

# 100%+ LEASED NNN RETAIL INVESTMENT OPPORTUNITY

Fatburger & Rapid Cash  
lease extensions just completed



4199 SOUTH FORT APACHE ROAD • LAS VEGAS • NEVADA

Exclusively Offered by:

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**Voit**

REAL ESTATE SERVICES



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## EXECUTIVE SUMMARY

## THE OFFERING

<b>Address:</b>	4199 S. Ft. Apache Rd. Las Vegas, NV 89147
<b>Total Square Footage:</b>	6,600 SF
<b>Site Area:</b>	1.0 Acres
<b>APN:</b>	163-19-510-008
<b>Year Built:</b>	2006
<b>Occupancy:</b>	100%+
<b>Zoning:</b>	C-2 (General Commercial)
<b>Property Type:</b>	Multi-tenant retail pad
<b>Offering Price:</b>	<b>\$3,477,300</b>

Voit Real Estate Services, as exclusive advisor, is pleased to offer for sale 4199 S. Ft. Apache Rd. totaling 6,600 square feet situated on 1 acre in Las Vegas. The property is located along Ft. Apache Rd. right off the 215 Beltway at the Flamingo interchange.

The property consists of a multi-tenant building anchored by Home Depot. 4199 S. Ft. Apache Rd. is zoned C-2, general commercial. The property is a great retail investment opportunity with strong tenants in a highly desirable submarket.



## INVESTMENT HIGHLIGHTS

### PROPERTY HIGHLIGHTS

- 100%+ leased investment
- Multi-tenant pad anchored by Home Depot
- Convenient location just off 215 Beltway
- Highly desirable Southwest Submarket
- Corporate lease guarantees
- Additional in-place, ground-lease income
- High average household income in surrounding area
- Excellent traffic counts on Ft. Apache & Flamingo
- Black Friday at below market rents
- Fatburger & Rapid Cash newly extended terms



## FINANCIAL SUMMARY

**4199 S. Ft. Apache Retail Center  
Income Analysis**

Suite	Tenant	Square Feet	Current Year	PSF Base Rent	Monthly Base Rent	Annual Base Rent	Lease Type
A	Fatburger	2,827	3/1/2014 - 2/28/2015	\$3.21	\$9,074.77	\$108,897.24	NNN
B	Black Friday	1,433	3/1/2014 - 2/28/2015	\$1.70	\$2,436.00	\$29,232.00	NNN
C	Rapid Cash	2,340	3/1/2014 - 2/28/2015	\$4.04	\$9,447.66	\$113,371.92	NNN
Ground Lease	Vegas City Motors	6 stalls	3/1/2014 - 2/28/2015	n/a	\$300.00	\$3,600.00	Gross
Totals		6,600			\$21,258.43	\$255,101.16	

**NNN Operating Expenses (2012)**

Monthly Expenses	\$3,220.21
Annual Operating Expenses	\$38,642.55
Annual Income	\$255,101.16
Less Operating Expenses	\$38,642.55
Plus NNN Reimbursements	\$38,642.55
<b>Actual NOI</b>	<b>\$255,101.16</b>

