

# ADVANCE FINANCIAL



725 Main Street  
Kimball, TN 37347



Offer Price (7.25% Cap)  
\$1,207,120



- ✓ New Construction in 2018
- ✓ Long-term (11-year) Lease
- ✓ Corporate Guaranty
- ✓ 2% Annual Bumps
- ✓ Stable, High Growth Tenant



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