

FOR SALE

Nationally Branded Gas Station with 11.5% Cap Rate
Net Leased Investment
3930 George Busbee Pkwy. | Kennesaw, GA | 30144

BULL REALTY, INC.



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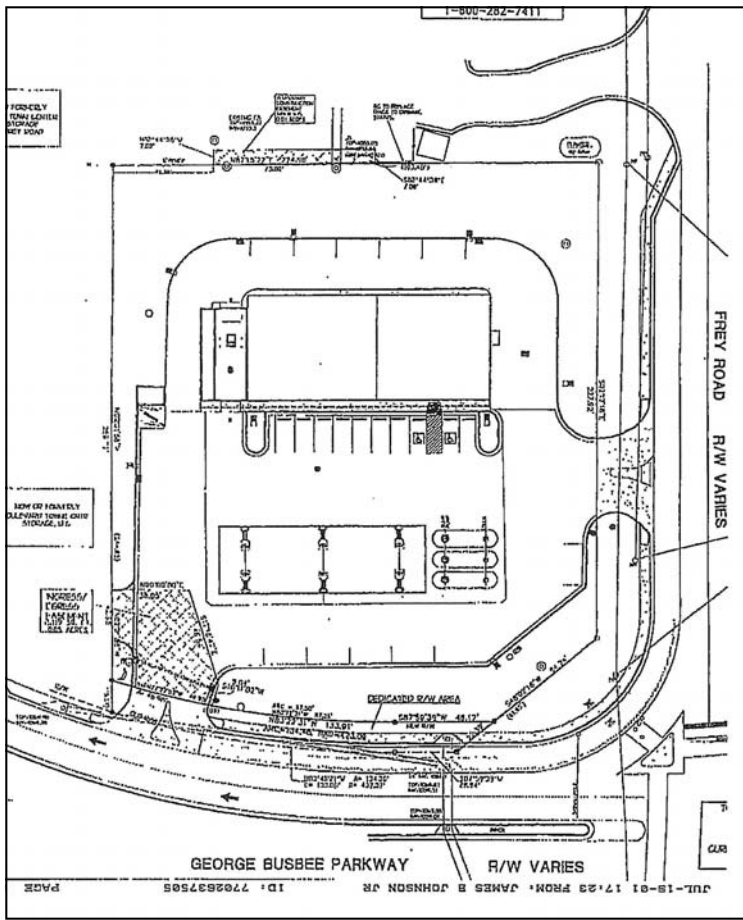
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Bull Realty, Inc.
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Atlanta, GA 30328

- Nationally branded
- 11.5% cap rate on current income
- NNN lease expires 4/30/2012, plus one, five-year options with rent increases provides upside
- Corner parcel with excellent access
- High volume
- Deliverable free and clear of fuel supply agreement
- Also available as part of a eight store portfolio

Offered for sale at \$1,750,000





This offering is subject to price adjustment or prior sale without notice. This information is provided by the owner and is deemed reliable, but is not warranted. Please do not disturb tenants or owners.