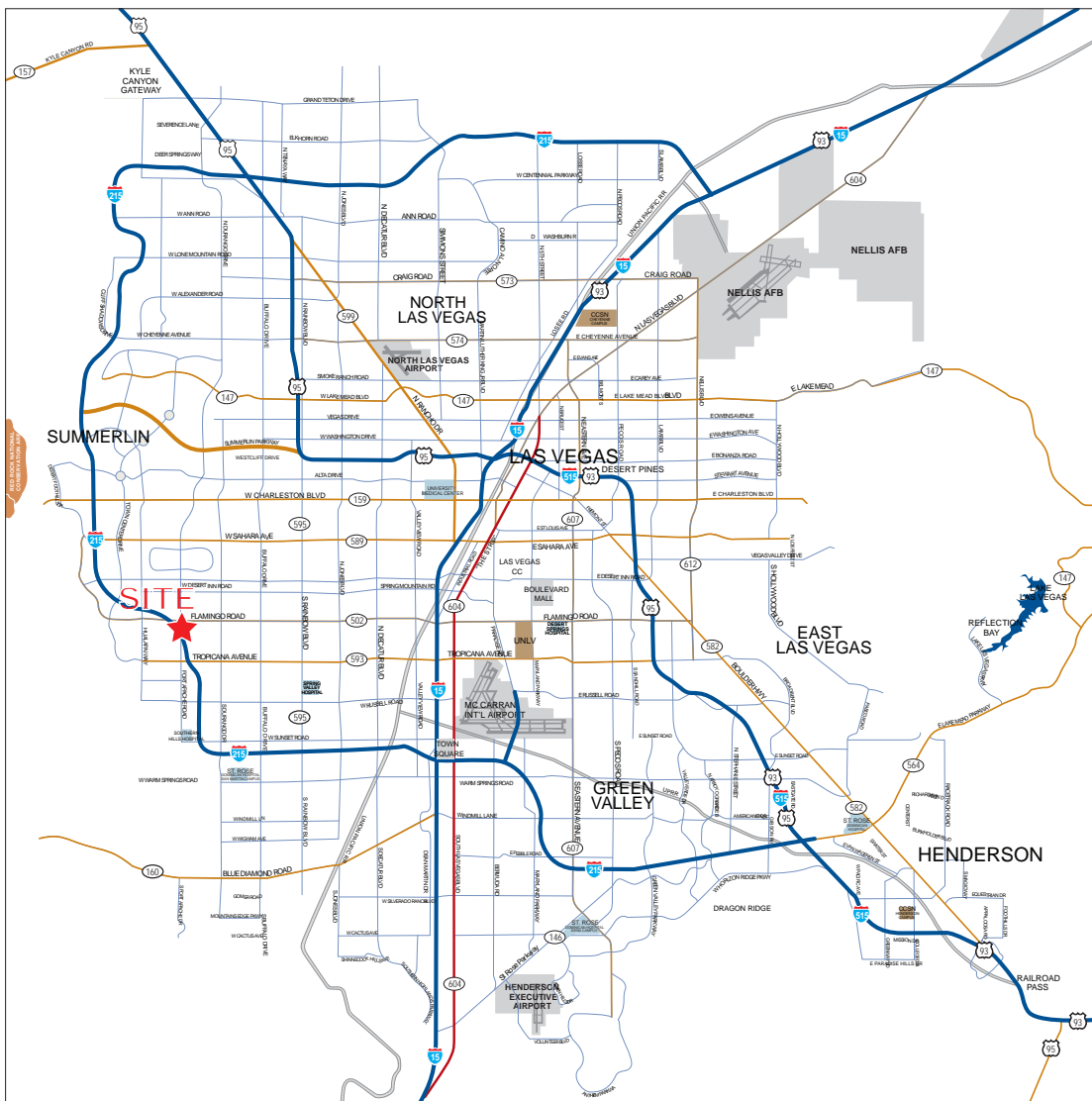
**1st Year Rate of Returns Analysis**

Annual NOI	\$255,101.16
Rounded Cap Rate	7.34%
Sales Price	\$3,477,300.00
Price Per SF	\$526.86

**Tenant Terms**

Tenant	Tenant Info	Commencement Date	Expiration Date	Increases/Options
Fatburger	Franchisee with personal guaranty and Fatburger Corporate guaranty in place	1/27/2006	2/28/2021	Base rent shall increase to \$9,755.38 per month on 2/28/2018 + 1, 5-year option period which shall adjust to fair market value but not less than previous year's rent with 7.5% increases every 30 months
Black Friday	Local tenant/personal guarantee	2/1/2013	2/28/2016	N/A
Rapid Cash	Corporate lease & guaranty	3/16/2006	7/31/2021	2, 5-year options (1st option: \$10,156.24/month; 2nd option: \$11,736.80/month for 5 years)
Vegas City Motors	Local tenant	6/11/2013	Rolling 6 month terms that auto-renew	

OVERVIEW



Location Overview

- Located in highly desirable submarket
- 215 Beltway at Flamingo exit
- High traffic counts
- Strong retail corridor
- Many national and regional retailers in area
- Strong daytime population
- Located at the entrance to South Summerlin

