



Pegasus Investments

A Division of MRA Investments, Inc.

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NNN LEASED PROPERTY / NATIONAL TENANT



RALLY'S HAMBURGERS West Carrollton (Dayton MSA), Ohio

Tenant: The tenant is Checkers Drive-In Restaurants, Inc. Operating as both Checkers and Rally's Hamburgers, they are the nation's largest chain of double drive-thru restaurants. With two drive-thru lanes and a walk up window at more than 800 locations, they are ideally positioned for today's on-the-go guest. In June 2006, the company was taken private through a merger with Taxi Holdings Corp., an affiliate of Wellspring Capital Management LLC, a private equity firm. Checkers/Rally's is best known for their full-flavored, hand seasoned burgers, thick milkshakes and famous seasoned fries. The site offers both drive-thru and walk-up service with outdoor seating. **This location is a corporate store.**

Location: This Rally's Hamburgers is located at 5800 Springboro Pike (State Route 741) in West Carrollton, Ohio, part of the Dayton MSA. The parcel is at the hard corner of Alex Bell Road, a major retail intersection, and is the corner pad to a large Meijer store with a branded gas station in front. Within one block of the site are Walgreens, McDonalds, Burger King, O'Reilly Auto Parts, Kroger store with a pharmacy, Subway, Arby's, Dairy Queen, Fifth Third Bank, Tim Horton's, Huntington Bank, and Speedway Gas. Interstate 75, the major north-south road from Detroit through Atlanta to southern Florida, runs through the city about one-half mile from the site. The nearby Dayton International Airport makes the area the nation's largest 90-minute air travel market, reaching 75% of the U.S. population.

Price: **\$1,040,000** **7.0% Cap Rate**

Rent: \$72,657.96 annually, paid monthly. There are 1.25% annual rent increases including the option periods.

Building And Land: Built in 2004, the building is 800 square feet and sits on approximately 36,155 square feet (0.830 acres) of land.

Lease: The 20 year base term on this lease expires on October 16, 2023, followed by four 5-year options at the same terms.

This is an **absolute triple net** lease – the tenant bears **all** expenses relating to the property. Tenant is responsible for all repairs, maintenance, insurance and taxes while the landlord has no expense or management required.

FOR MORE INFORMATION CONTACT THE WATERMAN TEAM

Information is from sources considered reliable but is **not** warranted nor guaranteed. Property subject to prior sale and changes. All information should be researched and verified during the contingency/escrow period.

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PROPERTY PHOTOS



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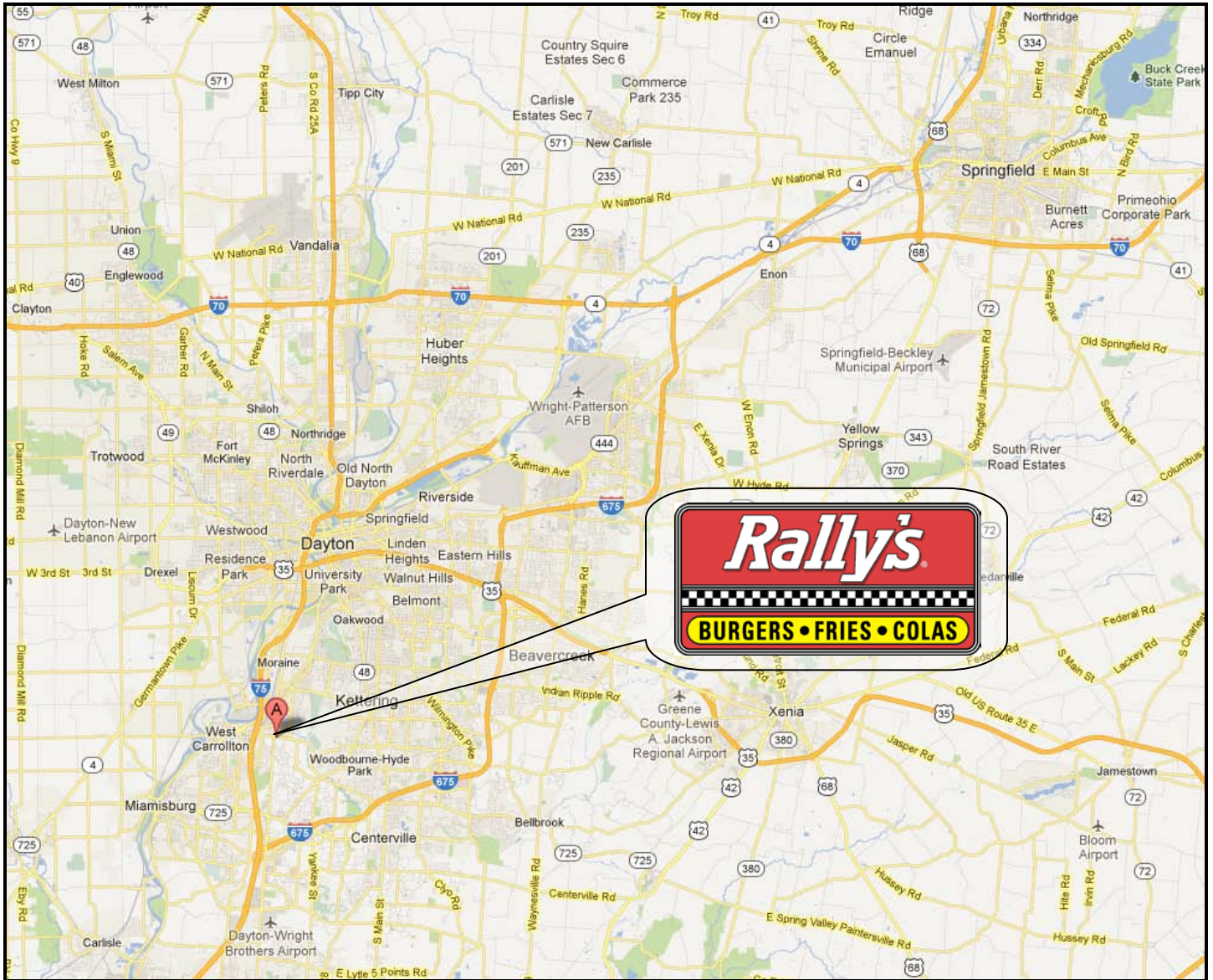
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METRO AREA MAP



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REGIONAL MAP



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AERIAL MAP



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