



HARDEES Eutaw | Investment Summary

Location:	1055 County Road 208 Eutaw, AL 35462	
Parcel Size:	1.38 Acres (60,239 sq.ft.)	
Building Size:	3,490 sq.ft.	
Net Operating Income:	\$67,741*	*Rent is currently \$66,413. Seller will credit the difference in rent between the close date and the next rental increase.
Price / Cap Rate:	\$846,763	8.00%
Comments:	This Single Tenant Investment is located in the city of Eutaw, AL. The subject property has excellent visibility and benefits from its direct access off of I-20. 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 8%.	

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