



TRINITY



LOW PRICE POINT MCDONALD'S - CORPORATE GUARANTEE

21 E PUSHMATAHA ST, BUTLER, AL 36904

\$775,000

6.63% CAP

Actual Property

TRINITYREIS.COM



BUTLER, AL

\$775,000 | 6.63% CAP

- Corporately Guaranteed NN McDonald's - Built 2014
- Part of 5-Unit McDonald's Portfolio - Available Individually or Together - Contact Agent for Further Details
- Rare Opportunity to Acquire Best in Class Tenant at Very Low Price Point
- Located Along Butler's Main Thoroughfare Generating 6,114+ VPD
- Surrounded by Several National Tenants Including: Dollar General, Hardees, Family Dollar, Texaco, Verizon Wireless & More
- McDonald's is One of the World's Most Recognizable Brands & an Investment Grade Tenant With an S&P Credit Score of BBB+
- 2nd Tenant Vacancy Leaving Great Opportunity to Re-tenant

EXCLUSIVELY MARKETING BY:

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CODY CRIST

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PROPERTY DETAILS:

Building Area:	5,260 SF
Land Area:	1.43 AC
Year Built:	2014
Guarantor:	McDonald's Corporation
Price (Psf):	\$147.34

LEASE OVERVIEW:

Lease Start Date:	6/17/2014
Lease Expiration:	6/16/2034*
NOI:	\$51,412
Lease Type:	NN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Eight (8), 5-Year; 10%
Insurance:	PAID BY Tenant/Landlord
Parking Lot Maintenance:	REIMBURSED BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord
ROFR:	Yes

***Right to Terminate:** Anytime after June 17, 2024, Tenant may terminate this lease by giving Landlord 6 month written notice

TENANT NAME	GUARANTOR	LEASE TYPE	UNIT SIZE (SF)	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	OPTIONS AND INCREASES
McDonald's #36349	McDonald's Corporation	NN	3,440	6/17/2014	6/16/2034*	\$17.44	\$60,000	Eight (8), 5-Year; 10%
Vacant	-	-	1,820	-	-	-	-	-
Totals/Averages			5,260				\$60,000	

*Right to Terminate: Anytime after June 17, 2024, Tenant may terminate this lease by giving Landlord 6 month written notice

INCOME SUMMARY

Base Rent	\$60,000
Property Tax Reimbursements	\$3,525
CAM Reimbursements	\$3,479
Gross Income	\$67,005

EXPENSE SUMMARY

Property Taxes	\$5,391
Repairs and Maintenance	\$1,269
Lawn Maintenance	\$1,620
Utilities	\$1,580
Insurance	\$5,732
Gross Expenses	\$15,593

Net Operating Income	\$51,412
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INVESTMENT OVERVIEW

Price	\$775,000
Price per SF	\$147.34
CAP Rate	6.63 %

OPERATING DATA


Gross Income	\$67,005
Operating Expenses	\$15,593
Net Operating Income	\$51,412

***Information From 2019 Statement**

LEASE ABSTRACT

221 E PUSHMATAHA ST | BUTLER, AL

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF
Primary Term	06/17/2014 - 06/16/2034	\$60,000	\$11.41
 Eight (8), 5 - Year Options 10% Increase	06/17/2034 - 06/16/2039	\$66,000	\$12.55
	06/17/2039 - 06/16/2044	\$72,600	\$13.80
	06/17/2044 - 06/16/2049	\$79,860	\$15.18
	06/17/2049 - 06/16/2054	\$87,840	\$16.70
	06/17/2054 - 06/16/2059	\$96,624	\$18.37
	06/17/2059 - 06/16/2064	\$106,284	\$20.21
	06/17/2064 - 06/16/2069	\$116,916	\$22.23
	06/17/2069 - 06/16/2074	\$128,604	\$24.45

RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

Tenant shall reimburse Landlord for real estate taxes in accordance with the terms of the Tax Addendum.

INSURANCE

PAID BY TENANT/LANDLORD

Tenant shall maintain or cause to be maintained commercial general liability insurance... Landlord agrees to insure the Building, and all other improvements on the Land and the Ingress/Egress Area (hereafter defined), against loss or damage by any perils covered by a standard broad form all risk insurance policy in an amount equal to the full replacement value.

