

CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM

1400 NE Stephens St, Roseburg, OR 97470



**OFFERING
PRICE**

\$1,555,160

**CAP
RATE**

5.00%

NOI

\$77,758



**ABSOLUTE NNN LEASE
CORPORATE GUARANTY
WITH CPI RENT INCREASES
(MAX 12%) EVERY 5 YEARS**



**UNDER-MARKET RENT
SINCE 2024 THE AVERAGE ANNUAL
RENT FOR QSR PROPERTIES SOLD IN
OREGON IS \$117,323**



**LIMITED RESTAURANT COMPETITION
JACK IN THE BOX HAS SUCCESSFULLY
OPERATED AT THIS SAME LOCATION FOR
OVER 25 YEARS**

POINTS OF CONTACT

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