Demographics

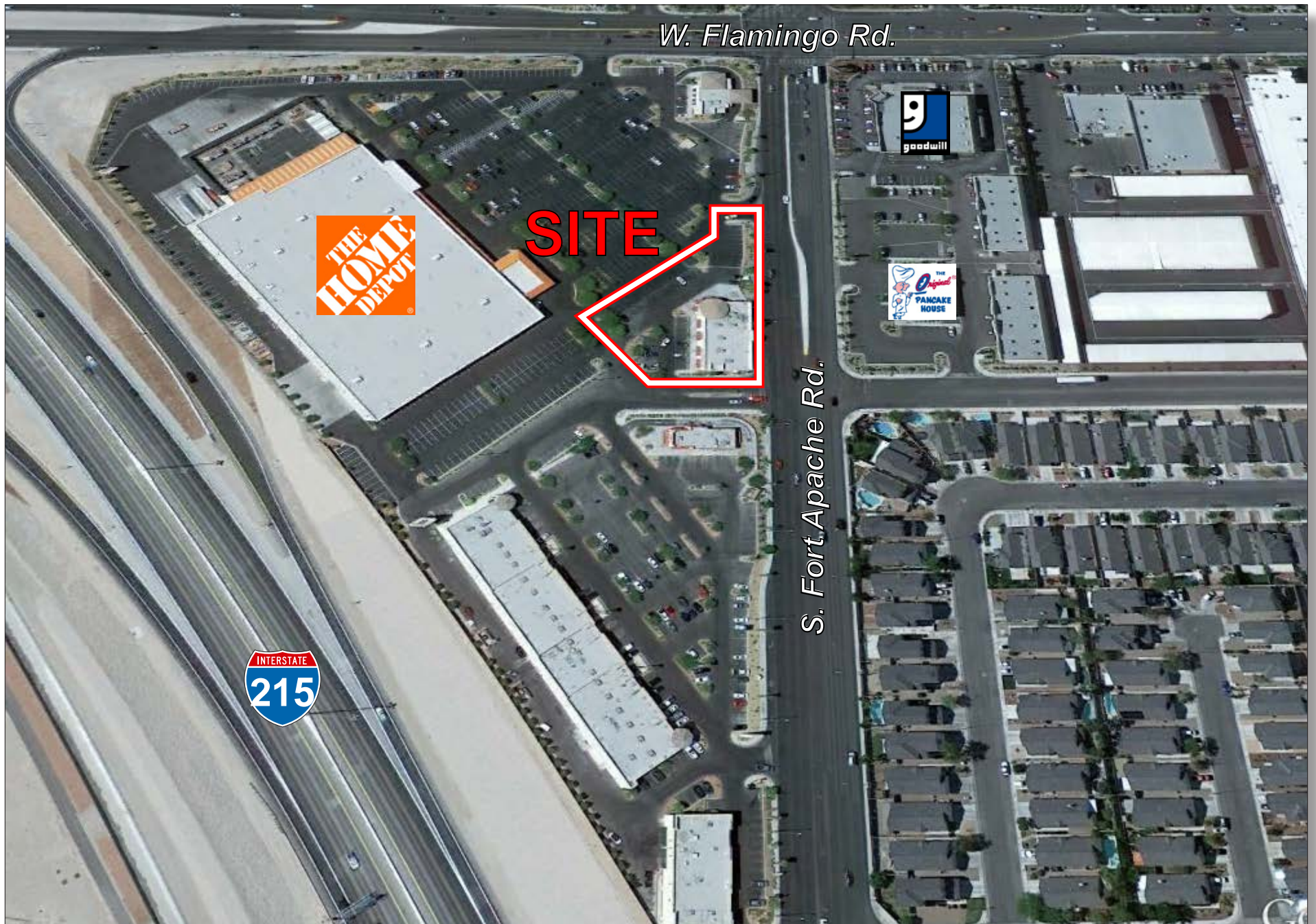
	1 Mile	3 Mile	5 Mile
Population (2012)	20,541	142,253	296,814
Average Household Income	\$75,825	\$79,920	\$76,077

