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HIGHLIGHTS

- Single Tenant Triple New Lease with Godavari Restaurant
- Godavari has Over 22 Locations from Orange County to New York
- Very Dense Trade Area with Large Daytime Employment Base
- Replaceable Low Rent Basis with Approximately 5 Years Remaining
- Numerous National Tenants at Intersection with Strong Traffic Counts
- Within 2 miles of Interstate I-17 which sees on Average 160,000 Vehicles Per Day

PROPERTY SUMMARY

SALE PRICE	\$1,120,000
PRICE PER SF	\$222
CAP RATE	8.0%
OCCUPANCY	100%
GUARANTEE	2 Personal Guaranties & Corporate
BUILDING SIZE	5,041 SF
PARCEL SIZE	0.43 Acres
YEAR BUILT	1972
YEAR RENOVATED	2018
ZONING	C-2, Phoenix
CROSS STREETS	19th Ave & Thunderbird Rd

THE PROPERTY

ORION Investment Real Estate is pleased to offer a single tenant, freestanding restaurant leased to Godavari Truly South Indian restaurant. This is the 22nd location for Godavari, which has locations across the United States from Orange County to New York. The cuisine at Godavari is truly Southern Indian that specializes in Hyderabad Biryani, a hundred varieties of Dosas, Indo Chinese dishes, and many more southern Indian favorites. The franchisee recently signed a 5-year net lease for this location; in addition, ownership was able to renew a Clear Channel Outdoor billboard (NASDAQ: CCO) for 10 years.

Godavari is located just west of the Moon Valley trade and less than two miles east from the heavily traveled Interstate 17, which receives over 160,000 cars per day. The is very heavily traveled site, receiving over 60,000 cars per day on 19th Avenue and Thunderbird Road. The trade area is very dense with over 544,000 people within the 5-mile radius. In addition, the restaurant draws from a large employment base with over 400,000 daytime employees within 5-miles. Notable tenants at the intersection include a new Starbucks drive-thru, CVS, Bank of America, and Jack in the Box. Some additional draws to the trade area include Turf Paradise, Metro Center Mall, Moon Valley Country Club, and Cave Creek Golf Course.



