



Haymaker Restaurant

1800 N LITCHFIELD ROAD
GOODYEAR, AZ 85395

OFFERING MEMORANDUM

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DE RITO PARTNERS, INC

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TABLE OF CONTENTS

Haymaker Restaurant
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CONTENTS

Confidential Memorandum & Disclaimer	2
Executive Summary	3
Property Overview	
Property Site Plan	
Property Aerial	
Analysis Information	8
Lease Abstract	
Phoenix Retail Market Overview	11
Area Information	15
Location Overview	
Trade Area Aerial	
Demographics	



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CONFIDENTIAL MEMORANDUM

Haymaker Restaurant
1800 N Litchfield Road, Goodyear, AZ

This is a Confidential Memorandum intended solely for your own limited use in considering whether to pursue negotiations to acquire Cactus Crossings described herein, ("The Property"), located in Glendale, Arizona.

This Confidential Memorandum contains brief, selected information pertaining to The Property, and has been prepared by De Rito Partners primarily from information supplied by the owner. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. The owner and De Rito Partners make no representations or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum, or any of its contents, and no legal liability is assumed or to be implied with respect thereto.

By acknowledgment of your receipt of this Confidential Memorandum, you agree that the Memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, and that you will not directly or indirectly, disclose or permit anyone else to disclose this Memorandum or its contents to

any other person, firm or entity without proper written authorization of Owner's representative and that you will not use or permit to be used, this Memorandum or its contents in any fashion or manner detrimental to the interest of the owner, the Property, or De Rito Partners.

The owner expressly reserves the right in its sole discretion, to reject any or all proposals or expressions of interest in The Property and to terminate discussions with any party at any time with or without notice. De Rito Partners strongly recommends that each potential investor review the information contained in this Confidential Memorandum with its accountants, attorneys, consultants and tax advisors.

All offers or requests for further information should be directed to:

Iver Bowden

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DE RITO PARTNERS, INC



Haymaker Restaurant
1800 N Litchfield Rd, Goodyear, AZ

EXECUTIVE SUMMARY

DE RITO PARTNERS, INC

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PROPERTY OVERVIEW

Haymaker Restaurant

1800 N Litchfield Road, Goodyear, AZ

Property:

Haymaker Restaurant

Address:

1800 N Litchfield Rd
Goodyear, AZ 85395

Price:

\$1,743,923

Cap Rate:

6.5%

Year Built:

2006

Price Per Square Foot:

\$230.77

Lease Type:

NN

Landlord Responsibilities:

Roof & HVAC

Current Occupancy:

100% occupied

Annual Rent/PSF:

\$113,355/\$15.00

Lease Term:

12 years

Renewal Options:

Two 5-Yr

Assessor's Parcel Number:

501-76-954

Building Size:

7,557 SF

Land Size:

1.95 acres

Zoning:

PAD (Goodyear)

Parking:

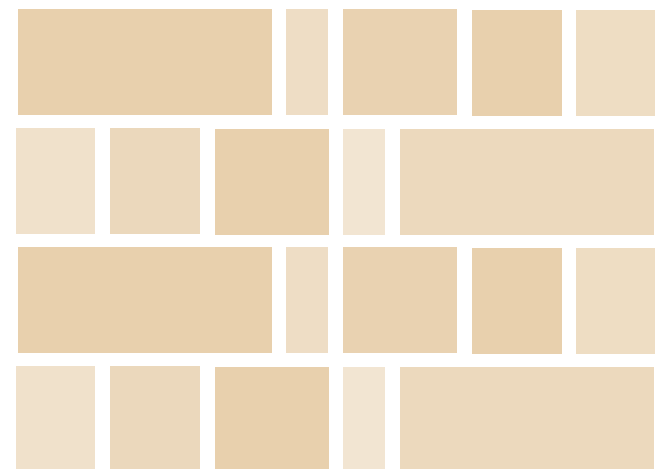
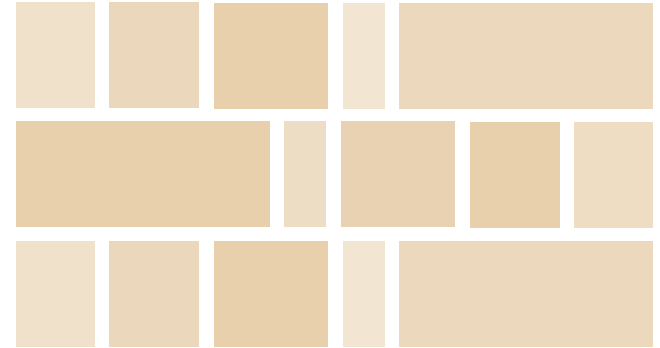
114 Stalls (15.09/1,000)

