

NET LEASED INVESTMENT



105 W. Wood Street
Decatur, Illinois
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



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