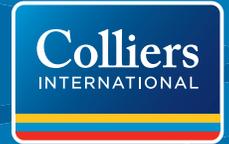


# NET LEASE INVESTMENT TEAM PRESENTS:

## PIZZA HUT

707 W. MONROE STREET | MEXICO, MISSOURI



### Terms of Sale

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

**CAP RATE:** 5.90%

**NOI:** \$67,730

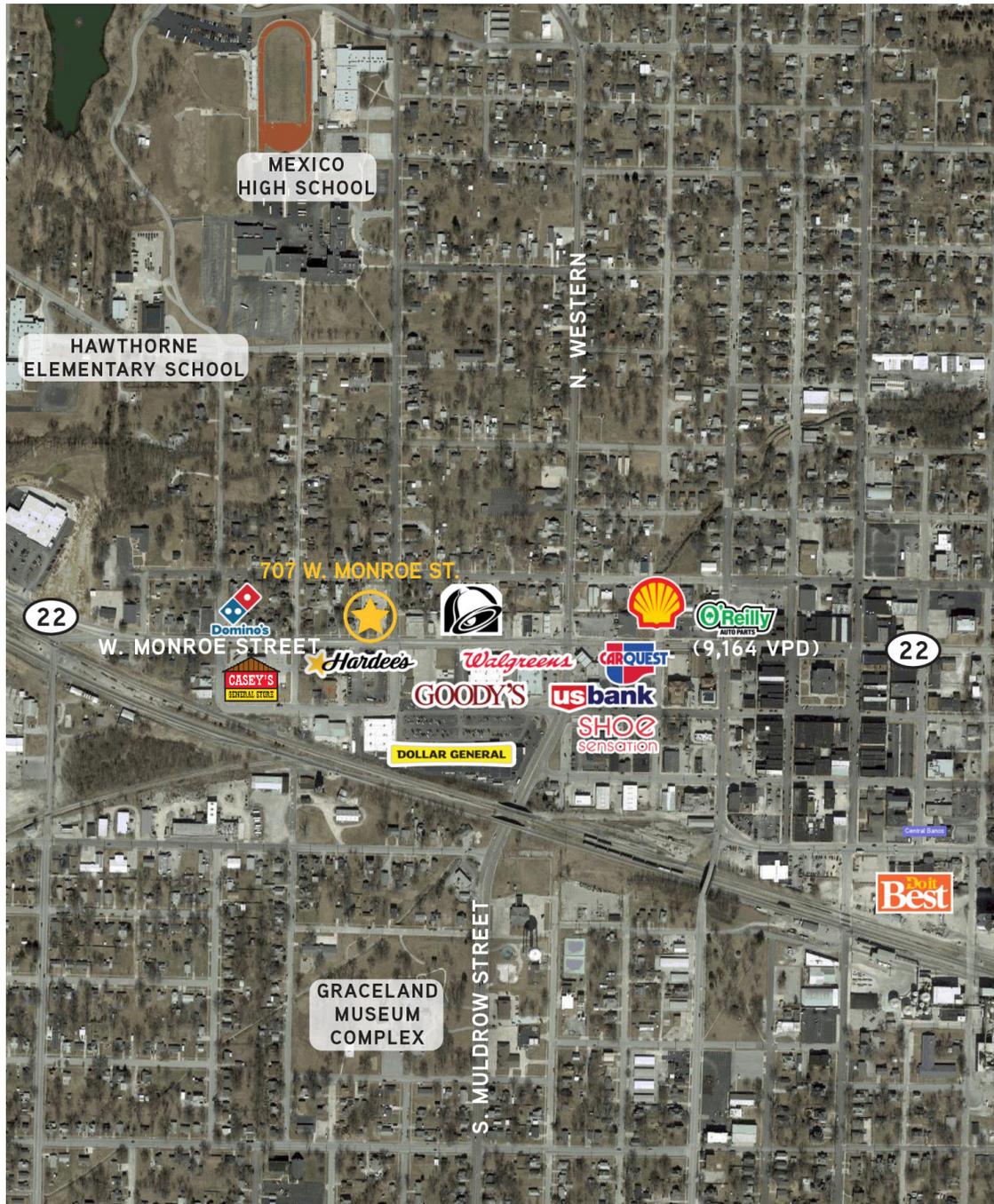
**LEASE TERM:** 20 YEARS

- › 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

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BROKERS OF RECORD



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