

[ESCONDIDO MARKET-McDONALD'S]

3400 DEL LAGO BLVD, ESCONDIDO CA 92029

THE OFFERING:

We are pleased to announce the opportunity to acquire a fee interest in 3400 Del Lago Blvd, a McDonald's Restaurant pad on a ground lease.

INVESTMENT HIGHLIGHTS:

- > Credit tenant
- > High traffic center
- > Over 240,000 car views per day
- > NNN ground lease
- > Fixed increases
- > Zero landlord responsibilities

THE PROPERTY:

The total square footage of land is 32,878 square feet; it is 100% occupied by McDonald's. McDonald's is a Fortune 500 Company and they operate 1,000's of branded retail stores worldwide. McDonald's maintains the property and the improvements.

LOCATION:

3400 Del Lago Blvd. is located in the City of Escondido conveniently accessed by Interstate 15. The property is located between the Via Rancho Parkway exit and the Del Lago Blvd. carpool exit. Just to the north is an MTS Transit Station and Park N Ride. The property has freeway and monument signage.

FINANCIAL HIGHLIGHTS:

Asking Price:	\$3,750,000
NET OPERATING INCOME	\$131,172
Estimated Cap Rate (Ground Lease)	3.50%
Next Rent Increase	July 2021



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Property Specs		Square Footage	Year Built	Property Type	Construction Type	Volts & Phase	Fire Sprinkler	Roof Composition
	3400 Del Lago Blvd.	32,878 (Land)	1996	Retail/Restaurant	Wood Frame Stucco	120/208 3ph	Yes	Torch Down



ACQUISITION & DEVELOPMENT
EQUITY PLACEMENT
FINANCING

PROPERTY MANAGEMENT
INVESTOR RELATIONS
LEASING

TENANT IMPROVEMENTS

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	TENANT	LEASE COMMENCEMENT	LEASE TERMINATION	RENT ADJUSTMENT DATE	RENEWAL OPTIONS	RENT ADJUSTMENT	MONTHLY CAMS	CURRENT RENTAL	
3480 Del Lago Blvd.									
	McDonald's	06/05/96	06/30/21	07/01/16			837.00	10,931.00	
				07/01/21	5 Year	12,571.00			
				07/01/26	5 Year	14,457.00			
				07/01/31	5 Year	16,625.00			
TOTAL GROSS INCOME									131,172.00
CASH FLOW									131,172.00



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