



RETAIL INVESTMENT GROUP, LLC

14029 W WADDELL ROAD | SURPRISE, ARIZONA 85379

\$3,087,600 | CAP: 5.50%



ACTUAL SITE



8255 E. RAIN TREE DR, SUITE 100
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INVESTMENT SUMMARY



PRICE: **\$3,087,600**

CAP: **5.50%**

PROPERTY INFORMATION

Address: 14029 W Waddell Rd | Surprise, AZ

CAP Rate: 5.50%

Lessee: Jayrazor Restaraunt Group, LLC

Building Size: ±3,309 Square Feet

Land Area: ±43,560 Square Feet

Lease Expiration: January 4th, 2030

Lease Options: 2 x 10 Year Options

NOI: \$169,818

Lease Type: Absolute NNN Lease

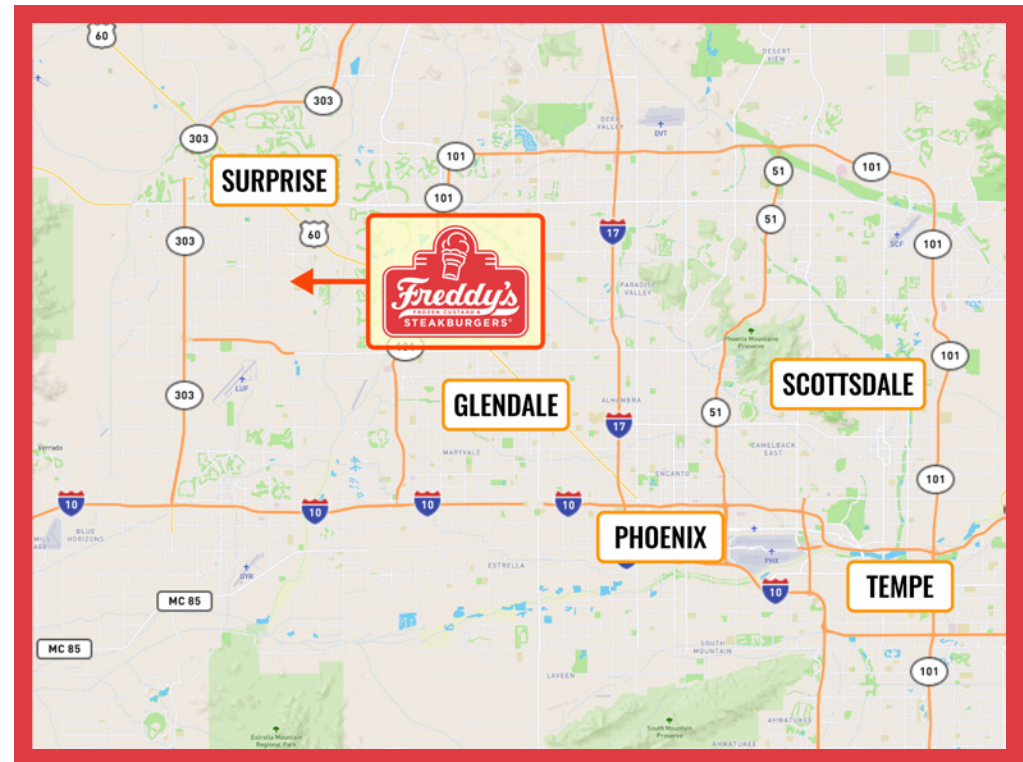
Increases: 1.5% Annual Including Options

Guarantee: Jayrazor Restaurant Group, LLC
& Personal Guarantee

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.

