



TABLE OF CONTENTS

- 4 EXECUTIVE OVERVIEW
- 6 FINANCIAL OVERVIEW
- 8 TENANT OVERVIEW
- 12 AREA OVERVIEW



3580 Stockton Hill Rd | Kingman, AZ 86409
OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

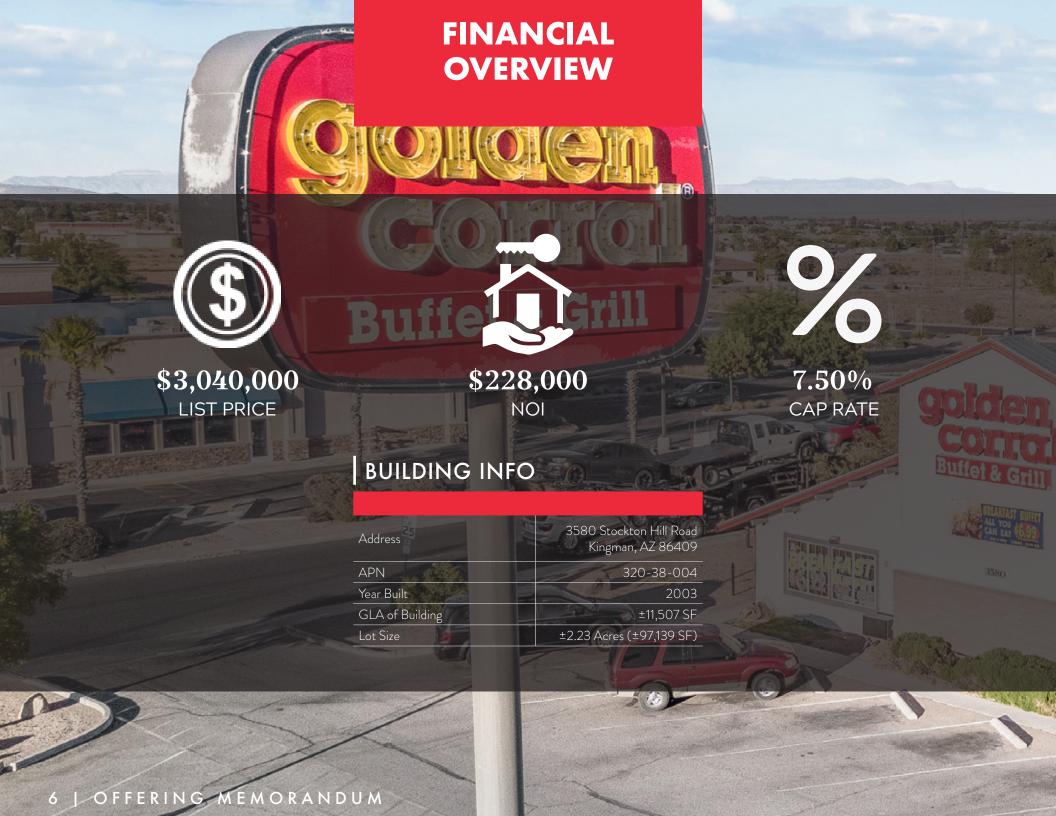
LOCATION HIGHLIGHTS

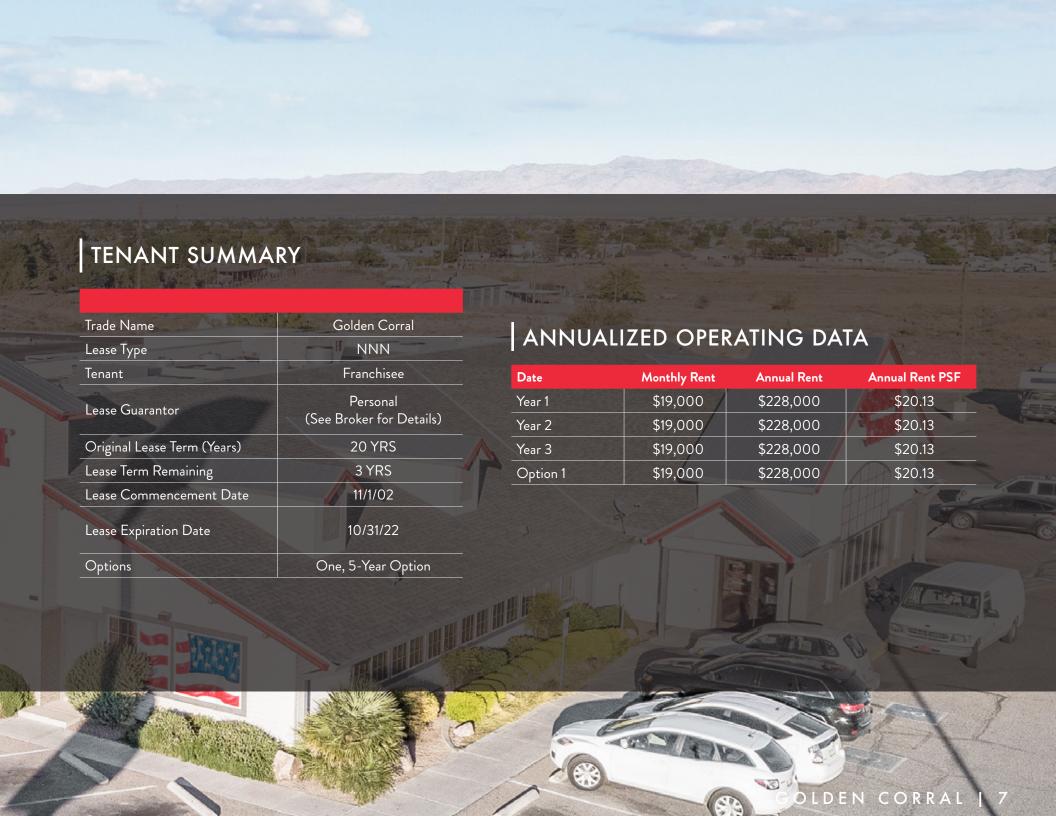
- · Close Proximity to Major Regional Medical Center This restaurant is located just over a mile away from Kingman Regional Medical Center
 - o 235-bed multi-campus healthcare system with over 1,800 employees, 280 physicians/allied health professionals and 250 volunteers
- · High Visibility The subject property is strategically located on Stockton Hill Rd, which benefits from over 25,000 VPD
- Strong Population Growth Since 2010, the population has grown at a rate of approximately 7.88% in a 1-mile radius
- Dense Retail Corridor Neighboring national tenants include Walmart Supercenter, Wells Fargo Bank, Walgreens, IHOP, KFC, Hampton Inn & Suites and many more.

LEASE HIGHLIGHTS

- · Absolute NNN Lease ZERO Landlord Responsibilities Ideal for out of state investor
- · Personal Guarantee Lease is secured by a personal guarantee from multiple individuals (see broker for details)
- Strong Operating History Golden Corral has successfully operated at this location since 2002 and has strong historical sales volume (see broker for details).
- · Iconic brand Golden Corral has consistently led all buffet-style restaurants since its inception in 1973.









GOLDEN CORRAL



Company NameGOLDEN CORRAL



OwnershipPRIVATE



Year Founded
1973



Industry RESTAURANT



Headquarters RALEIGH, NC



Website
WWW.GOLDENCORRAL.COM

Golden Corral is an American family-style restaurant chain serving breakfast, lunch, and dinner, featuring a large all-you-can-eat buffet and grill offering numerous hot and cold dishes, a carving station, and their Brass Bell Bakery. It is a privately held company headquartered in Raleigh, North Carolina, with locations in forty-one states and throughout Puerto Rico.

