

# NET LEASED INVESTMENT



105 W. Wood Street  
Decatur, Illinois  
[www.kfc.com](http://www.kfc.com)  
**PRICE: \$1,205,294**



### INVESTMENT SUMMARY:

- CAP Rate: 8.50%
- Lessee: Bartlett Management Services, Inc
- Strength: 43 units
- Building Size: 1,443 square feet\*
- Land Area: 12,800 Square feet
- Year Built: 1968\*
- NOI: \$102,450
- Lease Term: Expires December 31, 2026
- Lease Options: 2x5 Year options
- Increases: 10% every Five years

\* Building to be scraped and rebuilt by 2011.

### Rent Schedule:

| Years | Rent per sq ft. | Annual Rent | Monthly Rent |
|-------|-----------------|-------------|--------------|
| 1-5   | \$70.99         | \$102,450   | \$8,537      |
| 6-10  | \$78.09         | \$112,695   | \$9,391      |
| 11-15 | \$85.90         | \$123,964   | \$10,330     |
| 16-20 | \$94.49         | \$136,360   | \$11,363     |

### INVESTMENT HIGHLIGHTS:

New lease begins at time of sale  
Absolute NNN Lease  
Zero Landlord responsibilities  
43 Unit Franchisee  
(28 units in this entity)  
To be scraped and rebuilt by 2011  
Drive-thru  
Great visibility and access  
\$50,000 + Avg. HH income  
80,000+ people w/in 5 mile radius

*For additional Information*

**Steven I. Davis**  
[steven@retail1031.com](mailto:steven@retail1031.com)

**Shaun R. Reedy**  
[shaun@retail1031.com](mailto:shaun@retail1031.com)



9304 East Raintree Dr. STE 120 • Scottsdale, Arizona 85206 • 480-429-4580 • Fax 480-452-1820