

# 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

### Contact Us

PETER BLOCK  
847 384 2840  
[peter.block@colliers.com](mailto:peter.block@colliers.com)

JARED PRINCE  
847 384 2852  
[jared.prince@colliers.com](mailto:jared.prince@colliers.com)

DREW QUINN  
BROKER OF RECORD



Please Conact The Net Lease Investment Team of Colliers Chicago:

PETER BLOCK  
[peter.block@colliers.com](mailto:peter.block@colliers.com)

JASON YALE  
[jason.yale@colliers.com](mailto:jason.yale@colliers.com)

JARED PRINCE  
[jared.prince@Colliers.com](mailto:jared.prince@Colliers.com)

MATT MCPARLAND  
[matt.mcparland@colliers.com](mailto:matt.mcparland@colliers.com)

