



INVESTMENT OPPORTUNITY > SALE / LEASE BACK

Burger King
2101 West Williams Avenue
Fallon, NV 89406

Situated on the Main Arterial
Street in Fallon Nevada

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PURCHASE PRICE: \$2,200,000

CAP RATE: 5.0%

INVESTMENT OPPORTUNITY

This ideally located Burger King is situated on the main arterial street in Fallon Nevada.

Fallon is home to the Naval Air Station Fallon or NAS Fallon which is the United States Navy's premier air-to-air and air-to-ground training facility.

PROPERTY DETAILS

- > Price: \$2,200,000.00
- > Net Operating Income: \$110,000.00
- > Capitalization Rate: 5%
- > Triple Net: Tenant Pays All Expenses
- > Term: 20 years
- > Term Options: 4ea - 5 year Options
- > Annual Increases: 6% every 5 years
- > Tenant: Owns 16 Burger King franchises with more than \$20mm in annual sales
- > Parcel Size: 0.698 Acres
- > Building Size: 2,608 SF

Due diligence material available in DropBox

ADDITIONAL BUILDING PHOTO



PARCEL MAP



PROPERTY OBLIQUE



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NORTHERN NEVADA ECONOMIC OVERVIEW

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching! As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada. In fact, Nevada was ranked number 1 for inbound moves for 2018 according Atlas Van Lines study. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the third most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Switch, Apple, and most recent newcomer, Blockchain. Blockchain recently purchased 67,125 acres in the Tahoe Reno Industrial Center for their new corporate headquarters and software design research center. Google also purchased 1,210 acres of land in TRIC, making both of them neighbors with Tesla and Switch. Tesla Motors also invested in Nevada and is currently building the world's largest lithium ion battery factory that is scheduled to have a 5.8 million square foot footprint, with 1.9 million square feet already built. This \$5 billion lithium battery plant is projected to employ 10,000 people and 16,000 indirect jobs within the next few years. In addition, the Las Vegas based tech company, Switch, is investing \$1 billion in a 7.2 million square foot data center. The first building in the Switch Campus recently opened its doors and became the world's largest single data center, measuring 1.3 million square feet. Finally, Apple also chose Reno to invest over \$2 billion for their massive iCloud data facility. They will also be building a 27,000 square foot shipping warehouse in downtown Reno. Apple is expected to generate 100 employees and 300 construction jobs from the warehouse, on top of the current 717 established employees in Nevada.

In addition to the larger companies moving to Reno, many manufacturers have already established their sites in Northern Nevada. Amazon moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates. Electric vehicle manufacturer, Cenntro Automotive also opened their new headquarter in an 80,000 square foot building in Sparks. While Amazon and Cenntro have become established in Reno, the pioneer of bringing tech companies to Northern Nevada is Microsoft. Microsoft moved its licensing office here in 1997 and is one of the only three Microsoft Regional Operation Centers in the world. With companies making the decision to move their operations into friendlier tax states becoming more frequent, Northern Nevada has become a hot spot for tech companies looking to expand. To learn more on the area, you can visit WhyReno.org.

CONTACT

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