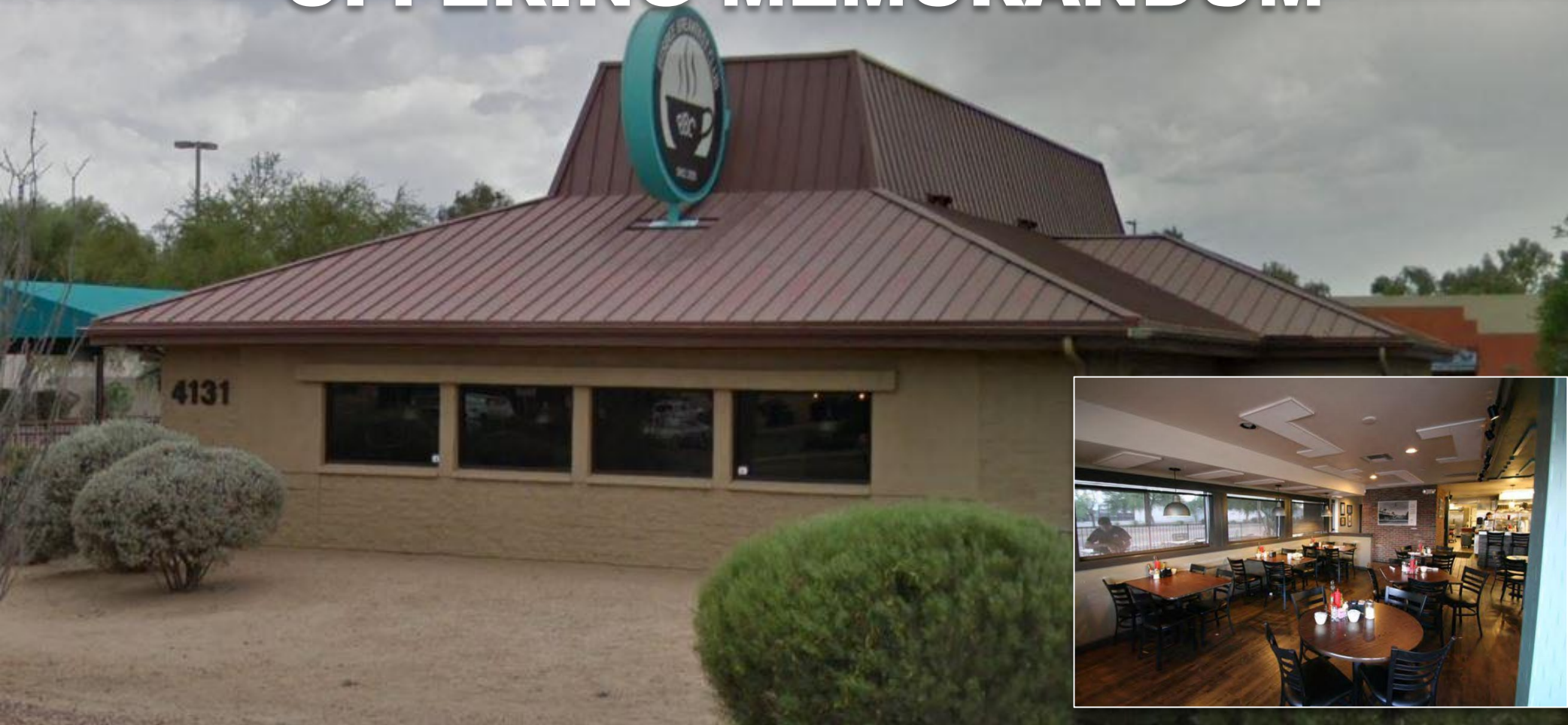


OFFERING MEMORANDUM



- **\$997,000**
- **Absolute NNN Investment**
- **6.5% Cap Rate**
- **APN: 101-05-041H (Pima County)**
- **Land Area: 1.13 Acres (49,015 Sq. Ft.)**
- **Building Size: 3,302 Sq. Ft.**
- **Parking: 46 Spaces on Parcel**
- **Zoning: Village Commercial (VC)**
- **Current Use: Restaurant**

**Great investment opportunity
with a well-established chain
of restaurants.**

**For More Information
Steve Buenger
(520) 585-6600
WestInaRoad@JdsREservices.com**

Triple Net (NNN) Lease Investment Opportunity
4131 West Ina Road, Tucson Arizona 85741

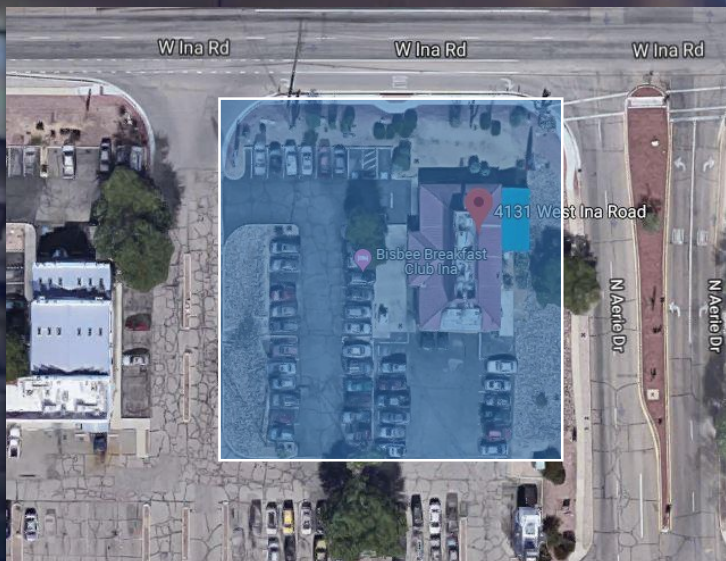
**JDS Real Estate Services, INC
1221 Puerta Del Sol, Suite 600
San Clemente, CA 92673
AZ. RE License No. Co661892000**



Current Lease			
Term		Monthly Rent	Yearly
10/12016	9/30/2017	\$5,400.00	\$64,800
10/1/2017	9/30/2018	\$5,400.00	\$64,800
10/1/18	9/30/2019	\$5,400.00	\$64,800
10/1/19	9/30/2020	\$5,400.00	\$64,800
10/1/2020	9/30/2021	\$5,400.00	\$64,800

Market Breakdown within 5 Miles

Median and Average Household Income		2016 Household Income breakdown	
Median Income \$56,667		0-15k	7.8%
Average Income \$73,122		15-24k	7.5%
		25-34k	9.2%
		35-49k	12.8%
		50-74k	18.8%
		75-99k	15.7%
		100-149k	18.3%
		150-199k	5.7%
		200k+	4.2%



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