



# SINGLE TENANT NNN INVESTMENT









# 1615

# W Bell Road, Phoenix, AZ 85023

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N 19TH AVE



W BELL RD









SUBET PROPERTY





# PROPERTY INFORMATION



## ADDRESS

1615 W Bell Road  
Phoenix, AZ 85023



## OFFERING PRICE

\$2,110,000



## PARCEL SIZE

43,538 Sq. Ft. ( 0.99 Acres)



## ANNUAL NOI

\$95,000



## BUILDING SIZE

3,237 Sq. Ft.



## CAP RATE

4.5%



## LEASE TYPE

NNN



## APN

208-13-014L



## YEAR BUILT

2018



## ZONING

C-2 SP

# INVESTMENT HIGHLIGHTS

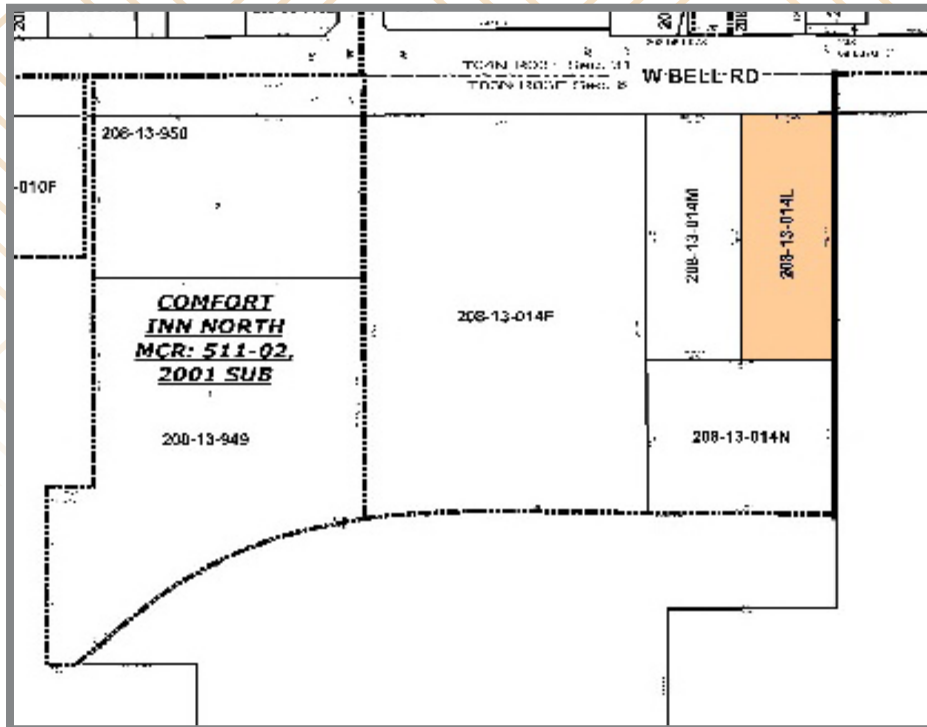
- Seventeen (17) years remaining w/ four (4) - five (5) year options to extend.
- Long term ground lease by the largest Burger King franchisee in Arizona. (Barnett Jacobs Real Estate, LLC - <https://barnettmgt.com>)
- 50 Unit Owner/Operator w/ high net worth personal guaranty.
- Direct access w/ frontage on Bell Rd.
- Part of the Walmart Supercenter and Sams Club anchored center.
- Located within the North Central Phoenix Area
- Median HH income: \$57,459
- Adjacent to the Turf Paradise Race Track
- Tenant responsible for all expenses including roof & structure.



