

The T-Mobile logo, featuring a red 'T' with a white dot and a white 'Mobile'.

SINGLE TENANT
NET LEASE INVESTMENT
PRESCOTT, ARIZONA



REPRESENTATIVE SIGNAGE

EXCLUSIVELY OFFERED BY:

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AHM RETAIL TEAM
AMATO • HOLLENBECK • MALLONEE

NET LEASE INVESTMENTS

The Cushman & Wakefield logo, featuring a red stylized building icon.
**CUSHMAN &
WAKEFIELD**

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

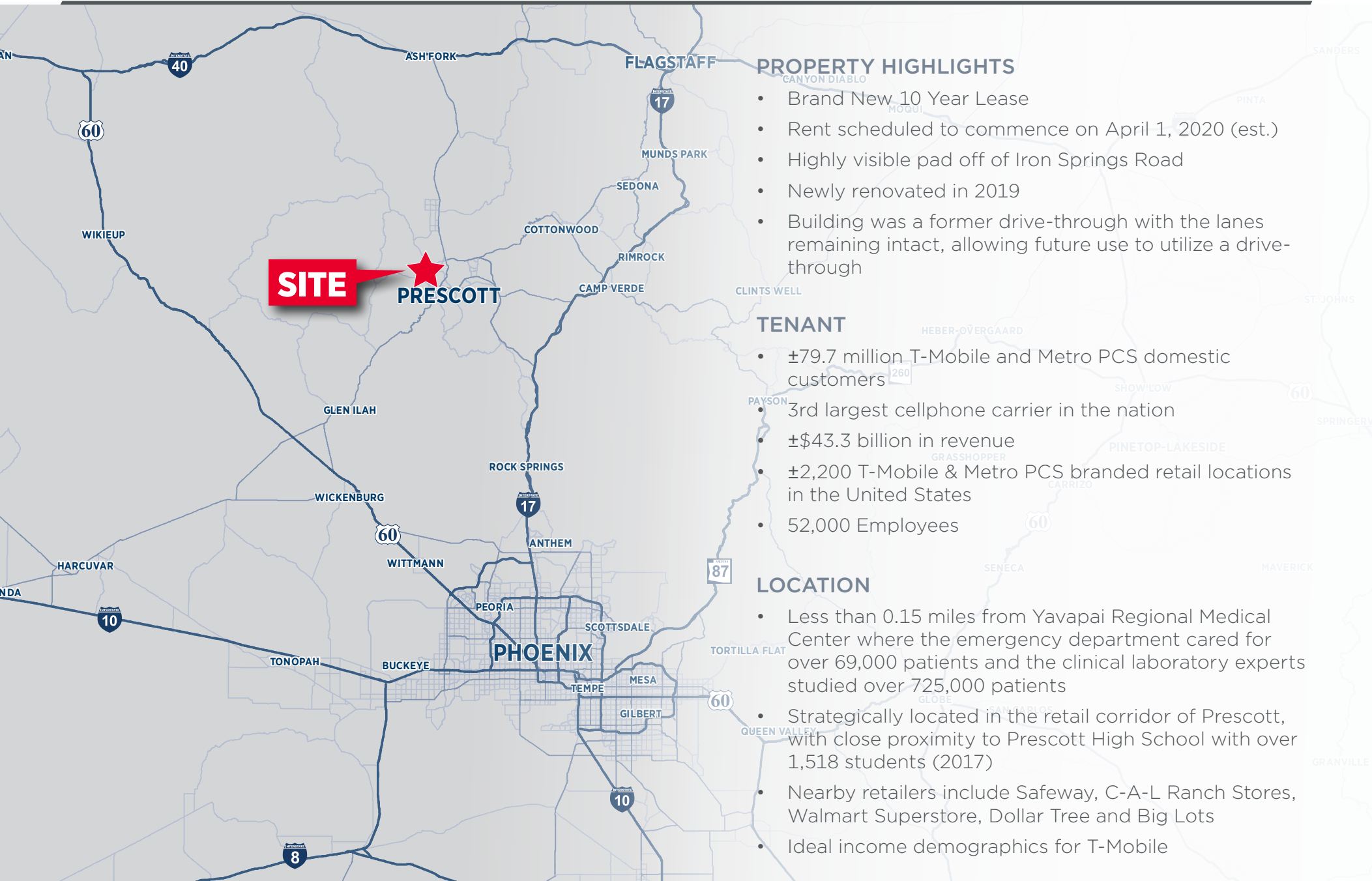
TENANT:	T-Mobile (Corporate Guaranty)
LOCATION:	1122 W Iron Springs Road Prescott, AZ 86305
APN:	115-09-077
BUILDING SIZE:	±2,920 SF
LAND SIZE:	±0.60 AC
YEAR BUILT:	1980; Renovated in 2019
TERM:	10 years
RENT COMMENCEMENT:	April 1, 2020 (est.)
LEASE EXPIRATION:	March 31, 2030 (est.)
RENTAL INCREASES:	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:	\$99,280
PRICE:	\$1,726,609
CAP:	5.75%

