRIVE | LOUISBURG, KS



Terms of Sale

OFFERING PRICE: \$712,173 CAP RATE: 6.15% NOI: \$43,799 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
- > Located on the main retail corridor of Louisburg

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