INVESTMENT HIGHLIGHTS

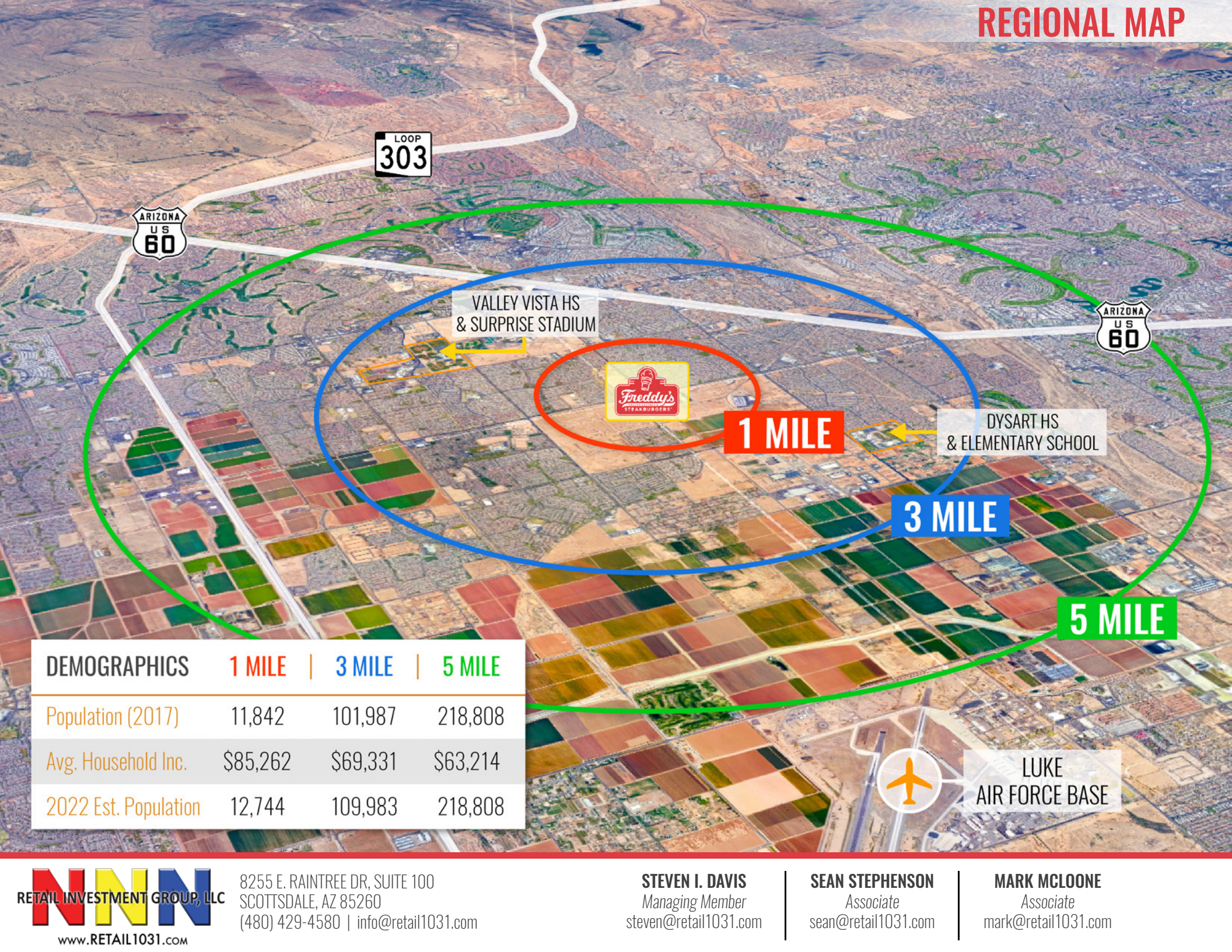
- ▶ Absolute NNN - Zero LL Responsibilities
- ▶ Site is Franchisee's #2 in Sales for 2017
- ▶ ±22,000 Vehicles Per Day
- ▶ 3,700 Homes to be Built in Phases
- ▶ ±202,000 Residents Within 5 Miles
- ▶ 7.7% Rent-to-Sales Ratio
- ▶ New Development Surrounding Site
- ▶ Well Positioned on Major Thoroughfare
- ▶ Adjacent to Major Tenants
- ▶ 4 Miles North of Luke Airforce Base
- ▶ Strong Tenant - 21 Unit Operator with 60 Unit Agreement from Freddy's



LOCAL MAP



REGIONAL MAP



VALLEY VISTA HS
& SURPRISE STADIUM



1 MILE

DYSART HS
& ELEMENTARY SCHOOL

3 MILE

5 MILE



LUKE
AIR FORCE BASE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2017)	11,842	101,987	218,808
Avg. Household Inc.	\$85,262	\$69,331	\$63,214
2022 Est. Population	12,744	109,983	218,808

WADDELL RD ±22,377 VPD

KEY

- Phase I
- Phase II
- Phase III
- Residential



LITCHFIELD RD ±19,855 VPD



RESIDENTIAL DEVELOPMENT

SITE PHOTOGRAPHY

ACTUAL SITE - NOVEMBER 2017



ABOUT FREDDY'S & FRANCHISEE



Freddy's Frozen Custard & Steakburgers is an American fast-casual restaurant chain based in Wichita, Kansas. Freddy's was founded by restaurateur Scott Redler and two brothers, Bill (1955-2016) and Randy Simon, whose father, Freddy Simon, was the inspiration for the restaurant, and its namesake. Redler and the Simons created a brand reminiscent of simpler times.

The company, founded in Wichita, Kansas in 2002, opened its first franchise in Hutchinson, Kansas during December 2004. In April 2011, the company opened its 50th store in Victorville, California, and in October 2013 its 100th store in Bowling Green, Kentucky. Its 150th location opened in April 2015 in Loveland, Colorado. There are currently more than 280 Freddy's locations nationwide.

ABOUT FRANCHISEE

The franchisee is an investor group of very strong guarantors (ask agent for more details) who have a 60-unit franchise agreement with Freddy's in Arizona, Utah, Montana, and Idaho. They have been operating on behalf of this franchise for over 6 years. They have 20 operating locations (With one under construction, expected to open 2018) in Arizona, Utah, Montana, and Idaho. There is a separate personal guarantee on the lease.



SURPRISE | ARIZONA



Surprise is a city in Maricopa County, Arizona. The population was 30,848 at the 2000 census; however, rapid expansion has boosted the city's population to 117,517 at the 2010 census, an increase of 281%. As such, it is the second fastest-expanding municipality in the greater Phoenix metropolitan area (after Gilbert) and, between 1990 and 2000, it was the sixth fastest-expanding place among all cities and towns in Arizona.

The city has a 10,562-square-foot Aquatics Center and Maricopa County's northwest regional library, a \$5.5 million, 20,000-square-foot library, along with a 100.3 cost of living index.

Tens of thousands of retirees moved to the city in the 1990s and early 2000s to live in Sun City Grand, an age-restricted resort-like community, with homes built by the property development firm Del Webb. Surprise is about five miles (8 km) northwest of Del Webb's original Sun City development and adjacent to Sun City West.

Sun City Grand has become a large contributor to the city's population, which more than septupled from 10,187 to about 75,000 in 2004. Rapid growth has led city officials to estimate the population at over 103,000 as of 2007, a figure the city maintains in spite of more conservative population estimates by the Census Bureau.