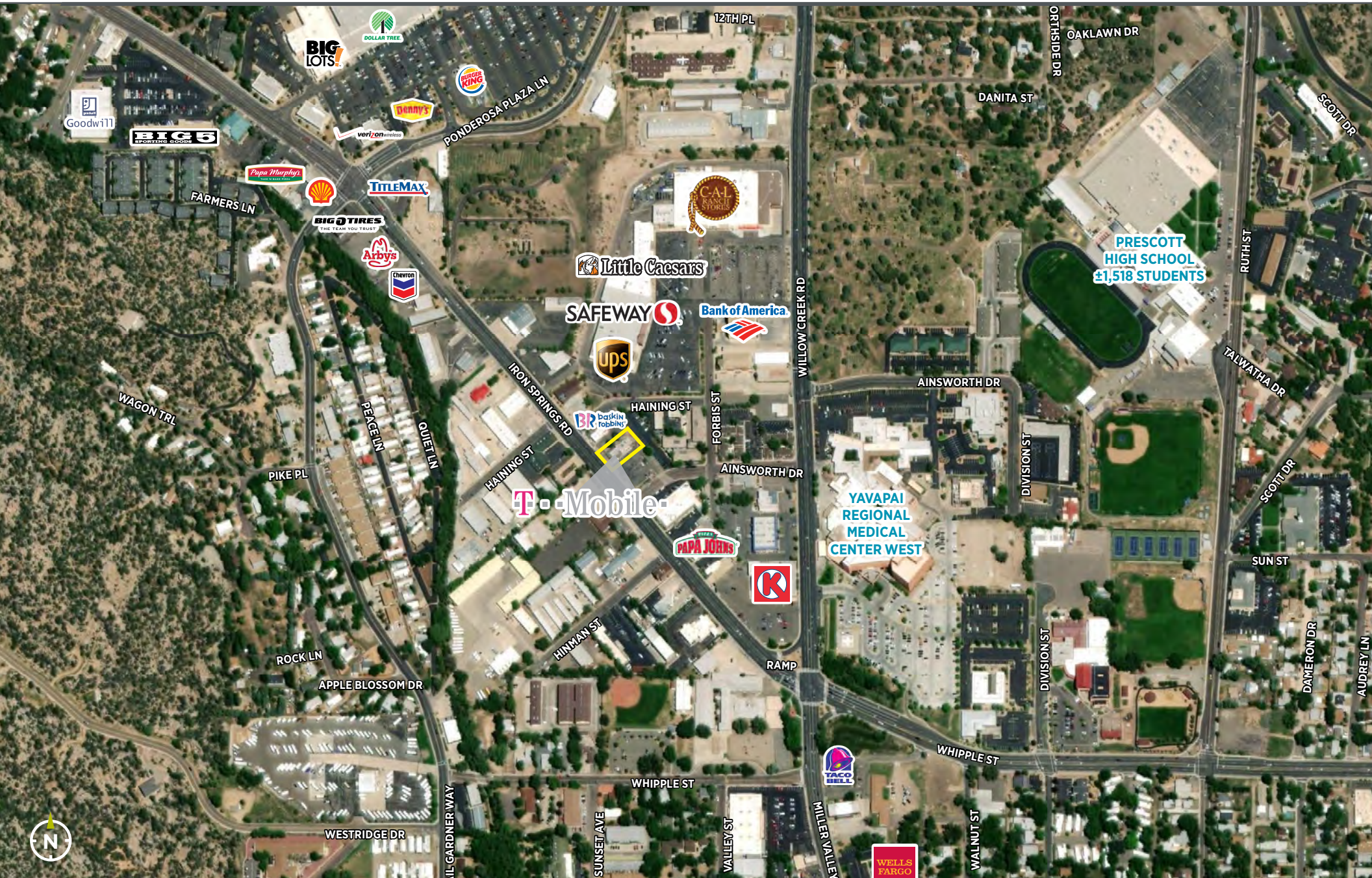
RENT SCHEDULE:

TERM	YEARS	INCREASE DATE	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT PSF
Primary	1 - 5	4/1/20-3/31/25	\$8,273.33	\$99,280.00	\$34.00
Primary	6 - 10	4/1/25-3/31/30	\$9,100.67	\$109,208.00	\$37.40
Option 1	11 - 15	4/1/30-3/31/35	\$10,010.73	\$120,128.80	\$41.14
Option 2	16 - 20	4/1/35-3/31/40	\$11,010.83	\$132,130.00	\$45.25
Option 3	21 - 25	4/1/40-3/31/45	\$12,110.70	\$145,328.40	\$49.77



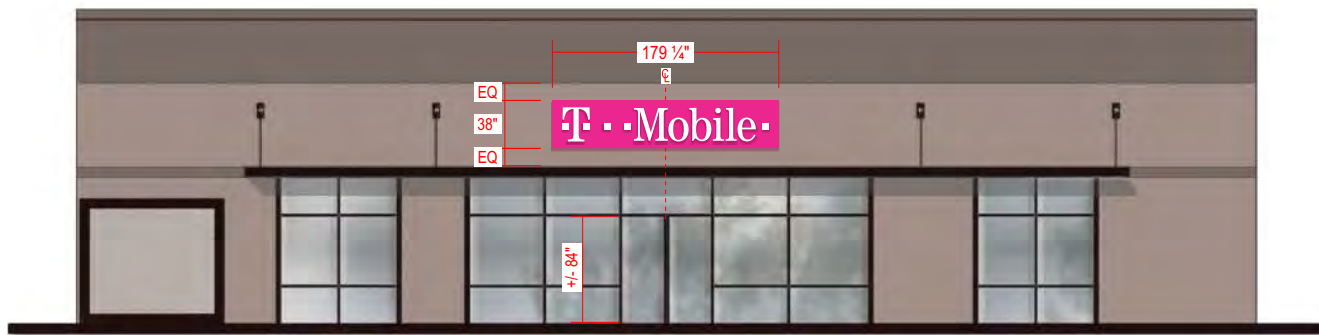






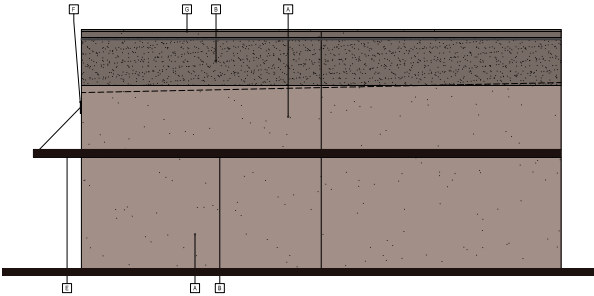


ELEVATION

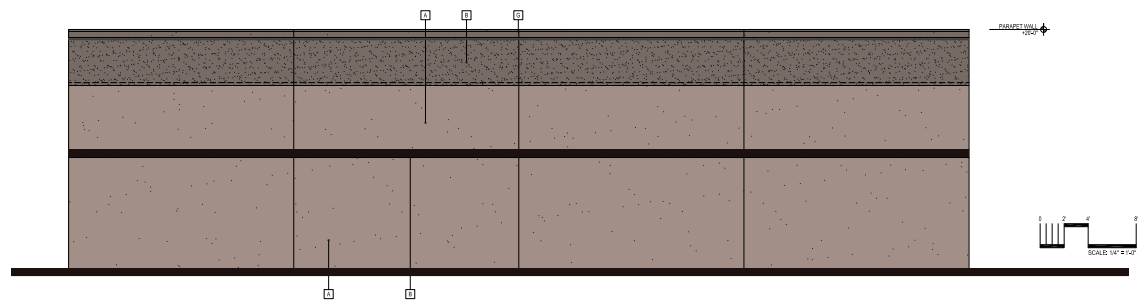


A ELEVATION
Scale: 1/8" = 1'-0"

