



Subject Property

Dunkin' (Ground Lease)

Oxford, Alabama



Price:
\$2,355,555



Cap Rate:
4.50%

This brand new lease has ±20 years remaining in the Primary Term. The lease commenced September 2021 and presents four (4), five (5) year options featuring a 10% increase in year 11 and every five years thereafter throughout Primary Term and each Option.

The Property was a former Hardee's built in 1985 that was completely rehabbed and renovated early 2021. The franchisee fully funded the entire conversion and has invested a significant amount into this location. This Dunkin' features the newest store design and prototype, as well as a dedicated drive-thru, providing additional customer convenience and boosting sales revenue.

HIGHLIGHTS



**New 20-Year
NNN Lease**

**Newly Renovated
Location in 2021**



**Strong Franchisee
Guaranty**

**Outparcel to
Quintard Mall**



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Offering Memorandum**



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