

HARDEE'S Pinson | Investment Summary

Location:	6670 HWY 75 Pinson, AL 35126
Parcel Size:	1.04 Acres (45,246 sq.ft.)
Building Size:	3,490 sq.ft.
Year Built:	NA
NOI:	\$82,892* Rent is currently \$81,267. Seller will credit the difference in rent between the close date and the next rental increase.
Cap Rate:	7.75%
Price:	\$1,069,574
Comments:	This Single Tenant Investment is located in the city of Pinson, AL. Other major retailers in the area include: McDonalds, Taco Bell, Subway, Food Giant, Winn Dixie, CVS and many others. The subject property benefits from being located in a heavily traveled area of Pinson 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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