Golden Corral's legendary endless buffet features an abundant variety of delicious all-time favorites and new menu offerings for breakfast, brunch, lunch, and dinner. Guests can choose from over 150 items including USDA, grilled to order sirloin steaks, pork, seafood, and shrimp alongside traditional favorites like pot roast, fried chicken, meatloaf, mashed potatoes, mac and cheese, Bourbon Street Chicken, fresh salads, famous yeast rolls, the ALL NEW Smokehouse and more.













AREA OVERVIEW

KINGMAN, AZ OVERVIEW

Kingman, the Heart of Historic Route 66 & one of the hidden treasures of Arizona, is conveniently located on Interstate 40 and is the perfect launching point for "Route 66 and Beyond." Scenic hiking, historic charm, great cafes and restaurants, and the allure of Route 66 combine to make Kingman a remarkable destination.

The roots of Arizona are captured by the

Historic Route 66 Museum and the Mohave Museum of History & Arts that recount the travels on Route 66 and the early days of railroading, mining and ranching. At an elevation of around 3,300 feet Kingman offers a temperate climate year-round. Take a 70-mile journey to enjoy the Skywalk at the Grand Canyon West and many other fabulous day trips returning to the relaxing accommodations in Kingman.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	6,732	34,651	48,716
2020 Estimate	6,463	33,566	46,912
2010 Census	6,083	32,361	44,601
Growth 2020-2025	4.16%	3.23%	3.85%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	2,786	14,166	19,588
2020 Estimate	2,661	13,659	18,809
2010 Census	2,498	13,176	17,942
Growth 2020-2025	4.70%	3.71%	4.14%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg Household Income	\$61,235	\$61,273	\$63,918
2020 Med Household Income	\$47,081	\$44,173	\$46,447



HUALAPAI MOUNTAIN PARK

Head 12 miles east to Hualapai Mountain Park, with elevations ranging from 4984' to 8417', making it a perfect oasis from the heat of summer and a sometimes snowy playground in winter. Hualapai Mountain Park stands as a direct contrast to the desert landscape of Kingman, filled with pine forests and juniper amidst granite rock formations. Visitors can view abundant wildlife that includes several varieties of birds, fox, deer and elk. Hike or bike along miles of trails and enjoy the breathtaking views, or enjoy such activities as camping, picnicking, volleyball, softball and horseshoes. Hualapai Mountain Park also has campgrounds and cabins for rent.



ALPACAS OF THE SOUTHWEST

Alpacas of the Southwest is a full operating ranch with Crias and Alpacas with blood lines from Peru, Bolivia, and Chile. Tours are offered allowing you a chance to get up close and personal with the friendly alpacas. Visitors can also go to the ranch store and experience the softness of luxury alpaca clothing.

Socks, sweaters, hats, rugs yarn and much more.



DESERT DIAMOND DISTILLERY TOURS

I'll bet you've been to plenty wineries. How about a working distillery?

Our cocktails contain no more alcohol then a glass of wine. Try one sometime, they are delicious, and made out of our award winning AZ made Spirits. Don't have time? Look for our products in Total Wine & Spirits in AZ and Whole Foods in Las Vegas. We are also in most of the Total Wine stores in California as of Jan of 2018. Liquorama.net in California AND Khoury's Fine Wine and Spirits in Henderson, NV have been good to us for our out of state customers, they can take your order and send you your D3 craft Spirit.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Golden Corral located at **3580 Stockton Hill Rd, Kingman, AZ 86409**("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





OFFERING MEMORANDUM

LISTED BY

Keegan Mulcahy

Associate Mobile +1 310 955 1782 Direct +1 415 847 5588 keegan.mulcahy@matthews.com License No. 02067187 (CA)

Chuck Evans

Senior Associate Mobile +1 310 919 5841 Direct +1 925 323 2263 chuck.evans@matthews.com License No. 01963473 (CA)

Calvin Short

SVP & Senior Director Mobile +1 310 567 3525 Direct +1 949 432 4506 calvin.short@matthews.com License No. 01927216 (CA)

Alexis Suarez

Broker of Record License No. LC665320000 (AZ)

