

SUCCESS STORY

SPRINGFIELD, OH

LEE'S FAMOUS CHICKEN

The Chaney Investment Team recently completed the sale of Lee's Famous Chicken in Springfield, Ohio. The property was a single tenant, full triple net lease with over 13 years of term remaining and boasted a strong 2% annual bump in rent per year.

Due to the rise in interest rates over the last two years, there's been a significant back log of single tenant properties on the market with a current inventory that's estimated to be over 14 months long. Despite this challenge, the team was able to achieve success by casting a wide net by marketing the property to both principals and brokers. As a result, ownership received several offers throughout the marketing period and was ultimately able to do an all-cash deal with a 1031 buyer from out of state.

Client Testimonial:

"Grant and Brent did a great job with the sale of our single tenant NNN leased property in Springfield. They were absolute pros from start to finish. We appreciate the work they put in and the care they took throughout the process. There's no doubt we would recommend the team to our family and friends in the future."

-Ben Horn

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