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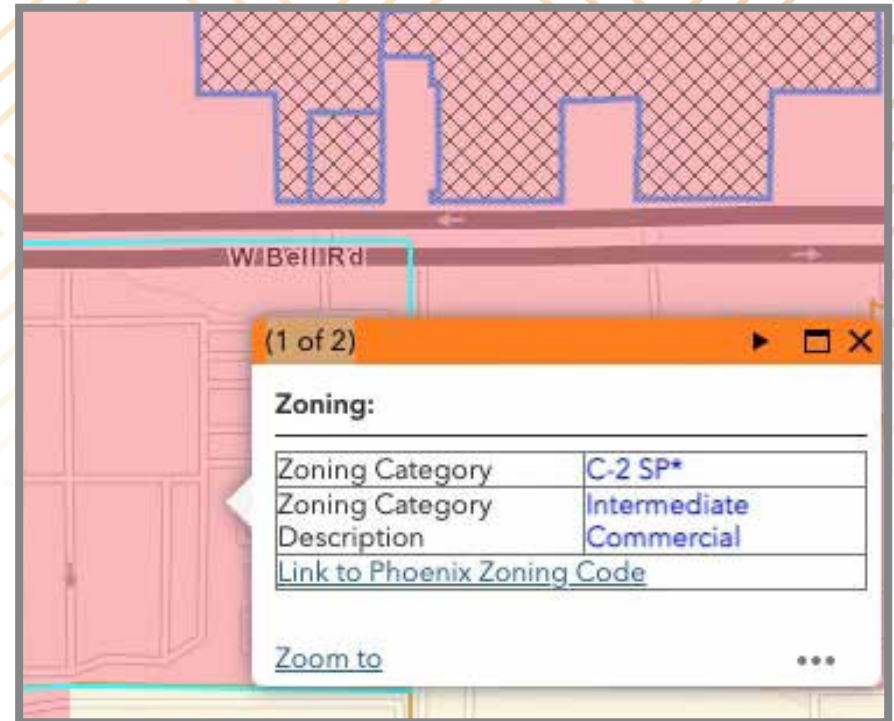
# PARCEL & ZONING MAP

## PARCEL MAP



208-13-014L

## ZONING MAP



C-2-SP

# AREA HIGHLIGHTS

Located on Bell Road, one of the most identifiable & heavily trafficked streets in Phoenix. Property is centrally located between Sun City & Scottsdale. Close proximity to N/S I-17, to Flagstaff and the 101 Loop circling Phoenix. 20 Minutes from the Sky Harbor International Airport and close to the greater Downtown Phoenix.

Phoenix, is the state's capital and currently the 5th largest city in United States. Also know as the Valley of the Sun, it is the seat of Maricopa County with more than twice the size of Tucson.

Phoenix has many museums, botanical gardens, zoo and over 200 golf courses. It is also the home of 4 major league sports teams. With its attractive venues and thriving economy, annually, there are nearly 20 million visitors accommodated in number of Five Diamond/Five Star resorts with more than 62,000 hotel rooms in more than 500 hotels and 40 resorts impacting over 53,000 jobs with approximately 4.7 million people in Phoenix and according to U. S. Census Bureau, it is targeted to reach 6.3 million in population by year 2030.



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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# RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY			
TENANT NAME	BUIDING SIZE (SF)	LEASE COMMENCEMENT	LEASE EXPIRATION	ANNUAL RENT	MONTHLY RENT	LEASE TYPE	COMMENTS
Burger King	3,237	11/1/2018	10/31/2023	\$95,000	\$7,917	NNN	10% Increase every 5 years
		11/1/2023	10/31/2028	\$104,500	\$8,708	NNN	10% Increase every 5 years
		11/1/2028	10/31/2033	\$114,950	\$9,579	NNN	10% Increase every 5 years
		11/1/2033	10/31/2038	\$126,445	\$10,537	NNN	10% Increase every 5 years
		OPTION 1	Years 21-25	\$139,090	\$11,591	NNN	10% Increase every 5 years
		OPTION 2	Years 26-30	\$152,998	\$12,750	NNN	10% Increase every 5 years
		OPTION 3	Years 31-35	\$168,298	\$14,025	NNN	10% Increase every 5 years
		OPTION 4	Years 36-40	\$185,128	\$15,427	NNN	10% Increase every 5 years
<b>TOTALS:</b>	<b>3,237</b>			<b>\$95,000</b>			



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# SITE PLAN



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## ABOUT BURGER KING

Burger King Holdings operates the world's #2 hamburger chain (behind McDonald's) with more than 16,000 restaurants in the U.S. and more than 70 other countries. In addition to its popular Whopper sandwich, the chain offers a variety of burgers, chicken sandwiches, salads, and breakfast items. More than 1,300 BK locations are company-owned, while the rest are owned and operated by franchisees. Burger King was founded by James McLamore and David Edgerton in 1954. In 2010, 3G Capital, a global multi-million dollar investment firm focused on long-term creation, purchased Burger King Corporation. Burger King Corporation became a privately owned corporation until returning to the public market in 2012. In 2014, Burger King Corporation purchased Canadian restaurant brand, Tim Hortons. After the deal, Burger King Corporation was renamed Restaurant Brands International (RBI). RBI is the world's largest quick service restaurant company, with more than \$30 Billion in system-wide sales across the Burger King, Tim Hortons, and Popeyes brands.

<https://www.bk.com/>

