

ON THE BORDER - WOODBRIDGE, VA

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



INVESTMENT HIGHLIGHTS

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- LONG TERM ABSOLUTE NNN LEASE
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- ZERO LANDLORD OBLIGATIONS
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- 100% FEE SIMPLE INTEREST
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- ANNUAL 2% INCREASES IN RENT
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- CORPORATE GUARANTEE FROM ON THE BORDER
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- LOCATED IN A MAJOR RETAIL TRADE AREA
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OFFERING SPECIFICATIONS

PRICE	\$5,192,222
CAP RATE	7.25%
NET OPERATING INCOME	\$376,436
LEASE ENDS	6/30/30
SQUARE-FOOTAGE	7,878
YEAR BUILT	1998
MARKET	WASHINGTON DC

Presented By:

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