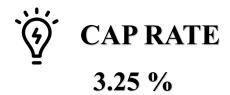


McDonald's Ground Lease

3230 Wagon Train Road, Phelan California 92371







Investment Highlights

- Excellent Visibility Along HWY-15
- 2022 Complete Restaurant Renovation Including Drive-Thru and Restaurant Expansion and Parking Lot Upgrades
- 2022 Utility Infrastructure Upgrade
- Operating History—Over 20 Years
- Irreplaceable Location
- Strategic Intersection of Hwy 15 and Hwy 138
- Nearest McDonalds—12 Miles Away

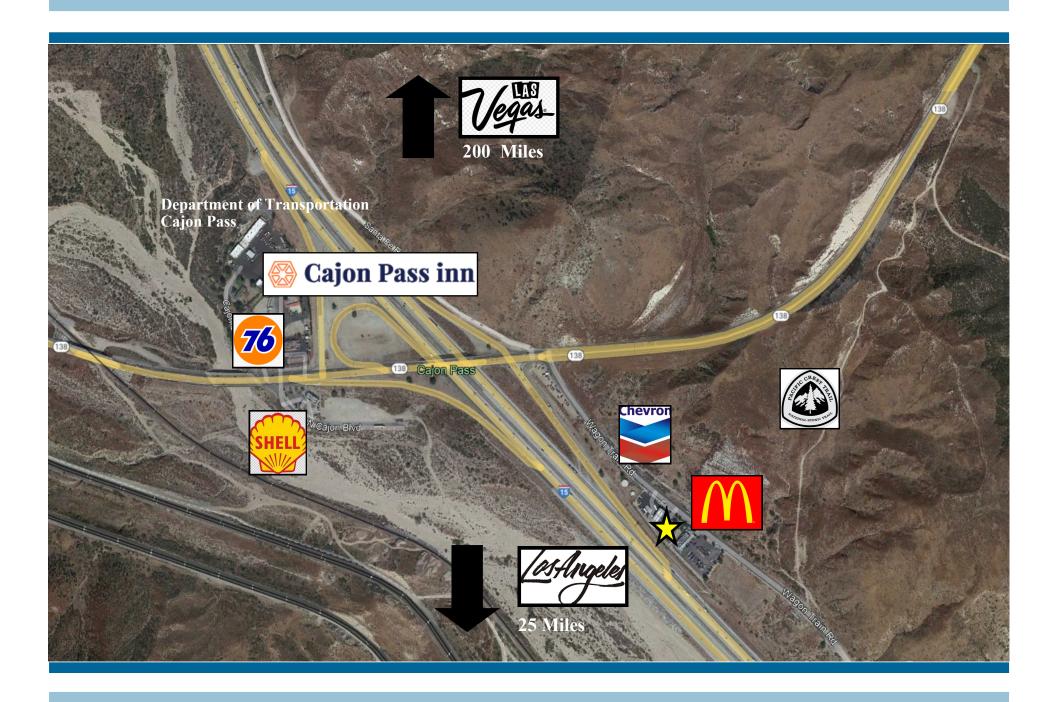
Lease Details

- Investment Grade Tenant (BBB+)
- Lease Type Absolute NNN Ground Lease
- 16.5 Years Remaining on Extended 20 Year Lease plus four Five year Options To Extend
- Initial Term: Rent Increases 5% every 5 Years (Sept. 2023)
- Option Terms: Rent Increases 10% every 5 Years

CW Land Consultants, Inc.

174 West Cliff Drive, Santa Cruz, CA 95060 License #01788426 Corbett W. Wright

(408) 205-7998 Corb323@hotmail.com License #01242718





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