

# ADVANCE FINANCIAL 24/7



2480 N Central Avenue  
Humboldt, TN 38343

Offer Price (7.25% Cap)  
**\$1,050,893**



- ✓ Newly construction in 2018
- ✓ Long-term (11 year) Lease
- ✓ Corporate Guaranty
- ✓ 2% Annual Bumps
- ✓ Stable, high growth tenant



**Beth Moretz, CFO**  
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