

16049 N. Arrowhead Fountain Dr.

SOUTH OF THE SOUTHWEST CORNER OF 83RD AVE. & BELL RD., PEORIA, AZ



Triple Net Leased Restaurant Investment with Below Market Rent



EXCLUSIVELY REPRESENTED BY

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Summary



ADDRESS: BLDG B 16049 N ARROWHEAD FOUNTAIN DR., PEORIA, AZ
BUILDING SIZE: 6,547 SF
YEAR BUILT: 2007
LAND SIZE: 9,148 SF (.21 ACRES)
SALE PRICE : \$1,500,000 (\$227.38 PSF)
CURRENT NOI: \$108,000
CURRENT CAP RATE : 7.2%
2017 PROPERTY TAXES: \$17,409.52

Highlights

- The property is part of the Arrowhead Entertainment complex and there is a reciprocal easement for access and parking.
- Located on 83rd Ave. across the street from the baseball stadium
- Adjacent to Harkins Movie Theatre

Traffic Counts

- 83rd Ave. +/-35,318 cars per day
- Bell Rd. +/-140,025 cars per day

Finacial Analysis

Triple Net Lease with tenant responsible for all property taxes, rental tax, insurance, maintenance, and management fees.

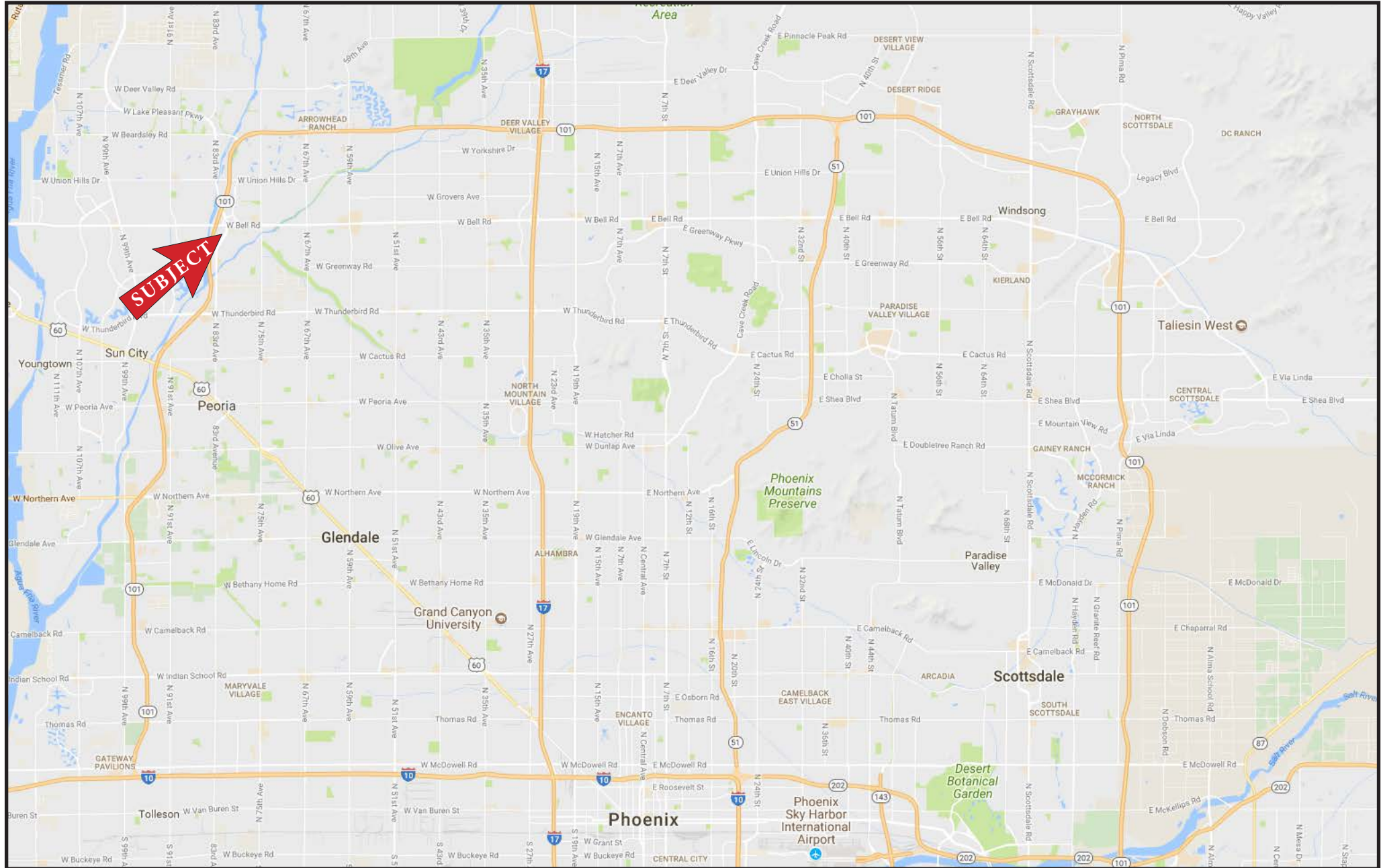
Fixtures: Any fixtures attached to the property shall remain with the property.

Lease Term: 11/16/2016 to 11/30/2022 - with one (1) five (5) year option to renew at market rent.

Rent Schedule

11/16/2016 to 11/30/2019	\$16.37 PSF NNN	7.2 % Cap Rate
12/1/2019 to 11/30/2020	\$16.70 PSF NNN	7.3 % Cap Rate
12/1/2020 to 11/30/2021	\$17.03 PSF NNN	7.5 % Cap Rate
12/1/2021 to 11/30/2022	\$17.37 PSF NNN	7.6 % Cap Rate

Map



OSAKA 大阪

Teppanyaki, Sushi & Bar

FDC





