



**SALE**

# Captain D's Seafood

1236 BELTLINE RD SW

Decatur, AL 35601

**PRESENTED BY:**

**NEIL VICTOR, CCIM**

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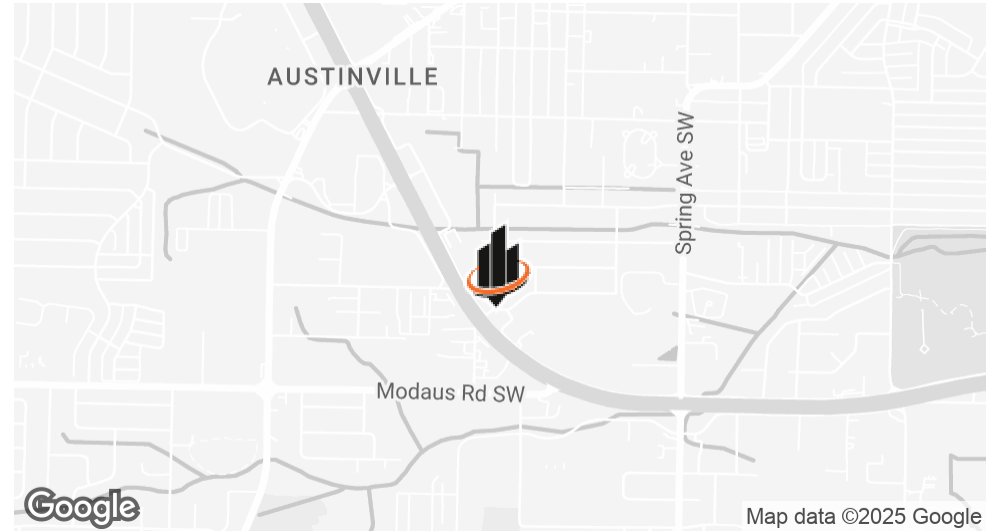
AL #80571

**PAUL MCDONALD**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,695,000
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	37,214 SF
<b>BUILDING SIZE:</b>	3,062 SF
<b>NOI:</b>	\$119,920.00
<b>CAP RATE:</b>	7.07%

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**CAPTAIN D'S SEAFOOD** | 1236 Beltline Rd SW Decatur, AL 35601

## PROPERTY DESCRIPTION

11 Years Remaining | Annual Increases | Well-Known & Established QSR Brand | The tenant, Captain D's LLC, recently exercised an early extension option extending the lease an additional 5 years (11 years total), and has 2 (10-year) options remaining, demonstrating their commitment to the site. Corporate Signed Guaranty

- The lease features 1.25% annual rental increases throughout the initial term and option periods, growing NOI and hedging against inflation
- Captain D's is the nation's leading fast casual seafood restaurant with 540+ locations nationwide
- Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

**SVN | AVAT REALTY, LLC** 2

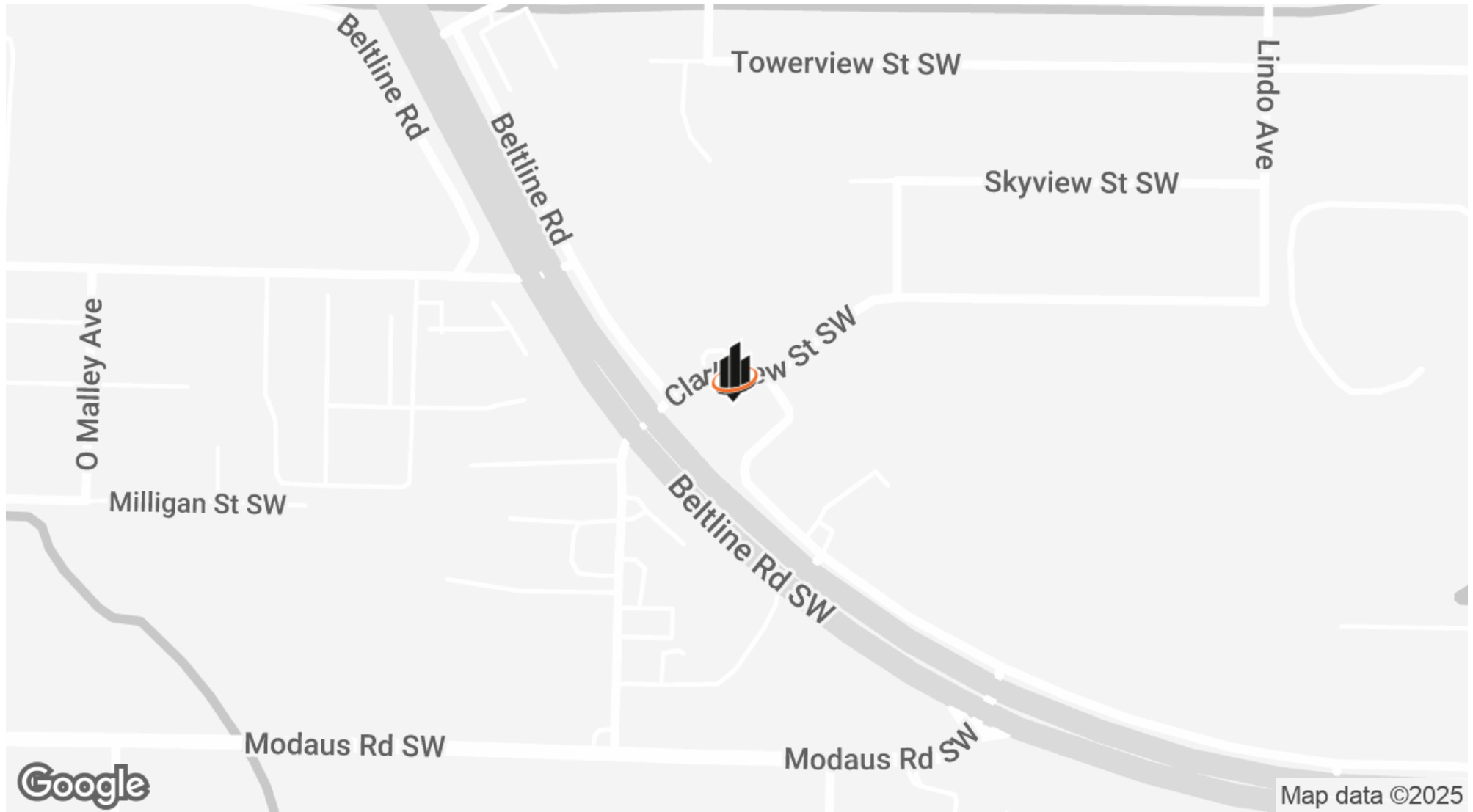
## ADDITIONAL PHOTOS



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# LOCATION MAP



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