Traffic Counts

Flamingo & Ft. Apache 59,500 Cars per day

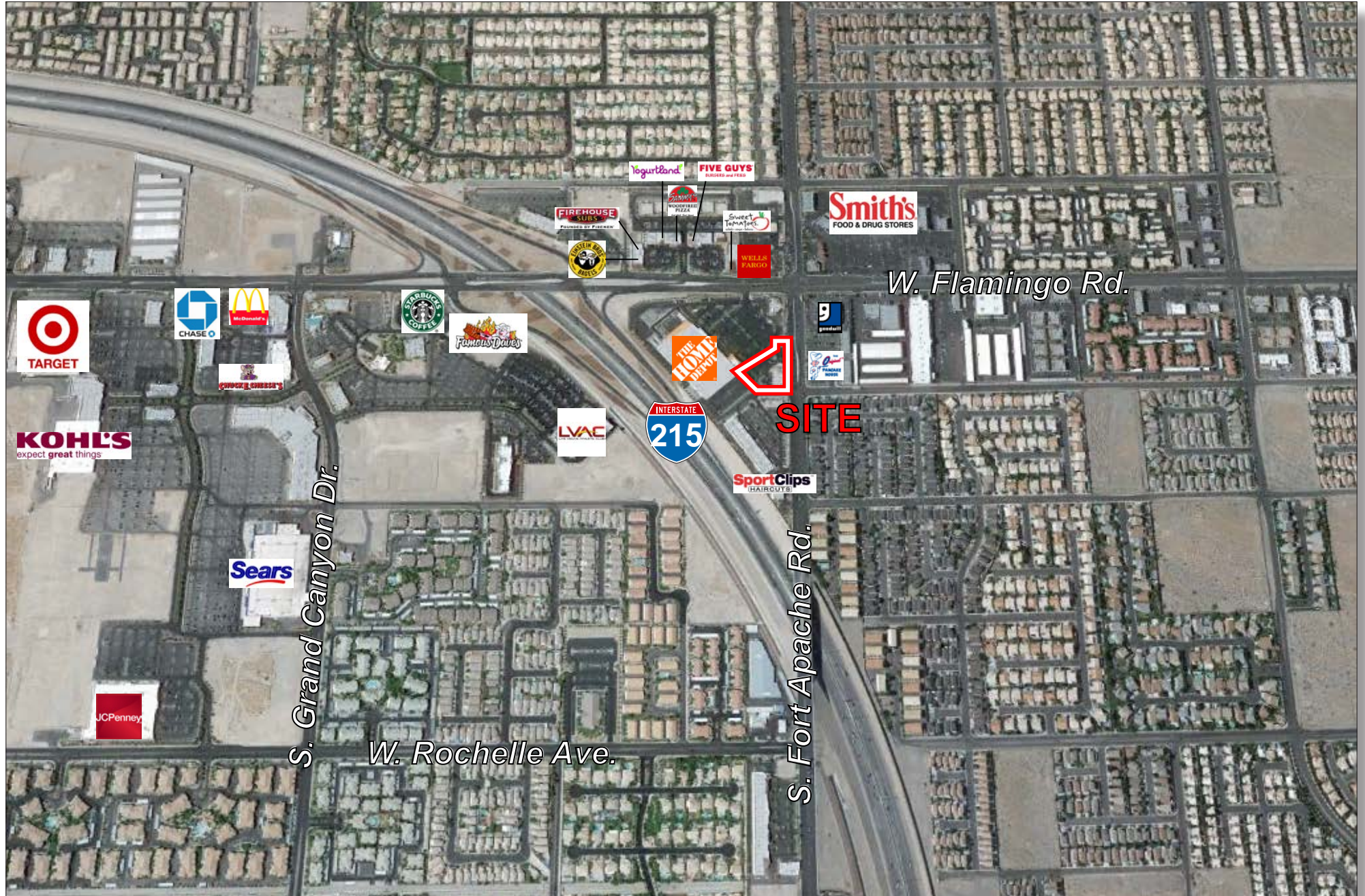


