



T-Mobile

**SINGLE TENANT
NET LEASE INVESTMENT
DOUGLAS, ARIZONA**



REPRESENTATIVE PHOTO

EXCLUSIVELY OFFERED BY:

CHRIS HOLLENBECK
+1 602 224 4475 | AZ Lic #SA584876000
chris.hollenbeck@cushwake.com

SHANE CARTER
+1 602 224 4442 | AZ Lic #SA673156000
shane.carter@cushwake.com

AHM RETAIL TEAM
AMATO • HOLLENBECK • MALLONEE

NET LEASE INVESTMENTS



**CUSHMAN &
WAKEFIELD**

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

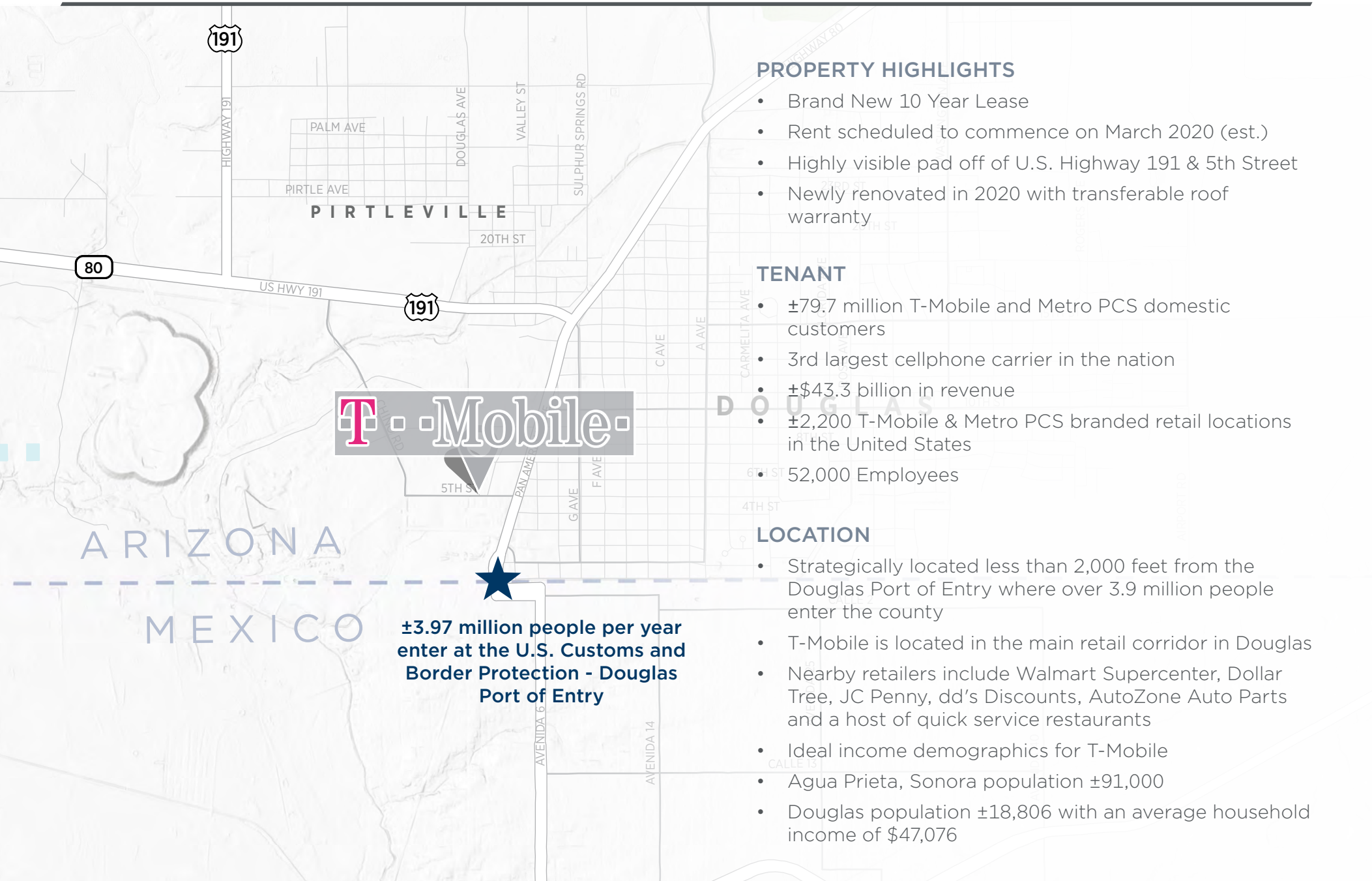
TENANT:	T-Mobile (Corporate Guaranty)
LOCATION:	94 W 5th Street Douglas, AZ 85607
APN:	408-31-015
BUILDING SIZE:	±2,653 SF
LAND SIZE:	±0.74 AC
YEAR BUILT:	1993; Renovated in 2020
TERM:	10 years
RENT COMMENCEMENT:	March 1, 2020 (est.)
LEASE EXPIRATION:	February 28, 2030 (est.)
RENTAL INCREASES:	10% every 5 years
OPTIONS:	Three (3) five (5) year options
LEASE TYPE:	NN Lease (Landlord responsible for roof and structure)

