

# ON THE BORDER - COLLEGE STATION, TX

This is the unique opportunity to purchase a long term absolute NNN leased On The Border restaurant in College Station, Texas. 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.

This asset is ideally positioned in a major retail trade area and is nearby Texas A&M University. The property is located nearby several national retailers including Denny's, Best Buy, and Barnes and Noble. On the Border also benefits from heavy traffic counts of nearly 38,000 VPD along S Texas Ave and over 42,000 VPD along University Drive.



## INVESTMENT HIGHLIGHTS

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- LONG TERM ABSOLUTE NNN LEASE
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- ZERO LANDLORD OBLIGATIONS
- .....
- 100% FEE SIMPLE INTEREST
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- ANNUAL 2% INCREASES IN RENT
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- CORPORATE GUARANTEE FROM ON THE BORDER
- .....
- LESS THAN A MILE FROM TEXAS A&M UNIVERSITY
- .....

## OFFERING SPECIFICATIONS

PRICE	\$4,487,414
CAP RATE	7.00%
NET OPERATING INCOME	\$314,119
LEASE END	6/30/2030
SQUARE-FOOTAGE	6,652
YEAR BUILT	1997

Presented By:

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