PARKING LOT

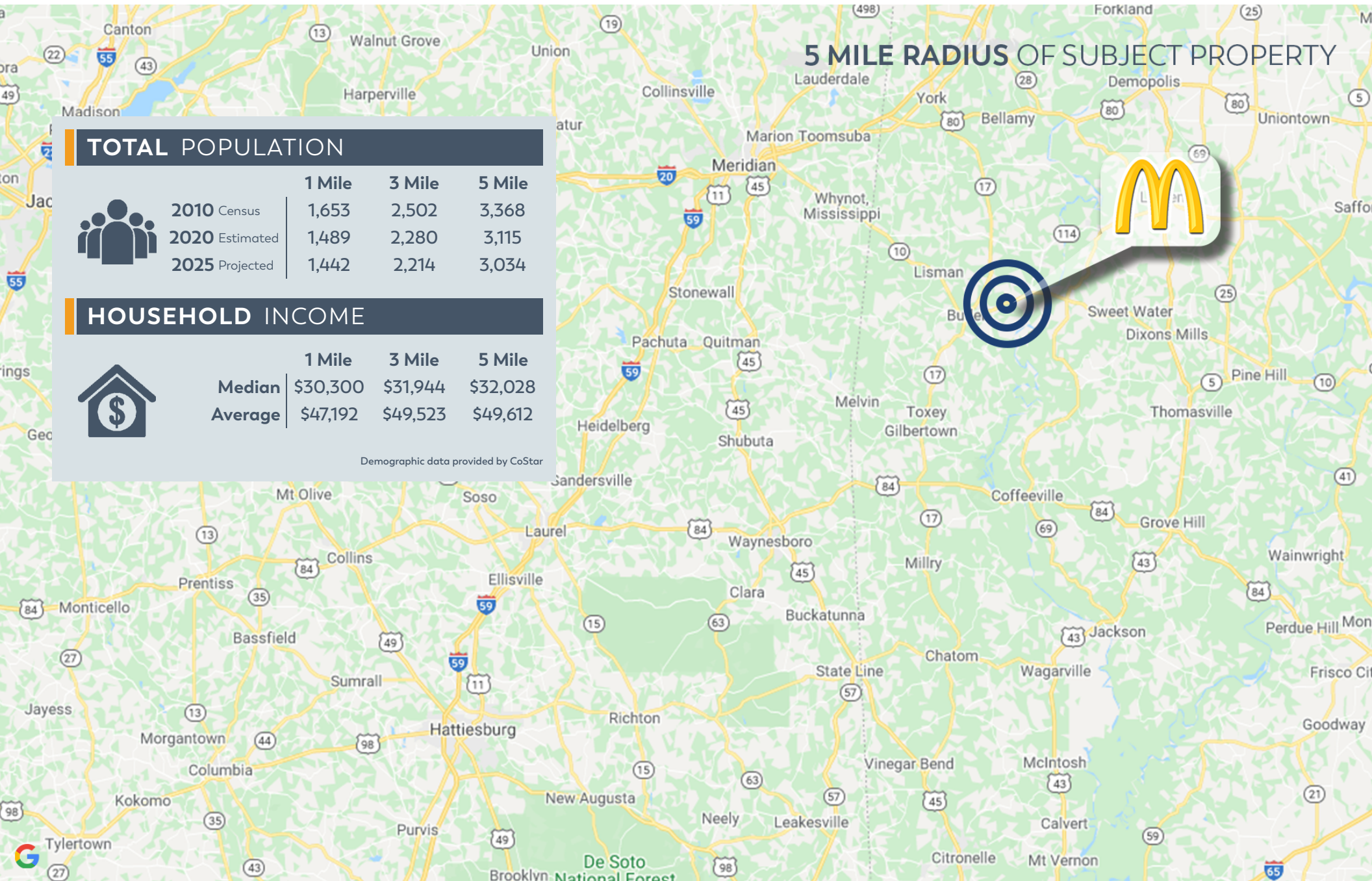
REIMBURSED BY LANDLORD

Landlord shall also maintain, repair, and replace the common areas on the Land and the improvements located in the Ingress/Egress Area, specifically including all of the Parking areas, driveways, sidewalks...

R/S & HVAC

PAID BY LANDLORD

That Landlord shall maintain in good repair and clean condition the Building (excluding the interior of the Leased Space, which is Tenant's responsibility pursuant to Article 4(E) above) including, but not limited to, the foundation, floor slab, exterior walls, frame, roof, floor joists, roof support, gutters, down spouts, doors, fire protection system, underground or concealed utility lines in the Land and Building and all utility lines serving the Building and common areas on the Land but located outside of the Leased Space and Patio Area, and all HVAC systems serving the Leased Space and Patio Area.