AERIAL



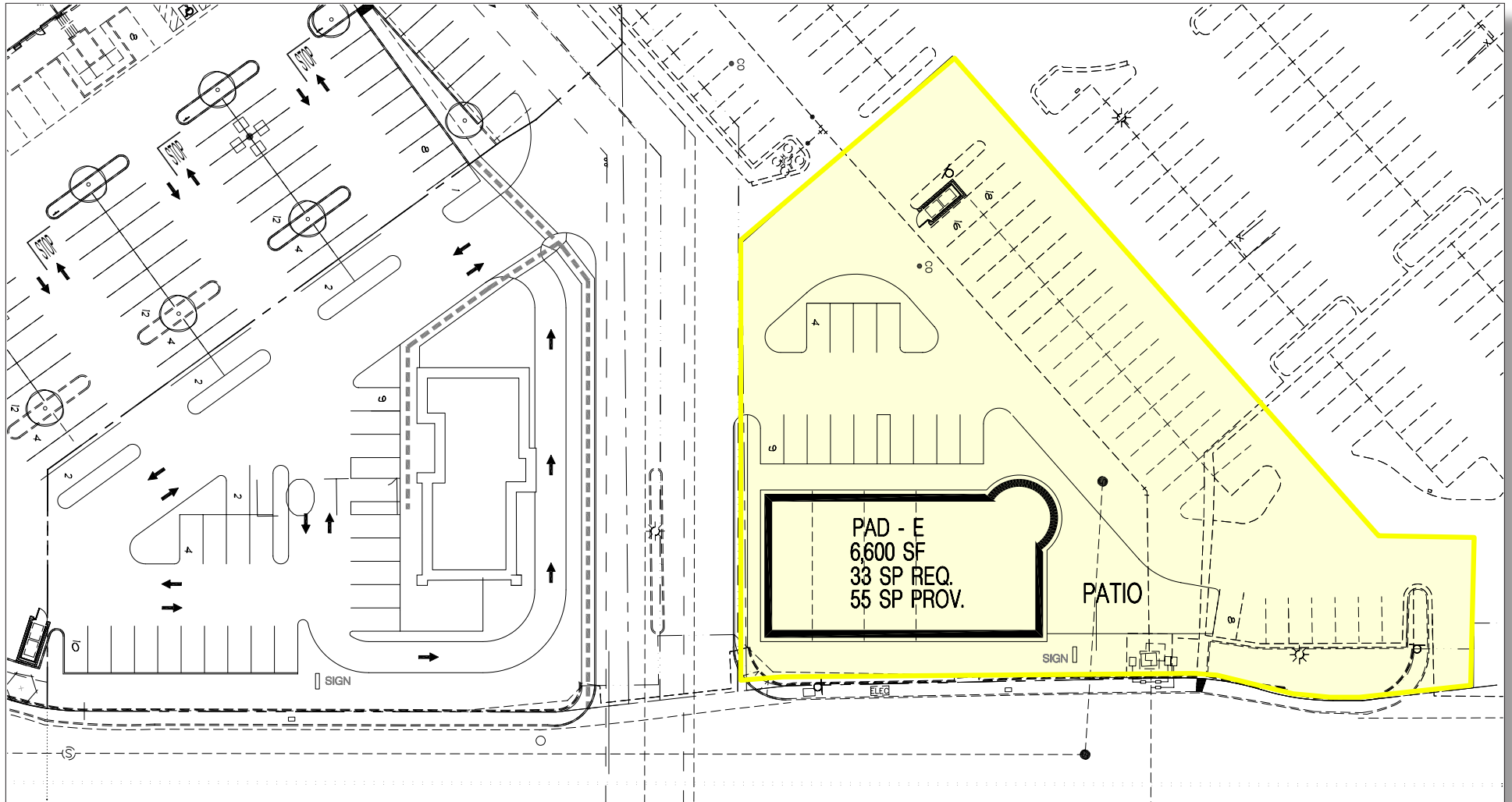