Population:

81,044 (3-mile radius)

Traffic Counts (VPD):

Litchfield Rd & McDowell Rd
North & South of intersection 57,032



DE RITO PARTNERS, INC

Property Overview:

De Rito Partners has exclusively listed for sale and is pleased to present an excellent opportunity for the investor looking for a stable property with enough upside through annual rent increases to generate maximum cash flow. Totalling 7,557 square feet, the single-tenant property is 100% leased to the Haymaker Restaurant Company.

Location Overview:

The Property has excellent visibility off of Litchfield Road and proximate to the heavily trafficked intersection of Litchfield Road and McDowell Road. The Property is located in the West Valley Submarket, one of the fastest growing submarkets in the nation.

Property Highlights:

- 100% occupied
- Combined traffic count at the intersection of 57,032 VPD
- Excellent street visibility

THE
HAYMAKER
RESTAURANT CO

Haymaker is a family restaurant that has been serving up the best burgers for years! Using only the best fresh 100% Angus Chuck, our burgers are sure to please. Add in our house BBQ sauce that Joey has been making for 13 years, slow cooked ribs, and the most tender pulled pork around and you're in for one heck of a dinner. Home recipes are what we pride ourselves on, and you are sure to see our quality when you come in. Breakfast is served 7 days a week, not because its easy, but because we love to get you started right. Lastly, we love our whiskey as much as anyone, that's why you will find the best whiskey selection of anywhere in Phoenix!

