



Single Tenant Absolute NNN Investment (Fee Simple)

3610 E. Bell Road | Phoenix, AZ | 85022

FINANCIAL ANALYSIS



Tenant	Lease Type	Bldg SF	Lease Start	Lease Expiration	Current Rent	Annual Rent PSF	Rental Adjustment	Option Periods
ARCO	NNN	2,792	2/1/2019	01/31/2039	\$145,000	\$51.93	2% Annual Rental Increases	2 - 5 Year Options 2% Annual Increases
Totals		2,792			\$145,000			

INCOME & EXPENSE

Annual Rent	\$145,000
Operating Expenses	
Taxes	NNN
Insurance	NNN
CAM	NNN
Roof & Structure	Tenant
NET OPERATING INCOME	\$145,000

PROPOSED FINANCING TERMS

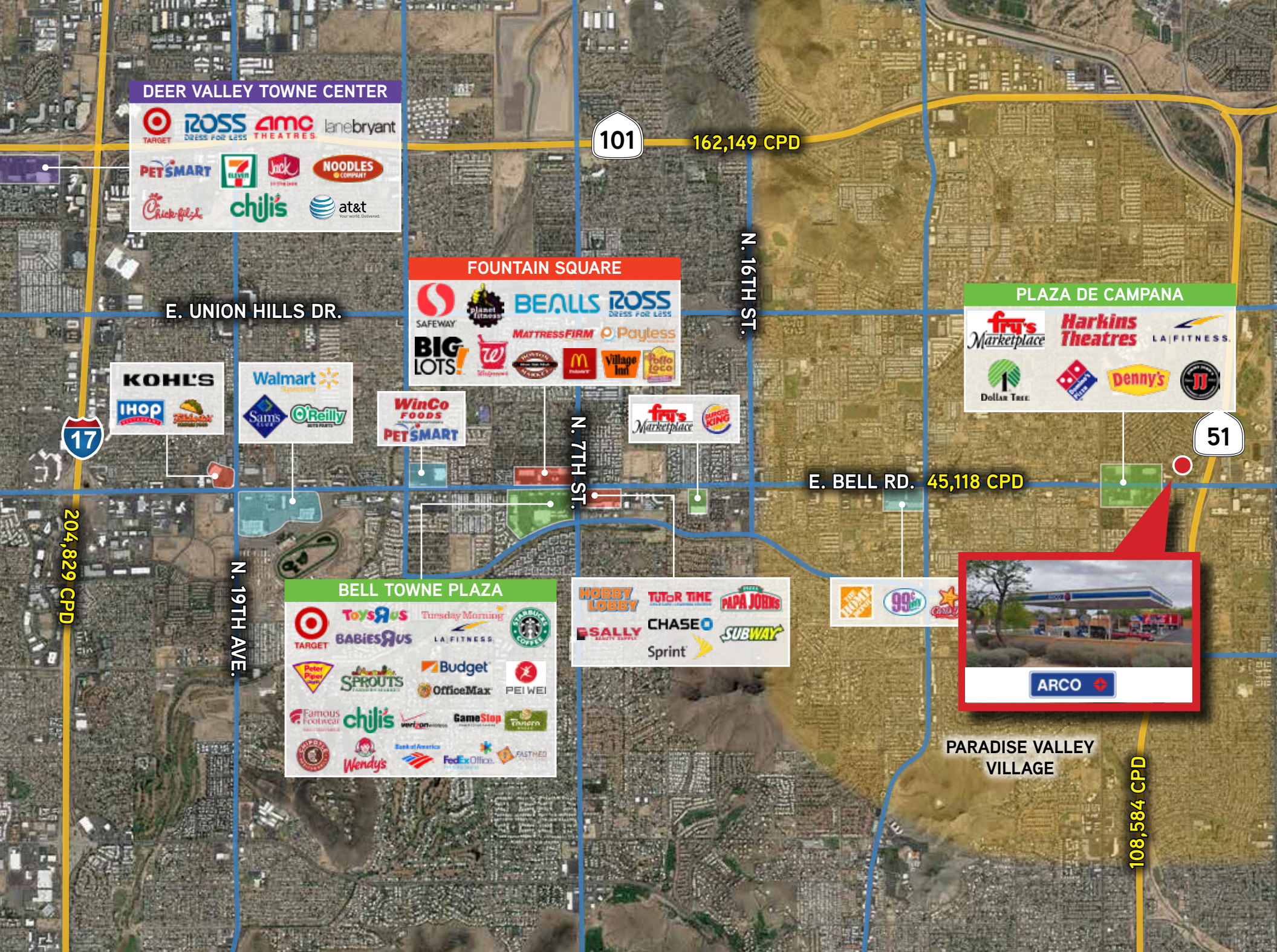
Interest Rate	4.85%
Amortization	30
LTV	50%
Term	10 Years