OFFERING TERMS

CURRENT NOI:	\$84,896
PRICE:	\$1,414,934
CAP:	6.00%

RENT SCHEDULE:

TERM	YEARS	INCREASE DATE	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT PSF
Primary	1 - 5	3/1/20-2/28/25	\$7,074.67	\$84,896.00	\$32.00
Primary	6 - 10	3/1/25-2/28/30	\$7,782.13	\$93,385.60	\$35.20
Option 1	11 - 15	3/1/30-2/28/35	\$8,560.35	\$102,724.16	\$38.72
Option 2	16 - 20	3/1/35-2/28/40	\$9,415.94	\$112,991.27	\$42.59
Option 3	21 - 25	3/1/40-2/28/45	\$10,357.75	\$124,293.05	\$46.85





ELEVATION



T-MOBILE

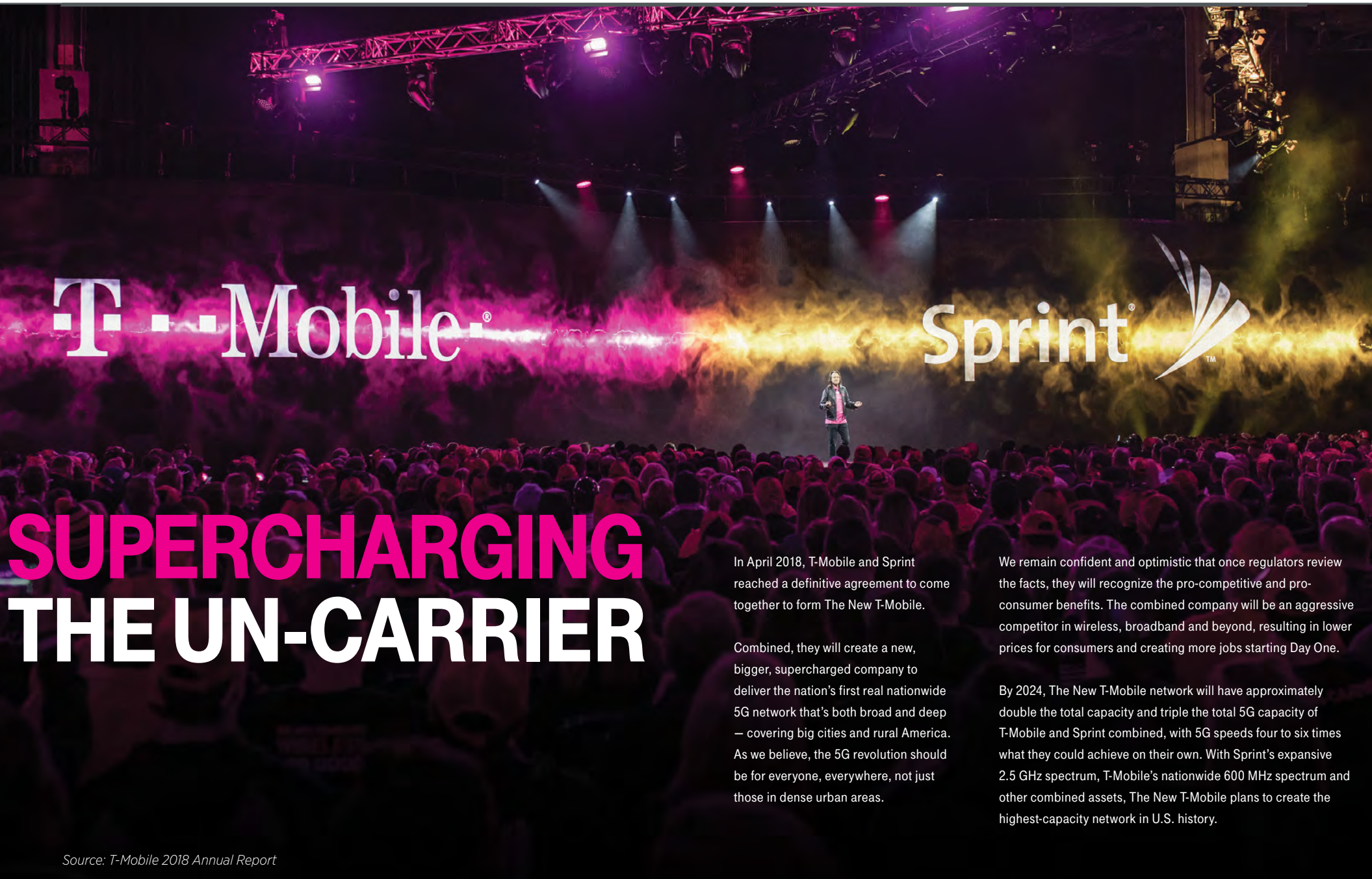
T-Mobile operates the nation's 3rd largest wireless network, serving 79.7 million customers nationwide. Based in Bellevue, Washington, T-Mobile operates through its subsidiaries and its flagship brands, T-Mobile and MetroPCS. The company provides voice, messaging, and data services to the postpaid, pre-paid, and wholesale markets. It also offers wireless devices, such as smartphones, tablets, other mobile communication devices, and accessories produced by multiple suppliers through its owned and operated retail locations. As of December 31, 2018 there was approximately 2,200 retail locations under the T-Mobile