NOTABLE TENANTS AT INTERSECTION

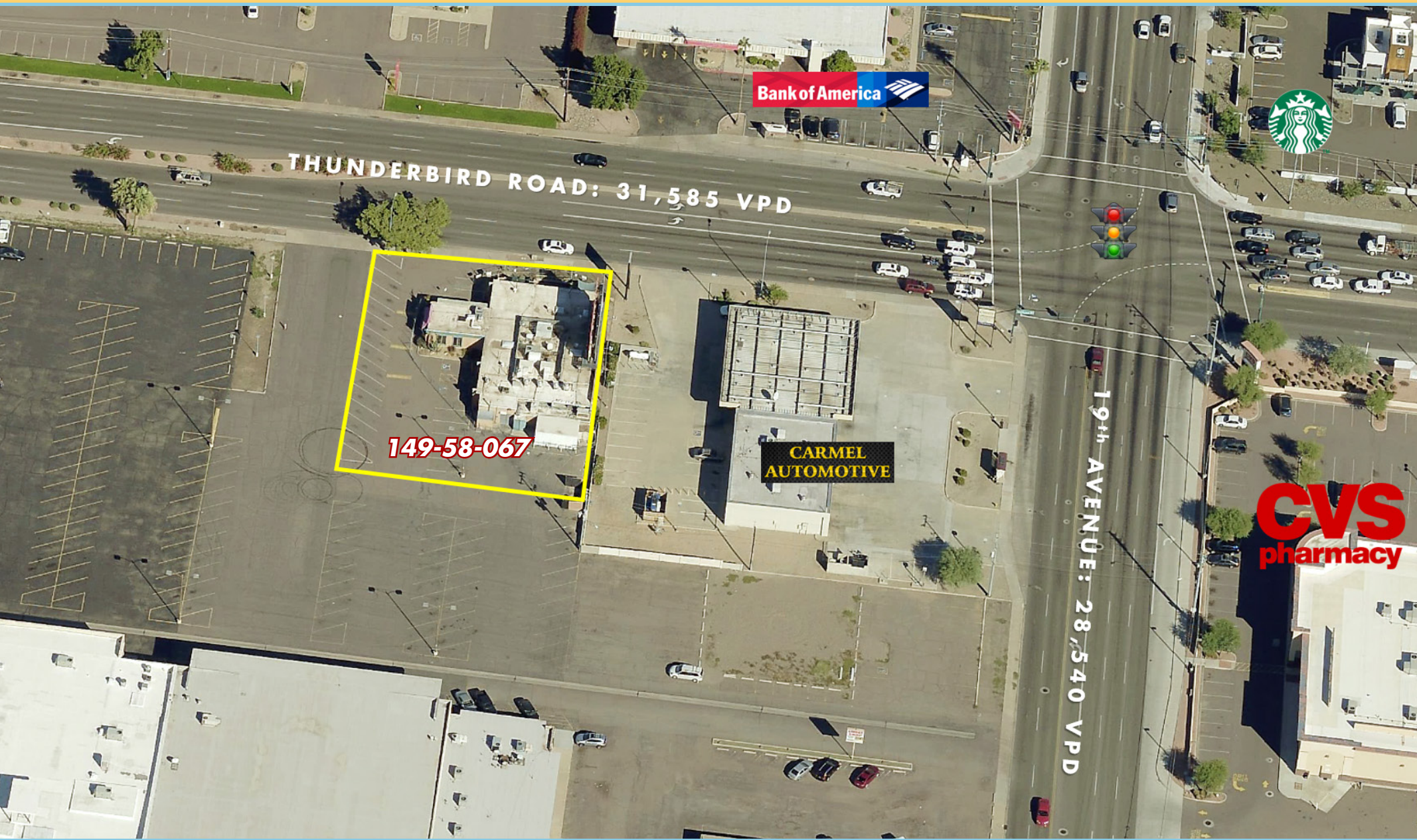


LOCATION MAPS



PARCEL#
149-58-067

TAX (2017)
\$10,117.16



AERIAL VIEW



Tenant Name	Unit Sqft	Lease From	Lease To	Monthly Rent PSF	Annual Rent PSF	Monthly Rent	Annual Rent	Next Increase	Monthly Rent Amount
Godavari's	5,041	01/20/2018	01/19/2023	\$ 1.22	\$ 14.68	\$6,167	\$74,004	2/1/2019	\$6,352
								2/1/2020	\$6,543
								2/1/2021	\$6,739
								2/1/2022	\$6,941
								2/1/2023	\$7,149
2 Options to renew for 5 Years at Fair Market Value									
Clear Channel Outdoor		07/01/2005	03/21/2028			\$1,300	\$15,600	Annual	CPI
Property Totals	5,041			\$ 1.22	\$ 14.68	\$7,467	\$89,604		
Property Totals Vacancy	0	100%		\$ 1.22	\$ 14.68	\$7,467	\$89,604		

July 2018 Year Forward

Current Income

Rental Income	\$	89,604
CAM Recapture	\$	24,228
Scheduled Gross Income	\$	113,832
Vacancy Factor	\$	-
Adjusted Gross Income	\$	113,832
Less Operating Expenses	\$	24,228
Net Operating Income	\$	89,604

Income and Expense Notes

On the Effective Date, Landlord shall provide the following items located within the leased premises, or related to the building, in good working order and condition (collectively, the "Warranty Items")

1. Roof
2. HVAC System
3. Plumbing
4. Electrical
5. Kitchen Hoods
6. Walk in Cooler
7. Grease Traps
8. Monument Sign
9. Repainting and Re-stripping Parking Lot

If during the first twenty-four (24) months of the Lease Term (the "Warranty Term"), any of Warranty Items require replacement, Tenant shall provide Landlord with written notice no later than expiration of the Warranty term.

Please contact Agent for additional terms to Warranty items



GODAVARI

Godavari is a successful South Indian food franchise with numerous locations across the U.S. including in New York, Orange County, Chicago, and Dallas, to name a few. In addition to shop locations, which offer dine-in, take-out, and catering, Godavari also has a series of food trucks known as "Spicy Salaa." The company has a vast menu of delectable and authentic South Indian dishes that make it an original spot, known across the United States.

www.godavarius.com

"We believe Cooking and Catering is not an artIt is a SCIENCE" ---VIBRANT GODAVARI TEAM



Clear Channel Outdoor



Digital billboards allow advertisers to change messages throughout the course of a day.

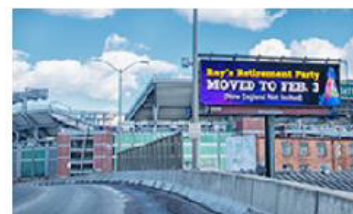
Digital billboards are the most time-sensitive & flexible form of outdoor advertising.

