



## *Pegasus Investments*

A Division of MRA Investments, Inc.

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### ***NNN LEASED PROPERTY / NATIONAL TENANT***



## **RALLY'S HAMBURGERS** ***South Jefferson, St. Louis, Missouri***

### ***CORPORATE LEASE***

**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. This location is a corporate lease.

**Location:** This Rally's Hamburgers is located at 2807 South Jefferson Avenue in St. Louis, Missouri, within the Benton Park neighborhood. Jefferson is a four-lane street, and the site sits just below the intersection with Gravois Avenue. Nationally recognized retailers in the immediate area include Bank of America, 7-Eleven, US Post Office, Lee's Famous Chicken, Conoco Gas, Blockbuster Video, and Quiktrip. St. Louis University, with more than 11,000 students, is located within 1.2 miles of this Rally's. Located within 1.5 miles of the subject property is St. Louis Union Station, not only a historic landmark, but also home to a 539 room Hyatt Regency, a 10-screen movie theatre, 4 active train tracks, and a plaza for festivals and concerts. There is a population of approximately 29,000 within 1 mile of the site.

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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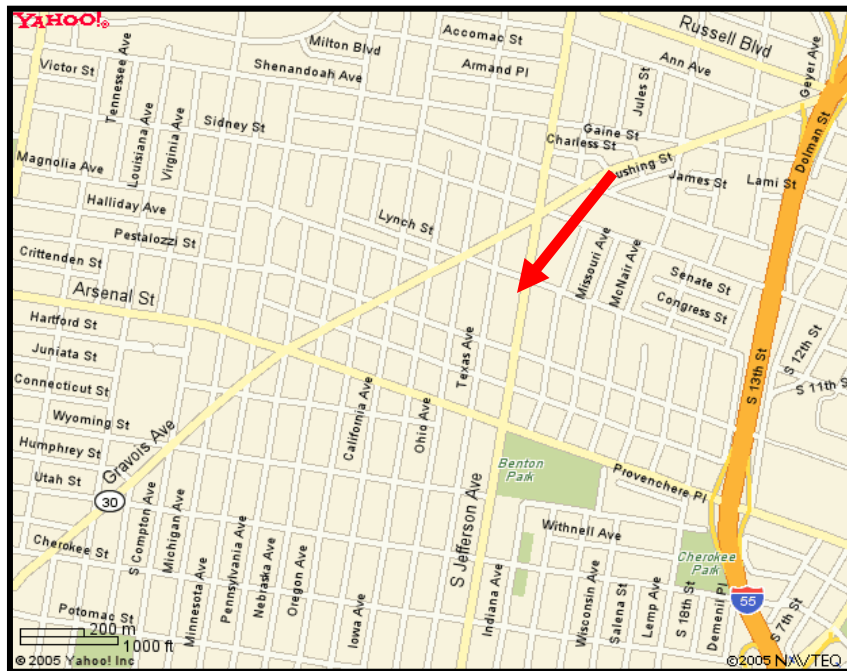
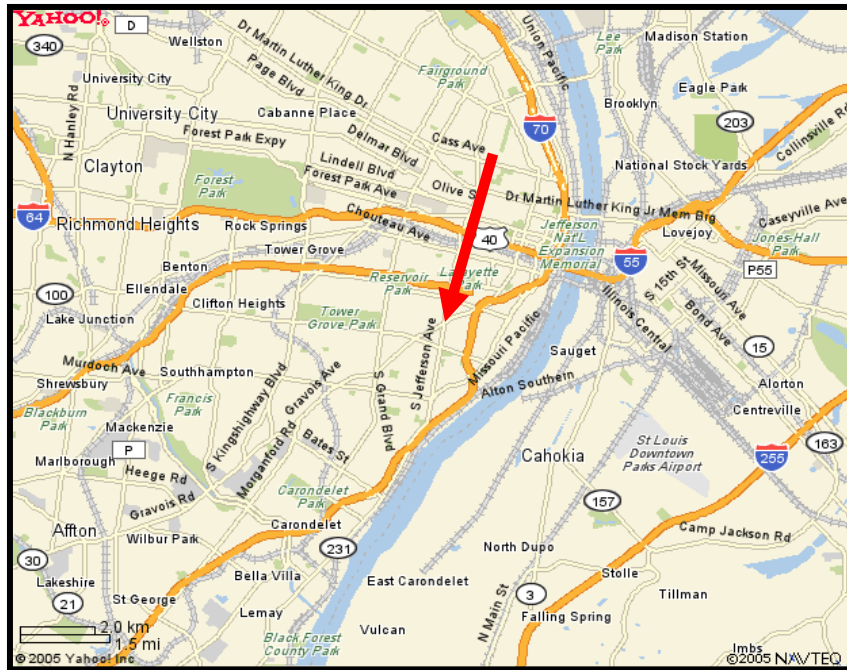




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