

# NET LEASE INVESTMENT TEAM PRESENTS:

## PIZZA HUT

707 W. MONROE STREET | MEXICO, MISSOURI



### Terms of Sale

**OFFERING PRICE:** \$1,147,966

**CAP RATE:** 5.90%

**NOI:** \$67,730

**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
- › **Strongest profit margins in the entire portfolio**
- › Major remodel scheduled before 2022
- › Extremely limited market competition

### Contact Us

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

ERIN TORNEY & JOSEPH HILL  
BROKERS OF RECORD





Please Conact The Net Lease Investment Team of Colliers Chicago:

PETER BLOCK  
peter.block@colliers.com

ERIN TORNEY  
erin.torney@colliers.com

JASON YALE  
jason.yale@colliers.com

