



# Absolute Triple Net (NNN) Restaurant for Sale

## 7.5% Cap Rate, Barboursville, West Virginia



- Price: \$1,143,200  
Cap Rate: 7.50%
- Annual Rent: \$85,740
- Rent Increases: 7.5% every five years.  
Next increase on 9/2011
- Current Lease: Over 11 years remaining,  
expiration 9/29/2021
- Renewal Options: 4 - Five year Options  
at 7.5% increase in rent per Option  
exercised.
- Land Size: 36,590 sq feet
- Building Size: 3,400 sq feet
- Year Built: 1987 / 2005 (re-modeled)
- Address: 6022 Rt. 60 East, Barboursville  
WV 25504
- Strong Operator with over 40 units
- No Landlord responsibilities!

This information has been secured from sources deemed to be reliable but we made no representation on warranties Expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

**Tenant information:** Franchisee operator Mountain Star, LLC with over 40 locations. Based out of Atlanta, GA

**Site Highlights:** Busy highway with 20,700 CPD (2007). Property includes drive-thru.

**Area Highlights:** Adjacent to Honda/Volkswagen new car dealership. Area retailers include Chase Bank, Papa Johns, Citi Financial, Kroger, and Quiznos.

DEMOGRAPHICS	1 Mile	3 Miles	5 miles
Population	7,367	19,781	47,093
Average HH Income	\$60,509	\$55,351	\$53,337

**CONTACT:**  
**SIMON ASEF**  
**DMC REAL ESTATE**  
 11104 Magnolia Blvd.  
 North Hollywood, C.A. 91601  
 office (818) 761-4252 ext 102  
 fax (818) 505-9152  
 simonasef@yahoo.com  
 www.dmcinvestments.com

