EXCLUSIVE NET-LEASED OFFERING

Marcus & Millichap

BUFFALO WILD WINGS-LEASEHOLD INTEREST 10240 BALTIMORE AVE COLLEGE PARK, MD 20740

	OFFERING SUMMARY
Price	\$1,517,654
Net Operating Income	\$121,412
Capitalization Rate	8.00%
Price/SF	\$233.49
Net Cash Flow	8.00% / \$121,412
Down Payment	All Cash
Cash on Cash Return	8.00%



EXCLUSIVELY LISTED BY:

Tammy A. Saia, CCIM First Vice President Investments Director, Net Leased Properties Group Tel: (630) 570-2226 License: IL 475.146070 tammy.saia@marcusmillichap.com www.marcusmillichap.com/TammyASaia

Bryn Merrey Broker Tel: (202) 536-3700 License: MD 646476 Bryn.Merrey@marcusmillichap.com Tami Andrew Associate Tel: (630) 570-2179 License: IL 471.000351 tami.andrew@marcusmillichap.com www.marcusmillichap.com/TamiAndrew

Tenant Credit Rating Lease Type

Rent/SF

Lot Size

Options

Gross Leasable Area Year Built/Renovated

LEASE SUMMARY

Buffalo Wild Wings Not Rated Absolute Net Three, Five-Year Options

\$18.68 6,500 SF

2007

1.5 acre(s)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. Å© 2018 Marcus & Millichap. All rights reserved. (Activity ID: ZAA0670245 Property ID: 4943136)

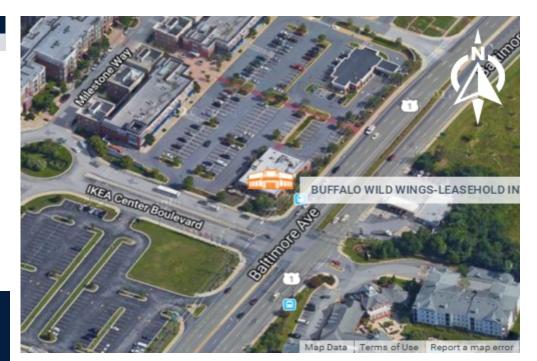
EXCLUSIVE NET-LEASED OFFERING



BUFFALO WILD WINGS-LEASEHOLD INTEREST 10240 BALTIMORE AVE COLLEGE PARK, MD 20740

O

	RENT SCHEDULE					
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase		
\$121,412	\$18.68	\$10,118	Current	N/A		
\$133,553	\$20.55	\$11,129	2024	10.00%		
\$146,909	\$22.60	\$12,242	2029	10.00%		
\$161,599	\$24.86	\$13,467	2034	10.00%		
\$177,759	\$27.35	\$14,813	2039	10.00%		
\$195,535	\$30.08	\$16,295	2044	10.00%		
\$133,553 \$146,909 \$161,599 \$177,759	\$20.55 \$22.60 \$24.86 \$27.35	\$11,129 \$12,242 \$13,467 \$14,813	2024 2029 2034 2039	10.00% 10.00% 10.00% 10.00%		



INVESTMENT HIGHLIGHTS

- Sale Leaseback | Leasehold Interest | Fully Depreciable and Accelerate
- Absolute Triple-Net Lease | No Landlord Responsibilities
- Excellent Sales | Seven Percent Rent-to-Sales Ratio
- New 15-Year Lease | Three, Five-Year Options | 10 Percent Increase Every Five Years
- Strong Franchise Operator | Over 20 years | Lease Guaranteed by Three Units
- Optimal Demographics | Average HHI over \$67,605 Within Five Miles

	DEMOGRAPH	DEMOGRAPHICS			
	1 Miles	3 Miles	5 Miles		
2018 Population	9,870	100,713	343,405		
2010 Population	9,333	93,877	323,810		
2018 Households	4,203	32,823	114,312		
2010 Households	3,918	30,243	106,846		
Average HH Income	\$79,835	\$90,400	\$96,704		

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved. (Activity ID: ZAA0670245 Property ID: 4943136)