



Chilly Mart  
540 Centennial Blvd., Richardson, TX 75081  
4,603 Square Feet Investment Sale



**NAI Robert Lynn**

Commercial Real Estate Services, Worldwide.

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Individual Member  
CERTIFIED  
COMMERCIAL  
INVESTMENT MEMBER

# Chilly Mart

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## EXECUTIVE SUMMARY

Purchase Price \$4,275,000

## INCOME, EXPENSES & CASH FLOW

Net Operating Income \$360,000

No Landlord obligations or expenses.

True NNN , tenant responsible for everything.

## FINANCIAL INDICATORS

Cash on Cash Return 8.42%

Lease Term 10 Years

Primary Lease Term Expiration July 31, 2020

Renewal Options Two 5 Year @ Market

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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 or lease.