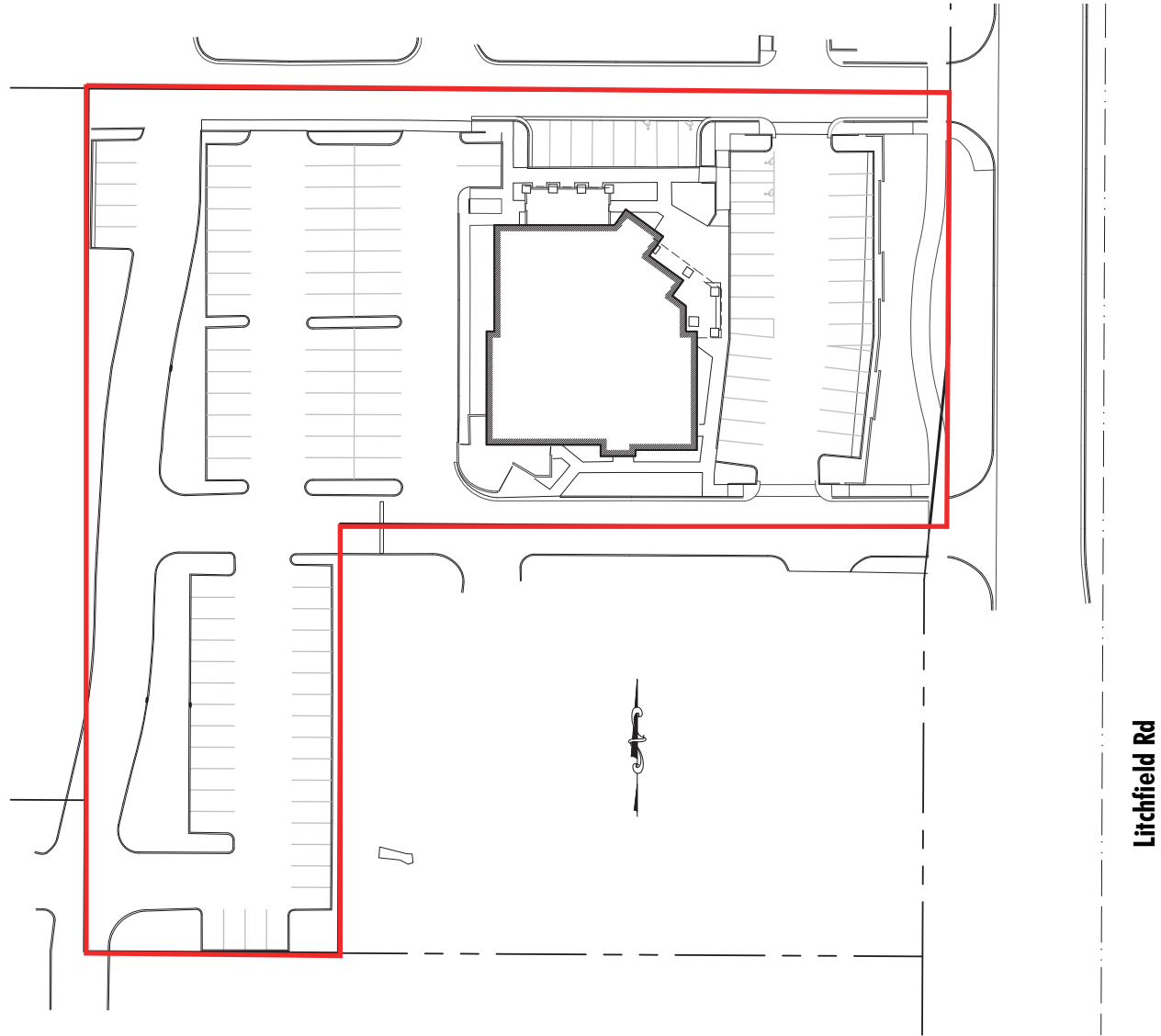
<http://www.haymakeraz.com>



DE RITO PARTNERS, INC

PROPERTY SITE PLAN

Haymaker Restaurant
1800 N Litchfield Road, Goodyear, AZ



Litchfield Rd



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PROPERTY AERIAL

Haymaker Restaurant

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ANALYSIS INFORMATION

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LEASE ABSTRACT

Haymaker Restaurant
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Original Lease Term

Year	Months	Dates	\$/SF/Mo	\$/Yr	\$/SF/Yr	Increase
1	1 - 3 (Abatement)	12/1/2016 - 2/28/2017	\$ ---	\$ ---	\$ ---	N/A
1	4 - 12	3/1/2017 - 11/30/2017	\$9,446	\$113,355	\$15.00	N/A
2	13 - 24	12/1/2017 - 11/30/2018	\$9,446	\$113,355	\$15.00	0.0%
[1]	3	12/1/2018 - 11/30/2019	\$9,446	\$113,355	\$15.00	0.0%
[1]	4	12/1/2019 - 11/30/2020	\$9,446	\$113,355	\$15.00	0.0%
5	49 - 60	12/1/2020 - 11/30/2021	\$9,730	\$116,756	\$15.45	3.0%
6	61 - 72	12/1/2021 - 11/30/2022	\$10,022	\$120,258	\$15.91	3.0%
7	73 - 84	12/1/2022 - 11/30/2023	\$10,322	\$123,866	\$16.39	3.0%
8	85 - 96	12/1/2023 - 11/30/2024	\$10,632	\$127,582	\$16.88	3.0%
9	97 - 108	12/1/2024 - 11/30/2025	\$10,951	\$131,409	\$17.39	3.0%
10	109 - 120	12/1/2025 - 11/30/2026	\$11,279	\$135,352	\$17.91	3.0%
11	121 - 132	12/1/2026 - 11/30/2027	\$11,618	\$139,412	\$18.45	3.0%
12	133 - 144	12/1/2027 - 11/30/2028	\$11,966	\$143,595	\$19.00	3.0%

GLA (SF) 7,557
Lease Effective Date 12/1/2016
Term (Years) 12

Notes:

[1] During lease years 3 & 4, Base Rent is fully abated (i.e., \$0.00) for one month per year in July. Tenant shall continue to pay its monthly RE Tax and Insurance costs during each such July month when Base Rent shall be abated.