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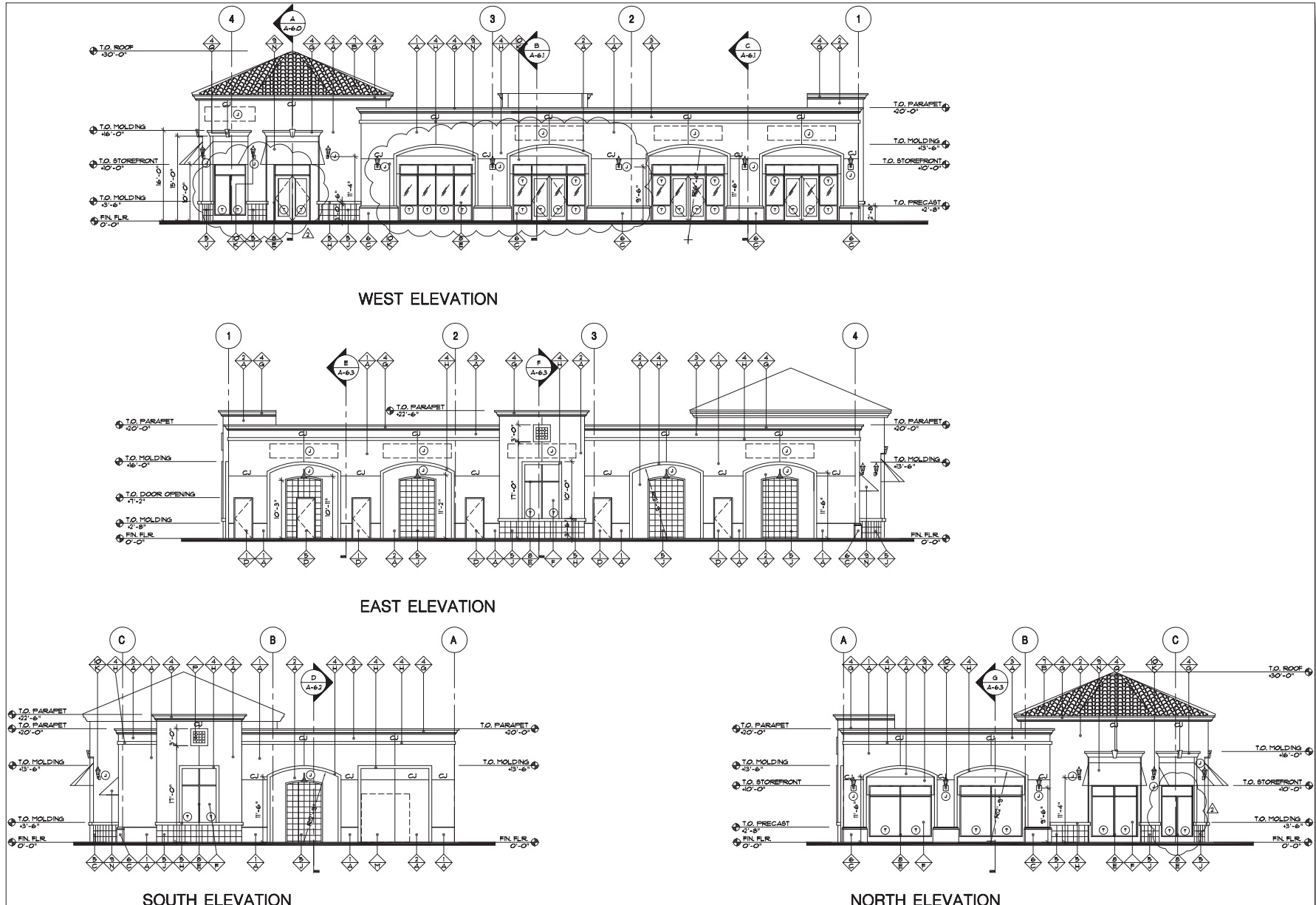




