



## HARDEE'S Montevallo | Investment Summary

Location:	255 North Main Street Montevallo, AL 35115	
Parcel Size:	1.38 Acres (60,297 sf)	
Building Size:	3,490 sq.ft.	
Net Operating Income:	\$57,817*	*Rent is currently \$56,683. Seller will credit the difference in rent between the close date and the next rental increase.
Price / Cap Rate:	\$700,812	8.25%
Comments:	This Single Tenant Investment benefits from being located on Montevallo's Main Street, the city's main thoroughfare. With the state's only public liberal arts university, the University of Montevallo, located in the heart of the city, cultural and athletic events are abundant. The city of Montevallo boasts a great quality of life as well as being only a 45 minute drive from Alabama's largest metropolitan areas. Other major retailers in the area include: McDonalds, Subway, KFC, CVS, & Movie Gallery. The subject property is also located within a ½ mile of Montevallo Middle School and Montevallo High School. 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%.	

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