DE RITO PARTNERS, INC

LEASE ABSTRACT

Haymaker Restaurant
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Option 1

Year	Months	Dates	\$/SF/Mo	\$/Yr	\$/SF/Yr	Increase
13	145 - 156	12/1/2028 - 11/30/2029	\$14,799	\$177,590	\$23.50	23.7%
14	157 - 168	12/1/2029 - 11/30/2030	\$14,799	\$177,590	\$23.50	0.0%
15	169 - 180	12/1/2030 - 11/30/2031	\$14,799	\$177,590	\$23.50	0.0%
16	181 - 192	12/1/2031 - 11/30/2032	\$14,799	\$177,590	\$23.50	0.0%
17	193 - 204	12/1/2032 - 11/30/2033	\$14,799	\$177,590	\$23.50	0.0%

Option 2

Year	Months	Dates	\$/SF/Mo	\$/Yr	\$/SF/Yr	Increase
18	205 - 216	12/1/2033 - 11/30/2034	\$16,059	\$192,704	\$25.50	8.5%
19	217 - 228	12/1/2034 - 11/30/2035	\$16,059	\$192,704	\$25.50	0.0%
20	229 - 240	12/1/2035 - 11/30/2036	\$16,059	\$192,704	\$25.50	0.0%
21	241 - 252	12/1/2036 - 11/30/2037	\$16,059	\$192,704	\$25.50	0.0%
22	253 - 264	12/1/2037 - 11/30/2038	\$16,059	\$192,704	\$25.50	0.0%

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MARKET OVERVIEW

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Metro Phoenix's Vacancy Decreases to 8.8%

Net Absorption Positive 553,559 SF in the Quarter

The Metro Phoenix retail market experienced a slight improvement in market conditions in the fourth quarter 2016. The Vacancy rate went from 9.0% in the previous quarter to 8.8% in the current quarter. Net absorption was positive 553,559 square feet, and vacant sublease space increased by 48,728 square feet. Quoted rental rates decreased from third quarter 2016 levels, ending at \$14.53 per square foot per year. A total of 21 retail buildings with 383,701 square feet of retail space were delivered to the market in the quarter, with 1,227,017 square feet still under construction at the end of the quarter.

Net Absorption

Retail net absorption was moderate in Phoenix fourth quarter 2016, with a positive 553,559 square feet absorbed in the quarter. In third quarter 2016, net absorption was positive 393,433 square feet, while in second quarter 2016, absorption came in at positive 511,053 square feet. In first quarter 2016, positive 691,926 square feet was absorbed in the market.

Vacancy

Phoenix's retail vacancy rate decreased in the fourth quarter 2016, ending the quarter at 8.8%. Over the past four quarters, the market has seen an overall decrease in the vacancy rate, with the rate going from 9.0% in the first quarter 2016, to 8.9% at the end of the second quarter 2016, 9.0% at the end of the third quarter 2016, to 8.8% in the current quarter.

The amount of vacant sublease space in the Phoenix market has trended down over the past four quarters. At the end of the first quarter 2016, there were 741,073 square feet of vacant sublease space. Currently, there are 704,302 square feet vacant in the market.

Largest Lease Signings

The largest lease signings occurring in 2016 included: the 115,300-square-foot lease signed by Mercardo Centro at 4225 W Indian School Rd; the 92,904-square-foot lease signed by Floor & Décor at Mesa Pavilions North; and the 61,374-square-foot lease signed by Safeway at 4747 E Greenway Rd.