SITE PLAN

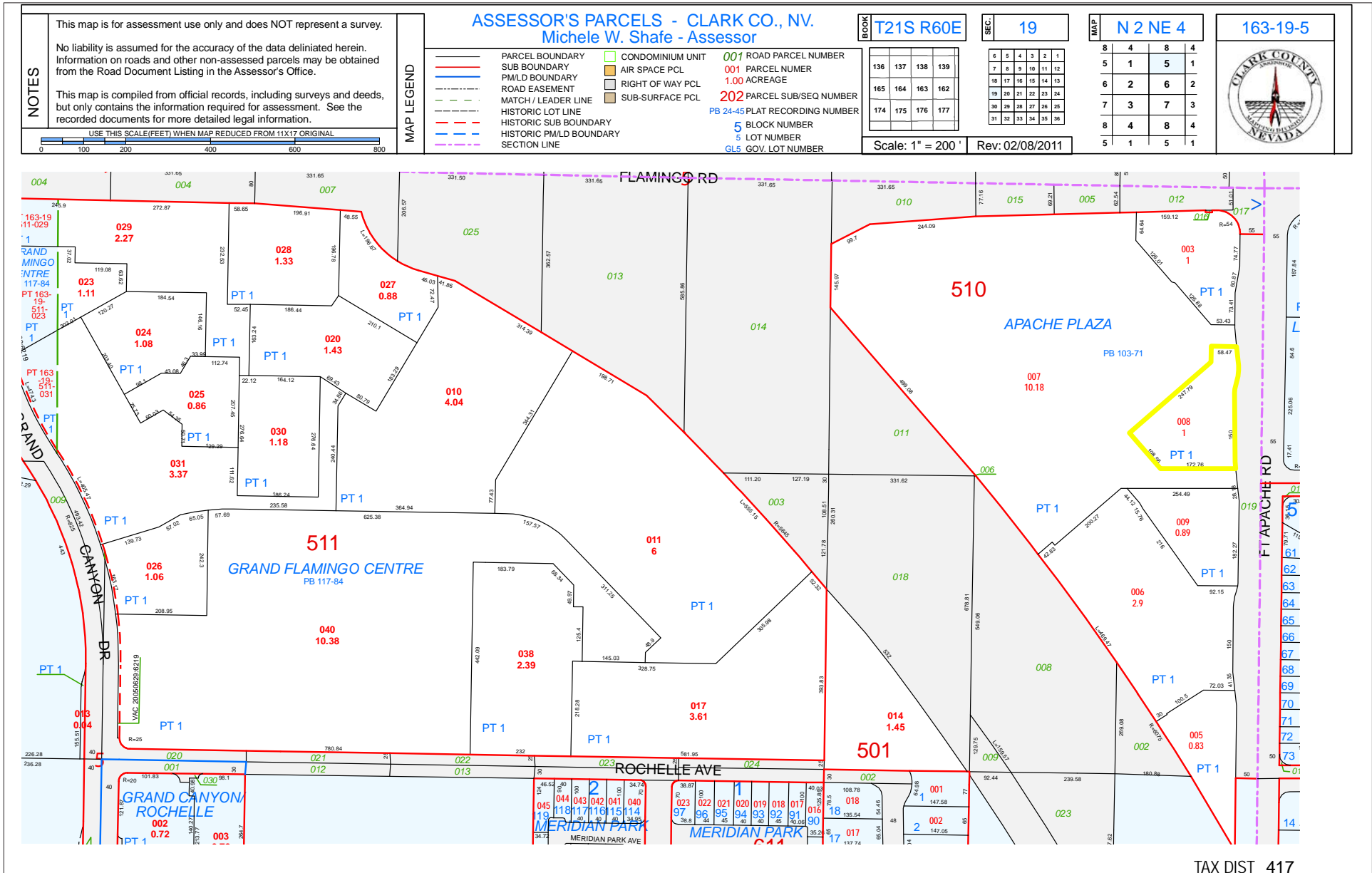


ELEVATIONS





PARCEL MAP



PROPERTY PHOTOS





## TENANT PROFILES



Fatburger is a fast casual restaurant chain. It uses the slogan The Last Great Hamburger Stand. While it is a fast food restaurant, the food is cooked and made to order and the restaurant has a liquor license. Its headquarters are in Beverly Hills, California.

In addition to the United States, the chain operates in 11 other countries.

Fatburger was founded by Lovie Yancey on Western Avenue in Los Angeles, California in 1947. It was originally named “Mr. Fatburger” until the “Mr.” was removed by Yancey in 1952. At that time she bought out her start-up partners and retained ownership until 1990, keeping only the original store for herself.

Fatburger remained mostly a California chain until the late 1990s, when it began an expansion in North America. For several months in 2006, the company was barred from selling additional franchises in California.

Forbes Magazine published an article on 15 October 2007 titled “Celebrities love Fatburger - Juicy Tale” promoting all the Hollywood celebrities who have bought into the global giant.

Fatburger was also a touchstone in West Coast hip-hop well before hip-hop moguls began opening restaurants in the franchise. Ice Cube mentions it in his hit song “It Was A Good Day”: “No helicopter looking for a murder / Two in the mornin’ got the Fatburger.” In the song ‘Late Night’ by Tupac Shakur and DJ Quik, Tupac says ‘The club be poppin so I’m stoppin at the Fat Burger’. Fatburger was sometimes referenced even by East Coast rappers as emblematic of California culture. The Notorious B.I.G. dedicated a line to Fatburger in ‘Goin back to Cali’, where he says ‘take her to Fatburger’, and the Beastie Boys mention it in “The New Style”: “I chill at White Castle ‘cause it’s the best / But I’m fly at Fatburger when I’m way out west.”

In 2008, Fatburger opened its first restaurant in a sports stadium, the Arizona Diamondbacks’ Chase Field.

In January 2013, Fatburger opened its first branch in Karachi, Pakistan. Owing to the success of the burgers and positive response by Pakistanis, Fatburger opened its biggest flagship outlet globally on June, 2013 in Lahore. Fatburger’s CEO Andy Wiederhorn was also present at the launching ceremony. Fatburger plans to invest up to US\$ 7.2 million and open a total of five outlets in the country. The chain will open one store in Islamabad this year and two more next year in Faisalabad and Lahore.

