



625 Peculiar St, Peculiar, MO 64078 (Representative Photo)

Price	\$425,000.00
Cap Rate	7.75% (DG Rent \$32,940)
Lease Type	NN – Minimal Landlord Responsibility
Building Size	8,000 Sq. Ft. +/-
S&P Rating	BBB (Investment Grade)
Options	2 options at 5 yrs (10.0% rent increase at each option)
End of Lease Term	1/31/2022 (2.75 yrs +/- remaining lease term)
Other	Excellent 1031 Exchange Property; 8,600 +/- VPD in front of site; Population 12,700 +/- within 5 miles of site;

[For questions about the property, please contact 'Dollar Bob'](#)