■ # OF T-MOBILE & METRO PCS LOCATIONS (2018): ±2,200

and Metro PCS brands. T-Mobile's parent company, Deutsche Telekom, is currently headquartered in Bonn, Germany. Globally, T-Mobile and its subsidiaries cover 325 million people on their 4G LTE network. With the merger of Sprint, T-Mobile will have the most comprehensive 5G network on the market. T-Mobile prides itself as being America's Un-carrier that is continually redefining the way consumers and businesses purchase wireless services through leading product and service innovation.

TENANT	T-Mobile
COMPANY NAME	T-Mobile
OWNERSHIP	Public
CREDIT RATING	BB+
RATING AGENCY	Moody's, Standard & Poor's
ANNUAL REVENUE	\$43.3 Billion
NET INCOME	\$2.9 Billion
NO. OF LOCATIONS	±2,200
NO. OF EMPLOYEES	±52,000
HEADQUARTERED	Bellevue, WA
WEBSITE	www.t-mobile.com
YEAR FOUNDED	1990





T-Mobile **Sprint**

SUPERCHARGING THE UN-CARRIER

In April 2018, T-Mobile and Sprint reached a definitive agreement to come together to form The New T-Mobile.

Combined, they will create a new, bigger, supercharged company to deliver the nation's first real nationwide 5G network that's both broad and deep — covering big cities and rural America. As we believe, the 5G revolution should be for everyone, everywhere, not just those in dense urban areas.

We remain confident and optimistic that once regulators review the facts, they will recognize the pro-competitive and pro-consumer benefits. The combined company will be an aggressive competitor in wireless, broadband and beyond, resulting in lower prices for consumers and creating more jobs starting Day One.

By 2024, The New T-Mobile network will have approximately double the total capacity and triple the total 5G capacity of T-Mobile and Sprint combined, with 5G speeds four to six times what they could achieve on their own. With Sprint's expansive 2.5 GHz spectrum, T-Mobile's nationwide 600 MHz spectrum and other combined assets, The New T-Mobile plans to create the highest-capacity network in U.S. history.

