

CVS/pharmacy

NET LEASE INVESTMENT

12,900 SF CVS Drugstore Ground Lease FOR SALE



INVESTMENT

SUMMARY

NOI: \$111,000
Sales Price: \$1,850,000
Cap Rate: 6.00%
Location: Oakwood, GA

*For additional information,
please contact
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MORGAN
REAL ESTATE INC.

INVESTMENT HIGHLIGHTS

- 25-Year NNN Unsubordinated Ground Lease, Six 5-Year options with 5% bumps per option
- Rent Commencement: April 8, 2007
- New 120,000 SF Kroger-anchored center directly across Highway 53. Construction began May 2007
- Free and Clear of Debt
- High Traffic Counts along Martin Road (19,780 Vehicles per Day)
- No Landlord responsibilities, Tenant responsible for all expenses, including Taxes, Insurance and CAM

NOTE: THIS OFFERING SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE OR WITHDRAWAL NOTICE. NML