

FOR SALE

# NET-LEASED INVESTMENT

906

STATE HWY 92

Bisbee, Arizona



## PROPERTY INFORMATION

<b>Location</b>	906 State Hwy 92, Bisbee, Arizona
<b>Price</b>	\$1,135,000
<b>Annual Rent</b>	\$99,825 with 10% increases every 5 years
<b>Cap Rate</b>	8.8%
<b>Tenant</b>	Reay's Ranch Investors, LLC
<b>Sublease Tenant</b>	Property is subleased to Western Refining Retail, LLC, a division of Western Refining, Inc., ticker symbol WNR New York Stock Exchange.
<b>Lease Term</b>	Lease expires 9/31/22, with three five-year options.
<b>Lease Type</b>	Triple net; Tenant responsible for all property expenses.
<b>Building Size</b>	±2,200 SF
<b>Land Size</b>	±22,350 SF
<b>Accelerated Depreciation</b>	This type of property (gas station) qualifies for an accelerated 15-year depreciation schedule (consult your accountant for details), which allows for increased income from the investment.

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### Comments

This property is located on Arizona State Highway 92 at the intersection with Naco Highway, which extends approximately three miles to the border with Mexico. The site is located within the city limits of historical Bisbee, Arizona, one of the original settlements in the Arizona Territory in the 1800s. Bisbee is the county seat for Cochise County and has a population of approximately 5,400 people (Source: Arizona Commerce Authority). Also, several towns on the Mexican side of the border, including Naco and Cannanea, help drive the local economy.

The property was originally leased to Reay's Ranch Investors, LLC, who subleased it to Western Refining Retail, LLC, commencing in January 2015. Western Refining Retail is a division of Western Refining, Inc., a publicly traded company under the WNR symbol on the New York Stock Exchange. In June of 2017 Western Refining was acquired by Tesoro Corporation. The combined company is called Andeavor and trades on the NYSE under the symbol ANDX. Western Refining Retail operates approximately 230 convenience stores and gas stations in Arizona, Colorado, New Mexico and Texas. The company markets under the brands of Giant, Mustang, Sundial and Howdy's. This is an excellent opportunity for an investor to acquire a quality investment with a good operator and a good return.



## AERIAL MAP



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**PROPERTY PHOTOS**



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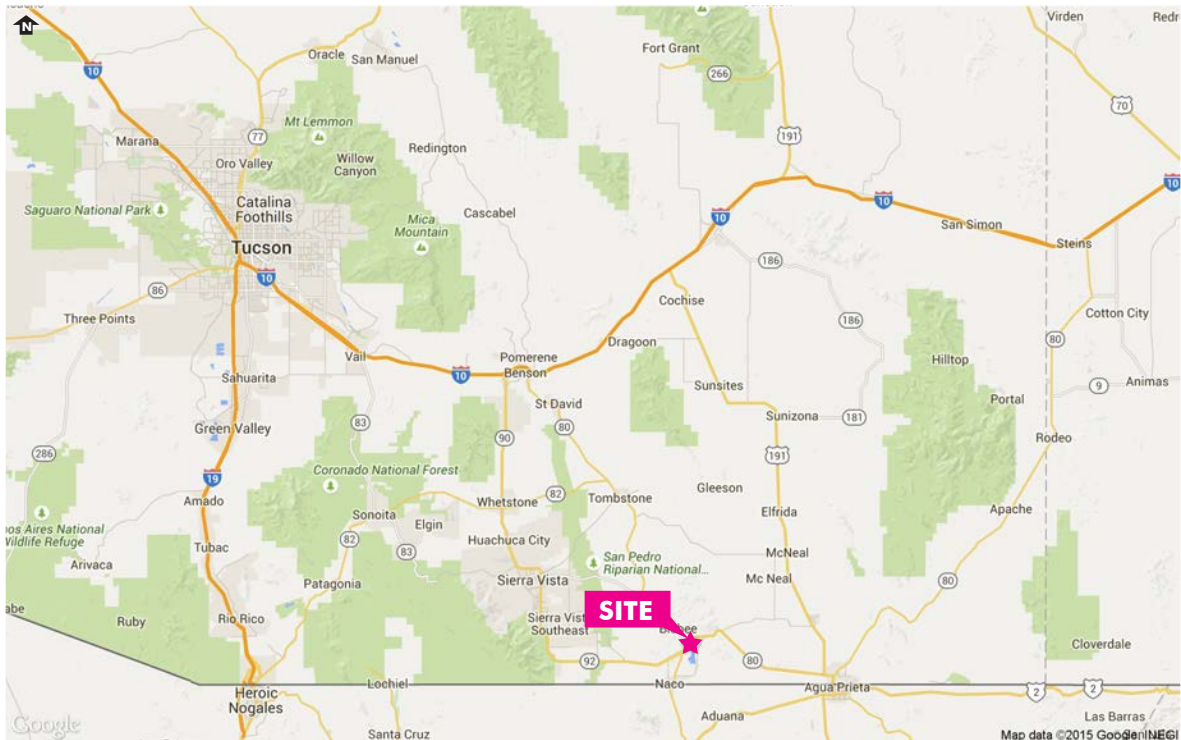
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## LOCATOR MAP



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