



20 YEAR SALE-LEASEBACK | AUSTIN TX MSA

INVESTMENT HIGHLIGHTS

- Situated on a hard corner at the entrance to Granite Shoals TX, this property spans 2.16 acres, a prime location with excellent visibility and access
- The absolute net lease offers a landlord the benefit of zero management responsibilities and consistent cash flow, as the tenant bears the burden of all expenses, including property taxes, insurance, and maintenance costs
- With a lengthy 20-year lease and attractive 10% rent increases every 5 years, this investment provides stable and growing cash flow to hedge against inflation
- Refuel Gas Stations, with its impressive network of 227 current locations, has experienced rapid growth since 2019, catering to the increasing demand for convenient and reliable fueling options, while continually expanding its reach to serve more customers across the Southeast

INVESTMENT SUMMARY

List Price:	\$2,895,000
Cap Rate:	6.00%
NOI:	\$173,687
Lease Type:	Absolute Net
Initial Term:	20 Years
Rent Increases:	10% Every 5 Years
Options:	(4) 5-Year

 **VIEW THE OFFERING MEMORANDUM**



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.