Digital billboard advertising capabilities include social media integration, countdowns, day/weekparting, live updates, conditional content (weather, temperature), Outdoor Connect / RSS Wi-Fi / Touch-Screen, and more.

Features

- ✓ **Flexible** – Engage and develop a dialogue with consumers through unlimited creative executions, using a variety of digital outdoor signs.
- ✓ **Time-Sensitive** – Digital enables instantaneous creative updates and the ability to respond in real-time to current events and market conditions.
- ✓ **Targeted** – Impact specific geographic and demographic audiences close to the point of sale.
- ✓ **Efficient** – Optimize ad spend and work synergistically with other media to enhance ROI.

PRODUCT EXAMPLES



Clear Channel Outdoor is one of the world's largest outdoor advertising companies with more than 675,000 displays, reaching more than half a billion people in more than 40 countries on five continents each month. Clear Channel Outdoor helps advertisers create inspiring out-of-home campaigns via traditional and digital display formats. In the U.S., Clear Channel Outdoor operates in 45 of the top 50 U.S. markets.



CAPITAL & LARGEST CITY OF ARIZONA | MOST POPULOUS CAPITAL IN THE NATION | FASTEST GROWING CITY OF OVER 1 MILLION

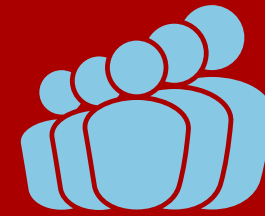
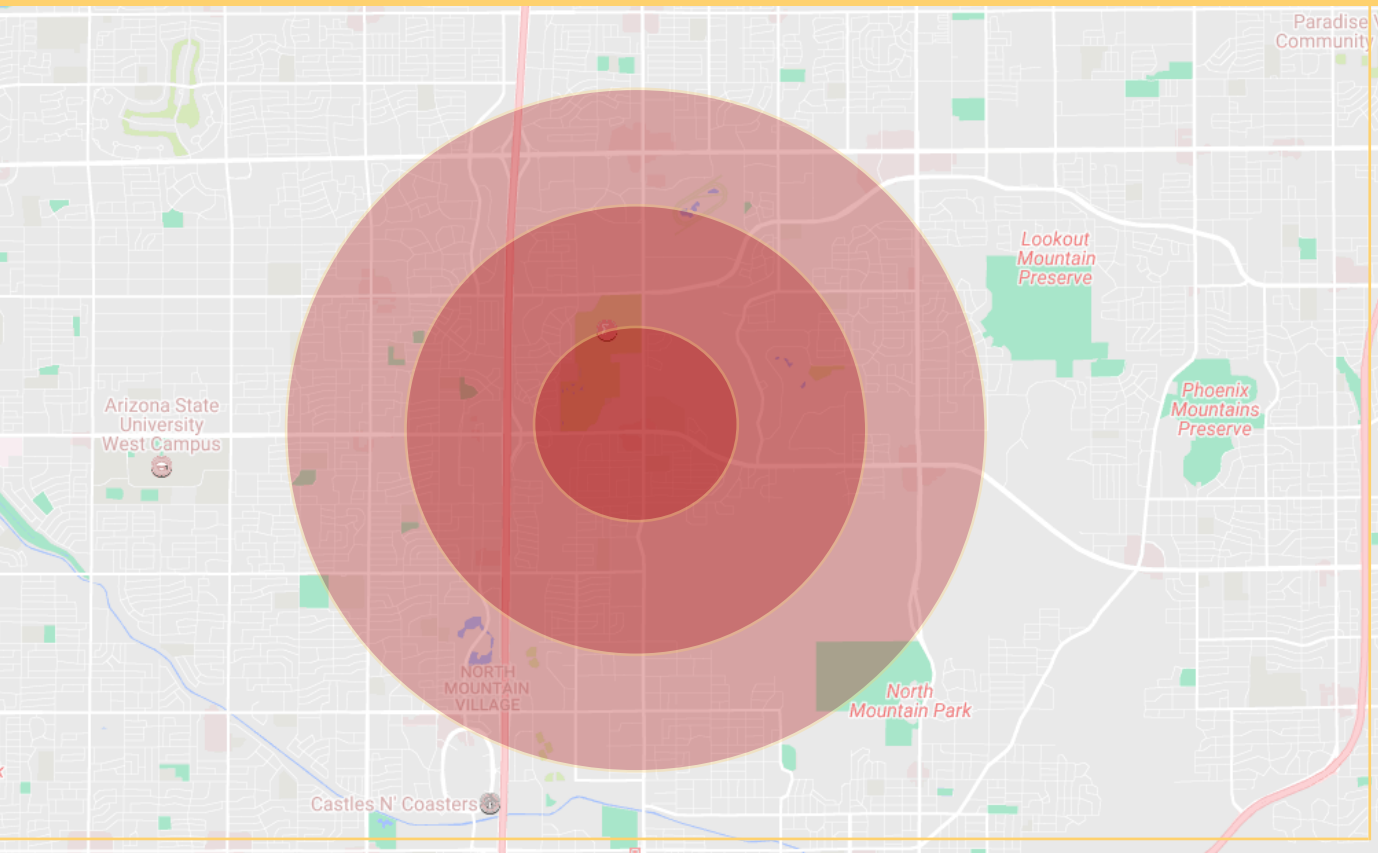
Phoenix is the capital and largest city of Arizona. It is home to 1,563,025 people according to the 2016 U.S. Census estimates. Phoenix is the 13th largest Metropolitan area by population in the United States with 4,400,000 residents. In addition, Phoenix is the county seat of Maricopa County, and is the sixth largest city in the United States by land area. The largest capital city in the United States, Phoenix is the only state capital with over 1,000,000 people. The evolution of Downtown Phoenix over the last 5 years has been significant with more than \$4 Billion invested in office space, retail, restaurants, educational facilities, convention space, and hotels.

