



Hardee's Anniston | Investment Summary

Location:	2800 Alabama Hwy 202 Anniston, AL 36201	
Parcel Size:	0.92 Acres (40,199 sf)	
Building Size:	3,490 sq.ft.	
Net Operating Income:	\$96,114	* Rent is currently \$94,229. Seller will credit the difference in rent between the close date and the next rental increase.
Price / Cap Rate:	\$1,240,181	7.75%

Comments: Ideally situated on Anniston's Hwy 202, this Single Tenant Investment benefits from being located on a heavily traveled local Hwy as well as being in close proximity to the Anniston Army Depot. The Anniston Army Depot, originally built in 1942 is now a "State-of-the-market" maintenance facility for combat weapons, vehicles and ammunition. The facility employs over 2,500 workers and is valued at over \$640 million. This Hardees Restaurant is a Hwy location and also benefits from being situated at a signalized intersection. A new 20 year, NNN lease provides an investor with long term income and rare 2% annual increases. With the proposed financing, this investment gives a qualified buyer an opportunity to acquire a NNN investment with a cash flow in excess of 7.6%.

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