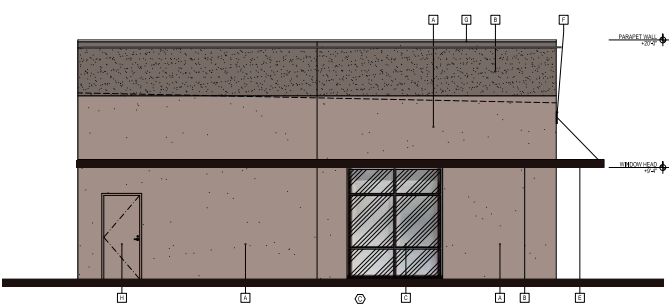
EAST ELEVATION



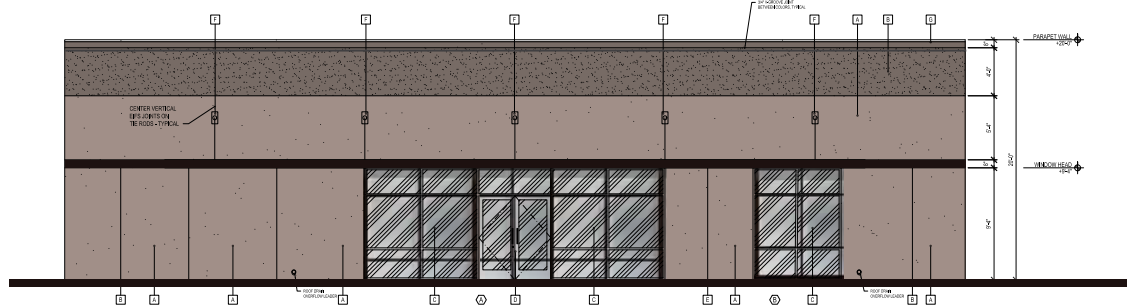
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