Notes:

- Approx. Land Size: 0.93 Acre Lot
- Store Sales of ~\$3.4MM
- \$2,565,000/Year in Gas Sales
- \$840,000/Year in C-Store w/ Lotto
- Multi-Unit Operator with Strong Balance Sheet and Personal Guarantee
- Brand New Clean Environmental Reports

PRICING GUIDANCE

Price	\$2,450,000
Price / Sq. Ft.	\$878
Down Payment	\$1,225,000
Down Payment %	50.0%
Loan Amount	\$1,225,000
Cap Rate	5.90%
NOI	\$145,000
Loan Payment	\$77,571
Cash Flow	\$67,429
Year 1 Cash-on-Cash	5.50%
DSCR	1.87%



DEER VALLEY TOWNE CENTER

TARGET ROSS DRESS FOR LESS amc THEATRES lanebryant

PETSMART 7-Eleven Jack-in-the-Box NOODLES & COMPANY

Chick-fil'd chir's at&t

FOUNTAIN SQUARE

SAFEWAY BEALLS ROSS DRESS FOR LESS

MATTRESSFIRM Payless

BIG LOTS! Walgreens McDonald's Village Inn Follo Loco

PLAZA DE CAMPANA

Fry's Marketplace Harkins Theatres LA FITNESS

Dollar Tree Denny's JJ

BELL TOWNE PLAZA

TARGET TOYS R US Tuesday Morning STARBUCKS COFFEE

BABIES R US LA FITNESS

Peter Piper Sprouts Budget PEI WEI

Famous Footwear chir's verizon GameStop TANGER

Wendy's Bank of America FedEx Office PASTIME

HOBBY LOBBY TUTOR TIME PAPA JOHN'S

SALLY Beauty Supply CHASEO SUBWAY

Sprint

99c ONLY



ARCO COMPANY OVERVIEW

Atlantic Richfield Company (ARCO) is an American oil company with operations in the United States, Indonesia, the North Sea, the South China Sea and Mexico. It has more than 1,300 gas stations in the western part of the United States, and recently (as of 2017) 5 gas stations at northwestern Mexico. ARCO was formed by the merger of East Coast-based Atlantic Refining and California-based Richfield Oil Corporation in 1966.

ARCO is known for its low-priced gasoline compared to other national brands, mainly due to an early 1980s decision to emphasize cost cutting (cash/debit-only policy) and alternative sources of income (ampm). ARCO is headquartered in La Palma, California.

ARCO



Type	Private (subsidiary of Andeavor)
Industry	Oil & Gas Extraction
Founded	1966; 52 years ago
Headquarters	La Palma, California
Number of locations	1,200
Area served	United States, Mexico
Parent	Andeavor
Website	ARCO.com



Andeavor (NYSE: ANDV), formerly known as Tesoro Corporation, or simply as Tesoro, is a Fortune 100 and a Fortune Global 500 company headquartered in Texas at San Antonio, with 2013 annual revenues of \$37 billion, and over 13,000 employees worldwide.



CITY OF PHOENIX

#17 best city in the U.S. for Jobs ~ Forbes, 2016

Phoenix #12 best city to Live and Work



Phoenix, the city between southern Texas and California, is located in the Salt River Valley in south-central Arizona. It is the most populous city in Arizona. With 1,563,025 people (as of 2015), Phoenix is the sixth most populous city nationwide, the most populous state capital in the United States, and the only state capital with a population of more than one million residents.

