

ON THE BORDER - FORT WORTH, TX

This is the unique opportunity to purchase a long term absolute NNN leased On The Border restaurant in Fort Worth, Texas. The absolute NNN lease provides for zero landlord obligations and calls for 1.25% 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 nearby several national retailers including Denny's, Chili's, 7-Eleven, Regal Cinema, and many others. On the Border also benefits from its position just off the highway.



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

JUST OFF INTERSTATE 35

OFFERING SPECIFICATIONS

PRICE	\$5,335,926
CAP RATE	7.00%
NET OPERATING INCOME	\$373,515
LEASE ENDS	6/30/2030
SQUARE-FOOTAGE	7,127
YEAR BUILT	1999