T-MOBILE

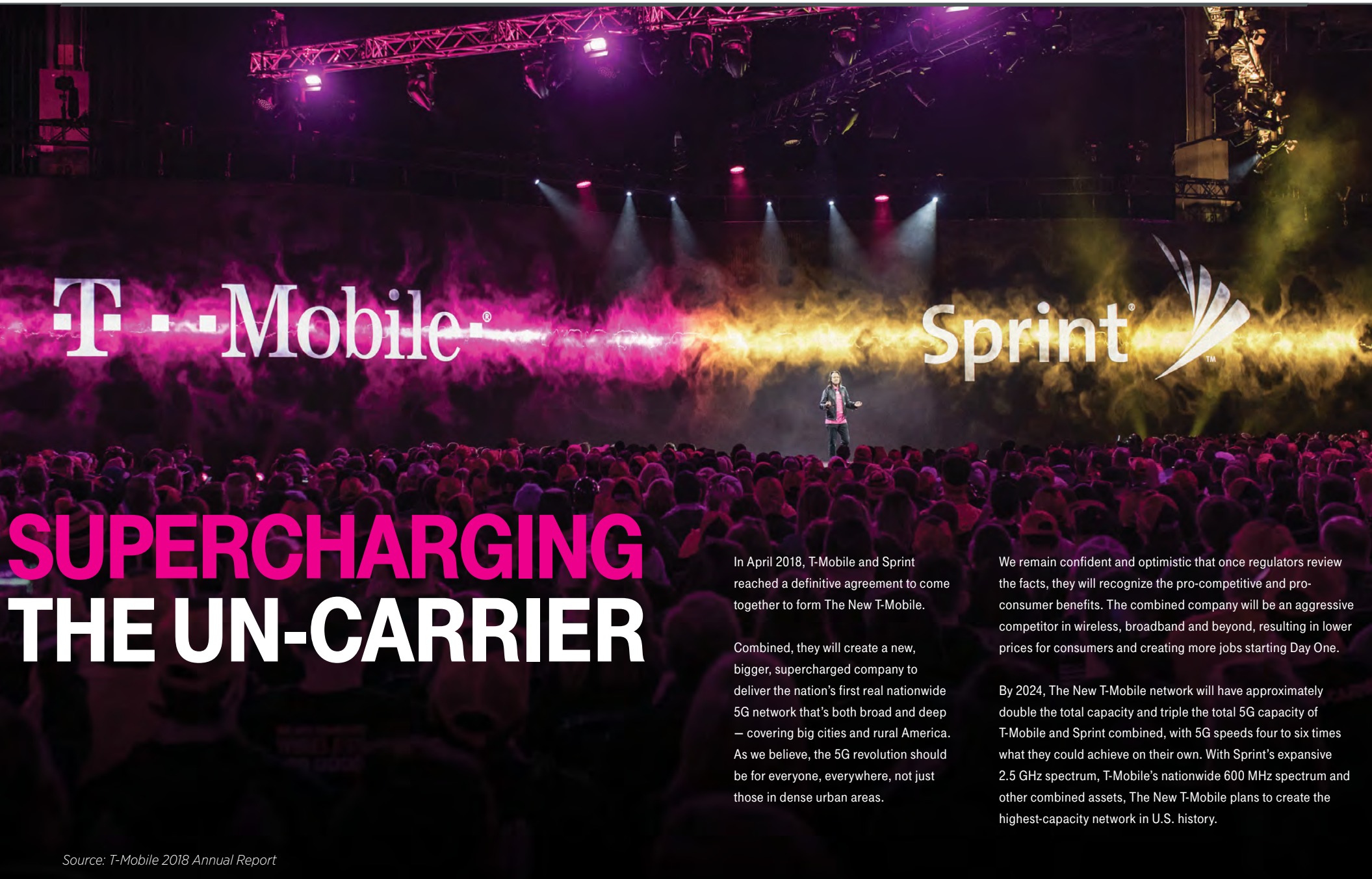
T-Mobile operates the nation's 3rd largest wireless network, serving 79.7 million customers nationwide. Based in Bellevue, Washington, T-Mobile operates through its subsidiaries and its flagship brands, T-Mobile and MetroPCS. The company provides voice, messaging, and data services to the postpaid, pre-paid, 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

