

KFC

Jerseyville, Illinois



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MEMORANDUM



Subject Property



 Price: **\$1,855,900**

 Cap Rate: **6.20%**

INVESTMENT HIGHLIGHTS

- Absolute NNN
- 7.5% Rent Increases
- 19.2 Years Lease Term Remaining
- Walmart Outparcel Location
- St. Louis MSA
- 2022 Construction

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