

ON THE BORDER - NAPERVILLE, IL

This is the unique opportunity to purchase a long term absolute NNN leased On The Border restaurant in Naperville, Illinois. 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 nearby several retailers including Target, At Home, PetsSmart, Guitar Center. The site is also nearby several car dealerships.



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

NEARBY SEVERAL NATIONAL RETAILERS

OFFERING SPECIFICATIONS

PRICE	\$4,871,987
CAP RATE	7.50%
NET OPERATING INCOME	\$365,399
LEASE END	6/30/30
SQUARE-FOOTAGE	7,086
YEAR BUILT	1997

