

Sale-Leaseback Opportunity

108 Forbes Court, Richmond, KY 40475



Building specifications

Ground level	3,360 SF
Lower level	3,360 SF
Total SF	6,720 SF

Highlights



Current Rent

\$5800.00/month (\$69,600.00/year)



Real Estate Taxes

\$6,500.00/year



Insurance

\$1,400.00/year



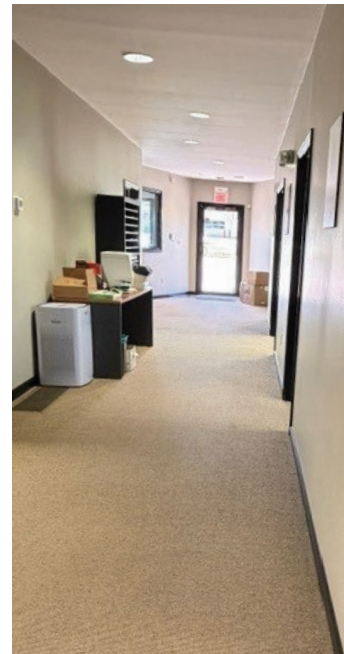
Current NNN Rent

\$61,700.00/year (\$9.18 NNN PSF)



Valuation at Current Rent

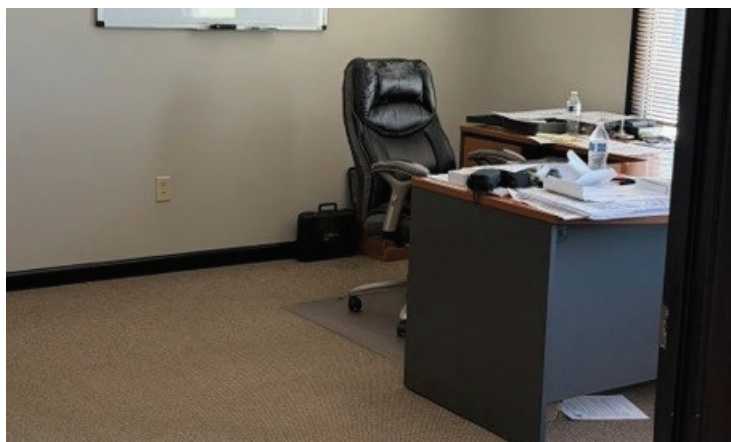
8% cap rate - \$771,250.00



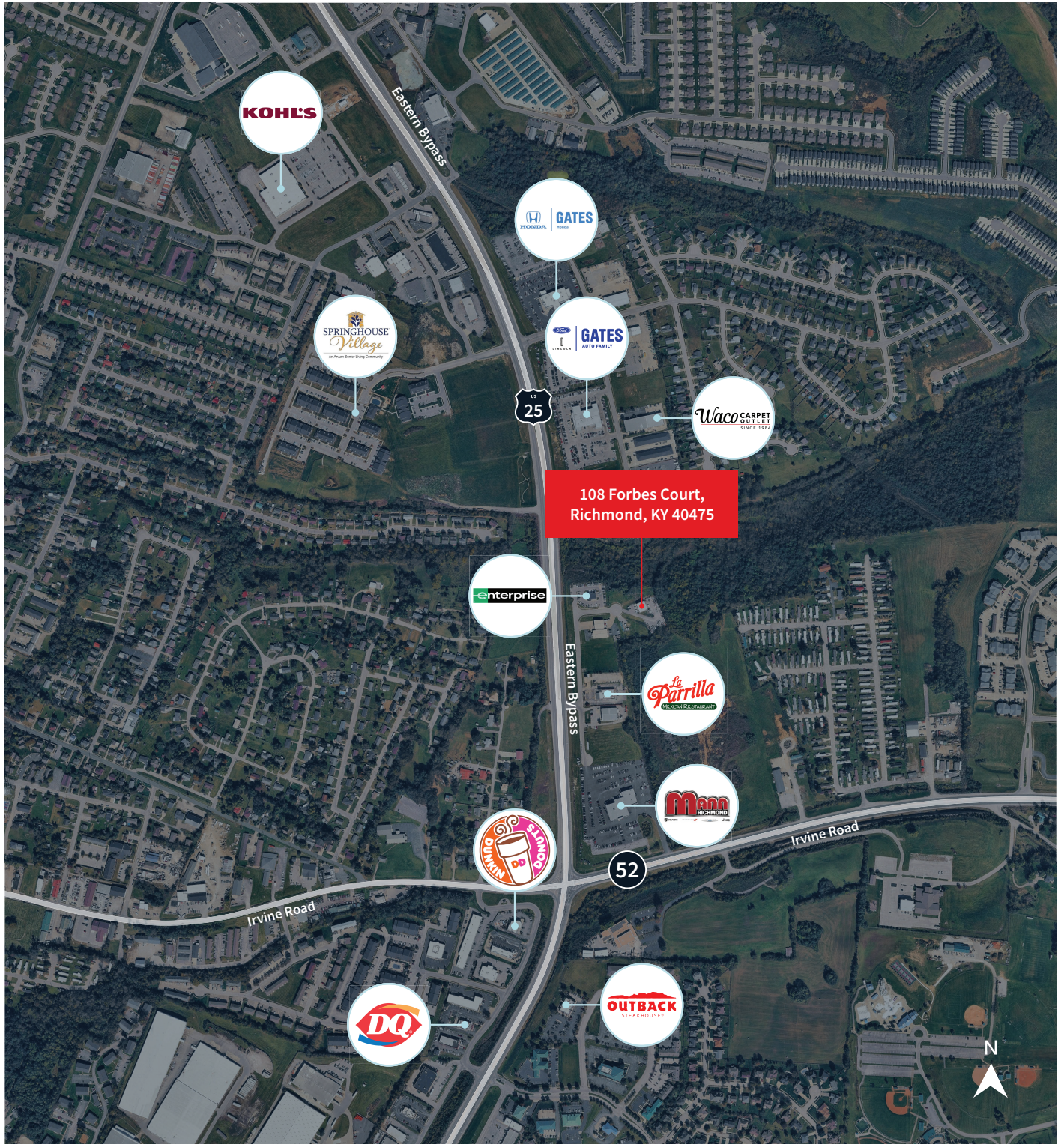
As for **109 Forbes Court**, the buyer would have to acquire it as well for **\$80,000** for the **0.77 acres**.