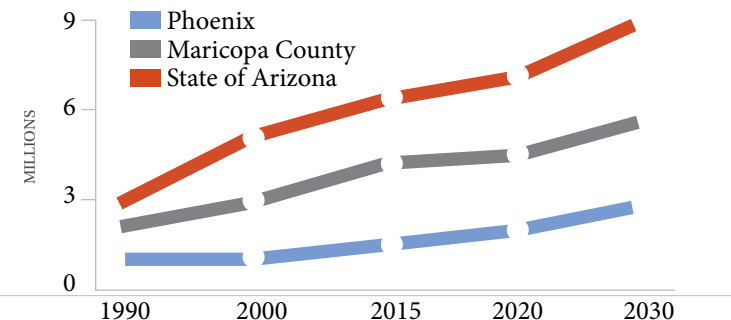


City of Phoenix

Phoenix is the anchor of the Phoenix metropolitan area, also known as the Valley of the Sun. The metropolitan area is the 12th largest by population in the United States, with approximately 4.3 million people as of 2010. In addition, Phoenix is the seat of Maricopa County and, at 517.9 square miles, it is the largest city in the state, more than twice the size of Tucson and one of the largest cities in the United States.

	PHOENIX	MARICOPA COUNTY	STATE OF AZ
1990	987,285	2,130,400	2,680,800
2000	1,321,045	3,072,149	5,130,632
2015	1,527,509	4,076,438	6,758,251
2020	1,648,800	4,506,800	7,346,800
2030	1,880,000	5,359,400	8,535,900

Source: Arizona Department of Administration, azstats.gov, 2013.



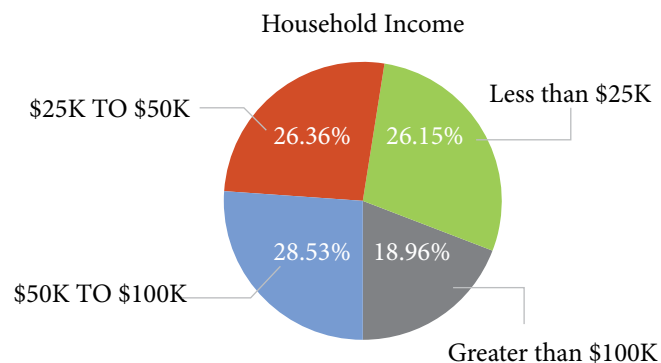
CITY OF PHOENIX

CNN Money's 10 fastest growing cities ~ CNN Money, 2014

Arizona BEST State for Future Job Growth

~ Forbes, 2015

Arizona's economy has seen strong positive growth in 2016 with the third highest increase in real GDP in the U.S. in Q2 2016. Arizona's 3.3% increase over the same period in 2015 was also higher than the national average. GDP for the state was just under \$300 Billion for the quarter. In Q3 2016, real GDP remained strong increasing 2.8% which can be attributed to mainly wholesale trade, finance, and insurance. Phoenix is currently home to four Fortune 500 companies: Avnet, Freeport-McMoRan, PetSmart, Republic Services.



