



Pegasus Investments

A Division of MRA Investments, Inc.
15915 Ventura Boulevard, Penthouse Two
Encino, California 91436
<http://www.pegasusnnn.com>

Telephone (818) 981-4910
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NNN LEASED PROPERTY **RALLY'S HAMBURGERS #4056** **DAYTON, OHIO – BRANDT PIKE**

- Tenant:** The tenant is Setla LLC. Together with their affiliate Altes LLC, they own and operate in excess of 120 stores in 7 states under the banners of Rally's Hamburgers and Checkers Drive-In Restaurants. Founded in November 1999, and based in Boca Raton, Florida, they are the largest franchisee in the Checkers system. As the 9th largest hamburger chain, Checkers' restaurants are modeled in a 1950s art deco motif oriented toward quick service. They are the nation's largest double drive-thru restaurant company and they have won awards for Best Drive-Thru in America in 2005 and the Nation's Restaurant News' Hot Again designation.
- Location:** 6490 Brandt Pike, Dayton, Ohio 45424. The store is on the corner of the major intersection of Brandt and Chambersburg Road in the northeast part of Dayton, a couple miles west of the Wright-Patterson Air Force Base. Businesses within one quarter mile include KFC (next door), Taco Bell (across street), Speedway Gas (across street) Dominos Pizza, Lee's Famous Recipe Chicken, Penske Truck Rental, Radio Shack, Big Lots, Cashland, National City Bank, Chase Bank, NutraFoods, Kroger, Aldi, and a number of other local shops and restaurants.
- Building & Land:** The building was built in 1988 and contains approximately 772 square feet. The land measures approximately 34,804 square feet (.799 acres).

FOR FURTHER INFORMATION PLEASE CONTACT THE WATERMAN TEAM

Information is from sources considered reliable but neither is warranted nor guaranteed. Property is subject to prior sale and to changes in prices and/or lease terms. All of this information should be researched and verified during the contingency/escrow period.

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Price: \$500,000 **7.5% CAP**

Rent: The annual rent is \$37,500, paid monthly in advance.
There are 7% increases every 5 years.

Lease: The lease will be signed at the close of escrow by Setla LLC. The primary term of the lease will be 15 years, plus four 5-year options for the tenant to renew. There are 7% rent increases every five years.

The lease is absolute triple-net and the landlord has no responsibilities or costs associated with owning the property. Tenant pays the property taxes, insurance, maintenance, and all repairs related to the property.