Rental Rates

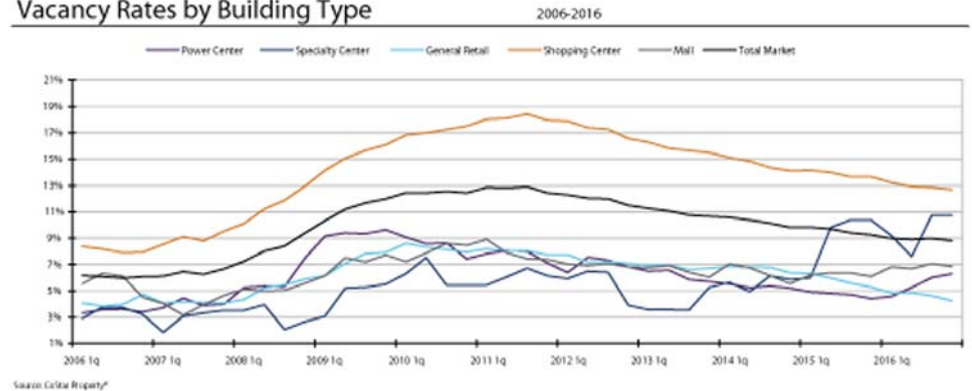
Average quoted asking rental rates in the Phoenix retail market are down over previous quarter levels, and up from their levels four quarters ago. Quoted rents ended that fourth quarter 2016 at \$14.53 per square foot per year. That compares to \$14.59 per square foot in the third quarter 2016, and \$14/40 per square foot at the end of the first quarter 2016. This represents a 0.4% decrease in rental rates in the current quarter, and a 0.89% increase from four quarters ago.

Inventory & Construction

During the fourth quarter 2016, 21 buildings totaling 383,701 square feet were completed in the Phoenix retail market. Over the past four quarters, a total of 1,930,376 square feet of retail space has been built in Phoenix. In addition to the current quarter, 35 buildings with 777,309 square feet were completed in third quarter 2016, 34 buildings totaling 497,267 square feet completed in second quarter 2016, and 272,099 square feet in 23 buildings completed in first quarter 2016.

There were 1,227,017 square feet of retail space under construction at the end of the fourth quarter 2016.

Vacancy Rates by Building Type



Some of the notable 2016 deliveries include: 13730 W Camelback Rd – Fry’s Marketplace, a 124,000-square-foot facility that delivered in the third quarter 2016 and is now 100% occupied, and 2929 E Ocotillo Rd – Fry’s Marketplace, a 123,000-square-foot building that delivered in fourth quarter 2016 and is now 100% occupied.

Total retail inventory in the Phoenix market area amounted to 222,521,135 square feet in 14,030 buildings and 1,960 centers as of the end of the fourth quarter 2016.

Shopping Center

The Shopping Center market in Phoenix currently consists of 1,871 projects with 105,997,662 square feet of retail space in 4,830 buildings. In this report the Shopping Center market is comprised of all Community Center, Neighborhood Center, and Strip Centers.

After absorbing 377,199 square feet and delivering 225,275 square feet in the current quarter, the Shopping Center sector saw the vacancy rate to from 12.9% at the end of the third quarter 2016 to 12.7% this quarter.

Over the past four quarters, the Shopping Center vacancy rate has gone from 13.2% at the end of the first quarter 2016, to 12.9% at the end of the second quarter 2016, to 12.9% at the end of the third quarter 2016, and finally to 12.7% at the end of the current quarter.

Rental rates ended the fourth quarter 2016 at \$14.05 per square foot, down from the \$14.07 they were at the end of the third quarter 2016. Rental rates have trended up over the past year, going from \$13.65 per square foot a year ago to their current levels.



Net absorption in the Shopping Center sector has totals 1,878,373 square feet over the past four quarters. In addition to the positive 377,199 square feet

absorbed this quarter, positive 445,559 square feet was absorbed in the third quarter 2016, positive 527,781 square feet was absorbed in the second quarter 2016, and positive 527,834 square feet was absorbed in the first quarter 2016.