Phoenix is the vibrant center of one of the fastest growing job markets and economies in the United States. Phoenix is home to a large number of high-tech, IT, renewable energy and bioscience industries. The city's economic base also includes a viable financial and advanced business services enterprises as well as a robust health sciences sector. The Phoenix area has a talented labor pool with the median age of its population at 33 years old, younger than the national average, and 28 percent of the total population hold a bachelor's degree. Engaged, high-quality colleges and universities are fundamental to a strong and sustainable economy and Phoenix has over 300,000 current college students. All three Arizona public universities have a presence in Phoenix, nine private academic institutions offering undergraduate and graduate degrees are located in Phoenix, and there are 17 other academic institutions.

In a landscape famous for red rocks, blue skies and golden sunshine, Greater Phoenix takes great pride in being green. The Phoenix Convention Center is LEED certified, METRO Light Rail is virtually pollution free, and the City of Phoenix has created more than 80 sustainability programs in water, energy and natural-resource conservation.

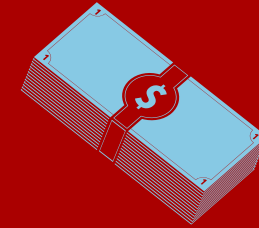
Phoenix's beautiful desert landscape and vast-sky sunsets aren't the only reasons people love to live and visit Phoenix. Within the beautiful desert lies urban sophistication: Resorts and spas, stadiums and arenas worthy of the world's biggest sports spectacles, restaurants with inspired cuisine and views, golf courses that beckon players the year round, and shopping centers with some of best globally recognized brands. Inc. Magazine ranked Phoenix as the best city to start and grow a company and the city ranks as the fastest growing city among cities in the United States with populations greater than one million. In Q1 of 2017 Forbes ranked Phoenix as the metro with the 8th fastest job growth rate among the 100 metro areas analyzed, and also 8th in America's 20 fastest growing cities.

DEMOGRAPHICS



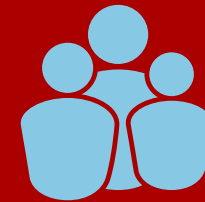
DAYTIME POPULATION
544,929

*5 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$65,602

*1 Mile Radius



MEDIAN
AGE
34.0

*1 Mile Radius

2017 DEMOGRAPHICS - ESRI

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	16,060	188,635	544,929
POPULATION	14,021	134,193	400,111
AVERAGE INCOME	\$65,602	\$62,789	\$63,886
OWNER OCCUPIED HOUSING UNITS	2,810	26,651	85,390
RENTER OCCUPIED HOUSING UNITS	2,677	25,951	71,343
AVERAGE HOUSEHOLD SIZE	2.55	2.53	2.53
MEDIAN AGE	34.0	35.0	36.2

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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