

# ON THE BORDER - AUBURN HILLS, MI

This is the unique opportunity to purchase a long term absolute NNN leased On The Border restaurant in Auburn Hills, Michigan. The absolute NNN lease provides for zero landlord obligations and calls for 2% annual increases in rent. The lease is corporately guaranteed by On The Border, a strong and experienced operator with ~160 units.

The property is located across from the Great Lakes Crossing Outlets which has several national retailers as tenants including TJ Maxx, Bed Bath & Beyond, Burlington, and Marshall's.



Presented By:

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## INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

100% FEE SIMPLE INTEREST

ANNUAL 2% INCREASES IN RENT

CORPORATE GUARANTEE FROM ON THE BORDER

PROPERTY SITS ACROSS FROM THE GREAT LAKES CROSSING OUTLETS - RETAILERS INCLUDE TJ MAXX, MARSHALLS, AND AMC

## OFFERING SPECIFICATIONS

PRICE \$4,547,293

CAP RATE 7.50%

NET OPERATING INCOME \$341,047

LEASE ENDS 6/30/2030

SQUARE-FOOTAGE 8,367

YEAR BUILT 1999

MARKET OAKLAND COUNTY