The Fatburger located at 4199 S. Ft. Apache was sold to a franchisee in 2011. However, Fatburger Corporate remains as a corporate guarantor on the lease along with the new franchisee as a personal guarantor.

## TENANT PROFILES



Speedy Cash® is one of the largest, fastest growing providers of short-term loans and financial services in the United States, Canada, and the United Kingdom.

Their customers are hard working people who find themselves in need of a short-term loan - critical funds they may not easily loan from traditional banks. Speedy Cash offers a variety of convenient, easily-accessible financial services, such as payday loans, title loans, installment loans, lines of credit, check cashing, cash for gold, and pre-paid Cards. We serve Customers in more than 230 store locations, online, and by phone.

In 1997, they opened the first store in Riverside, California. Speedy Cash was founded by three childhood friends from Wichita, Kansas. Thanks to their determination to be better and strong entrepreneurial spirit (which is very much alive in the company today), Speedy Cash is an American success story.

In Nevada, Washington, and Oregon they are proud to do business as Rapid Cash®. In Canada, they are pleased to operate as Cash Money®. No matter where their customers work, with Speedy Cash, they'll find the same attractive, convenient main street stores; quick, easy loan process; and consistent, helpful Customer Service. It's why our first-time Customers become loyal Customers!

Speedy Cash/Rapid Cash will grow well beyond 250 stores in the USA, Canada, and UK. Speedy Cash has distinguished itself from competitors with quality product offerings, genuine Customer Service, robust operating systems, a state-of-the-art call center, and a track record of new product innovation. Employees are excited to be a part of the Speedy Cash family, as witnessed by low turnover rates and energized Company culture. With consistent growth well ahead of other payday loan lenders, they are primed for continued growth and enduring success.



## TENANT PROFILES








**BLACK FRIDAY**  
Home Electronics Outlet  
**\$599** & up  
Samsung SMART TV, Washers, Dryers, Refrigerator  
**Save 40% to 70% from Retail**

The advertisement is a rectangular graphic with a white border. At the top, the words "BLACK FRIDAY" are written in large, bold, white capital letters on a black background. Below this, "Home Electronics Outlet" is written in black text on a yellow background. The price "\$599" is prominently displayed in large black font, with "& up" in smaller black text to its right. Below the price, there are images of a Samsung SMART TV, a pair of red front-loading washers and dryers, and a silver refrigerator. At the bottom, a red banner contains the text "Save 40% to 70% from Retail" in white, bold, sans-serif font.

Black Friday is a locally owned and operated retail store specializing in discounted electronics and appliances.

COMPARABLE SALES

	Project/Building	Building Size	Year Built Type Submarket	Sale Date Sale Price	Comments
1	 <b>The Village at Centennial Hills</b> 6935 N. Durango Dr. Las Vegas, NV 89148	5,529	2013 Retail Northwest	10/09/2013 \$2,283,128	Sold at 7% cap rate
2	 <b>Canyon Lakes Plaza</b> 9240 W. Sahara Ave. Las Vegas, NV 89117	6,227	1994 Retail Southwest	8/10/2012 \$2,850,000	Sold at 8.14% cap rate
3	 9340 W. Tropicana Ave. Las Vegas, NV 89147	5,134	2008 Retail Southwest	01/24/2014 \$1,683,328	Sold at 8.7% cap rate
4	 4615 W. Flamingo Rd. Las Vegas, NV 89103	5,700	1996 Retail West	06/25/2013 \$1,450,000	Sold at 7.36% cap rate
5	 1351 W. Sunset Rd. Henderson, NV 89014	8,977	2004 Retail Henderson	09/04/2013 \$3,075,000	Sold at 7.51% cap rate





The information which is contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of 4199 S. Ft. Apache Rd., Las Vegas, Nevada (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Voit Real Estate Services ("Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by Owner, Broker, or any affiliates thereof, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained in this Offering Memorandum and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the buildings located at the site.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other external factors beyond the control of the Owner and Broker, and therefore are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

This Offering Memorandum contains certain documents, including leases and other materials, are described in summary form. The summaries do not allege to be complete, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice.

Owner shall have no legal commitment or obligation to any purchaser reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the owner and any conditions to Owner's obligations thereunder have been satisfied or waived. The Broker is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by Broker and Owner. The Property is privately offered and by executing this agreement you agree to: (i) to return it to Broker immediately upon request of the Broker or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Broker and Owner. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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