RETAIL MAP

221 E PUSHMATAHA ST | BUTLER, AL

 221 E Pushmataha St. Butler, AL 36904

 Choctaw County
Elementary School

 Choctaw County
High School

 Choctaw County
Auto Parts Store

 First Baptist
Church Butler

 SUBWAY

 WU
WESTERN
UNION

 Advance
Auto Parts

 FAMILY DOLLAR

 TEXACO

 Church's

 IGA

 CARQUEST

 UNITED STATES
POSTAL SERVICE

 REGIONS

 verizon
wireless

 State Farm

 Village Sports

 Butler Police
Department

 FARMERS
INSURANCE

 Hardee's

N Academy Ave. - 3,206+ VPD

S Academy Ave. - 2,915+ VPD

E Pushmataha St. - 6,114+ VPD



 DOLLAR
GENERAL



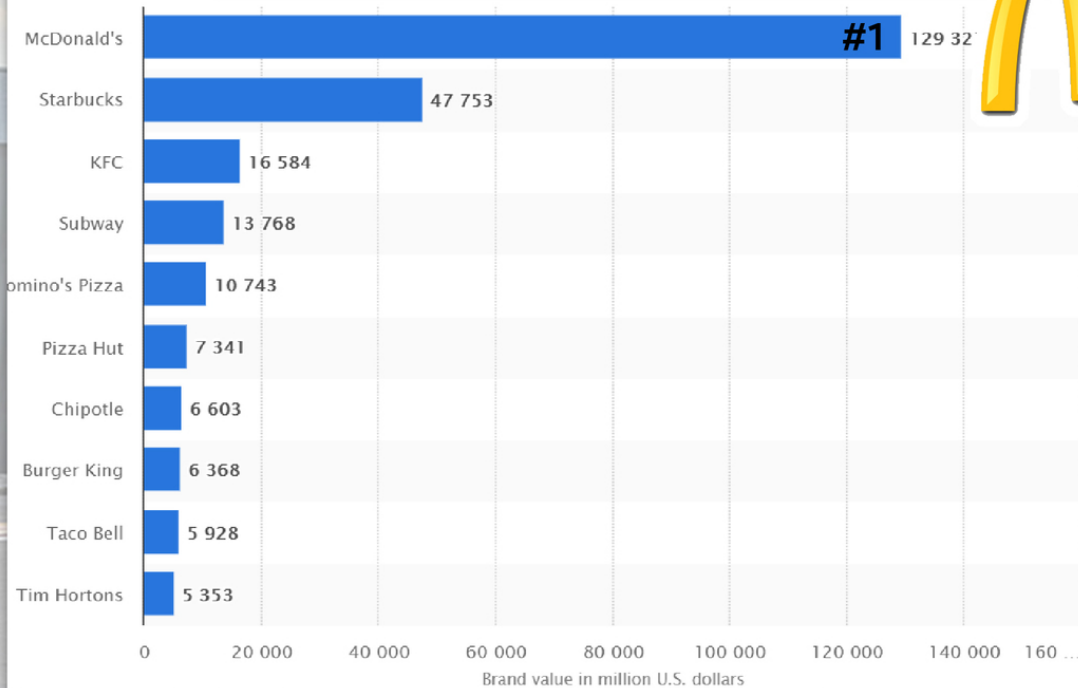
Actual Property



Actual Property

TENANT OVERVIEW

221 E PUSHMATAHA ST | BUTLER, AL



66 Years
of Success



**Publicly
Traded Co.**
NYSE: MCD



BBB+
S&P Rated



\$158.9B
Market Cap



38,600+
Locations

PORTFOLIO LOCATIONS



FORDYCE, AR

\$1,075,000 | 6.87% Cap
[Download Fordyce, AR OM](#)



HUNTINGDON, TN

\$1,000,000 | 6.54% Cap
[Download Huntingdon, TN OM](#)



PORT GIBSON, MS

\$750,000 | 6.81%
[Download Port Gibson, MS OM](#)



ARKANSAS

TENNESSEE

MISSISSIPPI

ALABAMA



MONTICELLO, MS

\$700,000 | 7.04% Cap
[Download Monticello, MS OM](#)



BUTLER, AL

\$775,000 | 6.63% Cap
[Download Butler, AL OM](#)

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Actual Property

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REAL ESTATE INVESTMENT SERVICES

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