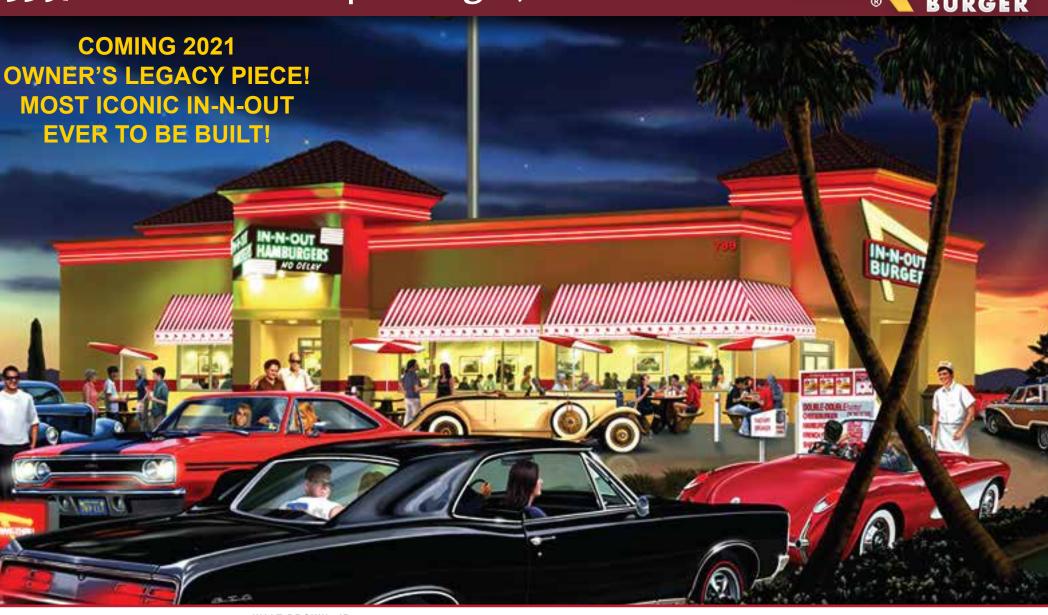
3397 W. Russell Road | Las Vegas, NV







Nationwide Real Estate Services

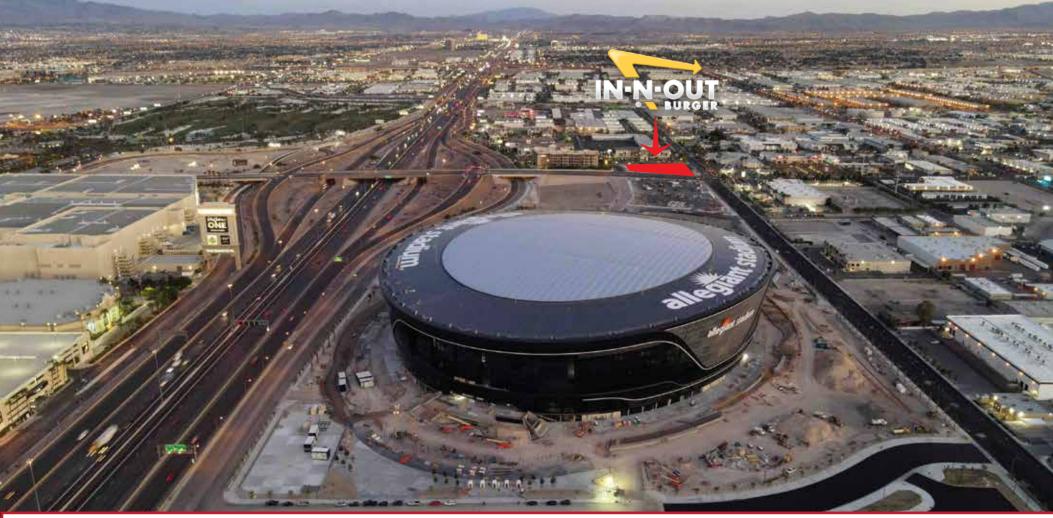
WALT BROWN, JR. 7500 E. McDonald Drive Suite 100A Scottsdale, AZ 85250

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Directly across the street from the new Raiders' Allegiant Stadium and in the hottest market in the United States!





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IN-N-OUT

3397 W. Russell Road | Las Vegas, NV





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3397 W. Russell Road | Las Vegas, NV

IN-N-OUT BURGER



- Excellent visibility from Las Vegas Freeway (I-15)
- Located across from the brand new Raiders
 Allegiant Stadium which can accommodate up to 72,000 spectators
- Approximately 24,011 VPD on Russell Road and 208,394 VPD on I-15
- Estimated population within a 3 mile radius = 96,506
- Estimated Median Household Income within a 3 mile radius = \$51,835





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EXECUTIVE SUMMARY

TENANT:	In-N-Out Burger			
LOCATION:	3397 W. Russell Road Las Vegas, NV 89118			
LEASE TYPE:	Ground Lease			
BUILDING SIZE:	2,717 SF plus/Drive-thru & Patio			
LAND SIZE:	78,384 SF			
YEAR BUILT:	2021			
RENT COMMENCEMENT:	Projected rent start - upon opening but not later than Dec. 10, 2021 (whether open or not)			
LEASE EXPIRATION:	20 Years from Commencement			
OPTIONS:	Six (6) Five (5) Year Options			
RENT ADJUSTMENT:	10% every (5) years			
APN:	162-32-111-002			

OFFERING TERMS-

Sale - Long-Term Ground Lease				
CURRENT NOI:	\$400,000.00 Annual			
PRICE:	\$13,333,333.00			
CAP:	3.0%			

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE
PRIMARY	1 - 5 6 - 10 11 - 15 16 - 20	\$33,333.33 \$36,666.67 \$40,333.33 \$44,366.67	\$400,000.00 \$440,000.00 \$484,000.00 \$532,400.00	10% Every 5 Years
1st Option	21 - 25	\$48,803.33	\$585,640.00	10%
2nd Option	26 - 30	\$53,683.67	\$644,204.00	10%
3rd Option	31 - 35	\$59,052.03	\$708,624.40	10%
4th Option	36 - 40	\$64,957.24	\$779,486.84	10%
5th Option	41 - 45	\$71,452.96	\$857,435.52	10%
6th Option	46 - 50	\$78,598.26	\$943,179.07	10%



