

## HARDEE'S Hueytown | Investment Summary

Location:	921 Allison Bonnett Memorial Dr Hueytown, AL 35023	
Parcel Size:	0.79 Acres (34,607 sq.ft.)	
Building Size:	2,948 sq.ft.	
Net Operating Income:	\$65,024*	*Rent is currently \$63,749. Seller will credit the difference in rent between the close date and the next rental increase.
Price / Cap Rate:	\$788,170 / 8.25%	
Comments:	This Single Tenant Investment is located in Hueytown, AL. The subject property benefits from being the first freestanding restaurant building off of Interstate 20 at the Allison Bonnett Memorial Drive exit. Other major retailers in the area include: O'Reilly, Subway, Church's Chicken, Advance Auto Parts, Food World, Wachovia Bank and many others. 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 9.3%.	

*Joe Bertocchini - Vice President*

4370 La Jolla Village Drive, Suite 850, San Diego, CA 92122

Phone 858.200.9404 | Fax 858.200.9431

[jbortocchini@capital-rei.com](mailto:jbortocchini@capital-rei.com) | [www.capital-rei.com](http://www.capital-rei.com)