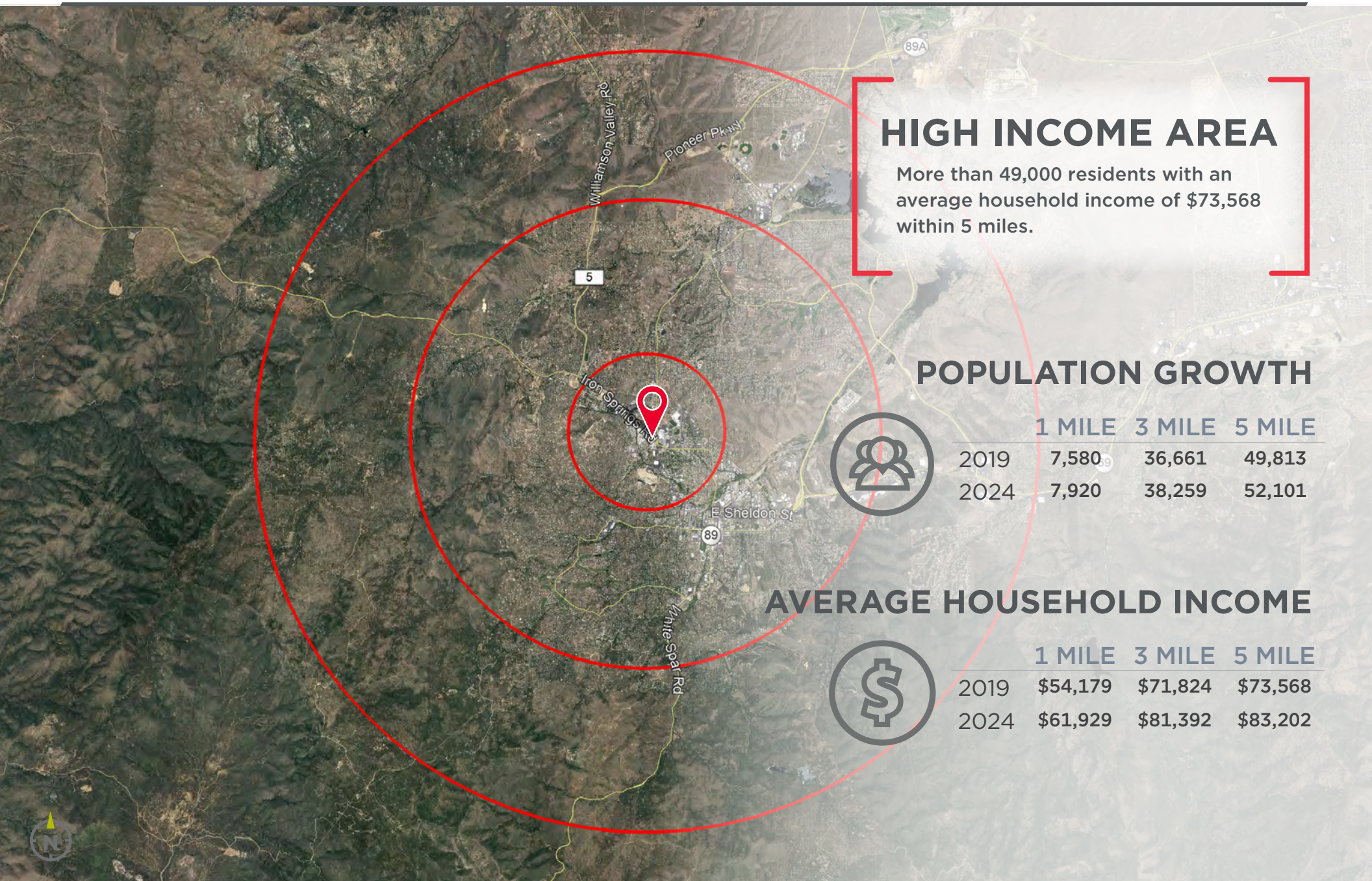
In April 2018, T-Mobile and Sprint reached a definitive agreement to come together to form The New T-Mobile.

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



HIGH INCOME AREA

More than 49,000 residents with an average household income of \$73,568 within 5 miles.

POPULATION GROWTH



	1 MILE	3 MILE	5 MILE
2019	7,580	36,661	49,813
2024	7,920	38,259	52,101

AVERAGE HOUSEHOLD INCOME



	1 MILE	3 MILE	5 MILE
2019	\$54,179	\$71,824	\$73,568
2024	\$61,929	\$81,392	\$83,202



Prescott was founded in 1864 and is located in Yavapai County Arizona. Prescott was named the Territorial Capital of Arizona from 1864-1867 and then again in 1877-1889 until it permanently switched to Phoenix. As of 2018 Yavapai County has a population of around $\pm 230,000$, Prescott alone has a population of roughly $\pm 42,700$ and continues to grow each year. Located 100 miles North of Phoenix and 90 miles Southwest of Flagstaff, Prescott has become a main tourist attraction for Arizona visitors. Prescott has an average temperature ranging from 60-70 degrees and around 277 days of sun per year. Prescott has roughly 400 miles of hiking trails, several golf courses and some of the most historical sites in Arizona. Their downtown "Whiskey Row" continues to be a famous attraction for people from all over. Filled with some of their oldest history, Whiskey Row has a large number restaurants, art galleries and saloons for everyone to enjoy.



Prescott, AZ

TOP PRESCOTT EMPLOYERS



1,346
Employees



Department of
Veterans Affairs

820
Employees



FREEPORT McMoRAN
COPPER & GOLD

800
Employees



385
Employees



339
Employees



STURM, RUGER & CO., INC.