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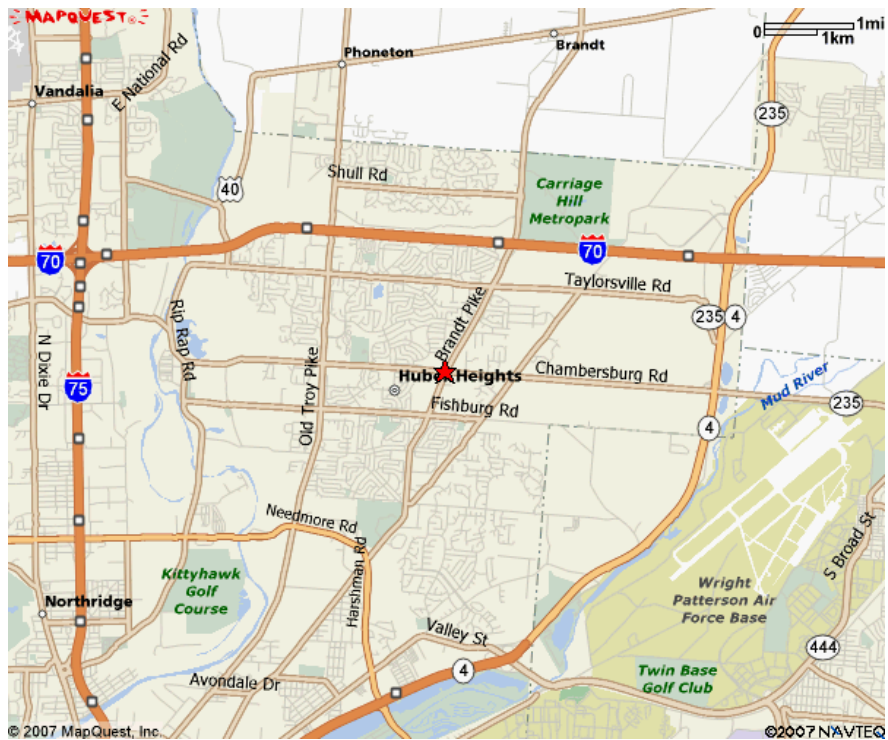
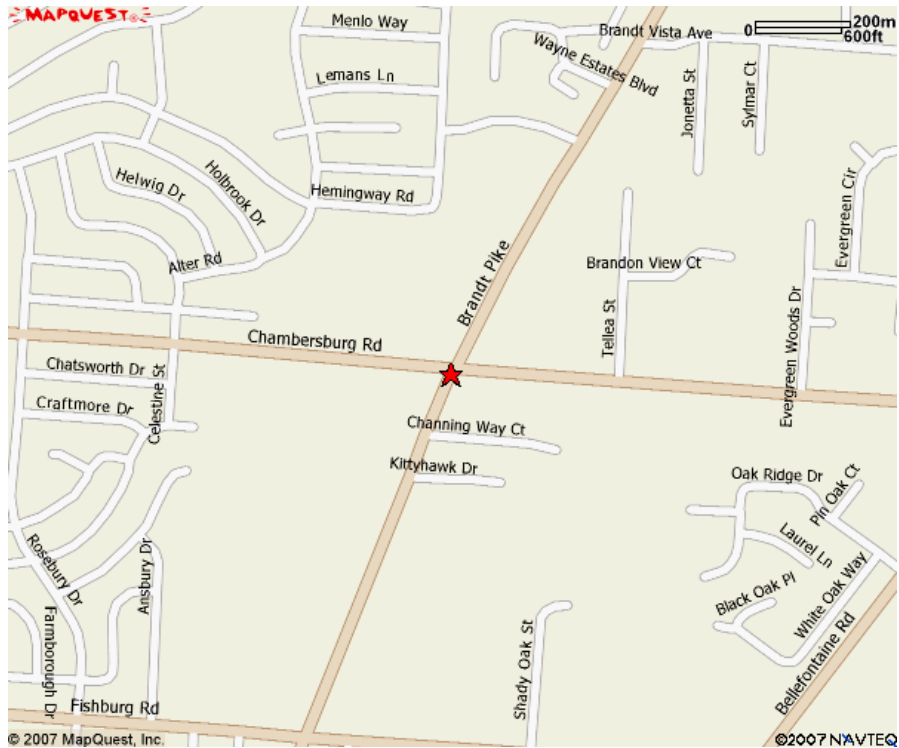
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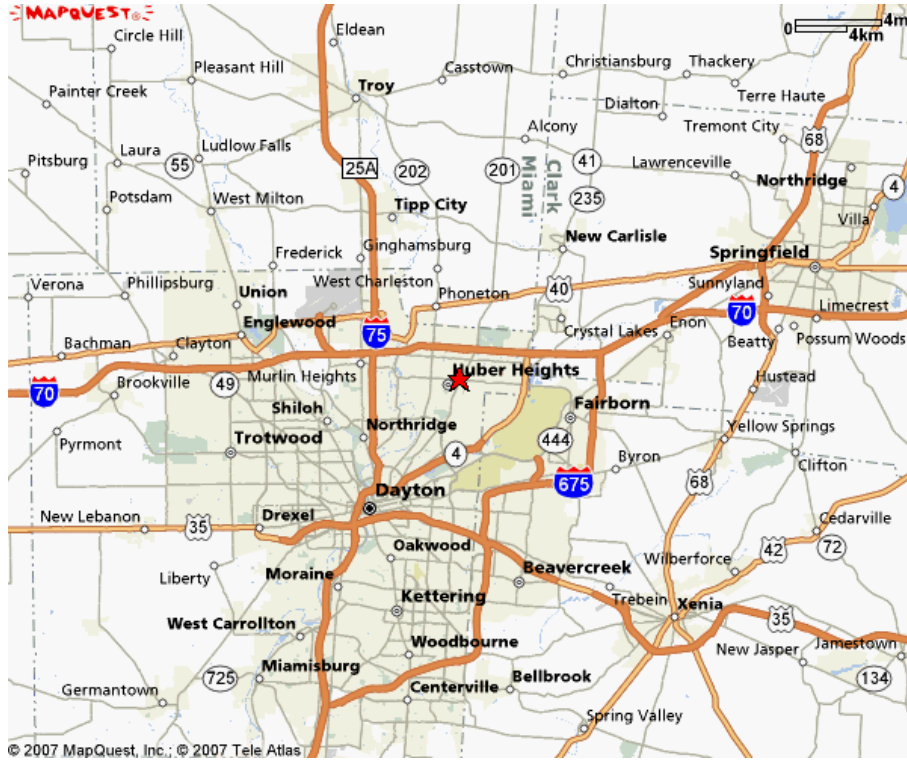
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