Source: T-Mobile 2018 Annual Report

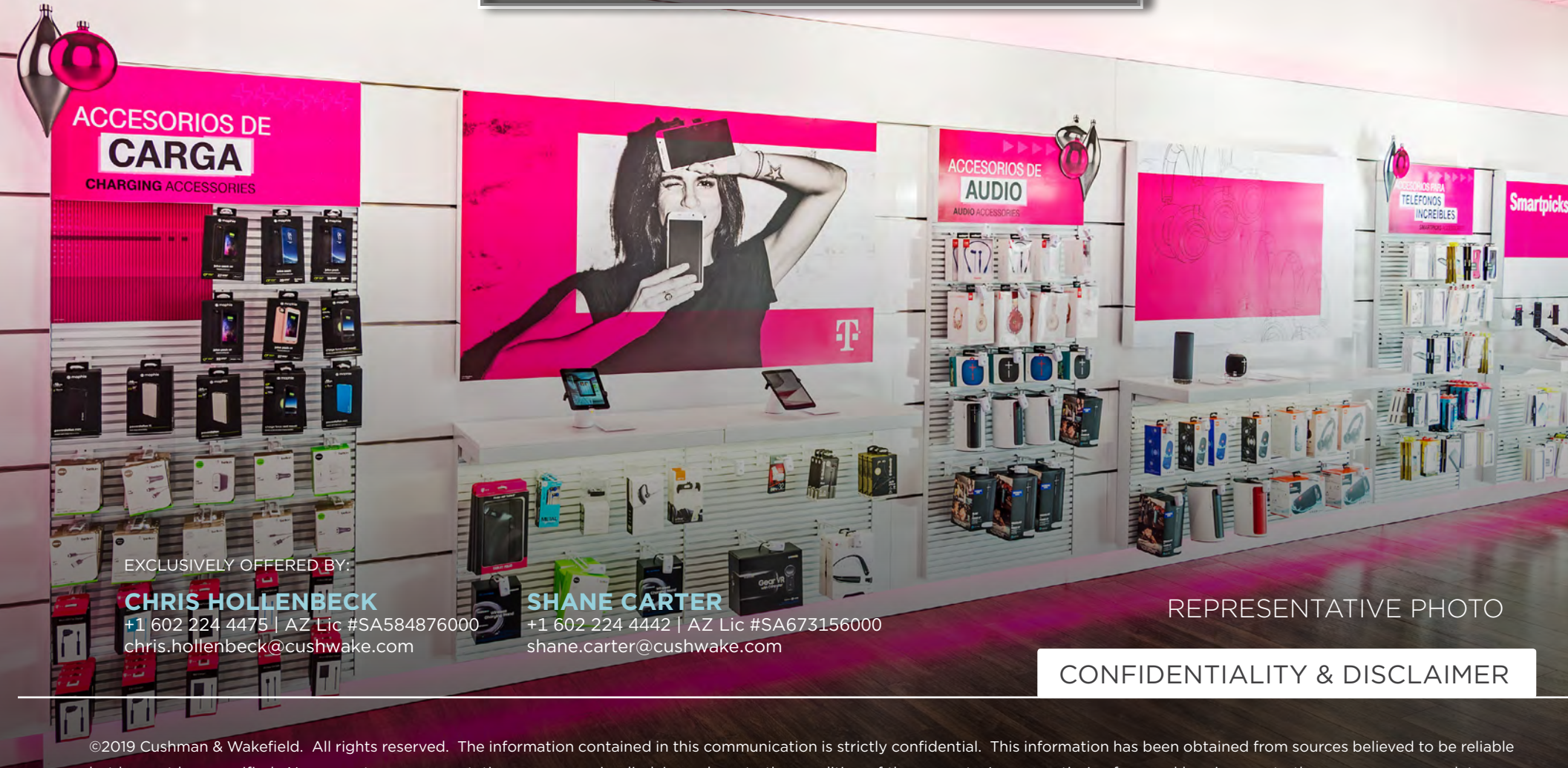
Douglas is a thriving border town of 18,000 residence in southeast Arizona. Recently, Douglas was named one of the nation’s best towns with between 10,000 – 50,000 residence. This award is based on superior amenities, moderate costs of living and growing economies. Douglas is located directly across the border from Agua Prieta, a bustling city in Sonora, Mexico. Agua Prieta has a population of over 90,000 putting, it in the top 10 largest cities of Sonora. In 2018 alone over 3.97 million people entered the United States through the Douglas Port of Entry. More than 847,000 pedestrians used the Port of Entry to visit Douglas. The cultured history of the town founded in 1901 and the US-Mexico Port of Entry serve as the economic drivers that pushes Douglas to be awarded on the national stage.

2018 Douglas Port of Entry Statistics	Monthly Average	2018 Total
• Bus Passengers:	2,112	25,339
• Pedestrians:	70,631	847,568
• Personal Vehicle Passengers:	258,209	3,098,512



T-Mobile

DOUGLAS, ARIZONA



EXCLUSIVELY OFFERED BY:

CHRIS HOLLENBECK+1 602 224 4475 | AZ Lic #SA584876000
chris.hollenbeck@cushwake.com**SHANE CARTER**+1 602 224 4442 | AZ Lic #SA673156000
shane.carter@cushwake.com

REPRESENTATIVE PHOTO

CONFIDENTIALITY & DISCLAIMER