## **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:**

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## 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)

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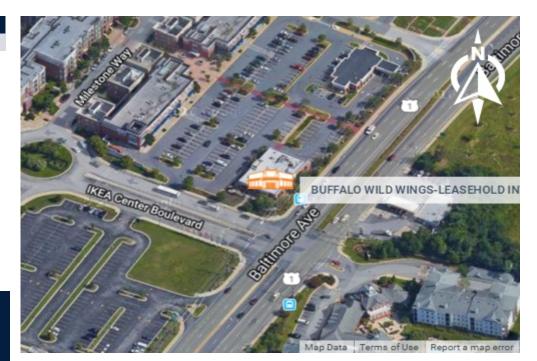
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	RENT SCHEDULE					
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase		
\$121,412	\$18.68	\$10,118	Current	N/A		
\$133,553	\$20.55	\$11,129	2024	10.00%		
\$146,909	\$22.60	\$12,242	2029	10.00%		
\$161,599	\$24.86	\$13,467	2034	10.00%		
\$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		

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