



RETAIL INVESTMENT GROUP, LLC

350 EAST LECLAIRE ROAD | ELDRIDGE, IA

\$1,379,310 | CAP: 7.25%



ACTUAL SITE



8255 E. RAIN TREE DR, SUITE 100
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INVESTMENT SUMMARY



PRICE: \$1,379,310

CAP: 7.25%

PROPERTY INFORMATION

Address: 350 East LeClaire Road | Eldridge, IA

CAP Rate: 7.25%

Lessee: Dynamic Restaurant Acquisition, Inc

Building Size: ±9,549 Square Feet

Land Area: ±120,226 Square Feet

Lease Expiration: October 23, 2032

Lease Options: 4 x 5 Year Options

NOI: \$100,000

Lease Type: Absolute NNN Zero LL Responsibilities

Increases: Lesser of 1.25x CPI or 2.0%

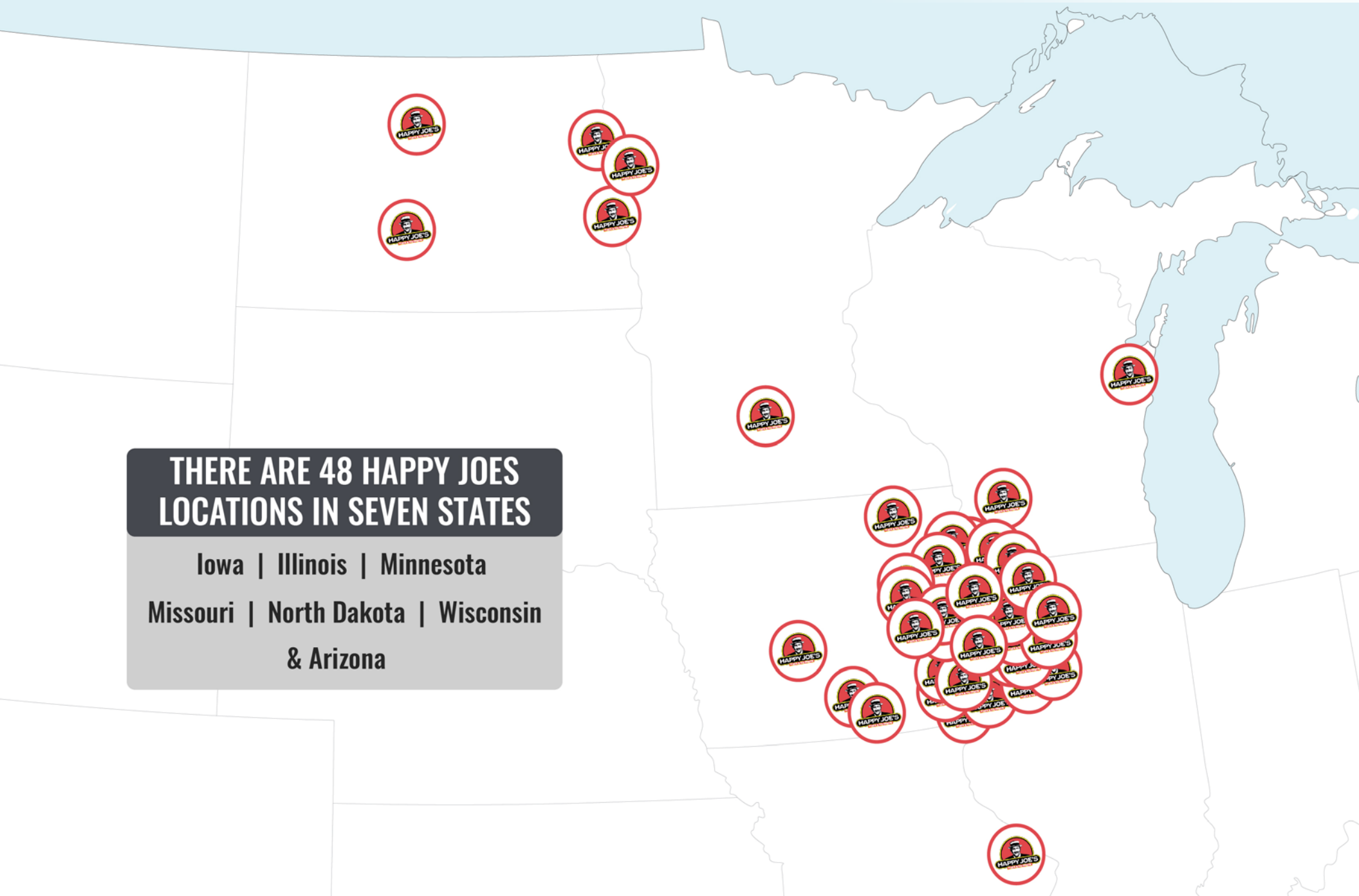
Guarantor: HJ Dynamic Holdings, LLC

INVESTMENT HIGHLIGHTS

- ▶ Absolute NNN Lease
- ▶ 4 x 5 Year Options
- ▶ Corporate Guarantee
- ▶ Attractive CAP Rate & Annual Increases
- ▶ Nearby BP, Dollar General, McDonald's
- ▶ >1/2 Mile from Elementary & Highschool
- ▶ Excellent Corner Location
- ▶ Located at Heart of Eldridge



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no representation, guarantee or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, estimates, opinions use are for example only. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PORTFOLIO MAP



**603 Myatt Drive
Maquoketa, IA**



**350 East LeClaire Road
Eldridge, IA**



**2705 Happy Joe Drive
Bettendorf, IA**



**1727 North Henderson
Galesburg, IL**

SITE PHOTOGRAPHY

PHOTOS TAKEN - MARCH 2018



ABOUT HAPPY JOES



Happy Joe's Pizza & Ice Cream Parlor is an American pizza parlor chain based in Bettendorf, Iowa. The restaurant chain was founded in 1972 by Lawrence Joseph "Happy Joe" Whitty, a former Shakey's Pizza manager. Its 50 restaurants are mostly located in the Midwestern United States (in Iowa, Illinois, Missouri, Minnesota, North Dakota and Wisconsin), although the company is also present in Arizona. The idea for Happy Joe's came from a combination of a pizza parlor and ice cream palace.

Happy Joe's claims to be the first pizza restaurant to offer a taco pizza (a pizza with refried bean/tomato sauce, cheese, lettuce, tomato and taco chips). After a franchisee suggested adding tacos to the menu, Whitty invented the restaurant's best-selling product, the Taco Pizza. In 2005, Happy Joe's started offering breakfast pizzas at select locations. In 2013, Happy Joe's started offering flatbread pizzas. It also features outlandish birthday parties.