Tenant: TXO systems, US, LLC

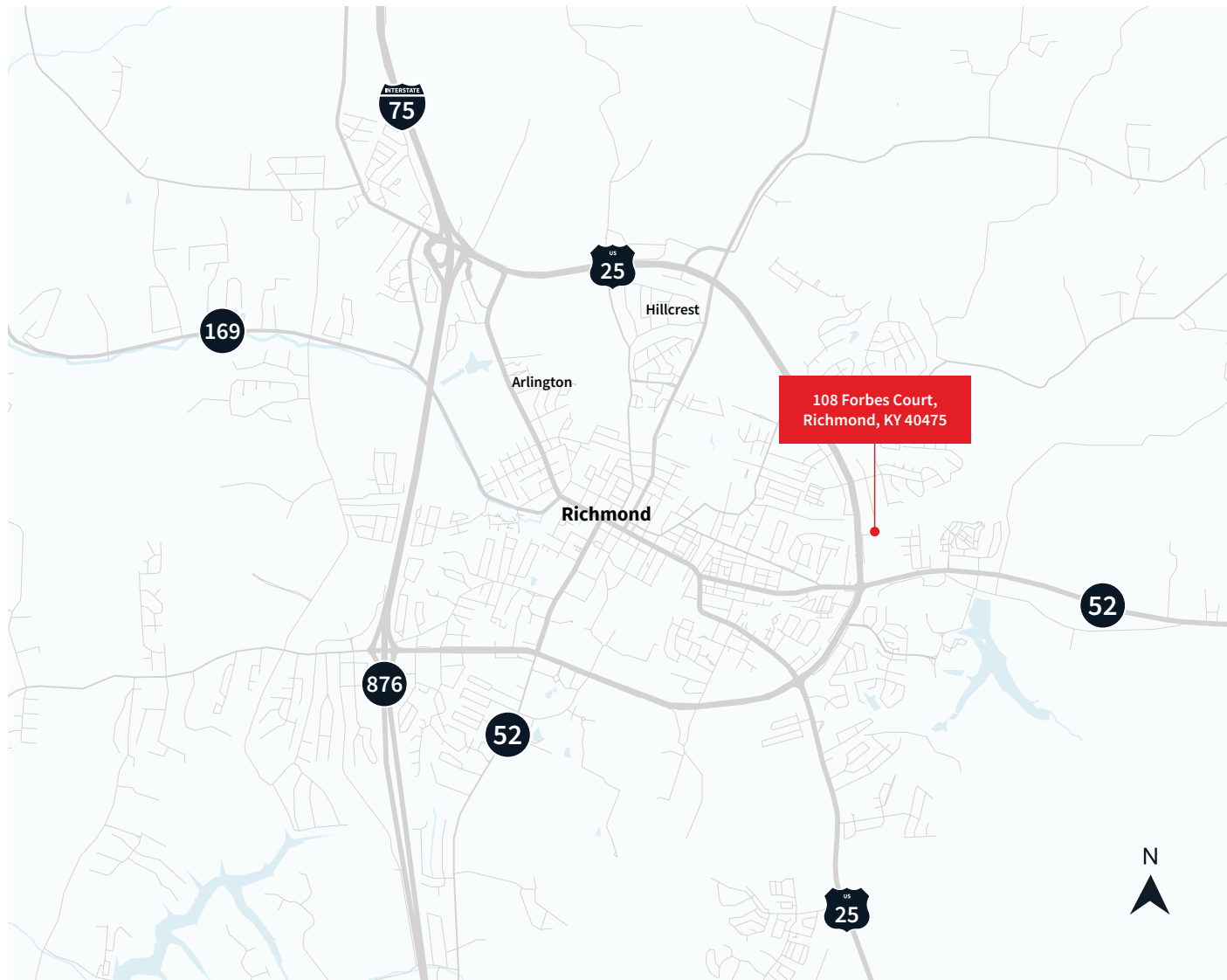
Lease Term: New 5 year lease term at closing at \$9.18 NNN PSF with 3% annual bumps



Amenities map



Location map



JLL

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