

ON THE BORDER - TULSA, OK

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



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

HEAVILY TRAFFICKED LOCATION - NEARLY 40,000 VPD

OFFERING SPECIFICATIONS

PRICE	\$4,938,207
CAP RATE	7.25%
NET OPERATING INCOME	\$358,020
LEASE ENDS	6/30/30
SQUARE-FOOTAGE	7,559
YEAR BUILT	1995
MARKET	TULSA