Power Centers

The Power Center average vacancy rate was 6.3% in the fourth quarter 2016. With positive 2,694 square feet of net absorption and 91,400 square feet in new deliveries, the vacancy rate went from 6.0% at the end of last quarter to 6.3% at the end of the fourth quarter.

In the third quarter 2016, Power Centers absorbed negative (231,379) square feet, delivered no new space, and the vacancy rate went from 5.3% to 6.0% over the course of the quarter. Rental started the quarter at \$18.83 per square foot and ended the quarter at \$20.77 per square foot.

A year ago, in fourth quarter 2015, the vacancy rate was 4.4%. Over the past four quarters, Power Centers have absorbed a cumulative negative (459,272) square feet of space. Vacant sublease space has gone from 94,096 square feet to 122,551 square feet over that time period, and rental rates have gone from \$19.48 to \$19.31.

At the end of the fourth quarter 2016, there were 8,000 square feet under construction in the Phoenix market. The total stock of Power Center space in Phoenix currently sits at 30,161,680 square feet in 58 centers comprised of 767 buildings.

General Retail Properties

The General Retail sector of the market, which includes all freestanding retail buildings, except those contained within a center, reported a vacancy rate of 4.2% at the end of fourth quarter 2016. There was a total of 2,847,790 square feet vacant at that time. The General Retail sector in Phoenix currently has average rental rates of \$15.04 per square foot per year. There are 354,726 square feet of space under construction in this sector, with 67,026 square feet having been completed in the fourth quarter. In all, there are a total of 8,212 buildings with 67,048,219 square feet of General Retail space in Phoenix.

Specialty Centers

There are currently 10 specialty Centers in the Phoenix market, making up 2,208,987 square feet of retail space. In this report the Specialty Center market is comprised of Outlet Center, Airport Retail and Theme/Festival Centers.

Specialty Centers in the Phoenix market have experienced positive 58,777 square feet of net absorption in 2016. The vacancy rate currently stands at 10.8%, and rental rates average \$35.54 per square foot.

Malls

Malls recorded net absorption of positive 37,501 square feet in the fourth quarter 2016. This net absorption number, combined with no new space that was built in the quarter, caused the vacancy rate to go from 7.1% a quarter ago to 6.9% at the end of the fourth quarter 2016. Rental rates went from \$19.72 per square foot to \$18.41 per square foot during that time. In this report the Mall market is comprised of 21 Lifestyle Center, Regional Mall and Super Regional Malls.

Sales Activity

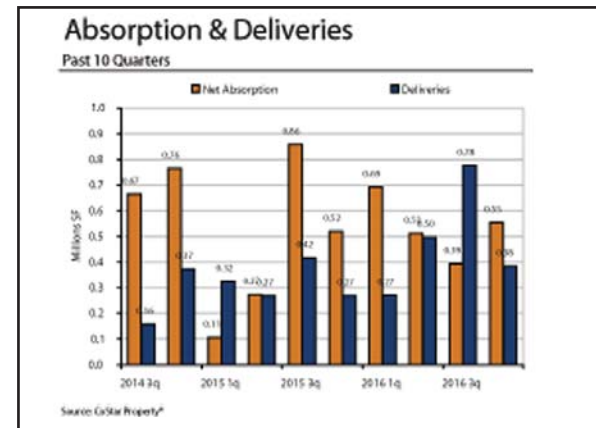
Tallying retail building sales of 15,000 square feet or larger, Phoenix retail sales figures fell during the third quarter 2016 in terms of dollar volume compared to the second quarter of 2016.

In the third quarter, 27 retail transactions closed with a total volume of \$320,536,784. The 27 buildings totaled 1,616,093 square feet and the average price per square foot equated to \$198.34 per square foot. That compares to 40 transactions totaling \$328,198,584 in the second quarter 2016. The total square footage in the second quarter was 1,831,377 square feet for an average price per square foot of \$179.21.