Source: U.S. Census Bureau, ACS 2014 5-year Estimates

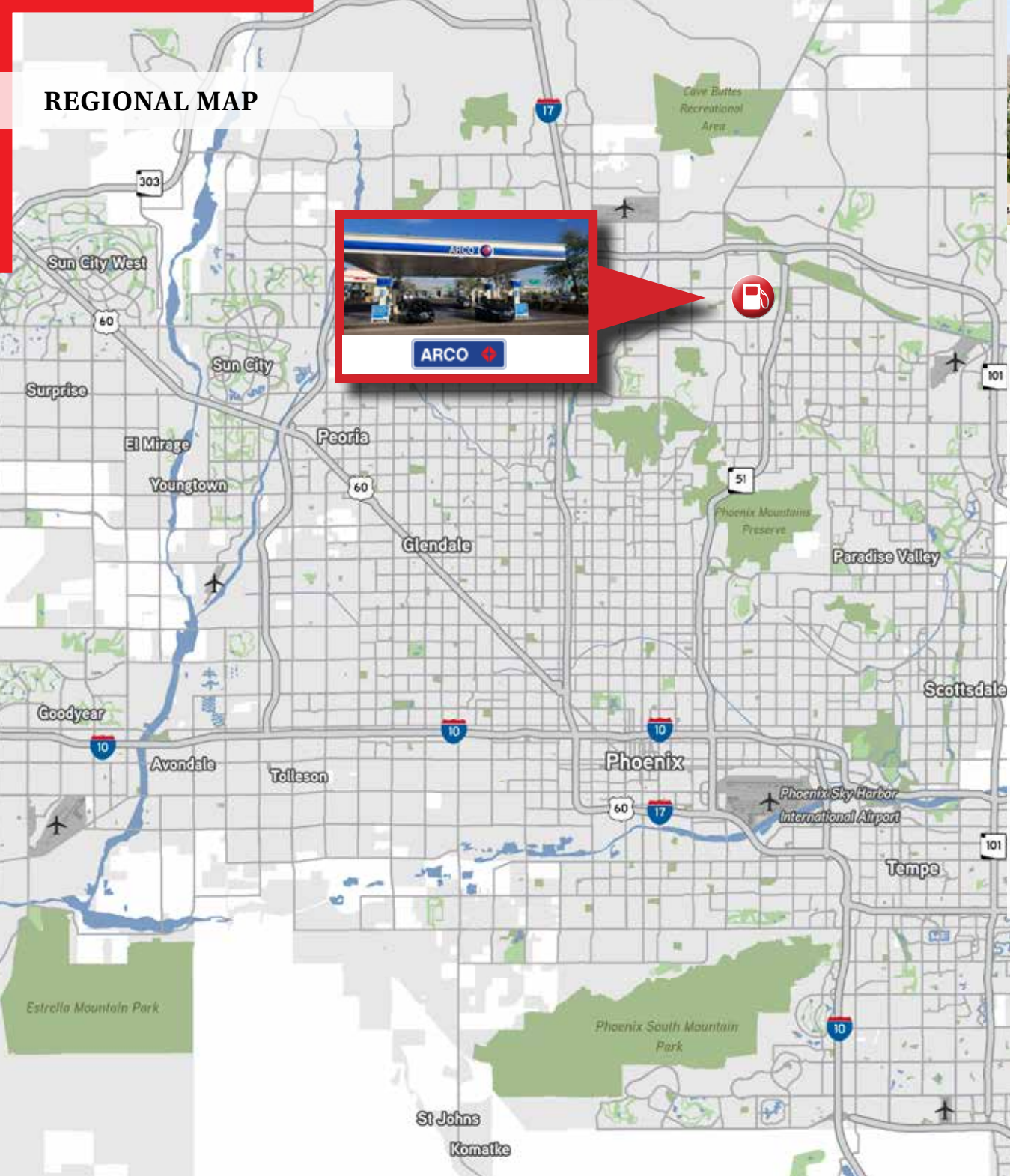
TOP EMPLOYERS BY # OF EMPLOYEES

Company Name	Employees	Industry Type
Banner Health	9,145	Health Care
Honeywell	7,121	Aerospace
American Express	5,771	Financial
Wells Fargo	4,882	Financial
Bank of America	4,635	Financial
JP Morgan Chase	4,278	Financial
UHaul	4,014	Advanced Business Svcs
Amazon.com	4,013	Retail

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Avnet, Freeport-McMoRan, PetSmart, Republic Services.

REGIONAL MAP



PARADISE VALLEY VILLAGE



Paradise Valley Village is a lively residential suburb known for golf courses like Stone Creek Golf Club and Orange Tree Golf Resort, and shopping at indoor plazas like the Paradise Valley Mall. Sports bars and relaxed pubs are scattered around the area, while dining options include pizza, Southwestern eats and contemporary American fare.





Population	1-MILE	3-MILE	5-MILE
Estimated Population (2017)	20,887	139,459	317,492
Projected Population (2022)	22,575	150,454	342,549
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2017)	9,067	57,423	129,795
Projected Households (2022)	9,790	61,924	140,006



1 MILE

3 MILES

5 MILES



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2016)	\$64,751	\$70,144	\$72,802
Median Household Income (2016)	\$47,121	\$52,829	\$53,664
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2016)	1,845	5,920	14,435
Total # of Employees (2021)	6,361	37,252	126,451



1 MILE

3 MILES

5 MILES



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For More Information, contact:

Broker of Record

John Barnes | Vice President
License No. BRO26952000
602.222.5042
john.barnes@colliers.com

The SNYDER/CARLTON Team
Colliers NNN Group
3 Park Plaza Ste. 1200
Irvine, CA 92614
www.colliersnnn.com

