

Buffalo Wild Wings – Net Leased Investment - Indiana

1129 North Baldwin Ave, Marion, Indiana - \$700,000 Price --- 5.0% Cap --- NOI: \$35,000.



Tremendous Residual Value

8,550 sq.ft. building situated on 2.1 acres

Current Rent only \$4.09 per sq. ft., Applebee's next door pays \$31.+ per sq.ft.

Bob Fraser

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Net Leased Investment Co.

PO Box 210783

West Palm Beach, Florida 33421

NLI
Brokerage

Executive Summary



Buffalo Wild Wings Marion, Indiana

8,550 square foot freestanding Buffalo Wild Wings restaurant situated on 2.11 acres. The property is adjacent to the Five Points Mall. Surrounding retailers include Kroger, Joann Fabrics, McDonald's, Applebee's, Burger King, Planet Fitness, O'Reilly Auto and more.

- World Wide Wings, LLC is a well-respected franchisee and leader within the Buffalo Wild Wings system. With operations currently based in Southern & Northern California, Oregon, Washington, Illinois, Indiana & Florida our aggressive development plans will result in continued nation-wide growth in the coming years.
- In our short history, World Wide Wings has been recognized by Buffalo Wild Wings, Inc. as Pioneers of The Year (2007), Franchisee of the Year (2008), Marketers of the Year (2009), and were awarded The Scott Lowery Franchise Development Support Award (2009) for our support of new franchisees entering the Buffalo Wild Wings system. We pride ourselves on being the best and continue to set new standards that set World Wide Wings and the Buffalo Wild Wings system apart from our competition.



Investment Overview



**Buffalo Wild Wings
Marion, Indiana**

- **Price** **\$700,000**
- **Cap Rate** **5.0%**
- **NOI** **\$35,000.**
- **Building Area** **8,550 Sq. Ft.**
- **Land Area** **2.11 acre +/-**
- **Year Renovated** **2007**
- **Ownership** **Fee Simple**
- **Occupancy** **100%**
- **Lease Structure** **Net Lease**
- **Lease Guarantor** **Wingmen V, LLC**
- **Rent Per Sq. Ft.** **\$4.09**
- **Price/Sq. Ft.** **\$80.11**

Lease Term	10 Year Initial Term
Rent Commencement	April 1, 2017
Projected Lease Exp.	March 31, 2023
Second 5 Year Option:	April 1, 2023 – March 21, 2028
Current Rent:	\$35,000.
Second Option Rent:	\$37,993.



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Offices: Palm Beach and Orlando

Tenant Aerial Overview



Buffalo Wild Wings Marion, Indiana



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