Total retail center sales activity in 2016 was up compared to 2015. In the first nine months of 2016, the market saw 102 retail sales transaction with a total volume of \$981,913,429. The price per square foot averaged \$166.79. In the same first nine months of 2015, the market posted 91 transactions with a total volume of \$648,539,659. The price per square foot averaged \$135.39.

Cap rates have been lower in 2016, averaging 6.8% compared to the same period in 2015 when they averaged 7.46%.

One of the largest transactions that has occurred within the last four quarters in the Phoenix market is the sale of Scottsdale 101 in Phoenix. This 579,734-square-foot retail center sold for \$81,000,000, or \$139.72 per square foot. The property sole on 1/11/2016.



Source: CoStar Group, Inc.



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AREA INFORMATION

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AREA OVERVIEW

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Employment

Located in the West Valley, Goodyear has abundant land and a low cost environment. Via Interstate 10, it is just six hours to the Port of Los Angeles and major southern California markets. Because of this, 7 of its top 10 major employers are Internet fulfillment, distribution and manufacturing firms. Top 5 employers: Abrazo West Campus, 960 employees; Macy's-Bloomingtondale's, 940; Cancer Treatment Centers of America, 750; Sub-Zero/Wolf Appliances, 550; Amazon.com, 500. Goodyear's unemployment rate is 5.50%. With a job growth rate of 1.99% per year, its workforce is expected to increase by 38.5% over the next 10 years.

Economic Development

Goodyear is home to no fewer than 25 business and industrial parks. Some include Airport Gateway South, 230 acres; Estrella Commerce Park, 610 acres; Goodyear Airpark, 267 acres; and Palm Valley 303 Business Park, 1,600 acres. Economic development incentives include Foreign Trade Zone and Military Reuse Zone (MRZ) designations. Phoenix-Goodyear Airport offers general aviation services with an 8,500-foot runway capable of handling large cargo planes and 747 jet liners. It is designated an MRZ, which provides tax incentives for aviation and aerospace industries. Phoenix Sky Harbor International Airport is 30 minutes away; Goodyear is also in close proximity to Luke Air Force Base. I-10 serves as a connector with the loops 101 and 202 and I-17. Goodyear will reap the benefits of the new Loop 303 and I-10 interchange connecting to I-17.

Population and Demographics

With just 2,747 residents in 1980 and 6,258 in 1990, Goodyear now boasts a population of 73,832. Goodyear grew 245% between the 2000 and 2010 Census and is expected to grow to 100,000 residents by 2020. With development in Metro Phoenix moving West, Goodyear was the sixth fastest growing city in the U.S. (with more than 50,000 residents), according to the U.S. Census Bureau.

- Median age is 35.6 years (2014)
- Median household income is \$73,022 (2014)
- Median household income projection is \$79,593 (2020)

Goodyear offers a highly educated and intelligent workforce. It has the highest percentage of bachelor degrees and highest number of graduate degrees in the West Valley. Goodyear's first private institution of post-secondary education, Franklin Pierce University, opened in 2008. Other institutions in close proximity include Estrella Mountain Community College, Arizona State University West, University of Phoenix, and Thunderbird School of Global Management. Four elementary school districts serve Goodyear with 12 schools; two high school districts serve three schools. Non-traditional schools include BASIS Charter School, Great Hearts Academies, and Liberty School.

Goodyear has earned the distinction of two honors: All America City Award and Most Livable City Award. Goodyear residents enjoy the 20,000-acre Estrella Mountain Regional Park. It features eight major mixed-use trails of more than 33 miles, campgrounds, a golf course, and a professional level rodeo arena. Goodyear Ballpark is spring training home to the Cincinnati Reds and Cleveland Indians.