300
Employees



297
Employees



220
Employees



212
Employees



Sam's Club

151
Employees



150
Employees



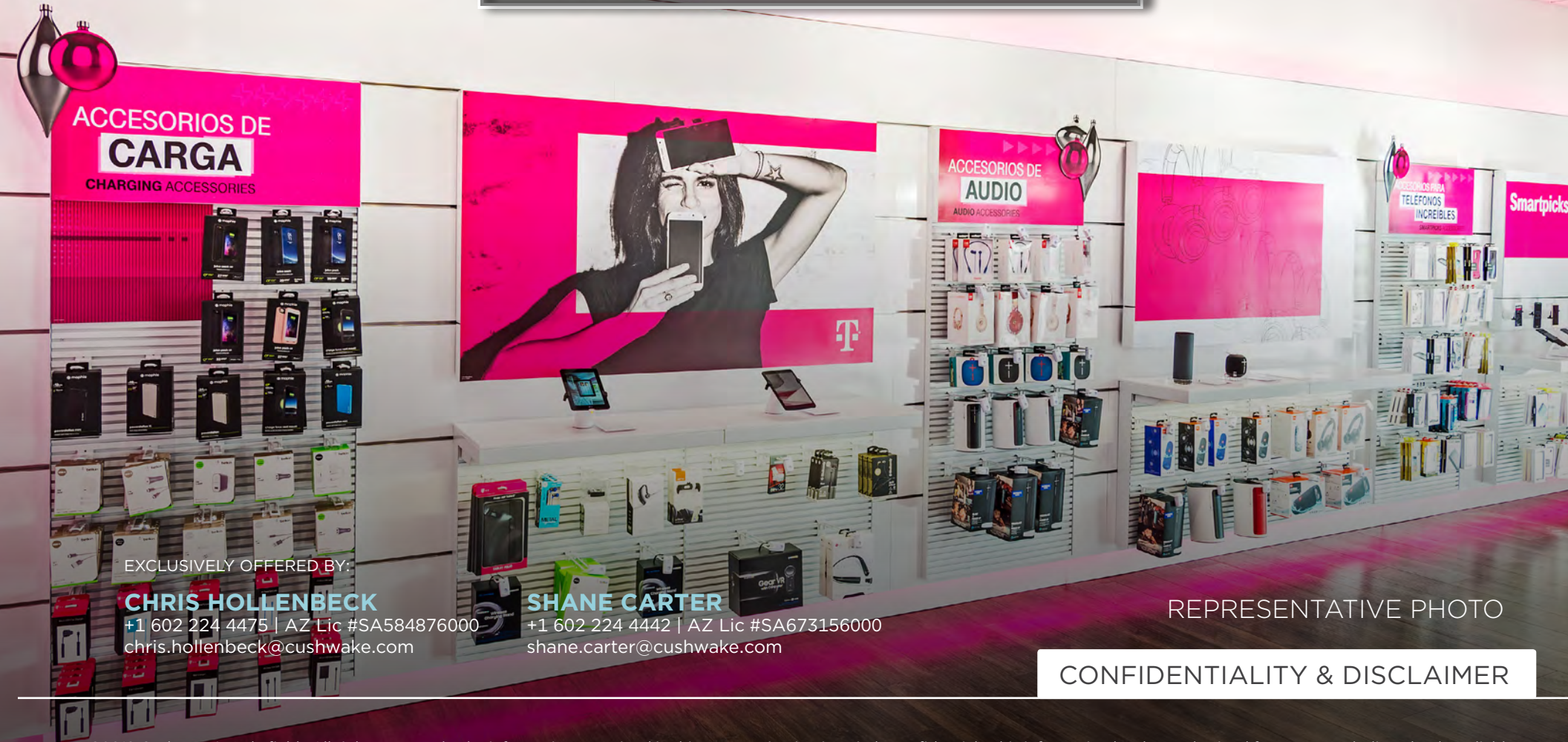
127
Employees

Downtown Prescott, AZ

T-Mobile

PRESCOTT, ARIZONA

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REPRESENTATIVE PHOTO

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