

ICONIC LONG-TERM GROUND LEASE FOR SALE!



3397 W. Russell Road | Las Vegas, NV

**COMING 2021
OWNER'S LEGACY PIECE!
MOST ICONIC IN-N-OUT
EVER TO BE BUILT!**



D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

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

Office: 480.947.8800
Fax: 480.947.8830
www.dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

Broker is licensed in the State of Arizona doing business in Nevada. All participating brokers will be protected and respected.

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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
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	\$33,333.33	\$400,000.00	10% Every 5 Years
	6 - 10	\$36,666.67	\$440,000.00	
	11 - 15	\$40,333.33	\$484,000.00	
	16 - 20	\$44,366.67	\$532,400.00	
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%