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DEMOGRAPHICS

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Estimated Population (2016)

1 mile	3 miles	5 miles
6,817	81,044	183,889

Projected Population (2021)

1 mile	3 miles	5 miles
7,479	87,869	198,964

Median Age (2016)

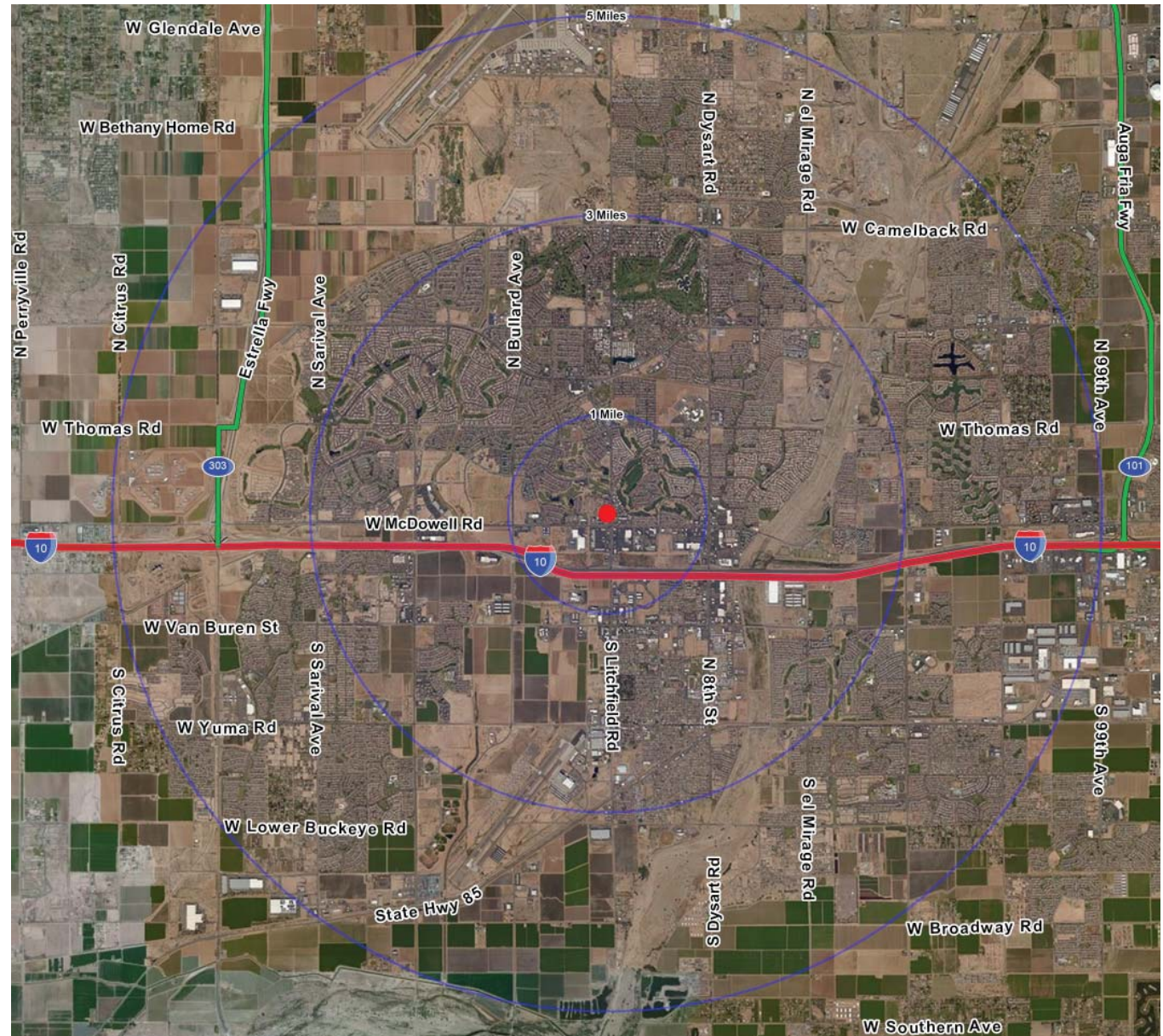
1 mile	3 miles	5 miles
36.8	35.3	32.7

Avg Household Income (2016)

1 mile	3 miles	5 miles
\$95,380	\$77,278	\$75,967

Projected Household Income (2021)

1 mile	3 miles	5 miles
\$111,345	\$89,619	\$87,990



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